



The Parish Council have just produced the first draft of a new type of Plan for the area – a Neighbourhood Development Plan. The Plan is out for consultation until Friday 29 January 2016.

This leaflet gives you a taste of what's in the Plan, and details of where you can find out more.

The new Plan

The Plan is about how the village and parish will grow and develop up to 2031. It deals with new housing, jobs and services – but also serves to protect the environment and encourage good design.

We have decided to use new powers in the Localism Act to set our own planning policies. Building on the Parish Plan, this will give us greater control over how the parish develops.

Once the Plan is adopted, our policies will form the legal basis for taking decisions on planning applications (together with other planning policies of Herefordshire Council).

The Plan is a real opportunity to decide where any new development should go, and what it should look like.

What's in the Plan

In the Plan you'll find:

- Details of how new housing development is to be accommodated within the parish;
- A revised Sutton St Nicholas planning boundary;
- Proposals for two new village housing developments, to the north next to The Linnings and to the south at The Lane;
- Encouragement for local jobs, including through homeworking and by making use of redundant rural buildings;
- Support for keeping and expanding village services – particularly a village shop;
- Details of how financial contributions from new developments may be used – such as public open

Supporting Communities in
Neighbourhood Planning
Programme

spaces, highway works and addressing traffic speed;

- Policies to protect the valued landscape of the parish and the setting of the village;
- Requirements for new buildings to be in keeping with their surroundings;
- Proposals to protect open spaces within the village as Local Green Space, at the old orchard, Marden Road and at land west of Upper House Farm;
- Protection for public open space held by the Parish Council.

The Plan includes a map setting out the village boundary, housing and open space proposals, and this is reproduced overleaf.

Find out more

The new Plan is out for consultation. Since the Plan looks to the future, we'd particularly like to hear from the younger generation.

Go to <http://www.suttonstnicholas.co.uk/> to learn more, or come to our drop-in sessions at the Village Hall:

- Monday, 11 January, 7.00 pm to 9.00 pm
- Saturday, 16 January, 10.00 am to 1.00 pm
- Monday, 18 January, 7.00 pm to 9.00 pm

Next steps

We'll take on board your comments and prepare another, revised version of the Plan for submission to Herefordshire Council.

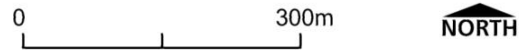
The Plan then has to go through a range of checks, including an independent Examination, before it is approved for adoption. The final stage is a parish referendum – a majority of those who vote need to agree with the Plan for it to be finalised and come into use.

Thank you for taking the time to read this summary of the Plan- don't forget to let us have your thoughts by **Friday 29 January 2016**.

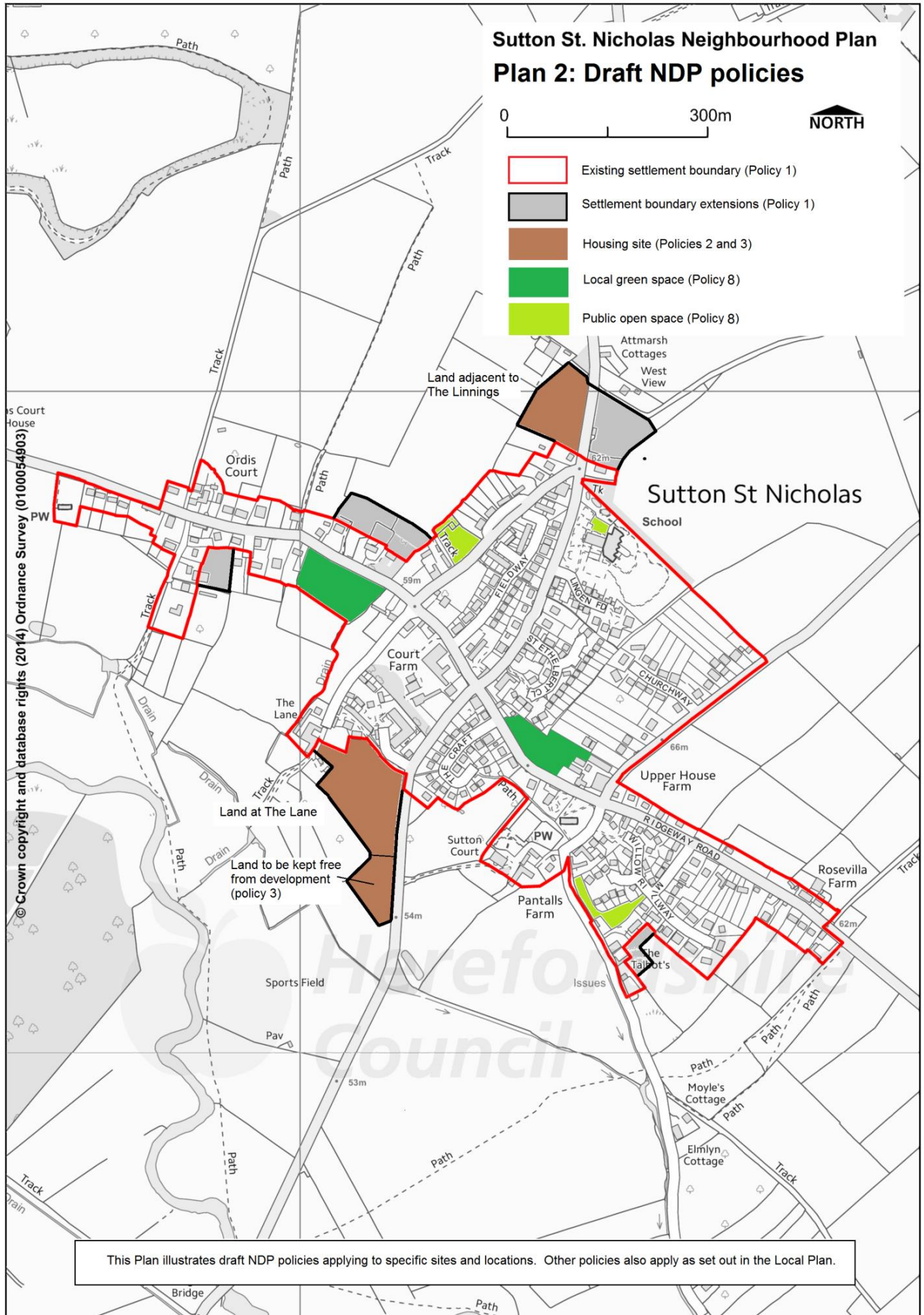
Councillor Ronald Gow
Chairman, Sutton St. Nicholas Parish Council



Sutton St. Nicholas Neighbourhood Plan Plan 2: Draft NDP policies



- Existing settlement boundary (Policy 1)
- Settlement boundary extensions (Policy 1)
- Housing site (Policies 2 and 3)
- Local green space (Policy 8)
- Public open space (Policy 8)



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This Plan illustrates draft NDP policies applying to specific sites and locations. Other policies also apply as set out in the Local Plan.