

SUTTON ST. NICHOLAS NEIGHBOURHOOD PLAN

**Shape
Sutton Now**

Neighbourhood Development Plan

December 2016

Sutton St. Nicholas Parish Council

**Supporting Communities
in Neighbourhood
Planning Programme**



Prepared by DJN Planning Ltd. for Sutton St. Nicholas NDP Project Group

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INTRODUCTION

In 2013, the Parish Council decided to make use of new powers in the Localism Act for local communities to prepare their own statutory planning documents to guide decisions on land use and development. The Parish Council considered this would help deliver greater local control over development, and set up a Project Group to undertake the work.

Grant funding was applied for and secured, allowing us to engage professional planning support. A draft Plan was prepared, building on the 2013 Community Plan and taking into account the findings of a household survey in 2014 and an assessment of possible land for new housing in and around the village. The draft was published and circulated throughout the parish for comment.

Many responses were received. Over half supported the Plan, whilst others suggested changes or made objections. You can find details of all the comments made and our response in the Consultation Statement. A number of changes were made to the draft Plan as a result of the consultation.

The Plan was then submitted to Herefordshire Council, who carried out further consultation and arranged for the independent examination. The Plan has been modified as recommended by the Examiner.

The final stage is a parish referendum – a majority of those who vote need to agree with the Plan for it to be finalised and come into use. At that point, together with the complementary policies in Herefordshire Council's Local Plan, it will become the formal starting point for decisions on planning applications in the parish.

Councillor Ronald Gow,
Chairman,
Sutton St. Nicholas Parish Council

Liz Connors

The Parish Council would like to acknowledge the contribution made by Liz Connors to the work of the Project Group. Her untimely death has left a legacy of commitment and enthusiasm, which the Group has honoured in taking the Neighbourhood Development Plan forward.

1 CONTEXT

National and local planning policy

- 1.1 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.
- 1.2 National planning policy is set out within the **National Planning Policy Framework**, which was published in March 2010. Companion **Planning Practice Guidance** provides more practical advice as to how national policy is to be implemented.
- 1.3 Herefordshire Council is responsible for the production of the **Local Plan**, which sets out strategic planning policies governing development in the County up to 2031. The first document to be produced as part of the Local Plan is the Core Strategy. This sets out the immediate context for the preparation of Neighbourhood Development Plans, notably housing requirements, as well as many other policies on relevant issues such as employment, open space and infrastructure.
- 1.4 The Neighbourhood Development Plan for Sutton St. Nicholas has been written to complement rather than duplicate these existing policies, which are listed in more detail at Appendix A. Reference is made to relevant policies in the text of the Plan as appropriate.

The parish and village

- 1.5 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 has grown from 866 at the time of the 2001 Census to 925 in 2011, a 7% increase.
- 1.6 The village of Sutton St. Nicholas lies towards the centre of the parish, on the edge of the flood plain of the River Lugg. 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.
- 1.7 There are two historic churches, St. Nicholas and St Michael; a Conservation Area; a number of listed buildings, and several 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. The River Lugg is a European-level Special Area of Conservation and a Site of Special Scientific Interest, by virtue of its biodiversity importance.
- 1.8 A Community Plan, 'Sutton Looks Forward' was finalised in 2013 and introduces many of the themes and issues explored in the Neighbourhood Development Plan.

Preparing the plan

- 1.9 The Plan has been prepared by a project group comprising parish councillors and local volunteers, supported by a planning consultant. The Plan covers the area of Sutton St. Nicholas parish, which was approved as a Neighbourhood Area by Herefordshire Council in January 2014 (see plan overleaf).
- 1.10 The project group has undertaken a number of consultations, including drop-in events, attendances at the Sutton Fete and other local publicity. A household questionnaire survey was carried out in autumn 2014.¹ These exercises have produced valuable information which has been used in preparing the Plan. Regard has also been had to the Community Plan, and to a range of other published documents which are listed at Appendix B.
- 1.11 The project group has worked with local landowners in investigating the scope for land to be brought forward for residential development. These discussions included a public 'call for sites'. An Assessment of the available housing sites was carried out for the Project Group in summer 2015.² The conclusions from this work were displayed at the Sutton Fete in July 2015, and form the basis of the village boundary and housing policies of the Plan.
- 1.12 A draft Plan was published for pre-submission consultation and publicity in December 2015. Comments received are detailed in the Consultation Statement,³ which was prepared to list all the consultations undertaken in preparing the Plan and explain how they have influenced the submission draft. Two new potential housing sites came forward through the consultation, which were assessed in an Addendum to the 2015 Housing Site Assessment.⁴
- 1.13 A number of changes were agreed in response to comments received, including adding more detail on waste water treatment and local green space, and a new policy on green infrastructure. The Plan was submitted in May 2016 to Herefordshire Council, who undertook further consultation. The Independent Examiner's Report was received in November 2016 and the Plan has been modified as recommended.
- 1.14 The Plan, like all development plans, is subject to an assessment process termed Strategic Environmental Assessment. In addition, the Plan is subject to Habitat Regulations Assessment because of the designation of the River Lugg as a Special Area of Conservation. Herefordshire Council issued a scoping report, the first stage of these Assessment processes, in October 2014. This concluded that further assessments will be required as the Plan proceeds. To this end, assessments have been undertaken at successive stages of the Plan preparation process by Herefordshire Council.

¹ A full analysis of the survey can be found in the Results Report, published as part of the Plan's evidence base.

² Housing Site Assessment, 2015.

³ Consultation Statement, 2016.

⁴ Housing Site Assessment Addendum, 2016.

