

# CUSOP PARISH DEVELOPMENT PLAN

## BASIC CONDITIONS STATEMENT

### INTRODUCTION

1. This is a Basic Conditions Statement to accompany the draft Cusop Parish Development Plan submitted to Herefordshire Council, as required by Regulation 15.

### STATUTORY REQUIREMENTS

2. The Plan-making process was initiated by Cusop Parish Council at its meeting of 16th May 2012 and the draft Plan was approved for submission by Cusop Parish Council at its 15th February 2017 meeting. Cusop Parish Council is a qualifying body.

3. The Plan sets out policies relating to the development and use of land in the whole of Cusop Parish Neighbourhood Area which is coterminous with the Civil Parish of Cusop (see Plan Map 1). Cusop Parish Neighbourhood Area was designated by Herefordshire Council on 6th September 2012. The Plan is the only neighbourhood development plan for this Area and it relates to no other neighbourhood area.

4. The Plan specifies that it will have effect for the period 2011-2031 (see paragraph 2 of the Plan).

5. The Plan does not include any provision about excluded development.

### BASIC CONDITIONS

6. The Plan relies upon the adopted Herefordshire Local Plan Core Strategy to provide a comprehensive suite of planning policies for Cusop Parish. The Core Strategy was drafted with regard to national policies and advice, fully backed by an evidence base, and tested at an examination in public. The Plan does not attempt to provide comprehensive coverage of policy matters as well, but only to provide additional policies where these would complement the Core Strategy with more detailed policies that are appropriate to Cusop Parish and reflect the wishes of the Cusop community.

7. Although the views of the community, established through consultation, have been the starting point for the scope and policies of the Plan, the Plan Project Group and the Parish Council have refined them with due regard to national policy and advice. In particular the Plan is structured around the three dimensions of sustainable development - economic, social and environmental - and it is positively prepared and seeks throughout to shape and direct development rather than prevent it.

<i>NPPF Principles for Achieving Sustainable Development</i>	<i>How the Cusop Parish Development Plan contributes</i>
<ul style="list-style-type: none"> <li>•be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency</li> </ul>	<p>The content of the Plan was determined by the views of local people expressed via effective consultation. It is as succinct as possible and its policies are consistently framed in positive and practical terms.</p>
<ul style="list-style-type: none"> <li>•not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives</li> </ul>	<p>Consultation enabled local people to identify the area's positive characteristics, both economic and environmental, and to protect and enhance these through the Plan's policies.</p>
<ul style="list-style-type: none"> <li>•proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities</li> </ul>	<p>The Plan's housing policies exceed the minimum target of the Core Strategy which is founded in a thorough evidence base and has a clear strategy to allocate sufficient land. The Plan's allocated site itself meets the target, while Plan and Core Strategy policies for new homes elsewhere in the area will generate a significant amount of 'windfall' development. This will enable the target to be exceeded and will also provide flexibility in the type and location of homes.</p> <p>The allocation of additional employment land ensures that appropriate economic development will not be constrained by shortage of premises, taking account of the wider picture, including neighbouring Hay-on-Wye.</p>
<ul style="list-style-type: none"> <li>•always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings</li> </ul>	<p>The Plan complements the Core Strategy's very broad design policies with more specific policies to address local design expectations and the amenity of existing and future occupants,</p>
<ul style="list-style-type: none"> <li>•take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it</li> </ul>	<p>The Plan identifies and protects 'locally distinctive assets' and other characteristics (dark skies and building design) which are valued by local people and contribute to the local tourist economy.</p>

