

Representations for Wymondley Neighbourhood Plan

Wymondley Neighbourhood Plan

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
LDF/00057	77	Stevenage Borough Council	

Document Section: Wymondley Neighbourhood Plan

Representation: *Comment*

Thank you for notifying us of the Wymondley Parish Council's application for designation of a Neighbourhood Plan Area. The application is for the whole of the parish area and the Parish Council is therefore the relevant body under the necessary acts and regulations.

As per previous representations on the equivalent application of St Ippolyts Parish for the designation of their area for neighbourhood planning purposes, we do not seek to make formal representations either in support or opposition of the proposed designation. However, it is noted that following the consultation procedure a revised neighbourhood planning area for St Ippolyts which included those parts of the parish within the proposed safeguarded land to the west of Stevenage was recommended to your Cabinet and approved in March 2015. In the interests of consistency there would appear to be merit in following a similar approach as per the "Suggested Wymondley Neighbourhood Plan area" detailed on your website.

We would obviously be interested in hearing about, or participating in, any (formal or informal) neighbourhood planning activities within the parish in the future. Please note that this is an officer response only and has not been subject to member input or approval.

LDF/00459 **152** **CPRE - The Hertfordshire Society**

Document Section: Wymondley Neighbourhood Plan

Representation: *Object*

Thank you for your letter dated 17 July inviting CPRE Hertfordshire to comment on the above application by Wymondley Parish Council.

We support the principle of Neighbourhood Plans and the effort of local communities to achieve such designation.

However, before we can fully respond to this application we require clarification of the documents posted on the Council's website, to which we are directed by the link in your letter. It is not clear from the website why NHDC officers have suggested an alternative Area Map or what the status of that alternative is.

If the Neighbourhood Area under consideration is that outlined in blue on the Parish Council's plan dated 08/12/14, then we would fully support it. If it is that outlined on the plan proposed by the NHDC officers dated 02/07/15 then we would wish to know why the area south of Todd's Green is being omitted, the justification for that omission and the mechanism which the Council, and Wymondley Parish Council, are putting in place to ensure that the public are aware of the proposed amendment and the reasons for it and can take them into account before commenting on the proposal.

LDF/00537 **78** **St Ippolyts Parish Council**

Document Section: Wymondley Neighbourhood Plan

Representation: *Comment*

Councillors agreed to prefer the Wymondley alternative Neighbourhood Plan area suggested by NHDC officers that excludes west Stevenage area as identified in the Preferred Options draft Local Plan as safeguarded land for possible longer-term development.

Councillors agree with the statement on the NHDC website that gives reason: This is because the west Stevenage area straddles four parishes and Stevenage borough and

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having different neighbourhood plans applying to different parts of the same site may cause complications if the land does come forward for development at some point in future.

LDF/01005	7	Beatham	
Document Section:	Wymondley Neighbourhood Plan		
Representation:	<i>Support</i>		

I welcome the proposed plan encompassing Todds Green. I have a particular interest in plot 123, which is in the built core, as identified in the North Herts Local Plan. I hope this will remove the washing over of the Hamlet by the Green Belt, and allow the development of the plot.

LDF/01244	24	Howard	
Document Section:	Wymondley Neighbourhood Plan		
Representation:	<i>Object</i>		

I object to the removal of the etched area west of Stevenage from the Wymondley Parish boundary. This area is a part of the Wymondley Parish and the Wymondley Neighbourhood Plan should cover this area.

LDF/03746	1	David Ames Associates	
Document Section:	Wymondley Neighbourhood Plan		
Representation:	<i>Comment</i>		

Thank you for the consultation regarding the above.

I will liaise with my colleagues internally regarding the consultation and come back with some comments.

However, for the avoidance of doubt the Plan area does include land under our freehold ownership.

LDF/04752	81	'Hertfordshire County Council - Spatial and Land Use Planning	
Document Section:	Wymondley Neighbourhood Plan		
Representation:	<i>Comment</i>		

I am writing in response to Wymondley Parish Council's application for the designation of a Neighbourhood Plan Area and provide comments in relation to minerals and waste planning matters. Whilst I note that there is an officer suggested plan to exclude the southern tip which falls within the west of Stevenage area, I shall comment on the area as being the whole civil parish boundary.

