

# **Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan (NDP)**

## **Basic Conditions Statement**

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

**June 2017**

**Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Parish Councils**

With assistance from



## **1.0 INTRODUCTION**

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)<sup>1</sup> sets out that only a draft Neighbourhood Development Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Development Plan).
  - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
  - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
  - d. the making of the order (or Neighbourhood Development Plan) contributes to the achievement of sustainable development.
  - e. the making of the order (or 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).
  - f. the making of the order (or Neighbourhood Development Plan) does not breach, and is otherwise compatible with, EU obligations.
  - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Development Plan).
- 1.2 This Basic Conditions Statement sets out how the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP has been prepared to meet the basic conditions. It has been prepared and submitted as a supporting document for consideration by the NDP independent Examiner.

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

## **2.0 LEGAL REQUIREMENTS**

### **2.1 The Submission Plan is being submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Parish Councils (representing Abbeydore, Bacton, Ewyas Harold, Dulas, Llancillo, Rowlestone and Kentchurch Parishes).

### **2.2 What is being proposed is a neighbourhood development plan**

The plan being proposed 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 Development Planning Regulations 2012.

### **2.3 The proposed Neighbourhood Development Plan states the period for which it is to have effect**

The proposed Neighbourhood Development Plan states the period for which it is to have effect. That period is from the Plan being made (2017) up to 2031 (the same period as the Herefordshire Local Plan Core Strategy).

### **2.4 The policies do not relate to excluded development**

The Neighbourhood Development 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.

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

The Neighbourhood Development Plan proposal relates to the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Area and to no other area. There are no other Neighbourhood Development Plans relating to that neighbourhood area.

### **3.0 BASIC CONDITIONS**

#### **3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan**

The Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development 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 Development Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Development Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Development Plan has been drafted with regard to the relevant strategic planning policies for Herefordshire Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Development Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan does not undermine the strategic policies of Herefordshire Council. The Plan aims to support these policies by supporting new housing development, protecting and enhancing the Golden Valley landscape character, promoting high quality, sensitive design in all new development, supporting new and enhanced tourism facilities, supporting the provision of green infrastructure, promoting sensitive highways design, protecting local green spaces and supporting proposals for new rural businesses and homeworking.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

**Table 1 NPPF Core Planning Principles and the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Submission Neighbourhood Development Plan**

<b>NPPF Core Planning Principle</b>	<b>Regard that the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan has to guidance</b>
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Development 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.</p>	<p>The Parish Councils have produced the Submission Plan in line with this guidance.</p> <p>The NDP 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 has empowered local people to shape their surroundings.</p> <p>The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement.</p> <p>The Plan sets out a positive vision for the area up to 2031. The Neighbourhood Development Plan sets out a concise and practical suite of policies (11 general policies in total and a number of area specific policies to address particular issues relevant to the different parishes within the area)) to guide development control decisions.</p>
<p>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.</p>	<p>The Submission Neighbourhood Development Plan offers the local community the opportunity to shape the future development of Abbeydore, Bacton, Ewyas Harold, Dulas, Llancillo, Rowlestone and Kentchurch in a creative way, ensuring that the quality and distinctiveness of the neighbourhood area is enhanced by including</p>

<p><b>NPPF Core Planning Principle</b></p>	<p><b>Regard that the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan has to guidance</b></p>
	<p>policies which protect the rural landscape setting. The Plan includes policies to promote high quality design and the protection of built and natural heritage assets as well as the protection of the area’s dark skies.</p>
<p>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.</p>	<p>This Submission Neighbourhood Development Plan refines and amplifies the Herefordshire-wide Core Strategy Local Plan policies. It supports appropriate business and economic growth in the parishes in Policy G11 - Rural Businesses and Homeworking. Policy G6 supports appropriate tourism related development.</p> <p>New housing to meet local needs in the villages of Abbeydore and Bacton is supported (Policy AB1). Housing is also supported within the defined settlement boundary for Ewyas Harold village (Policy EH1). Policy EH2 supports new housing to meet local needs within the village of Rowlestone when it is appropriate and proportionate to the size, role and function of the existing villages. Policy K1 supports new housing development within Pontrilas.</p>
<p>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.</p>	<p>The Submission Neighbourhood Development Plan sets out policies which encourage high quality design in new development (Policy G4), and which protect and enhance local landscape character in the Golden Valley (Policy G3). Policy G7 protects green infrastructure in the Golden Valley.</p>

<p><b>NPPF Core Planning Principle</b></p>	<p><b>Regard that the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan has to guidance</b></p>
	<p>Policy EH3 sets out detailed design guidance for new housing development in Ewyas Harold and Rowlestone.</p>
<p>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.</p>	<p>The Submission Neighbourhood Development Plan has had regard to this core planning principle. It recognises the rural character of this sparsely populated group of parishes, and the different roles of the villages and settlements within a local hierarchy.</p> <p>The significant role of Ewyas Harold as the main focus for housing and service development is highlighted in the Plan, together with Abbeydore and Bacton and villages where limited market housing will be permitted. Dulas, Kentchurch, Llancillo, and Rowlestone are villages where new housing will be strictly limited.</p> <p>The Plan recognises the intrinsic character of this beautiful rural area and includes policies which protect the landscape, dark skies and heritage assets.</p>
<p>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).</p>	<p>The Submission Neighbourhood Development Plan takes into consideration the historic and ongoing problems related to flooding in some parts of the area and includes a policy to help address these issues (Policy G3). Policy G4 encourages the provision of green infrastructure.</p>