Sutton St. Nicholas Neighbourhood Area

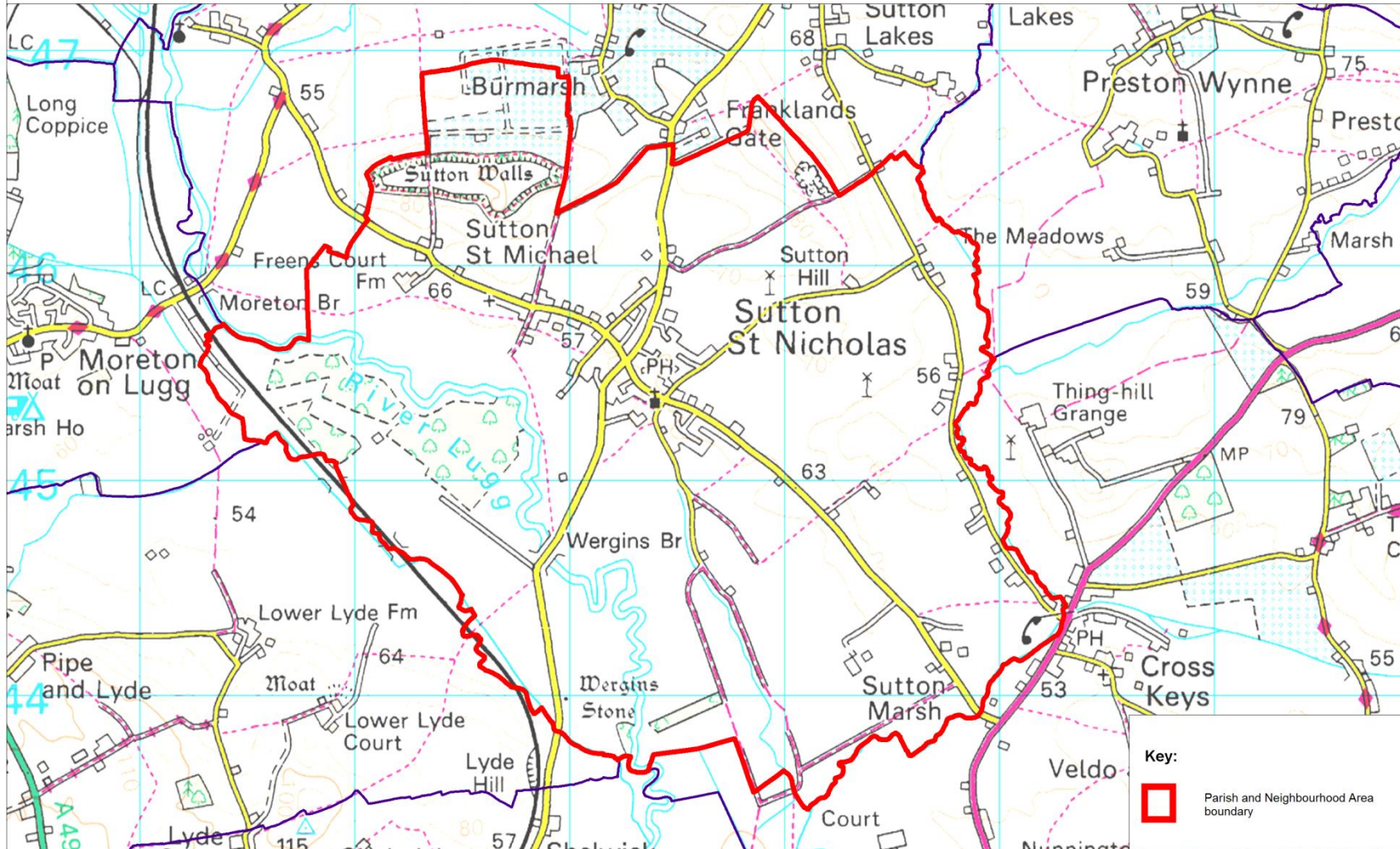
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Not to scale



Herefordshire Council



2 VISION AND OBJECTIVES

Key issues

- 2.1 National and local planning policies set sustainable development at the heart of the planning system – that is, to meet the needs of the present without compromising the ability of future generations to meet their own needs. For Sutton St Nicholas, the Plan sets out what this means for the village and the parish.
- 2.2 Key issues were identified during early work on the Plan, drawing on the Sutton Community Plan. Not all of these are capable of being tackled directly by this Plan or indeed the planning system. Some, such as traffic speeds, speed limits and enforcement, fall to other regulatory provisions. In these cases the Plan may be able to help indirectly, for instance by seeking developer contributions to support community actions. In other cases, desirable proposals which attract much support, such as a local shop, can only be provided by the actions of others. Here, the Plan can aid by setting a positive framework, helping schemes to progress readily through their planning stages. Key planning issues to be tackled directly or indirectly by the Plan are as follows:
- How to provide for and manage the future growth of the village
 - The scope for revising and extending the settlement boundary
 - The new housing which needs to be provided to meet housing requirements – amount, size, type and tenure
 - The extent of provision for affordable housing (both low cost and rent)
 - Enabling walking and cycling routes in new developments and elsewhere, to support active travel
 - Protecting existing open spaces in the village
 - Whether more local employment is needed, and of what type
 - Providing more local community facilities (including a local convenience store)
 - Protecting and enhancing the local environment
 - Ensuring new development respects the landscape and townscape character of the village and the rural areas of the parish
 - Protecting green infrastructure and encouraging additional provision in new development

Vision

- 2.3 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

Settlement boundary

- To define the extent of the village over the plan period, 2011 to 2031

Housing

- To identify land for necessary new housing development

- To ensure that new housing is well-designed, sustainable and makes a positive contribution to townscape and landscape
- To ensure that new housing makes suitable provision for surface water drainage and for the treatment of wastewater, avoiding impacts on the protected River Lugg

