

Bosbury Neighbourhood Plan

Requirements and Basic Conditions Statement

The Neighbourhood Planning process stipulates that any Neighbourhood Plan submitted as a part of Regulation 15 should have an accompanying Basic Conditions Statement to show conformity with Legal and Conditional requirements

Legal Requirements

1. The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, specifically Bosbury and Coddington Parish Council.

2. What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

3. The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made (2015) up to 2031 (the same period as the emerging Herefordshire Core Strategy Local Plan).

4. The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

5. The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Bosbury and Catley Neighbourhood Area as defined and within the Parish of Bosbury, and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

Basic Conditions

The Basic conditions are set out in paragraph 8(s) of Schedule 4B to the Town and Country Planning Act (1990), as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act (2004). The basic conditions are detailed as follows:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Development Plan.

The Bosbury Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of Herefordshire Council, and the comprehensive evidence base that supports these policies. An independent Planning Consultant was engaged to ensure conformity and that relevant policies have been considered and supported.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Bosbury Neighbourhood Plan does not undermine the strategic policies of Herefordshire Council; the Plan aims to support these policies by protecting local built and natural heritage assets from insensitive new development and supporting small scale housing development to meet local needs. The Bosbury Neighbourhood Plan in its current form can deliver approximately 22 new houses to the village (dependent on individual scheme design) across a range of sites, this represents a 22% increase in housing to the main village that is currently 100 houses in size. Proposed figures in the emerging core strategy evidence-base suggest a requirement for a 14% increase within the Ledbury HMA, so this is more than catered for.

NPPF Core Planning Principles and the Bosbury Neighbourhood Development Plan:

| NPPF Core Principle | Neighbourhood Development Plan |
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| <p><i>Planning should 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.</i></p> | <p>The Neighbourhood Plan Committee has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through informal and formal consultation, the Plan will empower local people to shape their surroundings. The emerging vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement as evidenced by the consultation statement provided. The Plan sets out a positive vision for the area up to 2031 and sets out a concise and practical suite of policies to guide development control decisions.</p> |
| <p><i>Planning should 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.</i></p> | <p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Bosbury Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the rural landscape setting, at the same time supporting local business and tourist</p> |

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| | development with the support of small scale enterprise within the Parish. |
| <i>Planning should 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 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.</i> | This Submission Neighbourhood Plan refines and amplifies Herefordshire-wide policies and proposals set out in Hereford’s UDP and emerging Core Strategy Local Plan policies. The Submission Neighbourhood Plan supports appropriate business and economic growth in the village in Policies 3A, 3C, 4A and 4B. The Plan promotes improvements to accessibility through new and existing networks for walking and cycling and improving local traffic management in Policies 5A and 5B. |
| <i>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</i> | The Submission Neighbourhood Plan sets out policies to protect and enhance local character encourage high quality design in new development, which will help to ensure that amenity is protected. The Plan directly references the “Building for Life” 12 criteria which will be used as a measure of any proposed development scheme quality. |
| <i>Planning should 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.</i> | The Submission Neighbourhood Plan takes thorough regard of this guidance. The Plan recognises the rural character of this Parish and the area’s existing and potential role as an accessible recreational area, providing opportunities for walking, cycling and quiet enjoyment of the countryside for Hereford’s residents. |
| <i>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).</i> | Much of the Submission Plan is to enable the re-use of brownfield sites within the parish and to encourage the re-use of existing resources. Policy 1B is specifically targeted at the conversion of Barns at Old Court Farm into residential dwellings and Policy 3A promotes the re-use of former agricultural buildings for offices and workshops. Also Policy 2C seeks to incorporate features that improve environmental performance of future development thereby reducing carbon emissions, these can include both energy efficiency measures and green energy generation. |

