

Progression to Examination Decision Document



Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Weston Beggard Neighbourhood Area
Parish Council	Weston Beggard Parish Council
Draft Consultation period (Reg14)	14th December 2015 to 31st January 2016.
Submission consultation period (Reg16)	16 March 2016 to 27 April 2016.

Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> • Map showing the area • The Neighbourhood Plan • Consultation Statement • SEA/HRA • Basic Condition statement 	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1and 2)	Yes
Are any 'excluded development' included? <ul style="list-style-type: none"> • County matter • Any operation relating to waste development • National infrastructure project 	1990 61K / Schedule 1	No

Does it relation to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
Is this a repeat proposal? <ul style="list-style-type: none"> • Has an proposal been refused in the last 2 years or • Has a referendum relating to a similar proposal had been held and • No significant change in national or local strategic policies since the refusal or referendum. 	Schedule 4B para 5	No

Summary of comments received during submission consultation Please note the above are summaries of the response received during the submission consultation. Full copies of the representations will be sent to the Examiner in due course.

Herefordshire Council Internal Consultees

Department	Comments
Development Management	No comments received
Strategic Planning (16/03/16)	<p>Policy have stated that the plan is in general conformity with the Core Strategy. The allocation of the Shucknall Court site to seek the development of live-work units serves to strengthen the plan and assist with meeting the Parish's housing target.</p> <p>WB1,WB2, WB3, WB4, WB5, WB6 ALL conform to the Core Strategy.</p>
Landscape / Archaeology/ conservation	No comments received
Strategic Housing	No comments received
Economic Development	<p>Economic Development we have no issues with the Weston Beggard Reg 16 Plan. ED find it encouraging to see the scope for live/work units at Shucknall Court.</p> <p>Under section 7.41 – the plan refers to the need for improved broadband. If there are enough businesses within an area who require this, it is possible to make an economic case for an improved service through the bursary. See faster business for further details.</p> <p>Also the plan refers to an increase in farm diversification and agri-food. There are funding streams due to be announced later this year which can support this type of activity.</p> <p>The Plan has identified and listed appropriate priorities which should be the focus of any future developer contributions and funding opportunities.</p>

Environmental Health Received late – 4/5/16	Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.
Parks and Countryside	No comments received
Education	No comments received
Transportation and Highways	There are no comments from Herefordshire Council's Transportation to make on the NDP.
Waste	No comments received

External Consultees

Network Rail 27/04	<p>Network Rail have supplied general comments regarding Herefordshire Council's statutory responsibilities along with Networks Rail's. No direct comments or objections have been made towards the Neighbourhood Plan. But advise that where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. The authority will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above mentioned level crossings.</p> <ul style="list-style-type: none"> ▪ Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and ▪ The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.
Welsh Water 27/04	<p>Has nothing further to add over and above our Regulation 14 consultation. Summary of reg 14 response-</p> <p>Given that the Weston Beggard Draft Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, DCWW are supportive of the aims, objectives and policies set out.</p> <p>There is no public sewerage provision in the Parish Council area. As such, any new development will require alternative foul drainage under the provisions of 'Policy SD4 – Wastewater treatment and river water quality' of the Adopted Herefordshire Core Strategy. With regard to DCWW providing a clean water supply, there are no issues in accommodating the level of development proposed, though dependant on the location of the development, some level of off-site mains may be required.</p>
Natural England 26/04	<p>Weston Beggard Regulation 16 Neighbourhood Development Plan. Further to our advice letter dated 26 January 2016 Natural England welcome the submission version of this neighbourhood plan, however Natural England has no specific comments to offer at this stage.</p> <p>Habitats Regulations Addendum March 2016 Having considered the addendum provided in support of the revised Neighbourhood Plan, Natural England concur that significant effects are unlikely to result from the revisions to the draft Weston Beggard Neighbourhood Plan. In addition to the comments above, we refer</p>

	you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.
Environment Agency 25/04	EA has no further comments to make on the Weston Beggard NP Reg 16 submission. Summary of reg 14 response- As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. As there are no sites specific sites proposed within areas at risk of flooding we would offer no further bespoke comments at this time.
Historic England 22/04	Historic England have little to add to our previous consultation response of the 22 nd January 2016 viz: "Historic England is supportive of both the Vision and objectives set out in the Plan and consider that it takes a suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have no further substantive comments to make".
Coal Authority 07/04	Coal Authority has no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Officer's Appraisal

This plan has met the requirements of the regulations as set out in the table above. No concern has been raised from both internal and external responses with regards to the ability of the plan to meet the required minimum proportional growth contributing towards the deliverability of the Core Strategy.

There are no site allocations or settlement boundaries, but the plan places a great reliance on windfalls within Weston Beggard in line with policy RA3 of the Core Strategy. The minimum housing target of 15 is mostly likely to be met from current commitments (5 dwellings) and from windfall.

Overall three responses have been received from internal Herefordshire Council and six responses from external consultees. HC Strategic Planning raised no objections towards the plan and assured that the policies within the Weston Beggard neighbourhood plan comply with the Local Plan framework. Economic Development and Transportation and Highways raised no objections. External responses from technical bodies such as Natural England, Environment Agency Historic England raise no objection along with Welsh Water, Environment agency and Network Rail.

Overall it is recommended that the Weston Beggard Neighbourhood Plan does progress to examination at this stage as it has met the basic conditions.

Programme Director's comments

Agreed.

Decision under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012.

The decision to progress to appoint an examiner for the above neighbourhood plan has been

 Richard Gabb. 13/5/2016.

Approved Richard Gabb

Programme Director – Growth

Appendix 1

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Weston Beggard- Regulation 16 draft version

Date: 16/03/16

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WB1- A Valued Environment in Which to Live	LD1-LD4	Y	
WB2- The Right Housing in the Right Place	SS2, RA1-RA4	Y	
WB3- Supporting a Thriving Rural Economy	RA5, RA6, E1-E4	Y	
WB4- Shucknall Court: Live work units	RA5, RA6	Y	
WB5- Delivery of Local Infrastructure	SC1, E3, SD2	Y	
WB6- Access to Community Facilities	SC1	Y	

Other comments/conformity issues:

The plan is in general conformity with the Core Strategy. The allocation of the Shucknall Court site to seek the development of live-work units serves to strengthen the plan and assist with meeting the Parish's housing target.