Jobs and local services

- To enable new employment proposals of suitable scale and uses, consistent with the rural character of the parish and residential amenity
- To protect local community services and support the provision of new facilities
- To identify community needs and infrastructure to be met through developer contributions

Open spaces and the environment

The Plan endorses the Community Plan environment objective: to protect and enhance the distinctive local, natural and historic environment. The protection of natural and historic aspects is delivered through various existing statutory and other designations within the parish. Protecting local identity, character and appearance falls to this Plan and the following objectives are defined:

- To protect and enhance landscape character throughout the parish, particularly in respect of the setting of the village
- To ensure the design of new buildings is in keeping with the distinctive character and appearance of the village and rural area
- To safeguard valued local open green spaces
- To protect existing green infrastructure and encourage new provision

Format of the Plan

- 2.4 The Plan sets out planning policies for each of the four themes identified in the objectives. Appendices provide more detail on the national and local planning policy background, and on the evidence base which has been used in drawing up the Plan.
- 2.5 The Plan's policies make various site-specific proposals and provisions. These, together with other County-level policies, are illustrated on the accompanying Policies Maps for the parish and village.

3 SETTLEMENT BOUNDARY

- 3.1 Sutton St. Nicholas is one of a number of rural settlements identified in the Local Plan to receive sustainable housing growth, and so needing a defined settlement boundary. The boundary serves to define the planned limits of the village and to clearly identify where the more restrictive countryside policies of the Local Plan apply.
- 3.2 The village settlement boundary was established in 2007 by Herefordshire Council's Unitary Development Plan. There is considerable support for the principle of a settlement boundary for the village, with 90% of household survey respondents in favour of this option. Survey replies were evenly divided on whether the boundary should be kept as existing or revised and extended, although comments did recognise that extensions would be needed to accommodate further development if village open spaces and character were not to be compromised.
- 3.3 The current boundary has been reviewed and revised to take account of recent changes and the proposals of the Plan. The revised boundary proposals were supported by 83% of those who responded at the Sutton Fete 2015. Changes have been made to the 2007 boundary in order to:
- Make provision for the residential development which is proposed by policy 2 to the north and south of the village, pursuant to the Housing Site Assessment
 - Recognise the scope for appropriate windfall development which is identified in the Housing Site Assessments.
- 3.4 The revised boundary shown on the village Policies Map provides for sustainable housing growth, and enables the protection of the countryside around and adjoining the village. In respect of the latter, 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 defined in Neighbourhood Development Plans.

POLICY 1: SETTLEMENT BOUNDARY

A SETTLEMENT BOUNDARY IS DEFINED FOR SUTTON ST. NICHOLAS. WITHIN THE BOUNDARY, NEW HOUSING AND OTHER DEVELOPMENT WHICH IS IN ACCORDANCE WITH THE PLAN'S POLICIES WILL BE PERMITTED. LOCAL PLAN POLICY RA3 WILL APPLY TO HOUSING PROPOSALS OUTSIDE THE BOUNDARY.

4 HOUSING

Delivering new housing

Housing requirement

- 4.1 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. Applied to the number of existing dwellings in each parish, this gives a minimum level of new housing to be delivered (policies RA1 *Rural housing distribution* and RA2 *Housing in settlements outside Hereford and the market towns*).
- 4.2 Sutton St Nicholas falls within the Hereford Housing Market Area, for which growth of 18% is sought. Applied to the number of dwellings within the parish (401), this yields a figure of 72 for the number of new houses required during the plan period, 2011 to 2031.
- 4.3 Against this requirement, dwellings which have already been built since 2011, and existing planning permissions for new housing which have not yet been implemented, need to be taken into account. As at the end of April 2015, some 33 dwellings have either been built or have planning permission in the parish, leaving a remaining requirement of 39 whose delivery is to be considered through the Neighbourhood Development Plan.⁵
- 4.4 The Housing Site Assessment process has considered how best to meet this requirement in and around the village. New housing may come forward either as Plan allocations, or as windfalls. These are new dwellings arising on sites which are not specifically identified in the Plan, but which nonetheless become available for development and achieve a planning permission. They may be smaller areas of land within the village settlement boundary, or which arise outside the boundary under Local Plan policy RA3, for instance through the conversion of a redundant building in the countryside.

Site allocation

- 4.5 Two sites have been identified as suitable and available for development:
 - Land at The Lane
 - Land adjacent to The Linnings
- 4.6 These two sites have the potential to deliver 38 dwellings over the Plan period to the north and south of the village. They are allocated for development and are shown on the village Policies Map. They are both well-suited to the provision of the types of dwellings supported in the household survey, including family housing,⁶ and are of a sufficient size to include an element of affordable housing. They are well related to the built form of the village and are both relatively self-contained sites; they compare well in these respects to other assessed locations. Further detail on the selection and assessment process and the factors considered can be found in the Housing Site Assessment. The site proposals were supported by 83% of those who responded at the Sutton Fete 2015.

⁵ See the Housing Site Assessment , Appendix A for details of the sites involved.

⁶ Results Report, question 5: family homes 82%.

Windfalls

- 4.7 In assessing an appropriate allowance to make for windfalls, the Housing Site Assessment takes account of past rates of supply and potential future opportunities. Within the Plan area, windfall opportunities are limited. The village settlement boundary is tightly drawn, and there are no significant areas of 'brownfield' (that is, previously-used) land within the village or parish which might contribute, or areas with potential for re-development. Policies of this Plan protect areas of open land within the village for open space purposes, restricting development potential.
- 4.8 Given the limited opportunities which are likely to be available, the Plan makes an allowance for up to 15 dwellings from this source over the remainder of the Plan period. Dwellings which may come forward as a result of the settlement boundary changes proposed in this Plan would contribute to this figure.
- 4.9 The following table summarises the overall position.

