

Independent Examiners Report of the
Weston Beggard Neighbourhood
Development Plan

Author

Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD

Planning Consultant

NPIERS Examiner

CEDR accredited mediator

5th August 2016

SECTION 1

SECTION 1: contents

Table of Contents

SECTION 1 2

SECTION 1: contents 2

Table of Contents..... 2

SECTION 2 3

Summary 3

SECTION 3 4

Introduction 4

SECTION 4.....6

The Report.....6

1. Appointment of the Independent examiner 7

3. Neighbourhood Development Plan Area 7

4. Plan Period..... 7

5. Herefordshire Council initial assessment of the Plan. 7

6. Site Visit..... 8

7. The Consultation Process..... 8

8.Comment on Responses 9

9. Compliance with the Basic Conditions..... 9

10.Planning Policy 10

11. Other Relevant Policy Considerations 12

12. Weston Beggard Neighbourhood Development Plan Policies..... 12

SECTION 5 25

Conclusion and Recommendations..... 25

SECTION 2

Summary

As the Independent Examiner appointed by Herefordshire Council to examine the Weston Beggard Neighbourhood Development Plan, I can summarise my findings as follows:

1. I find that the policies contained within the Weston Beggard Neighbourhood Development Plan subject to minor modification meet the Basic Conditions.
2. I have read the Weston Beggard Consultation Statement and the representations made in connection with this subject I consider that the consultation process was robust and that the Neighbourhood Development Plan and its policies reflects the outcome of the consultation process including recording representations and tracking the changes made as a result of those representations.
3. I find that the Weston Beggard Neighbourhood Development Plan can, subject to minor modification proceed to Referendum.
4. I am satisfied that the Referendum Area should be the same as the Plan Area, should the Weston Beggard Neighbourhood Development Plan go to Referendum.
5. At the time of my examination the adopted local plan was the Herefordshire Local Plan Core Strategy 2015 (adopted 15th October 2015).

SECTION 3

Introduction

1. Neighbourhood Development Plan Examination.

My name is Deborah McCann and I am the Independent Examiner appointed to examine the Weston Beggard Neighbourhood Development Plan.

I am independent of the qualifying body, I do not have any interest in the land in the plan area, and I have appropriate qualifications and experience, including experience in public, private and community sectors.

My role as Examiner when considering the content of the Weston Beggard Neighbourhood Development Plan is limited to testing whether or the draft Neighbourhood Development Plan meets the basic conditions, and other matters set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) and to recommend whether the Weston Beggard Neighbourhood Development Plan should proceed to Referendum. I am not, as Examiner testing the soundness of the Neighbourhood Development Plan or examining other material considerations. My role is as set out in more detail below under the section covering the Examiner's Role. My recommendation is given in summary in Section 2 and in full under Section 5 of this document.

The Weston Beggard Neighbourhood Development Plan has to be independently examined following processes set out in the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the subsequent Neighbourhood Development Planning (General) Regulations 2012.

The expectation is that the examination of the issues by the examiner is to take the form of the consideration of the written representations. However, there are two circumstances when an examiner may consider it necessary to hold a hearing. These are where the examiner considers that it is necessary to ensure adequate examination of an issue or to ensure a person has a fair chance to put a case. Having read the plan and considered the representations I did not find it necessary to hold a Hearing

2. The Role of Examiner including the examination process and legislative background.

The examiner is required to check whether the Neighbourhood Development Plan:

- Has been prepared and submitted for examination by a qualifying body.
- Has been prepared for an area that has been properly designated for such plan preparation.
- Meets the requirements to i) specify the period to which it has effect; ii) not include provision about excluded development; and iii) not relate to more than one neighbourhood area.
- Policies relate to the development and use of land for a designated neighbourhood area.

The examiner must assess whether a Neighbourhood Development Plan meets the Basic Conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

As an independent Examiner, having examined the Plan and the supporting documents, I am required to make one of the following recommendations:

1. The Plan can proceed to Referendum
2. The Plan with recommended modifications can proceed to Referendum
3. The Plan does not meet the legal requirements and cannot proceed to Referendum

I am also required to recommend whether the Referendum Area should be different from the Plan Area, should the Weston Beggard Neighbourhood Development Plan go to Referendum.