In terms of waster matters, the proposed Neighbourhood Plan Area is covered to the north by one of the County Council's areas of search for Local Authority Collected Waste Treatment and Transfer (Area of Search D), as shown in the Waste Core Strategy and Development Management Policies document, adopted 2012. This is one of the broad areas that have been designated for the provision of new appropriate and adequate Local Authority Collected waste management facilities.

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In addition the area includes a site of a previous waste facility at Bungalow Farm, located south east of Little Wymondley. Permission was granted in 1991 for the infilling of a disused chalk pit in connection with civil engineering works on the Little Wymondley bypass. In addition, permission was granted in 1991 for landscaping works utilising waste material from the construction of the Little Wymondley bypass.

There are two other waste facilities to be aware of which are located within close proximity of the Neighbourhood Plan Area. One site lies 73m north east of the Plan Area which operates as a waste management and transfer station as Brycelands Removals Ltd. Records show that the creation of a new waste management operation for waste transfer and recycling of commercial and industrial and construction and demolition wastes on this site, is awaiting the signing of a legal agreement before the granting of permission. The other site is the existing Ashbrook Sewage Treatment Works which is located 360m west of Plan Area boundary at Little Wymondley. These sites are safeguarded as waste facilities under policy 5: safeguarding of sites of the Waste Core Strategy and Development Management Policies document.

In terms of mineral matters, the proposed Neighbourhood Plan Area is not located within the sand and gravel belt and does not include a mineral resource block where there is potential for the extraction of mineral. The history of planning applications for mineral extraction in the area comprises Wymondley Pit which was permitted in 1949 for the extension of sand and gravel workings. This site was subsequently infilled with household waste under a planning permission in 1963.

Further details relating to previous planning applications can be provided should this be necessary.

It should be noted, when the Parish Council develops its vision and objectives for shaping development and growth within the neighbourhood, that minerals and waste matters will need to be taken into account as Minerals and Waste Local Plans form part of the Development Plan. New development and growth of an area results in the generation of waste and this will be an important aspect needing consideration in due course, in addition to the need to avoid the sterilisation of minerals, although this is not such an important issue for this Neighbourhood Plan Area.

The County Council would like to be consulted at future stages in the production of the Neighbourhood Plan.

LDF/06351	4	Rafferty	
Document Section:	Wymondley Neighbourhood Plan		
Representation:		<i>Object</i>	

I object to the removal of the etched area west of Stevenage from Wymondley Parish boundary. This area is part of the Wymondley Parish and the Wymondley Neighbourhood Plan should cover this area.

LDF/06384	6	Sunderland	
Document Section:	Wymondley Neighbourhood Plan		
Representation:		<i>Object</i>	

I strongly support the WNP application for the area shown on the map it supplied.

I see no reason why the area indicated by NHDC in its response: south of Todds Green and west of the A1(M), should be excluded. Unless it is to facilitate Stevenage's future expansion across the 'natural barrier' of the A1(M).

It is Green Belt open farmland and is a 'lung' for the residents of North Hertfordshire, including Stevenage and should remain so.

I can see no advantage to the residents of Wymondley Parish, for whom its Neighbourhood Plan is being drawn up. Rather considerable disadvantages.

All the parishes in North Herts, not just Wymondley, will suffer from the consequences of 16,000-plus new houses (latest but probably not final figure) to be built as the latest NHDC Plan indicates. It is unlikely that the area's infrastructure will be improved to cater for the additional population. It certainly has not, to date. Adding the area NHDC

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<p>indicates will exacerbate the problem.</p> <p>90% of the developments are planned on land which is currently Green Belt. Thus contrary to Government stated policy. Re-designating the land to not be Green Belt and re-designating land elsewhere in the District to be Green Belt is a cynical ploy to circumvent the Government's stated policy and not to the benefit of the citizens of North Hertfordshire, whom the District Council is meant to serve.</p> <p>I see no reason to condone the potential further erosion of the Green Belt by excluding the land indicated on NHDC's map.</p> <p>Nor can I condone, let alone support, other parishes' willingness to exclude land adjacent to the A1(M) to facilitate future Stevenage expansion, on the grounds that it is 'far away from their residential area'.</p> <p>They are being very short-sighted.</p>			

LDF/07110	6	Hertfordshire Highways -HCC	
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Representation:	<i>Comment</i>
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The proposals are in conjunction with the Wymondley Parish Council's area boundary changes. The Highway Authority have no comments on the proposal. Any future development within the new boundary line would be assessed on its own merits. As you are aware, we are the Statutory Consultee and would assess development implications accordingly and provide formal responses to NHDC directly.