Source of housing supply	Elements	Total
Completions and commitments to date		33
Proposed site allocations:		
Land at The Lane	20	
Land adjacent to The Linnings	18	
Total site allocations		38
Proposed windfall allowance:		
		15
Total housing supply identified		86

Housing delivery

- 4.10 The Plan provides for a minimum of 86 new dwellings to be built within the parish up to 2031. This is an appropriate level of development which will enable overall housing needs and requirements to be met, and which will also help deliver an element of affordable housing. It takes account of availability, suitability and site-specific planning considerations, together with a reasonable assumption in respect of likely windfall supply and existing completions and planning permission commitments. The majority of the development will be in and adjacent to the main built form of the village. Both the location and level of growth will satisfy Local Plan requirements.
- 4.11 The approach whereby housing requirements are expressed as a minimum is set by and taken from the Local Plan, which reflects national planning policy and the Government's intention to boost significantly the supply of housing. The Local Plan does not enable housing provision to be capped.
- 4.12 The provision of new housing is supported by the Community Plan, where the majority (65%) of respondents thought there should be some new housing built in the village, within limits. Household survey responses indicate a preference for sites to be allocated within a looser settlement boundary,⁷

⁷ Results report , question 6: allocations 58%, allowing sites to come forward within the boundary 31%.

and this approach has been taken in the Plan with a greater reliance on allocations rather than windfalls.

POLICY 2: DELIVERING NEW HOUSING

THE PLAN WILL ENABLE THE DEVELOPMENT OF A MINIMUM OF 86 NEW DWELLINGS IN THE PARISH OVER THE PLAN PERIOD. SUTTON ST. NICHOLAS VILLAGE WILL BE THE MAIN FOCUS OF HOUSING DEVELOPMENT. TAKING INTO ACCOUNT COMPLETIONS AND COMMITMENTS, HOUSING REQUIREMENTS WILL BE MET BY:

- 1 THE ALLOCATION OF LAND AT THE LANE (20 DWELLINGS) AND LAND ADJACENT TO THE LINNINGS (18 DWELLINGS): TOTAL 38 DWELLINGS; AND**
- 2 AN ALLOWANCE FOR WINDFALLS: 15 DWELLINGS.**

Criteria for new housing development

- 4.13 Local Plan policies already set out planning requirements for new housing development. These include for instance policies on affordable housing (H1), housing types (H3), sustainable design and energy efficiency (policy SD1), meeting open space requirements (OS1) and traffic and transport (MT1).
- 4.14 Policy 3 below addresses issues of particular local relevance and is intended to supplement, not duplicate Local Plan policies. It applies to both the two site allocations and windfall development. The policy is to be read alongside other policies of this Plan with regard to landscape, townscape, building design and green infrastructure.

Dwelling size, type and tenure

- 4.15 Dwellings should be provided which reflect the local housing requirements. These will vary according to whether the houses are to be sold on the open market or are affordable housing. Over the Plan period, in the rural parts of the Hereford Housing Market Area, the majority of open market housing will need to be either 2 or 3 bedroom (23% and 54% respectively of the total requirement). For affordable housing, 1 and 2 bedroom properties are seen to be required (33% and 37%), against 3 bedroom or larger (30%).⁸ This pattern is also seen in the local Affordable Housing Needs Survey.⁹ Household survey responses particularly identify 2 and 3 bedroom property as being required overall (72% and 82% of respondents respectively).
- 4.16 In terms of dwelling type, the presumption is that houses will be the norm, though there is support in the household survey for bungalows (47% of replies) and supported/sheltered accommodation (34%).
- 4.17 In accordance with Local Plan policy H1 *Affordable housing*, 35% of housing units on qualifying sites should be 'affordable' – that is, housing provided to meet the needs of eligible households whose needs are not met by the open market. This will also deliver on a Community Plan action. 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.

⁸ Herefordshire Local Housing Market Assessment 2013, tables 50 and 51.

⁹ Local Affordable Housing Needs Survey for the Sutton St. Nicholas area, 2011.

4.18 Affordable housing can be provided either as social- or affordable rented dwellings, usually by a housing association, or through various other forms of 'intermediate' homes for sale and rent below market levels, such as shared ownership. 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, current evidence for the Hereford Housing Market Area indicates affordable tenure requirements as follows: social rent 54%; affordable rent 24%; and intermediate tenures 22%.¹⁰ This pattern may not hold locally or over time during the plan period, and will need to be validated at application. For example, the 2011 local Affordable Housing Needs Survey indicates 65% of responding households preferring affordable purchase options (i.e. intermediate tenures),¹¹ and this sub-tenure was supported by 52% of household survey respondents.