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| <p><i>Planning should 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 the Framework.</i></p> | <p>The Submission Neighbourhood Plan is fully consistent with this principle and there has been significant liaison with English Heritage and other agencies in the preparation of several policies. The Plan provides a policy framework for the protection and enhancement of this highly sensitive rural landscape in Policy and as detailed above, significantly favours the re-use of brownfield sites as detailed, plus through Policy 6A seeks to protect the natural environment outside the village from any development.</p> |
| <p><i>Planning should 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 the Framework.</i></p> | <p>The Submission Neighbourhood Plan is fully consistent with this principle. The Plan provides a policy framework for the protection and enhancement of this highly sensitive rural landscape through Policies 1C, 1D, 2A, 2B, 2F and 3D. The Plan is consistent in promoting re-use of low environmental value land which is considered “brown-field” at present.</p> |
| <p><i>Planning should 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.</i></p> | <p>The Submission Plan encourages the re-use and sensitive conversion of former agricultural buildings for business associated uses in Policy 3A. The Plan encourages re-use of barns at Old Court Farm for housing at Policy 1B. The Plan also encourages the re-development of brownfield land at the site of the Vicarage by including it within the Settlement Boundary.</p> |
| <p><i>Planning should 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 wildlife, recreation, flood risk mitigation, carbon storage or food production).</i></p> | <p>The Submission Plan aims to protect the farmland surrounding the village from inappropriate and insensitive development, to ensure that the area continues to provide a high quality environment for the benefit of residents and visitors to the Bosbury area. This includes the protection of open space that is used for recreation, dog walking and as a wildlife habitat. Furthermore through Note 1 the opportunity for flood risk mitigation is also presented.</p> |
| <p><i>Planning should 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.</i></p> | <p>The Submission Neighbourhood Plan is fully in line with this principle and the policies relating to the Heritage Assets in the village have been suggested by English heritage. Bosbury has a range of listed properties, a conservation area, and scheduled ancient monuments all of which are protected by Policies 1B, 1C, 1D, 2A, 2F and 3D.</p> |
| <p><i>Planning should actively manage patterns of growth to make the fullest possible use of public</i></p> | <p>The Submission Neighbourhood Plan seeks to manage patterns of growth within the village in</p> |

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| <i>transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</i> | a sustainable manner by defining a new settlement boundary and by capping the number of dwellings allowed in any one development application (Policy 1A). This will promote a sustainable growth pattern of gradual increase in housing volume in locations near to the core of the village, which would be more sustainable, without creating a direct limit on housing. The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through Policy 5B, promoting walking and cycling. |
| <i>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs.</i> | Policies 3B, 5B, and 6A in the plan seek to safeguard open countryside and rural landscape setting and promote walking and cycling. |
| <i>Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest.</i> | The Submission Neighbourhood Plan has special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policies 1C, 1D, 2A, 2F and 3D. |
| <i>Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area.</i> | As above, the Submission Neighbourhood Plan has special regard to the desirability of preserving features within the Parish Conservation area through Policies 1C, 1D, 2A, 2B, 2F and 3D. |

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The Neighbourhood Plan has been subjected to a separate Screening Process for Strategic Environmental Assessment Scoping and Habitat Regulations Assessment Screening prepared by Herefordshire Council and published for consultation as a Part of Regulation 14.

2. The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development.

The Submission Neighbourhood Development Plan contributes to the achievement of sustainable development in reference to paragraphs 6-10 of the National Planning Policy Framework which outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

“an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and

an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

The Table below summarises how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development

| NPPF Roles | Bosbury Neighbourhood Plan |
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| Economic | The Plan seeks to support appropriate local economic development which is sensitive to the rural landscape and setting of the Group Parish, for example through conversion of former agricultural buildings to business related uses |
| Social | The Plan protects local community facilities and recognises the role of the landscape and countryside in protecting the Heritage Assets that bring visitors to the village. The Plan also supports local housing development. |
| Environmental | The Plan sets out policies that protect local wildlife habitats and protects rural landscapes. Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets. |

3. The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the saved Policies of the Herefordshire UDP 2007.

Planning Practice Guidance 2014 para 009 advises that *“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan.*