LDF/07249	5	Rafferty	
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Document Section:	Wymondley Neighbourhood Plan
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Representation:	<i>Object</i>
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I object to the removal of the etched area west of Stevenage from the Wymondley Parish boundary. This area is part of the Wymondley Parish and the Wymondley Neighbourhood Plan should cover this area.

LDF/07600	8	Gladman Developments Limited	
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Document Section:	Wymondley Neighbourhood Plan
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Representation:	<i>Comment</i>
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Gladman Developments Ltd (Gladman) specialise in the promotion of strategic land for residential development with associated community infrastructure. This letter provides Gladman's representations on the application made by Wymondley Parish Council for the designation of a Neighbourhood Area, for the purposes of preparing a Neighbourhood Development Plan.

At this stage Gladman have no specific comments to make on the application for the Neighbourhood Area designation. However, as the first normal stage of preparing a Neighbourhood Plan, Gladman would like to take the opportunity to comment on the Wymondley Neighbourhood Area application to highlight a number of key requirements to which the development of the emerging Neighbourhood Plan should have regard. Gladman wish to participate in the Neighbourhood Plan's preparation and to be notified of further developments and consultations in this regard.

Neighbourhood Plans - Guidance and Legislation

The National Planning Policy Framework (The Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out requirements for the preparation of neighbourhood plans and the role these should take in setting out policies for the local area. The guidance set out in the

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		Framework has now been supplemented by the recently published Planning Practice Guidance (PPG) on Neighbourhood Plans.	

Paragraph 16 of the Framework sets out the positive role that Neighbourhood Plans should play in meeting the development needs of the local area. It states that:

"The application of the Presumption (In Favour of Sustainable Development, set out in paragraph 14 of Framework) will have implications for how communities engage in neighbourhood planning. Critically it will mean 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 of the strategic elements of the Local Plan"

Further guidance on the relationship between Neighbourhood Plans and strategic policies for the wider area set out in a Council's Local Plan is included in paragraph 184 of the Framework:

"The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans...should not promote less development than set out in the Local Plan or undermine its strategic policies".

Before a Neighbourhood Plan can proceed to referendum it must be tested against the Neighbourhood Plan Basic Conditions, set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 and further detailed in paragraph 065 of the Neighbourhood Plan PPG. These Basic Conditions are:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
- b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order
- c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order
- d) The making of the neighbourhood plan contributes to the achievement of sustainable development
- e) The making of the neighbourhood plan is in general conformity with the strategic policies contained with the development plan for the area of the authority
- f) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan

If a Neighbourhood Plan is not developed in accordance with the Neighbourhood Plan Basic Conditions there is a real risk that it will fail when it reaches Independent Examination.

Relationship with Local Plans

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, Neighbourhood Plans should be prepared to conform to up-to-date strategic policy requirements set out in Local Plans. Where an up-to-date Local Plan has been adopted and is in place for the wider authority area, it is the strategic policy requirements set out in this document that a Neighbourhood Plan should seek to support and meet. When a Local Plan is emerging or is yet to be found sound at Examination, there will be a lack of certainty over what scale of development a community must accommodate or the direction the policies in the Neighbourhood Plan should take.

The North Hertfordshire Local Plan (Number 2 with alternations) was adopted in April 1996 and covered the period up to 2001. A number of policies were saved following the

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		Secretary of States 'Saving Direction' on 27th September 2007. The North Hertfordshire Local Plan only planned for development up to 2001 and does not contain housing policies beyond this period, it is therefore significantly out of date and time expired against the requirements of the Framework.	

The emerging North Hertfordshire District Local Plan will set out the spatial strategy and key planning policies for the district to 2031. Gladman note that the Council consulted on its preferred options document which ended in February 2015. The Council initially anticipated to consult on its proposed submission version of the plan, however this has been delayed due to ongoing discussions with Central Bedfordshire and Luton regarding unmet housing needs.

Given the current status of the emerging Local Plan and the uncertainty over the final policies it will set for the district and the level of growth that the Council may need to accommodate under the Duty to Cooperate, we question the Parish Council's ability to progress with a Neighbourhood Plan at this time and recommend that work on the Neighbourhood Plan be delayed to allow for the emerging Local Plan be submitted to Secretary of State of Examination and successfully tested by an Inspector.