Flood risk, sustainable drainage and wastewater

- 4.19 The management of surface and wastewater flows from development is particularly important because of the River Lugg to the south west, a designated Site of Special Scientific Interest and Special Area of Conservation, with an extensive flood plain. The site allocations lie outside the flood areas, within the low-risk Flood Zone 1, but should incorporate measures to ensure that their development does not increase flood risk elsewhere, in line with national policy and Local Plan policy SD3 *Sustainable water management and water resources*. In meeting the requirements of policy SD3, sustainable drainage systems should be specified so as to not result in an increase in surface water runoff over existing.
- 4.20 The location of windfall development should take flood risk into account and meet the sequential and exception tests set in the National Planning Policy Framework and Local Plan policy SD3.
- 4.21 In respect of wastewater flows, conservation objectives for the Lugg are presently at risk because of excessive nutrient levels, principally phosphate. To address these issues, a Nutrient Management Plan has been produced by the Environment Agency and Natural England with other stakeholders. Local Plan policy SD4 *Waste water treatment and river water quality* sets out the related planning requirements which development will need to meet, including that connection should be to the existing mains wastewater infrastructure network in the first instance.
- 4.22 Sutton St. Nicholas is served by Dwr Cymru Welsh Water's (DCWW) Moreton-on-Lugg wastewater treatment works. DWCC advise that these works are currently overloaded and are therefore unable to accommodate flows from proposed development. There are no improvements planned within the current Asset Management Plan (2015-2020). If the proposed site allocations are to progress in advance of regulatory investment, potential developers will need to instruct DCWW to undertake a feasibility study to understand the level of improvements required. Liaison with the Environment Agency and Natural England is also advised in order to ensure that the works can accommodate development without impacts on the River Lugg.
- 4.23 Improvements may be funded in advance of DCWW's regulatory investment through developer funding via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act 1990.

¹⁰ Herefordshire Local Housing Market Assessment 2013, paragraph 7.36.

¹¹ Local Affordable Housing Needs Survey for the Sutton St. Nicholas area, 2011.

- 4.24 DCWW anticipate no issues in providing a supply of clean water to the proposed site allocations, nor in the ability of the public sewerage network to accommodate foul-only flows from the sites. Off-site water mains and foul sewers may be required.

Site specific matters: land at The Lane

- 4.25 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.
- 4.26 The southern portion of the allocated site, as shown on the village Policies Map, 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.¹² 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.
- 4.27 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 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.
- 4.28 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.

Site specific matters: land adjacent to The Linnings

- 4.29 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.
- 4.30 Careful consideration should be given to design, dwelling heights, siting and landscaping/boundary treatments, including to both the road frontage and adjoining open countryside.
- 4.31 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 also been used historically as an orchard and proposals should consider the possibility of a legacy of contamination from agricultural spraying practices.

¹² Herefordshire Unitary Development Plan 2007, saved policy M5, Safeguarding mineral reserves.

POLICY 3: CRITERIA FOR NEW HOUSING DEVELOPMENT

PROPOSALS FOR NEW HOUSING DEVELOPMENT SHOULD INCLUDE:

- 1 DWELLING TYPES, SIZES AND TENURES TO MEET LOCAL HOUSING REQUIREMENTS, AND TO INCLUDE AFFORDABLE HOUSING TO MEET LOCAL PLAN REQUIREMENTS; AND**
- 2 THE USE OF SUSTAINABLE DRAINAGE SYSTEMS TO MANAGE SURFACE WATER AND ADDRESS FLOOD RISK. WINDFALL HOUSING DEVELOPMENT SHOULD BE LOCATED IN ACCORDANCE WITH THE SEQUENTIAL TEST AND EXCEPTION TEST IN ORDER TO MANAGE FLOOD RISK; AND**
- 3 WASTEWATER TREATMENT TO MEET WATER QUALITY REQUIREMENTS. DEVELOPMENT THAT MAY RESULT IN THE CAPACITY OF THE 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. DEVELOPMENT THAT WILL HAVE AN ADVERSE EFFECT ON THE RIVER WYE SPECIAL AREA OF CONSERVATION OR RIVER LUGG SITE OF SPECIAL SCIENTIFIC INTEREST WILL NOT BE PERMITTED; AND**
- 4 LAYOUT, DESIGN AND LANDSCAPING WHICH RESPECTS THE LANDSCAPE SETTING, THE SETTING OF ADJOINING HERITAGE ASSETS AND DWELLING AMENITY. PROPOSALS WHERE THE AMENITY OF FUTURE RESIDENTIAL OCCUPANTS MAY BE ADVERSELY AFFECTED BY THE OPERATION OF EXISTING USES, INCLUDING AGRICULTURAL AND INDUSTRIAL, WILL NOT BE PERMITTED; AND**
- 5 SUITABLE VEHICULAR ACCESS TO THE HIGHWAY AND SAFE PEDESTRIAN AND CYCLIST ACCESS INTO THE VILLAGE TO ENCOURAGE ACTIVE TRAVEL.**

IN THE CASE OF LAND AT THE LANE, NO DEVELOPMENT SHOULD BE 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.

5 JOBS AND LOCAL SERVICES

Small-scale employment

- 5.1 Farming is the principal economic activity in the parish, with other employment linked to local village services such as the school, public house and retirement/sheltered housing at Woodville Grove. The Local Plan recognises the role of the rural economy in parishes such as Sutton, with policy RA6 *Rural economy* giving support for a wide range of employment uses in the County's rural areas including through the re-use of redundant rural buildings (policy RA5), tourism projects (policy E4) and homeworking (policy E3).
- 5.2 Household survey respondents thought that the Plan should encourage a range of local employment, such as tourism, leisure and crafts; offices and small businesses, and pubs, restaurant and cafes, to support the local economy and existing businesses and help reduce travel into Hereford. There was particular support for farming (70%) and for shops (68%), reflecting the strong local sentiment that a shop is needed in the village, and which is considered further below. Less favoured were light industry/manufacturing (21%) and food and drink production (28%).
- 5.3 In line with the focus on small-scale types of employment, survey replies supported the conversion of existing buildings for such uses, protecting existing sites from change of use and homeworking, above allocating land for new employment development. Other comments were made to the effect that further employment was not required, and that the residential character of the village and the rural environs should be protected.
- 5.4 Responding to the survey messages, and reflecting Local Plan rural economy policies, this Plan does not identify new employment land (and in this respect diverges from a Community Plan action). Equally, there are no existing employment sites requiring protection. Rather, the following policy supplements the strategic policies by providing more specific guidance as to the type of employment development that is appropriate within the village and parish, and the associated planning requirements.
- 5.5 The policy is supportive of suitable types of new employment provision where these are compatible with the local rural environment and residential amenity. It is envisaged that such development will involve existing buildings, delivered through change of use or homeworking, rather than new build. Proposals to extend existing businesses and premises will need to be carefully considered against the policy criteria. As well as considering additional traffic generation against Local Plan policy MT1 *Traffic management, highway safety and promoting active travel*, it is acknowledged that 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.