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan or Order is

not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Full consideration was given to how the Plan conforms to the relevant strategic policies from the Adopted Plan. Note is also made of the relevant policies in the emerging new Core Strategy Local Plan for Herefordshire (and reference is made to it in places in the plan), although this Plan has little weight in decision making at the time of Submission of the Neighbourhood Plan. The below Table details the main Policies in force today that the Submission Plan aligns with. It is anticipated that the Submission Plan will also be in full conformity with the emerging new Core Strategy (specifically Policies **SS1, SS6, RA2, RA3, RA5, RA6, LD1, LD4, MT1, SD1, and SC1**) however those Policies are not yet adopted and may change in the future, so are not detailed below.

| <i>Bosbury Neighbourhood Plan Policies</i> | <i>Herefordshire Adopted Unitary Development Plan 2007 Saved Policies</i> |
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| <p>1A - Proposals involving up to 8 homes will normally be permitted within the main area of Bosbury village over the period from Plan adoption to 2031; This area is defined by the settlement boundary within the Submission Neighbourhood Plan.</p> | <p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets; 2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity; 3. conserving and minimising use of natural resources - particularly non-renewables - and encouraging resource enhancement and alternatives 4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible; 5. increasing energy conservation, energy- efficiency, and energy generation from renewable sources; 6. minimising waste and pollution and adopting sustainable treatment systems; 7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria; 8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration; 9. ensuring that development respects the needs of local communities and encouraging greater self- sufficiency within local communities; 10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services; |

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| | <p>11. supporting sustainable economic activity and high and stable levels of employment; to the use of non-renewable resources;</p> <p>12. supporting more sustainable approaches to land use and land management in rural areas;</p> <p>13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport;</p> <p>14. improving health and safety through reduced pollution and safer design of the built environment and landscaping;</p> <p>15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment.</p> <p>H13 Sustainable residential design</p> <p>Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:</p> <ol style="list-style-type: none"> 1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality; 2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features; 3. create environments which are safe and secure for all members of the community; 4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy; 5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation; 6. make provision for recycling and composting in the use of dwellings; 7. provide for the conservation of resources such as water; 8. make provision for sustainable drainage measures for both surface and foul water; 9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme; 10. avoid building on open space with recreational and amenity value; and 11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties. <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p> |
| <p>1B - Exceptions in scale will be made where additional housing</p> | <p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of</p> |

development involves the redevelopment of the brownfield land to the north of the Village, specifically the conversion of the existing redundant farm buildings at Old Court Farm. Any exception will be judged on its individual merit with regards to the appropriate re-use of the existing buildings and the provision of an element of 'starter home' market housing and affordable housing. Policy 2E and Note 1 must be thoroughly considered.

sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.

Sustainable development will be promoted by:

1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets;
 2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity;
 3. conserving and minimising use of natural resources - particularly non-renewables - and encouraging resource enhancement and alternatives
 4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible;
 5. increasing energy conservation, energy- efficiency, and energy generation from renewable sources;
 6. minimising waste and pollution and adopting sustainable treatment systems;
 7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria;
 8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration;
 9. ensuring that development respects the needs of local communities and encouraging greater self- sufficiency within local communities;
 10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services;
 11. supporting sustainable economic activity and high and stable levels of employment;
- to the use of non-renewable resources;
12. supporting more sustainable approaches to land use and land management in rural areas;
 13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport;
 14. improving health and safety through reduced pollution and safer design of the built environment and landscaping;
 15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment.

H13 Sustainable residential design

Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:

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| | <ol style="list-style-type: none"> 1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality; 2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features; 3. create environments which are safe and secure for all members of the community; 4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy; 5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation; 6. make provision for recycling and composting in the use of dwellings; 7. provide for the conservation of resources such as water; 8. make provision for sustainable drainage measures for both surface and foul water; 9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme; 10. avoid building on open space with recreational and amenity value; and 11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties. <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p> |
| All housing proposals should: | |
| 1C - Respect and, where possible, enhance the natural, built and historic environment. | <p>LA2 Landscape character and areas least resilient to change</p> <p>Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.</p> <p>Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.</p> <p>DR1 Design</p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials; 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species; 3. respect the context of the site, taking into account townscape and |

landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;

4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and

5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.

Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.

Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.

S7 Natural and historic heritage

The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:

1. Areas of Outstanding Natural Beauty;

2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity;

3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and

4. landscape features that contribute positively to local distinctiveness and quality of the local environment.

HBA8 Locally important buildings

Development proposals which would adversely affect the appearance or setting of locally important buildings of architectural or historic interest, or buildings that make a valuable contribution to the character and appearance of the area, will not be permitted.

H13 Sustainable residential design

Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:

1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality;

2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features;

3. create environments which are safe and secure for all members of the community;

4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy;

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| | <p>5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation;</p> <p>6. make provision for recycling and composting in the use of dwellings;</p> <p>7. provide for the conservation of resources such as water;</p> <p>8. make provision for sustainable drainage measures for both surface and foul water;</p> <p>9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme;</p> <p>10. avoid building on open space with recreational and amenity value; and</p> <p>11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties.</p> <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p> |
| <p>1D - Respect the current village character</p> | <p>LA2 Landscape character and areas least resilient to change</p> <p>Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.</p> <p>Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.</p> <p>DR1 Design</p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials; 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species; 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines; 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability. <p>Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.</p> |

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| | <p>Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.</p> <p>H13 Sustainable residential design</p> <p>Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:</p> <ol style="list-style-type: none"> 1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality; 2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features; 3. create environments which are safe and secure for all members of the community; 4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy; 5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation; 6. make provision for recycling and composting in the use of dwellings; 7. provide for the conservation of resources such as water; 8. make provision for sustainable drainage measures for both surface and foul water; 9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme; 10. avoid building on open space with recreational and amenity value; and 11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties. <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p> |
| <p>1E - Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as recommended in national planning guidance and/or specified in the Local Plan. Should a level of affordable housing be mandated by</p> | <p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets; |

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| <p>national guidance it will be secured by way of a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling in perpetuity.</p> | <ol style="list-style-type: none"> 2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity; 3. conserving and minimising use of natural resources - particularly non-renewables - and encouraging resource enhancement and alternatives 4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible; 5. increasing energy conservation, energy- efficiency, and energy generation from renewable sources; 6. minimising waste and pollution and adopting sustainable treatment systems; 7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria; 8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration; 9. ensuring that development respects the needs of local communities and encouraging greater self- sufficiency within local communities; 10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services; 11. supporting sustainable economic activity and high and stable levels of employment; <p>to the use of non-renewable resources;</p> <ol style="list-style-type: none"> 12. supporting more sustainable approaches to land use and land management in rural areas; 13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport; 14. improving health and safety through reduced pollution and safer design of the built environment and landscaping; 15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment.. |
| <p>Any proposed future development should:</p> | |
| <p>2A - Respect the local character and historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.</p> | <p>S7 Natural and historic heritage</p> <p>The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity; 3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and 4. landscape features that contribute positively to local distinctiveness and quality of the local environment. <p>HBA8 Locally important buildings</p> |

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| | <p>Development proposals which would adversely affect the appearance or setting of locally important buildings of architectural or historic interest, or buildings that make a valuable contribution to the character and appearance of the area, will not be permitted.</p> <p>DR1 Design</p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials; 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species; 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines; 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability. <p>Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.</p> <p>Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.</p> |
| <p>2B - Respect rural character and local landscape quality particularly the open landscape beyond the boundary of the conservation area that currently strongly contributes to its' character and which underpins its' special interest and ensure positive views and vistas particularly those into and out of the conservation area are maintained.</p> | <p>LA2 Landscape character and areas least resilient to change</p> <p>Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.</p> <p>Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.</p> <p>DR1 Design</p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials; 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and |