In examining the Plan, I am required to check, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, whether:

- The policies in the Plan relate to the development and use of land for a designated

Neighbourhood Area are in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act 2004:

- The Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 to specify the period for which it has effect - the Plan has been prepared for an area designated under the Localism Act 2011 and has been developed and submitted for examination by a qualifying body.

I am also required to determine whether the Plan complies with the Basic Conditions, which are that the proposed Neighbourhood Development Plan:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development; and
- Is in general conformity with the strategic policies contained in the Development Plan for the area.

The Plan must also not breach, and otherwise be compatible with EU obligations and Human Rights requirements.

Herefordshire Council will consider my report and decide whether it is satisfied with my recommendations. The Council will publicise its decision on whether or not the plan will be submitted to a referendum, with or without modifications.

If the Neighbourhood Development Plan is submitted to a referendum, then 28 working days notice will be given of the referendum procedure and Neighbourhood Development Plan details. If the referendum results in more than half those voting (i.e. greater than 50%), voting in favour of the plan, then the District Council must “make” the Neighbourhood Development Plan a part of its Development Plan as soon as possible. If approved by a referendum and then “made” by the local planning authority, the Neighbourhood Development Plan then forms part of the Development Plan.

SECTION 4

The Report

1. Appointment of the Independent examiner

Herefordshire Council appointed me as the Independent Examiner for the Weston Beggard Neighbourhood Development Plan with the agreement of Weston Beggard Parish Council.

2. Qualifying body

I am satisfied that the Weston Beggard Parish Council is the qualifying body.

3. Neighbourhood Development Plan Area

The designated Weston Beggard Neighbourhood Area covers the whole of Weston Beggard Parish.

The Basic Conditions Statement submitted with the Weston Beggard Neighbourhood Development Plan confirms there are no other Neighbourhood Development Plans covering the Area of the Weston Beggard Neighbourhood Development Plan.

4. Plan Period

The Weston Beggard Neighbourhood Development Plan period is 2011-2031. The plan period as stated in this policy runs from 2011- 2031. Whilst I understand the reasoning for this it is confusing to have a plan period, which appears retrospective. The plan period would more appropriately be 2016-2031 and this should be modified throughout the plan.

5. Herefordshire Council assessment of the Plan.

Weston Beggard Parish Council, the qualifying body for preparing the Weston Beggard Neighbourhood Development Plan. Herefordshire Council has made an assessment of the submitted Weston Beggard Neighbourhood Development Plan and the supporting documents and is satisfied that these comply with the specified criteria. Herefordshire Council comment as follows:

On the whole, it is considered that the Weston Beggard NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). The plan proposes a level of growth, which reflects a current planning application for housing development and would potentially exceed the proportionate growth that prescribed by strategic policies. Due to the dispersed nature of Weston Beggard it is acceptable to have a criteria based policy, which identifies the settlement of Weston Beggard and Shucknall. (Weston Beggard Environmental Report 2016)

6. Site Visit

Due to the quality of the Neighbourhood Development Plan and the supporting information I did not consider that a site visit was necessary.

7. The Consultation Process

The Weston Beggard Neighbourhood Development Plan has been submitted for examination with a Consultation Statement which sets out the consultation process that has led to the production of the plan, as set out in the regulations in the Neighbourhood Development Planning (General) Regulations 2012.

The Statement describes the approach to consultation, the stages undertaken and explains how the Plan has been amended in relation to comments received. It is set out according to the requirements in Regulation 15.1.b of the Neighbourhood Development Planning (General) Regulations 2012):

- (a) It contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) It explains how they were consulted;
- (c) It summarises the main issues and concerns raised by the persons consulted; and
- (d) It describes how these issues and concerns were considered and, where relevant, addressed in the proposed neighbourhood development plan.

Examination of the documents and representations submitted in connection with this matter have lead me to conclude that the consultation process was thorough, well conducted and recorded.

A list of statutory bodies consulted is included in the Consultation Statement.