Although the Neighbourhood Plan PPG indicates that Neighbourhood Plans can be advanced before an up-to-date Local Plan is in place, Gladman would strongly question the ability to progress a Neighbourhood Plan on this basis. If a Neighbourhood Plan is progressed prior to an up-to-date Local Plan being prepared, or the strategic policies and development requirements set out in an emerging Local Plan change, then the work on the Neighbourhood Plan is likely to be abortive. A Neighbourhood Plan cannot be consistent with the requirements of the Framework or the meet the Neighbourhood Plan Basic Conditions if it is progressed on a development plan that is out-of-date.

Neighbourhood Plan Policies and Proposals

In accordance with the Neighbourhood Plan Basic Conditions, Neighbourhood Plan policies should align with the requirements of the Framework and the wider strategic policies for the area set out in the Council's Local Plan. Neighbourhood Plans should provide a policy framework that complements and supports the requirements set out in these higher-order documents, setting out further, locally-specific requirements that will be applied to development proposals coming forward.

The Framework is clear that Neighbourhood Plans cannot introduce policies and proposals that would prevent development from going ahead. They are required to plan positively for new development, enabling sufficient growth to take place to meet the strategic development needs for the area. Policies that are clearly worded or intended to place an unjustified constraint on further sustainable development taking place would not be consistent with the requirements of the Framework or meet the Neighbourhood Plan Basic Conditions.

Communities should not seek to include policies in Neighbourhood Plans that have no planning basis or are inconsistent with national or local policy obligations. Proposals should be appropriately justified by the findings of a supporting evidence base and must be sufficiently clear to be capable of being interpreted by applicants and decision makers. Policies and proposals should be designed to add value to policies set out in Local Plan and national guidance, as opposed to replicating their requirements. The community should liaise with the Council's planning team to seek advice on the appropriateness of the Neighbourhood Plan's proposals.

Sustainability Appraisal/Strategic Environmental Assessment

The preparation of a Neighbourhood Plan may fall under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan's proposals would be likely to have significant environmental effects. The requirement to undertake an SEA will be dependent on a Neighbourhood Plan's proposals, but is likely to be necessary where a Plan is proposing specific allocations or site designations.

In accordance with Schedule 1 of the SEA Regulations, a Screening Assessment of a Neighbourhood Plan's proposals should be completed to assess whether an SEA must be prepared. Where an SEA is required this should be commenced at the earliest opportunity, alongside the preparation of the emerging Neighbourhood Plan, to ensure the Neighbourhood Plan's proposals have been properly considered through the SEA process, and appropriately justified against other reasonable alternatives. Where an

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adequate SEA has not been undertaken a Neighbourhood Plan is unlikely to meet the Neighbourhood Plan Basic Conditions.

Although Neighbourhood Plans do not require a Sustainability Appraisal (SA) of their proposals, preparing an SA can help to show how a Neighbourhood Plan will contribute to the achievement of sustainable development, a Neighbourhood Plan Basic Condition. Where an SEA is required, extending this assessment to the preparation of an SA is unlikely to require significant additional input.

The Council's planning team will be able to advise on the likely need for an SEA of the Neighbourhood Plan's proposals. To be compatible with EU obligations, further appraisals, such as a Habitats Regulations Assessment, may also be required depending on local circumstances.

LDF/07888	2	Hemsted	
Document Section:	Wymondley Neighbourhood Plan		
Representation:	<i>Object</i>		

I would like to submit my objection to having the cross hatched area of Wymondley Parish excluded.

LDF/07930	18	Ward	
Document Section:	Wymondley Neighbourhood Plan		
Representation:	<i>Object</i>		

With reference to the proposed change of the designated area of Wymondley Parish for neighbourhood planning purposes.

I support the formation of a Neighbourhood Plan.

I object to the proposal by NHDC to amend the parish boundary. I see no reason for the land to be removed from the existing boundary, furthermore, it is designated Green Belt land and should remain in the Parish of Wymondley.