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| | <p>natural elements such as wildlife habitats and species;</p> <p>3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;</p> <p>4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and</p> <p>5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.</p> <p>Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.</p> <p>Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.</p> |
| <p>2C - Take every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation. Consideration should be given to the visual impact of any feature when assessing its viability.</p> | <p>DR1 Design</p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials; 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species; 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines; 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability. <p>Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.</p> <p>Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.</p> |
| <p>2D - The removal of any trees that have a significant amenity value will be resisted. An arboricultural report by an appropriately qualified company should be provided to evidence the</p> | <p>LA2 Landscape character and areas least resilient to change</p> <p>Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.</p> <p>Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.</p> |

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| <p>necessity of any removal. New schemes should allow space for existing and proposed trees to mature, to avoid any later pressure for their removal.</p> | <p>NC1 Biodiversity and development</p> <p>In determining all development proposals, the effects upon biodiversity and features of geological interest will be taken fully into consideration. Prior to determination of applications for development on sites where there is reason to believe that such features of importance exist, a field evaluation may be required. Proposals should:</p> <ol style="list-style-type: none"> 1. seek to retain existing semi-natural habitat, wildlife corridors, species or geological features within their layouts and design; and 2. demonstrate that the proposal will have no adverse effects on any adjacent biodiversity and features of geological interest, or lead to the fragmentation, increase isolation, or damage to protected or priority habitats and / or priority or protected species. |
| <p>2E – New development should be protected from flood by siting and/or design and not worsen any flood risk to other parts of the village.</p> | <p>S2 Development requirements</p> <p>The contribution that developments can make to a sustainable pattern of land use and development which respects the County’s environmental resources will be secured by:</p> <ol style="list-style-type: none"> 1. ensuring that new development achieves a high standard of design and layout which respects the townscape, landscape, ecological and historic character of the area; is sustainable in terms of its construction materials and methods, use of energy, water and other resources; and includes positive environmental benefits including landscaping schemes and provision of wildlife habitats; 2. promoting land use patterns and developments which favour mixed uses subject to amenity considerations, which respect the development potential of adjoining land, and which wherever possible secure the reclamation and beneficial use of degraded or contaminated land, environmental improvements and the reduction or removal of environmental conflicts; 3. ensuring that developments include suitable provision for public transport, cycling and walking, and that their likely effect in relation to the capacity and safety of both the trunk road and local highway network is taken fully into account; 4. ensuring that development is designed having full regard to and within environmental constraints, including groundwater protection, land stability, contamination, and the location of hazardous uses; 5. taking a risk-based precautionary approach to flood risk and the effects of flooding elsewhere, having regard to indicative flood risk in the major flood plains of the Rivers Wye and Lugg and their tributaries. Where development is proposed in locations at risk of flooding, it should be demonstrated that there are no reasonable options available in a lower risk category, consistent with other sustainable development objectives; 6. ensuring that development does not lead to an unacceptable risk to human health and safety, and that risks of pollution of water, air, or land, or in terms of noise or lighting, are minimised; 7. ensuring that development which would result in significant negative |

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| | <p>effects is avoided, but where environmental impact is unavoidable, requiring mitigation or compensation measures which provide benefits at least equal to any environmental loss;</p> |
| <p>2F - New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence</p> | <p>S7 Natural and historic heritage</p> <p>The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity; 3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and 4. landscape features that contribute positively to local distinctiveness and quality of the local environment. |
| <p>3A -The conversion of existing redundant buildings into non-residential workshops or workplaces within the Neighbourhood Plan area will normally be permitted (ref Core Policy RA3).</p> | <p>E11 Employment in the smaller settlements and open countryside</p> <p>Proposals for rural businesses in the countryside should be of a scale consistent with their rural location and clearly related to the employment needs of the local economy. They should be located within or adjoining smaller settlements as defined by policy H6, or within the identified established employment areas in the open countryside; and cause no adverse impact upon the local environment, the road network or amenity. New development will only be permitted where it can be demonstrated that there are no opportunities for the re-use or adaptation of existing buildings, and should be sited unobtrusively.</p> <p>Within the open countryside, away from smaller settlements or the identified established employment areas, proposals for employment generating uses will be permitted where:</p> <ol style="list-style-type: none"> 1. the development is required for the essential operation of agriculture, forestry or the winning of minerals; or 2. the proposal is for a farm diversification project in accordance with policy E12; or 3. the proposal provides for the re-use of a rural building in accordance with policies HBA12 and HBA13. <p>In the open countryside large scale development for employment uses will not be permitted. All proposals should be in accordance with policy E8.</p> |
| <p>3B - “Greenfield” new build development outside of the settlement boundary</p> | <p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse</p> |