POLICY 4: SMALL-SCALE EMPLOYMENT

PROPOSALS FOR SMALL-SCALE EMPLOYMENT DEVELOPMENT CONSISTENT WITH RESIDENTIAL AMENITY AND LOCAL VILLAGE AND RURAL AREA CHARACTER WILL BE PERMITTED. PROPOSALS SHOULD:

- 1 WHEREVER POSSIBLE, MAKE USE OF EXISTING PREMISES INCLUDING THROUGH THE RE-DEVELOPMENT AND CHANGE OF USE OF REDUNDANT RURAL BUILDINGS, AND BY HOMEWORKING; AND

- 2 **NOT CREATE UNACCEPTABLE ADVERSE IMPACTS TO THE AMENITY OF LOCAL RESIDENTS, INCLUDING THROUGH NOISE, DUST, LIGHT LEVELS, WORKING HOURS, AND INCREASES IN TRAFFIC; AND**
- 3 **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.**

Local community facilities

- 5.6 The parish has few community facilities, although there is a newly-developed village hall in premises shared with the school, and a public house (The Golden Cross). The nearest local convenience shop is at Marden. The Local Plan seeks to resist the loss of existing facilities (policy SC1 *Social and community facilities*). As noted earlier the provision of a village shop was a major theme in the household survey and in the Community Plan, where the community provision of shop, library and post office is mooted. Direct provision of such facilities is beyond the scope of the Plan, but it can enable a positive planning framework, so that proposals coming forward in suitable village premises can be readily agreed through the planning stage. 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.
- 5.7 Local Plan policy ID1 *Infrastructure delivery* proposes a co-ordinated approach to the delivery of infrastructure to support development and sustainable communities. This is to be undertaken by securing developer contributions through legal section 106 agreements and/or a future Community Infrastructure Levy. In furtherance of this approach, local parish requirements for new and improved community facilities infrastructure are identified below. These reflect issues arising through the Community Plan and also highlighted within the household survey, such as traffic speeds and speed limit enforcement within the village and along the Wyatt Road.
- 5.8 Forthcoming enhancements to broadband are welcomed by the Parish Council and supported in the Community Plan. No specific land use implications are expected to arise requiring a Plan policy with necessary development delivered through permitted development rights. However, such infrastructure improvements will support local business and economic activity, including homeworking, as well as many other aspects of village and community life, and are welcomed as such in the Plan.

POLICY 5: LOCAL COMMUNITY FACILITIES

LOCAL COMMUNITY FACILITIES WILL BE PROTECTED, RETAINED AND ENHANCED. SUPPORT WILL BE GIVEN TO APPROPRIATE DIVERSIFICATION PROPOSALS WHERE THESE CAN BE SHOWN TO ENABLE VIABILITY.

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.

APPROPRIATE DEVELOPER CONTRIBUTIONS WILL BE SOUGHT TOWARDS MEETING IDENTIFIED COMMUNITY NEEDS, INCLUDING:

- 1 NEW AND ENHANCEMENT OF EXISTING PLAY AREAS, PUBLIC OPEN SPACE, SAFE CYCLE AND WALKING ROUTES AND OTHER MEASURES TO ENCOURAGE ACTIVE TRAVEL;**
- 2 SUPPORT FOR CONTINUED USE OF THE LENGTHSMAN SCHEME FOR MINOR HIGHWAY WORKS;**
- 3 TRAFFIC SPEED MONITORING AND ENFORCEMENT.**

6 OPEN SPACES AND THE ENVIRONMENT

Context

- 6.1 The environment is a key theme within the Community Plan, whose objective ‘to protect and enhance the distinctive local, natural and historic environment’ is adopted here. Much of this protection and enhancement is already in place through a range of designations which apply in the parish. The statutory designations comprise:
- Special Area of Conservation and Site of Special Scientific Interest: River Lugg
 - Conservation Area: Sutton village
 - Numerous listed buildings within the historic core of the village
 - Scheduled Ancient Monuments: Sutton Walls (camp); Freen’s Court Magnates residence, moat and fishponds; deserted medieval village, Sutton St Michael; the Wergins Stone.
- 6.2 Non-statutory features include several Special Wildlife Sites and an unregistered park and garden (Sutton Court).
- 6.3 All these features are protected, according to their importance, by national and Local Plan planning policies, which do not need to be repeated here. The Plan can add further detail on landscape character and the setting of the village; building design; and on local open spaces and green infrastructure.

Landscape

- 6.4 The 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). From rural lanes and footpaths there are long distance views across open country as far afield as the Malverns and the Black Mountains.
- 6.5 The countryside around Sutton St. Nicholas 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,¹³ and the County Landscape Character Assessment identifies two types of landscape within the parish: Riverside Meadows and Principal Settled Farmlands.¹⁴ 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.
- 6.6 Both landscape types, and the distinctive differences between them, are readily apparent in local countryside 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.

¹³ Natural England, National Character Area 100: Herefordshire Lowlands, 2013

¹⁴ Landscape Character Assessment, 2009.

6.7 Local Plan policy LD1 *Landscape and townscape* provides for landscape character to be considered within planning decisions, and includes reference to the setting of settlements. National planning policy enables the protection and enhancement of valued landscapes.¹⁵ Household survey responses give weight to the protection of important views and the landscape setting of the village (82% of respondents). Indeed, much of the open countryside around the village was seen by some respondents to merit protection,¹⁶ and is clearly valued in these terms. Many of the specific features identified, such as orchards, are elements within the landscape types discussed above.