8. Regulation 16 Consultation and comment on responses.

Herefordshire District Council placed the Weston Beggard Neighbourhood Development Plan out for consultation. The consultation period lasts 6 weeks and ran from 16th of March 2016 to 27th April 2016. The representations received during the consultation period were supplied by the District Council as part of the supporting information supplied for the examination process. I have considered the representations, taken them into account in my examination of the plan and made reference to them where appropriate

9. Compliance with the Basic Conditions

The Weston Beggard Neighbourhood Development Plan working Group produced a Basic Conditions Statement on behalf of Weston Beggard Parish Council in February 2016. The purpose of this statement is for the Neighbourhood Development Plan Working Group to set out in some detail why they believe the Neighbourhood Development Plan as submitted does meet the Basic Conditions. It is the Examiner's role to take this document into consideration but also make take an independent view as to whether or not the assessment as submitted is correct.

I have to determine whether the Weston Beggard Neighbourhood Development Plan:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies contained in the Development Plan for the area.

The Plan must also not breach, and otherwise be compatible with EU obligations and

Human Rights requirements

Documents brought to my attention by the District Council for my examination include:

(a) The Weston Beggard Neighbourhood Development Plan (submission draft March 2016): This is the main document, which includes the policies developed by the community. This includes the Weston Beggard Parish Policies Map.

(b) Consultation Statement: This is a statement setting out how the community and other stakeholders have been involved in the preparation of the Weston Beggard Neighbourhood Development Plan and is supported by an evidence base which arose from the consultation.

(c) Basic Conditions Statement: This document sets out how the Weston Beggard Neighbourhood Development Plan Group consider the Neighbourhood Development Plan meets the Basic Conditions.

(d) Environmental Report March 2016.

(e) Habitats Regulations Assessment addendum March 2016

Comment on Documents submitted

I have reviewed the Basic Conditions Statement in detail and I am satisfied that subject to the minor modifications to policies as detailed in section 4 of the report the conclusion of the Basic Conditions Statement is correct.

I am satisfied having regard to these documents and other relevant documents, policies and legislation that the Weston Beggard Neighbourhood Development Plan, subject to minor modification does meet the Basic Conditions.

10.Planning Policy

10.1. National Planning Policy

National Policy guidance is in the National Planning Policy Framework (NPPF) 2012.

To meet the Basic Conditions, the Plan must have “regard to national policy and advice”.

In addition, the NPPF requires that a Neighbourhood Development Plan "must be in general conformity with the strategic policies of the local plan". Paragraph 16 states that neighbourhoods should “develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”.

The Weston Beggard Neighbourhood Development Plan does not need to repeat these national policies, but to demonstrate it has taken them into account.

I have examined the Weston Beggard Neighbourhood Development Plan Policies and consider that they do have “regard for National Policy and Advice” and therefore subject to minor modification the Plan does meet the Basic Conditions in this respect.

10.2. Local Planning Policy- The Development Plan

Weston Beggard Parish is within the area covered by Herefordshire Council. The relevant development plan is Herefordshire Council Local Plan (core strategy) 2011-2031 adopted 15th October 2015.

Herefordshire Council have produced a Core Strategy Conformity Assessment which clearly sets out the relevant strategic policies of the Development Plan and how Herefordshire Council consider that the policies of the Weston Beggard Neighbourhood Development Plan are in general conformity with them.

I have considered the Strategic Policies of the Development Plan and the Policies of the Weston Beggard Neighbourhood Development Plan and consider that subject to minor

modification the Plan does meet the Basic Condition in this respect and is in general conformity with the Strategic Policies contained in the Herefordshire Council Local Plan Core Strategy adopted 15th October 2015.

11. Other Relevant Policy Considerations

11.1 European Convention on Human Rights (ECMR) and other European Union Obligations

As a 'local plan', the Neighbourhood Development Plan is required to take cognisance of the EU Strategic Environmental Assessment (SEA) Directive 2001/42/EC Office.

A screening of the Neighbourhood Development Plan was undertaken by Herefordshire Council to determine whether a SEA was required (Strategic Environmental Assessment Scoping Report October 2014). The Environment Agency, Natural England and Historic England were consulted on the draft Plan and on the SEA screening. On the basis of this screening the Borough Council concluded that the Weston Beggard Neighbourhood Development Plan did require a SEA. The environmental appraisal of the Weston Beggard Neighbourhood Development Plan has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. This assessment concluded that the Plan was viewed as being in conformity with the planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan - Core Strategy and no changes to the NDP were recommended as a result of the SEA.