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| <p>will not normally be permitted.</p> | <p>impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets; 2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity; 3. conserving and minimising use of natural resources - particularly non-renewables - and encouraging resource enhancement and alternatives 4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible; 5. increasing energy conservation, energy- efficiency, and energy generation from renewable sources; 6. minimising waste and pollution and adopting sustainable treatment systems; 7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria; 8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration; 9. ensuring that development respects the needs of local communities and encouraging greater self- sufficiency within local communities; 10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services; 11. supporting sustainable economic activity and high and stable levels of employment; <p>to the use of non-renewable resources;</p> <ol style="list-style-type: none"> 12. supporting more sustainable approaches to land use and land management in rural areas; 13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport; 14. improving health and safety through reduced pollution and safer design of the built environment and landscaping; 15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment. |
| <p>3C – By exception to 3B, development of single discrete 1 or 1.5 storey accommodation may be considered with an Agricultural Tie Occupancy Condition attached to the</p> | <p>H7 Housing in the countryside outside settlements</p> <p>Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:</p> <ol style="list-style-type: none"> 1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or |

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| <p>property if also in alignment with policy H2 of the Core Strategy</p> | <ol style="list-style-type: none"> 2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or 3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or 4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or 5. it is an extension to an existing dwelling in accordance with policy H18; or 6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or 7. it is rural exception housing in accordance with policy H10. <p>Development should be in accordance with the housing design and other policies of this Plan.</p> <p>H10 Rural exception housing</p> <p>Exceptionally, affordable housing may be permitted on land within or adjoining an established rural settlement which would not normally be released for development, provided that:</p> <ol style="list-style-type: none"> 1. the scheme will contribute to meeting a proven genuine and quantifiable local need for affordable housing as ascertained from an up-to-date local affordable housing needs survey. In the case of a single affordable dwelling, clear evidence of a long-term local need will be required; 2. it is evident that local housing conditions could not otherwise satisfy the need; 3. the scheme respects both the character and size of the settlement concerned and the identified scale of need; 4. arrangements are made to ensure that the benefits of affordable housing, for single dwellings as well as larger schemes, will be enjoyed in perpetuity by subsequent occupants in local need as well as by the initial occupiers; 5. the site's location affords reasonable access to facilities and where possible public transport; 6. proposals do not involve mixed developments consisting of open market housing to offset the lower return on affordable housing on the same site; and 7. in settlements other than Kington (policy H2), the main villages (policy H4) or smaller settlements (policy H6) the proposal is limited to the construction of a single affordable dwelling which does not exceed the dwelling and plot size limits set in policy H6 unless clear evidence is provided to indicate a need exists for a larger dwelling. |
| <p>3D - All new development, or redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish</p> | <p>S7 Natural and historic heritage</p> <p>The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; |

should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Herefordshire Farmsteads Characterisation Project as appropriate.

2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity;
3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and
4. landscape features that contribute positively to local distinctiveness and quality of the local environment.

HBA8 Locally important buildings

Development proposals which would adversely affect the appearance or setting of locally important buildings of architectural or historic interest, or buildings that make a valuable contribution to the character and appearance of the area, will not be permitted.