POLICY 6: LANDSCAPE

PROPOSALS SHOULD ENSURE THAT THE PREVAILING LANDSCAPE CHARACTER TYPE, INCLUDING KEY FEATURES AND ATTRIBUTES, HAS POSITIVELY INFLUENCED THEIR DESIGN, LAYOUT AND SCALE, AS APPROPRIATE TO THE LOCATION AND CONTEXT OF THE SITE. 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. 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.

Building design

- 6.8 A further aspect of local distinctiveness is the characteristic building design. The older buildings in the parish, such as in the historic core of the village, are typically built of local stone, with later developments in brick and more modern property in a range of materials including brick and brick/render. Village dwellings tend to be detached or semi-detached rather than terraced, often set back generously from the highway. Such aspects contribute to the established village character, which also draws on natural features, open spaces, historic buildings including two places of worship, and the working farms within the settlement. All these are set within a cruciform highway layout around the crossroads, and with a clear and close relationship to the surrounding countryside.
- 6.9 Planning policy supports high quality design. Local Plan policy SD1 *Sustainable design and energy efficiency* details the wide range of factors that are assessed in this respect. For this Plan, the following policy emphasises the importance of securing a locally distinctive design approach in individual developments, which relates to and supports the existing village character. In the household survey, 79% of respondents wanted to see new development in keeping with village character, with over half supporting the use of traditional building materials.
- 6.10 In assessing schemes under the following policy, regard will be needed to such aspects of design as layout and siting; density; means of access and enclosure, including relationship to the highway; scale and mass; height; detailing; materials; and landscaping. Where planning permission is required, external lighting should be kept to a minimum to avoid light pollution and help ensure the protection of dark skies, an important aspect of the rural character and distinctiveness of both village and parish.

¹⁵ National Planning Policy Framework, paragraph 109.

¹⁶ Results Report, land for protection, p. 29.

POLICY 7: BUILDING DESIGN

PROPOSALS SHOULD BE DESIGNED SO AS TO PROTECT AND ENHANCE THE DISTINCTIVE CHARACTER AND APPEARANCE OF THE VILLAGE AND RURAL AREAS OF THE PARISH. REGARD SHOULD BE HAD TO THE ESTABLISHED BUILT, NATURAL AND HISTORIC CHARACTERISTICS AND THE WIDER TOWNSCAPE AND LANDSCAPE CONTEXTS.

Open spaces

- 6.11 The open spaces in the village greatly contribute to its rural character. Local Plan policies LD1 *Landscape and townscape* and LD3 *Green infrastructure* provide a strategic direction but it falls to this Plan to identify specific areas for protection. Household survey responses confirm this is important, with 78% of respondents wanting the Plan to identify and protect open spaces.
- 6.12 Land at the old Post Office Orchard on the Marden Road 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 introduced by the National Planning Policy Framework.¹⁷ In the household survey, open land west of Upper House Farm 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, which are shown on the village Policies Map. Both areas are also identified as traditional orchard in Natural England's Priority Habitat Inventory.
- 6.13 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 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 contributes 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. The 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 (old Post Office Orchard) and 0.25 hectares (land west of Upper House Farm) the sites are of limited extent and have clearly defined boundaries to existing village development.

¹⁷ National Planning Policy Framework, paragraphs 76 and 77.

6.14 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 (see village Policies Map).

POLICY 8: OPEN SPACES

LAND AT THE OLD POST OFFICE ORCHARD AND WEST OF UPPER HOUSE FARM IS IDENTIFIED AS LOCAL GREEN SPACE. DEVELOPMENT OF LOCAL GREEN SPACES WILL NOT BE PERMITTED UNLESS VERY SPECIAL CIRCUMSTANCES ARISE WHICH OUTWEIGH THE NEED FOR PROTECTION. PROPOSALS THAT WOULD RESULT IN THE LOSS OF PUBLIC OPEN SPACE 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. THE LOCAL GREEN SPACES AND PUBLIC OPEN SPACES COVERED BY THIS POLICY ARE SHOWN ON THE VILLAGE POLICIES MAP.

Green infrastructure

6.15 There are many other natural assets within the Plan area which deserve protection as elements of green infrastructure. 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. These benefits include access to open countryside and natural spaces, opportunities for active travel, flood risk management, and contributing to biodiversity, culture and heritage. As well as the village open spaces identified in policy 8, other local components of green infrastructure are:

- Habitats identified within Natural England's Priority Habitat Inventory, comprising many scattered traditional orchards, woodland and floodplain grazing marsh, and which are also important to the local landscape character (policy 6)
- The River Lugg and associated floodplain, together with other watercourses and ponds
- The route of the former Herefordshire and Gloucestershire Canal in the south of the Plan area, protected in the Local Plan (policy E4 *Tourism*) and shown on the Policies Map
- Public rights of way
- Trees, hedgerows and other natural areas.

6.16 Development should include new green infrastructure where possible. This could 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 in planting schemes
- 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.

6.17 The following policy seeks to protect existing and enable the creation of new green infrastructure. It is recognised that individual features have both an intrinsic value and are also likely to perform a network function, for example by connecting or acting as a stepping stone between other features and habitats. The policy is designed to complement Local Plan policy LD3 *Green infrastructure*.