Habitats Directive

Following a screening under European Directive 92/43/EEC subject to a Habitats Regulations Assessment (HRA) it was determined, by Herefordshire Council that a HRA was required. The initial HRA screening report (August 2014) found that the River Wye Special Area of Conservation (SAC) is located to the southwest, and the river Lugg is 2.5km away from the Parish Neighbourhood Area. The River Lugg falls into the hydrological catchment area of the River Wye SAC, therefore a full screening assessment was required. The conclusion of this full screening was that none of the Weston Beggard Neighbourhood Plan policies (November

2015) were concluded to be likely to have a significant likely effect on the River Wye SAC.

11.2 Sustainable development

One of the Basic Conditions requires the Plan to contribute to sustainable development but there is no legal requirement for a Neighbourhood Development Plan to have a sustainability appraisal.

The Weston Beggard Neighbourhood Development Plan has taken a holistic approach to sustainable development, which has involved working to address all three social, economic and environmental roles of planning as prescribed by the NPPF from the outset of the plan making process

I am satisfied that the Weston Beggard Neighbourhood Development Plan through its policies addresses the sustainability issues adequately.

11.3 European Convention of Human Rights and to comply with the Human Rights Act 1998.

The Neighbourhood Development Plan is required to take cognisance of the European Convention of Human Rights and to comply with the Human Rights Act 1998.

I am satisfied that the Weston Beggard Neighbourhood Development Plan has done so.

I am therefore satisfied that the Weston Beggard Neighbourhood Development Plan meets the basic conditions on EU obligations.

11.3 Excluded development

I am satisfied that the Weston Beggard Neighbourhood Development Plan does not cover County matters (mineral extraction and waste development), nationally significant infrastructure such as highways and railways or other matters set out in Section 61K of the Town and Country Planning Act 1990.

11.4 Development and use of land

I am satisfied that the Weston Beggard Neighbourhood Development Plan covers development and land use matters.

11.5 The Neighbourhood Development Plan Strategic Aims and Policies

Based on the consultation undertaken and the evidence gathered, the Neighbourhood

Development Plan Vision is:

Weston Beggard to develop up to 2031 as a thriving, cohesive, secure rural community set in open countryside in harmony with the landscape and nature.

Neighbourhood Development Plan Objectives

WB Objective 1: To maintain the rural integrity, identity and character of community.

6.1 To achieve objective 1 future development will need to be in keeping with and sympathetic to surrounding buildings, setting and topography, in respect of location, design, size/mass, build style and materials.

WB Objective 2: To protect and enhance the local environment - air and water quality, green and open spaces, woodland and hedgerows, wildlife, footpaths and cycleways, and views.

6.2 To achieve objective 2 all future proposals will need to consider the impact on the holistic aspects of the environment; there should be limited impact.

WB Objective 3: To meet local housing requirements

6.3 To achieve objective 3 the future housing needs of the parish will be met on previously developed sites, on sites within/adjacent to the built form of Shucknall and Weston Beggard on individual plots or in small groups and through replacement/conversion opportunities without compromising the character of parish.

WB Objective 4: To meet the needs of small and home based businesses.

6.4 To achieve objective 4 the needs of small home based business will be met on

previously developed sites, on existing farms and employment sites and within/adjacent to the built form of Shucknall and Weston Beggard without compromising the character of the parish and amenity of residents.

WB Objective 5: To support tourism through B&B provision and other local small scale initiatives

6.5 To achieve objective 5 the Plan will support appropriate, small-scale tourism enterprises to strengthen the rural economy of the parish.

WB Objective 6: Manage development of large scale farming units/polytunnels.

6.6 To achieve objective 6 the Plan will ensure any development is as environmentally sustainable as possible and accords with this plan.

WB Objective 7: Provide support for new community facilities e.g. shop, pub, café.

6.7 To achieve objective 7 the Plan will support sustainable/innovative social/community enterprises.

WB Objective 8: Provide support for small-scale renewable energy opportunities linked to individual developments.

6.8 To achieve objective 8 the Plan will support the inclusion of small-scale renewable energy proposals linked to individual applications or to appropriately sited community initiatives, which have direct benefit only to the parish community and are in accordance with this Plan. The plan does not support the provision of large-scale commercial renewable energy projects in the parish due to their impact on the local environment.