S2 Development requirements

The contribution that developments can make to a sustainable pattern of land use and development which respects the County's environmental resources will be secured by:

1. ensuring that new development achieves a high standard of design and layout which respects the townscape, landscape, ecological and historic character of the area; is sustainable in terms of its construction materials and methods, use of energy, water and other resources; and includes positive environmental benefits including landscaping schemes and provision of wildlife habitats;
2. promoting land use patterns and developments which favour mixed uses subject to amenity considerations, which respect the development potential of adjoining land, and which wherever possible secure the reclamation and beneficial use of degraded or contaminated land, environmental improvements and the reduction or removal of environmental conflicts;
3. ensuring that developments include suitable provision for public transport, cycling and walking, and that their likely effect in relation to the capacity and safety of both the trunk road and local highway network is taken fully into account;
4. ensuring that development is designed having full regard to and within environmental constraints, including groundwater protection, land stability, contamination, and the location of hazardous uses;
5. taking a risk-based precautionary approach to flood risk and the effects of flooding elsewhere, having regard to indicative flood risk in the major flood plains of the Rivers Wye and Lugg and their tributaries. Where development is proposed in locations at risk of flooding, it should be demonstrated that there are no reasonable options available in a lower risk category, consistent with other sustainable development objectives;
6. ensuring that development does not lead to an unacceptable risk to human health and safety, and that risks of pollution of water, air, or land, or in terms of noise or lighting, are minimised;
7. ensuring that development which would result in significant negative effects is avoided, but where environmental impact is unavoidable,

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| | <p>requiring mitigation or compensation measures which provide benefits at least equal to any environmental loss;</p> <p>H13 Sustainable residential design</p> <p>Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:</p> <ol style="list-style-type: none"> 1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality; 2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features; 3. create environments which are safe and secure for all members of the community; 4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy; 5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation; 6. make provision for recycling and composting in the use of dwellings; 7. provide for the conservation of resources such as water; 8. make provision for sustainable drainage measures for both surface and foul water; 9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme; 10. avoid building on open space with recreational and amenity value; and 11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties. <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p> |
| <p>4A - Development that supports the sustainable development of the village centre by diversifying and enhancing the range of local amenities and related services for the local community will be allowed.</p> | <p>S11 Community facilities and services</p> <p>The needs of the community for services and facilities will be addressed by:</p> <ol style="list-style-type: none"> 1. ensuring that the provision of necessary infrastructure minimises environmental consequences; 2. supporting the use of renewable energy resources where they are economically and environmentally sustainable; and 3. making provision for the retention of existing community facilities, particularly where there is under provision, and for the further development of social, health, education and community care facilities which are located close to the community they serve. <p>CF5 New community facilities</p> |

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| | <p>Proposals which would result in the provision of new or improved community facilities or the enhanced use of existing facilities will be permitted where they:</p> <ol style="list-style-type: none"> 1. are appropriate in scale to the needs of the local community and reflect the character of the location; 2. are located within or around the settlement or the area they serve; 3. would not significantly impact upon the amenity of neighbouring residents; and 4. incorporate safe and convenient pedestrian access together with appropriate provision of car and cycle parking and operational space. |
| <p>4B - The loss of amenities or services for the local community will be resisted. Applications will be refused unless significant material evidence and reason can justify any such loss.</p> | <p>CF6 Retention of existing facilities</p> <p>Development proposals that would result in the loss of existing facilities which contribute to the needs of the community, will not be permitted unless:</p> <ol style="list-style-type: none"> 1. alternative provision of at least equivalent community benefit is provided in a convenient and accessible location; or 2. the facilities can be best enhanced or complemented through the development of a small part of the site; or 3. there is continuing evidence that the facility is no longer required and that it could not accommodate an alternative community facility for which there is a need. <p>Other development which would reduce or restrict the ability of such facilities to be used for the function they are intended to fulfil will not be permitted.</p> |
| <p>5A - Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.</p> | <p>S6 Transport</p> <p>The safe, efficient and sustainable movement of people and goods will be promoted within the context of reducing the need to travel by:</p> <ol style="list-style-type: none"> 1. locating developments wherever possible within the County's existing urban areas or at locations reasonably accessible by means other than the private car, in order to reduce growth in the length and number of motorised journeys and reliance on the motor vehicle, and promote modal choice according to a hierarchy of modes and solutions to demand for travel in order of their sustainability; 2. encouraging alternatives to the motor vehicle which through reducing energy consumption and pollution have less environmental impact; 3. promoting integration between transport modes so that the network is used to best effect; 4. assessing development and transport infrastructure proposals in terms of their traffic and transportation, economic development and environmental impacts and benefits, including implications for the whole road network including trunk roads, road safety, access to development areas, and assistance given to non-motorised modes of travel and to reducing the need to travel; and 5. safeguarding appropriate opportunities for rail transport and the routes of new walking, cycling and highway schemes from development that would prejudice their implementation. |
| <p>5B - Maximise opportunities to walk and/or cycle to</p> | <p>T6 Walking</p> <p>Development proposals should:</p> |