<ul style="list-style-type: none"> <li>•support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)</li> </ul>	<p>This is mainly addressed by the Core Strategy. There is a very small and well-defined risk of river flooding and the Settlement Boundary and allocated sites fall almost entirely outside it. The Plan and Core Strategy include provision for the re-use of possible redundant residential or business buildings in the area.</p>
<ul style="list-style-type: none"> <li>•contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework</li> </ul>	<p>All the environmental policies of the Plan contribute to conserving and enhancing the local environment or reducing pollution. The Settlement Boundary and site allocations avoid land of higher environmental value.</p>
<ul style="list-style-type: none"> <li>•encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value</li> </ul>	<p>There is no significant redundant brownfield land in Cusop, so new development must necessarily occur on greenfield land.</p>
<ul style="list-style-type: none"> <li>•promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)</li> </ul>	<p>The location of the Settlement Boundary and allocated sites close to existing employment-generating areas (ie Hay town and the Newport Street employment land), the direction of development towards these locations whenever it is appropriate, and the encouragement of homeworking, all promote efficient mixed use.</p>
<ul style="list-style-type: none"> <li>•conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</li> </ul>	<p>This is fully addressed by the Core Strategy.</p>
<ul style="list-style-type: none"> <li>•actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</li> </ul>	<p>The Plan encourages development close to the existing facilities, including bus services, of Hay-on-Wye and the Newport Street employment land.</p>
<ul style="list-style-type: none"> <li>•take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</li> </ul>	<p>This is fully addressed by the Core Strategy.</p>

8. The Core Strategy contains the strategic policies of the Herefordshire Local Plan. The Cusop Plan's policies have been designed to complement those policies and by their nature are in general conformity with them. Herefordshire Council was included in the 'Regulation 14' consultation about the draft Plan and did not state that it considered any part of the Plan not to be in general conformity with the Core Strategy.

9. The following table lists which Core Strategy policies that the Plan policies most closely complement:

<i>Cusop Parish Development Plan policies</i>	<i>complement Core Strategy policies:</i>
Policy 1 - Settlement Boundary	SS4 Movement and Transportation SS6 Environmental Quality and Local Distinctiveness RA2 Housing in Settlements outside Hereford and the market towns RA3 Herefordshire's countryside RA4 Agricultural, forestry and rural enterprise buildings RA5 Re-use of rural buildings RA6 Rural economy
Policy 2 - Newport Street Housing Allocation Policy 3 - New Dwellings within the Settlement Boundary	SS2 Delivering new homes RA1 Rural Housing Distribution RA2 Housing in Settlements outside Hereford and the market towns Fig 4.14 Settlements which will be the main focus of proportionate housing development H1 Affordable housing
Policy 4 - Size of Dwellings Policy 5 - Extension of Dwellings Policy 6 - Conversion of Residential Buildings Policy 7 - New dwellings within the curtilage of existing dwellings	RA2 Housing in Settlements outside Hereford and the market towns H3 Ensuring an appropriate range and mix of housing SD1 Sustainable design and energy efficiency
Policy 8 - Parking	MT1 Traffic movement, highway safety and promoting active travel
Policy 9 - Sageguarding of Newport Street employment land Policy 10 - Extension of Newport Street employment land	SS5 Employment provision SS6 Environmental Quality and Local Distinctiveness E1 Employment provision E2 Redevelopment of existing employment land and buildings
Policy 11 - Employment-generating proposals outside the Settlement Boundary	SS4 Movement and Transportation SS5 Employment provision SS6 Environmental Quality and Local Distinctiveness RA5 Re-use of rural buildings RA6 Rural economy E1 Employment provision E4 Tourism
Policy 12 - Cusop Hill Policy 13 - Black Lion Fields Policy 14 - Dulas Brook	SS6 Environmental Quality and Local Distinctiveness LD1 Landscape and townscape LD2 Biodiversity and geology LD3 Green infrastructure
Policy 15 - Avoiding Light Pollution	SS6 Environmental Quality and Local Distinctiveness
Policy 16 - Design	SS6 Environmental Quality and Local Distinctiveness SD1 Sustainable design and energy efficiency

### *Evidence Base*

10. The Core Strategy evidence base was used in the preparation of the Plan (see Core Strategy Appendix 2) plus the following documents:

Brecon Beacons National Park Authority - Employment Land Review - July 2012

Powys County Council - Employment Needs Assessment - October 2012

Herefordshire Council - Local Housing Needs Survey for Cusop Parish - May 2014

Brecon Beacons National Park Authority - International Dark Sky Reserve Lighting Management Plan

Brecon Beacons National Park Authority - Light Pollution & Obtrusive Lighting Supplementary Planning Guidance - March 2015

Brecon Beacons National Park Authority - letter re Herefordshire Core Strategy Duty to Cooperate - 7 June 2014

11. The Parish Council considers the Plan to be compatible with EU Obligations and the European Convention on Human Rights. It has been subject to Strategic Environmental Assessment and Habitat Regulations Assessment.

Cusop Parish Council

February 2017