POLICY 9: GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE, INCLUDING IDENTIFIED 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 BE DESIGNED TO CONTRIBUTE WHEREVER POSSIBLE TO THE WIDER GREEN INFRASTRUCTURE NETWORK BY LINKING GREEN SPACES AND STRENGTHENING EXISTING CORRIDORS.**

Renewable energy

6.18 Renewable energy is the subject of actions in the Community Plan which proposes to investigate solar, wind, water or ground energy sources for the whole community. Various methods of local generation were supported in the household survey, notably ground heat pumps and hydropower. The topic is the subject of Local Plan policies SD1 *Sustainable design and energy efficiency* and SD2 *Renewable and low carbon energy*, which provide a positive framework of such proposals. In particular, community-led micro-generation schemes proposed in Neighbourhood Development Plans will be supported where they meet the Local Plan's policies. There are no such proposals in the Neighbourhood Development Plan area at present, and in view of the clear Local Plan statements on this matter it is not considered that any further policy provision is required in this Plan.

7 DELIVERING THE PLAN

7.1 The Plan is a long-term planning document, which will be implemented in the period to 2031 primarily via decisions on planning applications but also by the actions and investments of other agencies and parties. For each of the four Plan themes, the Parish Council will seek to implement the Plan as follows in achieving the sustainable development of the parish.

Settlement boundary

- Working with Herefordshire Council to secure decisions on planning applications which are in accordance with the Plan. This will include decisions in favour of development which meets Plan objectives and policies, including the delivery of housing growth; and against proposals which would conflict with the Plan, including in respecting the setting of the village.

Housing

- The Parish Council will work with Herefordshire Council, landowners, developers, social housing providers and the community to secure housing growth as set out in the Plan.

Jobs and local services

- Working with businesses to improve local employment opportunities in line with the objectives and policies of the Plan
- Particularly supporting proposals for a local shop to meet community needs
- Working with Herefordshire Council and local organisations to protect, retain and enhance community facilities
- The use of infrastructure monies including developer contributions to meet needs for open space, cycle and walking routes, the lengthsman scheme, and traffic speed monitoring and enforcement.

Open spaces and the environment

- Working with Herefordshire Council through decisions on planning applications which serve to protect and enhance landscape and townscape in the village and parish
- Protecting valued open spaces within the village as Local Green Spaces.

APPENDIX A: National and local planning policies

A.1 A wide range of planning policies already apply to the Sutton Neighbourhood Area courtesy of the National Planning Policy Framework and County-level plans. The principal documents and their provisions are summarised below.

National Planning Policy Framework

A.2 The Framework sets out national policy statements on the full range of planning matters, including both development and environmental protection. Relevant chapters are:

- Supporting a prosperous rural economy (Chapter 3)
- Delivering a wide choice of high quality homes (6)
- Requiring good design (7)
- Promoting healthy communities (8)
- Meeting the challenge of flooding (10)
- Conserving and enhancing the natural and historic environment (11,12)

A.3 The Framework is supported by Planning Practice Guidance which sets out more detail on how the national policies should be implemented, for instance with regard to flood risk.

Herefordshire Unitary Development Plan 2007

A.4 Though the bulk of the Unitary Development Plan policies have been superseded by those set out in the Local Plan, the following policy continues in force:

- M5, Safeguarding mineral reserves

Herefordshire Local Plan, Core Strategy 2011-2031, 2015

A.5 This sets out a County-level spatial strategy and policies on a wide range of planning matters, with the following of particular relevance and importance to the Neighbourhood Development Plan:

- SS1 Presumption in favour of sustainable development
- RA1 Rural housing distribution
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire's countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- RA5 Re-use of rural buildings
- RA6 Rural economy
- H1 Affordable housing
- H3 Ensuring an appropriate range and mix of housing
- SC1 Social and community facilities
- OS1 Requirement for open space, sports and recreational facilities
- OS2 Meeting open space, sports and recreation needs
- MT1 Traffic management, highway safety and promoting active travel
- E3 Home working
- E4 Tourism
- LD1 Landscape and townscape

- LD2 Biodiversity and geodiversity
- LD3 Green infrastructure
- LD4 Historic environment and heritage assets
- SD1 Sustainable design and energy efficiency
- SD2 Renewable energy
- SD3 Sustainable water management and water resources
- SD4 Wastewater treatment and river water quality
- ID1 Infrastructure delivery

APPENDIX B: Evidence base

- B.1 The following planning policy documents, reports and survey material have been used in drawing up the Neighbourhood Plan. These were produced by or for Herefordshire Council (HC) unless otherwise stated.

National and County level evidence

Department for Communities and Local Government, National Planning Policy Framework and Planning Practice Guidance.

Natural England, Priority Habitat Inventory, 2013.

Herefordshire Unitary Development Plan, 2007.

Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

Strategic Housing Land Availability Assessment, 2012.

Rural housing background paper to Core Strategy, 2013.

Herefordshire Local Housing Market Assessment, 2013.

Herefordshire Local Plan, Core Strategy 2011-2031, 2015.

Environment Agency and Natural England, River Wye SAC, Nutrient Management Plan, Evidence base and options appraisal, Action Plan, 2014.

Natural England, National Character Area profile, 100: Herefordshire Lowlands, 2013.

Parish and local level evidence

HC Research Team, Local Affordable Housing Needs Survey for the Sutton St Nicholas area, 2011.

Sutton St. Nicholas Community Plan Group, Sutton St. Nicholas Community Plan 2013-2018, Sutton looks forward, 2013.

Strategic Environmental Assessment and Habitats Regulations Assessment for Sutton St. Nicholas Neighbourhood Area, 2014-2016.

Sutton St Nicholas Neighbourhood Plan Project Group, Household questionnaire survey 2014, Results report, 2014.

Sutton St Nicholas Neighbourhood Plan Project Group, Housing Site Assessment 2015 and Addendum 2016.

Residential commitments and completions data for Sutton parish, 2015.