<p><b>NPPF Core Planning Principle</b></p>	<p><b>Regard that the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan has to guidance</b></p>
	<p>Policy G6 promotes safer access and the use of public transport could assist with reducing carbon emissions associated with high levels of dependency on the private car associated with rural areas.</p>
<p>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.</p>	<p>The Submission Neighbourhood Development Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for the protection and enhancement of this highly sensitive rural landscape of the Golden Valley in Policy G1. This policy protects important local assets and encourages the preservation and enhancement of local habitats and wildlife and integrating landscaping schemes into the surrounding landscape.</p> <p>Policy G7 protects the rural environment and tranquillity while Policy G8 encourages lighting to be minimised so that it does not lead to light pollution that detracts from the area’s dark skies.</p> <p>The Plan also restricts development in the open countryside / wider rural area around Ewyas Harold village through the identification of a settlement boundary. This should have a beneficial impact on the natural environment.</p>
<p>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.</p>	<p>The Submission Plan seeks to safeguard locally important open spaces from new development (Policy G10) and encourages new housing within the identified settlement boundary of Ewyas Harold in Policy EH1.</p>



<p><b>NPPF Core Planning Principle</b></p>	<p><b>Regard that the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan has to guidance</b></p>
	<p>Policies EH2, K1 and AB1 all promote the use of brownfield land for new developments.</p>
<p>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).</p>	<p>The Submission Plan recognises that green infrastructure, including open spaces, can perform multiple functions including contribution to local character, enhancing the setting of heritage assets and providing opportunities for recreational activities (Policy G5).</p> <p>Overall the Plan supports an approach which should provide a sustainable future for this rural community, providing policies which protect existing community facilities in the villages (Policies EH1, EH6 and K1), support a mix of new housing (Policy EH1 and K1) and rural businesses that do not have an adverse impact on the landscape (Policy G9), and which protect valued green spaces (Policy G7)</p>
<p>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</p>	<p>The Submission Neighbourhood Development Plan is fully in line with this principle.</p> <p>Policy G1 protects and enhances designated and non-designated heritage assets while Policy G2 promotes high quality design across the area. Local policies such as Policies AB1, K1 and EH1 encourage good design appropriate to the local context.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and</p>	<p>The Submission Neighbourhood Development Plan seeks to focus development in sustainable locations by promoting new housing development within the settlement boundary of Ewyas Harold (Policy</p>

NPPF Core Planning Principle	Regard that the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan has to guidance
focus significant development in locations which are or can be made sustainable	EH1) and by encouraging the provision of new and improved pedestrian routes (Policy G2).
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	<p>The Neighbourhood Development Plan is fully in accord with this principle.</p> <p>Policies in the Plan safeguard and seek to protect and improve the open countryside and rural landscape setting and promote walking and cycling. Policies also protect local community facilities in Ewyas Harold (Policy EH6 - Ewyas Harold Local Centre and Policy EH5 which identifies a site for a new primary school).</p>

**3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

There are 80 Listed Buildings and Scheduled Monuments in the Neighbourhood Development Plan area. Policies EH1 and K1 aim to protect and enhance these heritage assets and their settings.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

**3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

The Plan area has no Conservation Areas.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

### **3.4 d. Contributes to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework 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".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

**Table 2 Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.**

<b>Sustainable Development Role</b>	<b>Neighbourhood Development Plan’s Contribution</b>
<b>Economic</b>	The Submission Neighbourhood Development Plan seeks to support appropriate local economic development which is sensitive to the rural landscape and setting of the area, for example through supporting tourism, homeworking and rural enterprise.
<b>Social</b>	The plan protects local community facilities and recognises the role of the landscape and countryside in supporting health and wellbeing of local residents. The Plan also supports new market and local needs housing and a mix of tenures, types and sizes of houses.
<b>Environmental</b>	<p>The Submission Neighbourhood Development Plan sets out policies that protect local wildlife and biodiversity and protects rural landscapes, especially the high quality landscape and distinctive landscape of the Golden Valley.</p> <p>The Plan seeks to promote more sustainable transport patterns through improved accessibility and safer transport links and traffic management.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the area’s identity.</p>

### 3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Development Plan is in general conformity with strategic Local Plan policies contained in the Herefordshire Local Plan Core Strategy 2011 - 2031.

Table 3 below sets out the way that the Neighbourhood Development Plan conforms to the relevant strategic policies from the Core Strategy.