LDF/08159	9	The Maple Partnership Ltd	
Document Section:	Wymondley Neighbourhood Plan		
Representation:	<i>Support</i>		

I'm in receipt of a letter advising that Wymondley Parish Council have applied for designation of a Neighbourhood Plan Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012. I am completely in agreement with this as I think it is correct for local parishes to have a say in how the locality is developed, what amenities are provided and that practical aspects of safety and cleanliness are planned for. A local planning group putting forward a locally derived plan is to be applauded. I would also add that the parish boundary as currently designated is and should remain the designated area for the parish. I am against any suggestion that the existing boundary could or should be changed in any way.

LDF/08679	2	Turvey	
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Representation:	<i>Object</i>		

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I wholly object to, and strongly oppose the suggestions by NHDC Officers to exclude any area which falls within the designated and established "whole civil parish of Wymondley", outlined and submitted to yourselves undercover of our Parish Council's letter dated 16th June 2015.

The hatched area suggested to be removed from our Parish Plan by your officers may have come under scrutiny under a proposed draft in past, however does not give any officer the authority to remove it from our parish boundary, ostensibly removing the area and placing it beyond our "local communities power to develop a vision for their neighbourhood and shape development and growth within that neighbourhood", an action which could be seen to contradict the very nature of the Localism Act 2011.

LDF/08680	3	Turvey
Document Section:	Wymondley Neighbourhood Plan	
Representation:	<i>Object</i>	

I strenuously object to the proposed exclusion of the hatched area on your map from Wymondley's Neighbourhood Plan. This area is wholly within the Wymondley Parish boundary and should not be arbitrarily removed. I support the current proposal for the formation of a Neighbourhood Plan Forum for Wymondley based on the current and established parish boundaries, I reject any proposal by NHDC to amend the application in this manner.

LDF/10589	3	Sterling
Document Section:	Wymondley Neighbourhood Plan	
Representation:	<i>Object</i>	

OK for social housing but not affordable housing. Stop trying to gone us. There is no such thing as affordable housing.

LDF/10593	2	Westwood
Document Section:	Wymondley Neighbourhood Plan	
Representation:	<i>Comment</i>	

I am sorry to be ignorant, but I haven't a clue what is being proposed, therefore, I can't agree, disagree, or pass comment.

LDF/10645	3	Foster
Document Section:	Wymondley Neighbourhood Plan	
Representation:	<i>Object</i>	

I write in support of a Neighbourhood Plan being created and that the plan covers the whole of Wymondley Parish, without any part of the existing parish boundary being omitted.

LDF/13841	1	Willow Town & Country Planning Ltd
Document Section:	Wymondley Neighbourhood Plan	
Representation:	<i>Comment</i>	

Thank you for the notification of the proposed Neighbourhood Plan Area.

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We would reserve any comments to the next phases where neighbouring plan policies may be prepared, but wish to be kept notified of any subsequent consultations.

LDF/13842	1	Hawkins
Document Section:	Wymondley Neighbourhood Plan	
Representation:	<i>Object</i>	

I have read your notice regarding the recent application by Wymondley Parish Council for the formation of a Neighbourhood Planning Forum. I am in full agreement with the application for a Wymondley Planning Forum covering the parish planning area as outlined by the current parish boundary.

I am perturbed at the suggestion in your notice detailed below.

"Officers of NHDC have suggested an alternative would be to designate most of the parish, but exclude the southern tip which falls within the west Stevenage area as identified in the Preferred Options draft Local Plan as safeguarded land for possible longer-term development. This is because the west Stevenage area straddles four parishes and Stevenage Borough and having different neighbourhood plans applying to different parts of the same site may cause complications if the land does come forward for development at some point in future."

You appear to be suggesting that something that has not already been publicly agreed and is still a draft may take place in the future and you pre-suppose that added complications might arise if two other neighbourhood plans were submitted. Can I simply ask what difference this makes to NHDC under current legislation and unadopted plan areas? Doesn't this suggestion simply make the democratically registered laws of the realm purporting to support Localism, irrelevant for the local public whom have a right to determine their local plans based on existing contingencies?

What have we missed that make the Planning Officers' recommendation relevant?

LDF/13843	1	Hawkins
Document Section:	Wymondley Neighbourhood Plan	
Representation:	<i>Object</i>	

I have read your notice regarding the recent application by Wymondley Parish Council for the formation of a Neighbourhood Planning Forum. I am in full agreement with the application for a Wymondley Planning Forum covering the parish planning area as outlined by the current parish boundary.