WB Objective 9: Improve local infrastructure including Broadband, public transport, road improvements, active travel infrastructure, gas supply improvements, and telecommunications.

6.9 To achieve objective 9 the Plan will include policies, which will support

improvements to local infrastructure and provide guidance on the siting of telecommunication projects. The Parish Council will engage fully with providers of services to ensure they are aware of local requirements, that the community understands what is possible and to encourage suppliers to upgrade facilities.

I am satisfied that the Policies within the plan developed through consultation as set out in the Consultation Statement reflect the Issues, Vision and Objectives of the Neighbourhood Development Plan and they are presented under the following themes.

A Valued Environment in which to live

The Right Housing in the Right Place

Supporting a Thriving Rural Economy

Delivery of Local Infrastructure

Community Facilities: Access to Services

I consider that the policies follow from the stated aims and are consistent with achieving the stated objectives.

12. Weston Beggard Neighbourhood Development Plan Policies

Policy WB1: A Valued Environment in which to live

Development proposals will need to protect the valued, tranquil, natural environment of the parish by:

- Respecting and protecting important open spaces, views and the area's landscape quality;
- Protecting and enhancing priority habitats, local habitats and areas of biodiversity value;
- Protecting the Perton Roadside Section and Quarry SSSI;
- Protecting mature trees and hedgerows and incorporating these features into landscaping schemes wherever possible;

- The planting of native tree/hedge species within new development;
- Protecting local orchards and woodland from development and where possible enhancing them;
- Maintaining and enhancing footpaths and bridleways.

COMMENT

I have no comment on this policy

Policy WB2: The Right Housing in the Right Place

The Plan will support the provision of approximately 10 new homes to meet local housing needs and contribute to the wider housing market over the plan period between 2011 and 2031.

Housing proposals will be supported where they are:

- Located within or immediately adjacent to the curtilages of the main existing built form of the defined settlements of Weston Beggard and Shucknall on small infill sites of up to 3 dwellings or on individual plots which reflect the historic pattern of growth of the two settlements;
- Preferably up to 3 bedrooms in size to meet the local needs of the area and improve the mix of housing types within the parish;
- Of a design that is in harmony with neighbouring properties;
- Of a sustainable design and incorporating low carbon technologies;
- Include appropriate sustainable urban drainage systems and flood storage measures to ensure that any new development does not result in an increase in surface water run off and aims to reduce existing run off where possible;
- Able to provide safe and suitable highway access and parking that meets the requirements of the Highway Authority;

- Of a scale, form, layout, density and character, which reflects the immediate setting, does not impact on residential amenity and contributes towards or is essential to the social wellbeing of the parish;
- Accompanied by a landscape proposal, which forms an integral part of the site design; seeks where possible to retain existing trees and hedgerows; and conserves the biodiversity value of the site and where possible enhances it.

Outside of the built form of Shucknall and Weston Beggard, housing proposals will need to comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2); dwellings in Herefordshire's countryside;(Policy RA3); agricultural, forestry and rural enterprise dwellings (Policy RA4); and the re-use of rural buildings (Policy RA5).

Development that does not meet the above will not be permitted.

COMMENT

I have no comment on this policy.

Policy WB3: Supporting a Thriving Rural Economy

Proposals which support the development of small scale employment opportunities, the development of sustainable small scale tourism enterprises, farm diversification opportunities as well as home based employment will be supported where they:

- Protect the character and tranquility of the parish;
- Are located within or adjacent to the built form of Weston Beggard or Shucknall or utilise where possible previously developed land opportunities, are located on farm complexes, utilise a redundant rural building or relate to a small extension to an existing dwelling or business;
- Include appropriate sustainable urban drainage systems and flood storage measures to ensure that any new development does not result in an increase in surface water run off and aims to reduce existing run off where possible;

- Can be satisfactorily accessed and can be accommodated on the highway network;
- Are of a size, scale and massing which is commensurate with their surroundings;
- Protect residential amenity;
- Protect and where possible enhance landscape quality;
- Can be undertaken within the capacity of the local infrastructure.
- Proposals for change of use of existing business premises will need to demonstrate that the existing use is no longer economically viable.
- Proposals for large scale employment activities including large scale industrial farming development such as intensive poultry/cattle rearing units and large scale polytunnels will generally not be supported due to their impact on the local environment and the limitations of the local highway network. Any application will need to fully address the impact of the proposal on the following areas:
 - The Landscape and historic built environment of the area,
 - Ecological issues,
 - Access and highway safety,
 - Drainage and flooding issues,
 - Residential amenity.
- Any proposal must ensure that impacts are minimal and are appropriately mitigated against to the satisfaction of the Parish Council and Local Planning Authority.