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| <p>the village centre and within the Local area.</p> | <ol style="list-style-type: none"> 1. acknowledge the individual and network value of existing walking routes and, where appropriate, provide new and improved links and infrastructure that enhance network capacity and encourage more journeys on foot, especially to workplaces, educational establishments, public transport nodes and other community facilities; 2. demonstrate that the strategic and/or local significance of walking routes through proposed development sites has been taken into account, especially in determining standards of provision including width, surfacing, signing and lighting; 3. respect the utility, convenience, recreational value, attractiveness and historical significance of any designated public right of way; 4. seek reasonably direct and convenient alignments for those new or improved walking routes that predominantly serve utility trips; 5. identify, with reference to the definitive map, the precise alignment and means of safeguarding of any public right of way, as well as the standard of any works to be carried out on the route; 6. demonstrate that the needs of disabled people have been taken into account in the design of new or improved walking routes; and 7. ensure that the legal alignment of any public right of way is kept open and usable during development works. <p>T7 Cycling</p> <p>Development proposals shall wherever possible incorporate safe, direct, coherent, convenient and attractive cycle routes and associated facilities, taking full advantage of links to the existing or planned cycle route network and/or to major journey attractors including educational establishments, retail centres, public transport interchanges, leisure facilities and workplaces. The requirement for such provision and facilities may include related improvements to roads and junctions, cycle priority measures and the provision of convenient, safe and secure cycle parking.</p> <p>New cycle routes will be developed within the Plan period towards establishing a County-wide network. Off-highway routes will generally be for shared use with walkers.</p> |
| <p>6A – To protect the rural landscape the un- developed areas outside the new Bosbury Settlement Boundary are to be excluded from any new housing development unless wholly in accordance with policy 3C.</p> | <p>S7 Natural and historic heritage</p> <p>The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity; 3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and 4. landscape features that contribute positively to local distinctiveness and quality of the local environment. <p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse</p> |

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| | <p>impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets; 2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity; 3. conserving and minimising use of natural resources - particularly non-renewables - and encouraging resource enhancement and alternatives 4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible; 5. increasing energy conservation, energy- efficiency, and energy generation from renewable sources; 6. minimising waste and pollution and adopting sustainable treatment systems; 7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria; 8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration; 9. ensuring that development respects the needs of local communities and encouraging greater self- sufficiency within local communities; 10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services; 11. supporting sustainable economic activity and high and stable levels of employment; to the use of non-renewable resources; 12. supporting more sustainable approaches to land use and land management in rural areas; 13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport; 14. improving health and safety through reduced pollution and safer design of the built environment and landscaping; 15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment. |
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4. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations.

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment undertaken by Herefordshire Council therefore it is understood that EU Environmental Obligations have been met.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Group Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

5. Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan

It is believed that this has been complied with to this point in the Neighbourhood Planning process.