COMMENT

I have no comment on this policy

Policy WB4 Shucknall Court: Live work units

To help strengthen the local economy and in line with Policy RA5 and RA6 of the Core Strategy and Policy WB3 of this Plan, live work proposals for B1 uses within the built curtilage of Shucknall Court will be supported where proposals are supported with clear evidence of need and result in a scheme which:

- Provides live work units through the conversion of permanent and substantial buildings;
- Provides live work units through the replacement of less structurally sound buildings with units that are of comparable size and scale;
- Is contained within the existing built curtilage of Shucknall Court and is of a high quality, low carbon design;
- Provides a work element for each live/work unit which can be carried out without detriment to the amenity of the occupants of other units by reason of noise, vibration, smell, fumes, soot, ash, dust or grit;
- Can be accommodated safely within the highway network and does not impact on the landscape, ecology and historic built environment of the area and on drainage and flooding in the area.

Any proposal must ensure that impacts are minimal and are appropriately mitigated against to the satisfaction of the Parish Council and Local Planning Authority.

Comment

I have no comment on this policy.

Policy WB5 Delivery of Local Infrastructure

Development proposals will need to be supported by appropriate high quality infrastructure to contribute to the local community through developer contributions and the Community Infrastructure Levy (CIL).

The development of high-speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and located.

Mobile phone infrastructure proposals will be supported where they are sensitively located, are of an appropriate type and scale, which protect local amenity, will have minimal environmental impact and will be of direct benefit to the community.

This Plan will support the inclusion of low carbon renewable energy initiatives including solar, heat pumps and waterpower within individual proposals or to sensitively sited community renewable energy schemes, which directly benefit the community. Proposals for commercially led renewable energy schemes will not be supported within the parish due to their impact on their local environment.

COMMENT

The last paragraph of this policy is overly restrictive, as it does not allow for any test on the impact of commercially led renewable energy scheme on the local environment. In order to meet the basic conditions, having regard to regard to the National Planning Policy Framework Paragraph 10. Meeting the challenge of climate change, flooding and coastal change it will be necessary to reword the final paragraph as follows:

This Plan will support the inclusion of low carbon renewable energy initiatives including solar, heat pumps and waterpower within individual proposals or to sensitively sited community renewable energy schemes, which directly benefit the community. Proposals for commercially led renewable energy schemes will not be supported within the parish unless it can be demonstrated that the proposal will not have a detrimental impact on the local environment through the submission of information appropriate to the scale of development relating to the impact of the proposal on;

- Landscape appearance and character
- Traffic and transport
- Wildlife and ecology
- Residential amenity

- Flood risk

Policy WB6 Access to Community Facilities

Future proposals for viable new community facilities will be supported in principle.

COMMENT

I have no comment on this policy.

SECTION 5

Conclusion and Recommendations

1. I find that the Weston Beggard Neighbourhood Development Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the subsequent Neighbourhood Development Planning (General) Regulations 2012.

2. The Neighbourhood Development Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure such as highways and railways or other matters set out in Section 61K of the Town and Country Planning Act 1990.

3. The Weston Beggard Neighbourhood Development Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

4. I consider that the requirements for the SEA and HRA have been satisfied. I find that the Weston Beggard Neighbourhood Development Plan meets the EU Obligation in this respect.

5. The policies and plans in the Weston Beggard Neighbourhood Development Plan, subject to minor modification would contribute to achieving sustainable development. They have regard to national policy and to guidance, and generally conform to the strategic policies of the Herefordshire Council.

6. I therefore consider that the Weston Beggard Neighbourhood Development Plan subject to minor modification can proceed to Referendum.

Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD

Planning Consultant

NPIERS Examiner

CEDR accredited mediator

5th July 2016