**Table 3 Conformity with Strategic Local Planning Policy**

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>POLICY G1 – PROTECTING AND ENHANCING THE LANDSCAPE OF THE GOLDEN VALLEY</b></p> <p><b>To protect and enhance the valued landscape of the Golden Valley, where appropriate, development proposals will have to demonstrate that:</b></p> <ul style="list-style-type: none"> <li><b>a. The character of the Golden Valley landscape has influenced the design, scale, form and siting of the development proposed;</b></li> <li><b>b. They protect and enhance the differing settings of the various settlements in the Golden Valley;</b></li> <li><b>c. They protect and enhance any designated areas such as wildlife sites, listed buildings, and ancient monuments;</b></li> </ul>	<p><b>Policy SS1 - Presumption in Favour of Sustainable Development</b></p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the</p>	<p>Policy G1 is in general conformity with HLPCS Policy SS1 in that it seeks to protect and enhance the landscape of the Golden Valley in the Neighbourhood Development Plan area. Sustainable development includes social, economic and environmental roles. The landscape in the Golden Valley is a valued landscape and a key environmental asset in the neighbourhood area. Policy GP1 is in general conformity with</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>d. They retain and enhance non-designated assets such as stone walls, ancient and veteran trees, wildlife sites and commons;</b></p> <p><b>e. They protect and enhance the natural environment, heritage and scenic beauty of the Golden Valley;</b></p> <p><b>f. They incorporate appropriate landscaping schemes and future on-going management of such schemes to ensure the proposal integrates in to the surrounding landscape;</b></p> <p><b>g. They maintain and extend native tree species, hedgerows, and other important vegetation;</b></p> <p><b>h. They will not have an adverse impact on the environmental quality of the area’s priority habitats and ancient woodlands; and</b></p> <p><b>i. Proposals should conserve watercourses and riverside habitats. Where necessary, this should include management and mitigation measures for the improvement and enhancement of water quality and habitat.</b></p>	<p>decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ul style="list-style-type: none"> <li>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or</li> <li>b) specific elements of national policy indicate that development should be restricted.</li> </ul> <p><b>Policy SS6 – Environmental Quality and Local Distinctiveness</b></p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> </ul>	<p>the presumption in favour of sustainable development in Policy SS1.</p> <p>Policy GP1 is in general conformity with HLPCS Policy SS6 that seeks to conserve and enhance environmental assets, including landscape.</p> <p>The nine criteria in Policy GP1 provide specific local detail for the assessment of planning proposals that are in general conformity with environmental assets identified as contributing to the County’s distinctiveness: setting of settlements; wildlife; built heritage assets; green infrastructure and physical resources.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<ul style="list-style-type: none"> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> <li>• agricultural and food productivity;</li> <li>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul> <p><b>Policy LD1 – Landscape and Townscape</b> Development proposals should:</p> <ul style="list-style-type: none"> <li>• demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;</li> <li>• conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;</li> </ul>	<p>Policy GP1 is in general conformity with HLPCS Policy LD1 that seeks to manage development proposals impact on landscape and townscape. Criterion (a) is in general conformity with the first bullet point of LD1 that proposals should demonstrate that “character of the landscape and townscape has positively influenced the design”, Policy GP1, including criterion (a) seeks to make this Golden Valley specific.</p> <p>Policy GP1 is also in general conformity with the conservation and enhancement of landscapes;</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<ul style="list-style-type: none"> <li>• incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>• maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</li> </ul> <p><b>Policy LD3 – Green infrastructure</b> Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p> <ol style="list-style-type: none"> <li>1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;</li> <li>2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network and</li> <li>3. integration with, and connection to, the surrounding green infrastructure network.</li> </ol>	<p>incorporation of landscape schemes (criterion (f)); and maintenance and extension of tree cover (criterion (g)).</p> <p>Policy GP1 is in general conformity with HLPCS Policy LD3 in that it seeks to identify, conserve and enhance key green infrastructure in the Neighbourhood Development Plan area.</p>
<p><b>POLICY G2 – DESIGN</b></p> <p><b>All new development in the area will be expected to be of high quality design. Proposals will be assessed against the following criteria:</b></p>	<p><b>Policy SS1 - Presumption in Favour of Sustainable Development</b></p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work</p>	<p>Policy is in general conformity with HLPCS Policy SS1 and the presumption in favour of sustainable development. Good</p>



Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p>a. <b>Contribution to improving and enhancing the built heritage and natural environment of the site and its surroundings;</b></p> <p>b. <b>The overall design of the proposal in terms of siting, scale, height, proportions, massing, orientation, mix of uses, detailing, and materials;</b></p> <p>c. <b>The development does not adversely impact on existing natural horizons, and has appropriate regard to existing roof lines;</b></p> <p>d. <b>The impact on the residential amenity of existing and future residents;</b></p> <p>e. <b>Sustainable construction and design that minimises the use of resources and emissions and uses recycled materials, renewable energy and the natural treatment of waste water and the re-use of greywater, wherever possible;</b></p> <p>f. <b>The use of locally-sourced or recycled natural stone tiles for roofing and walling is encouraged;</b></p>	<p>proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <p>c) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or</p> <p>d) specific elements of national policy indicate that development should be restricted.</p> <p><b>Policy SS6 – Environmental Quality and Local Distinctiveness</b></p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the</p>	<p>design is one of the components of sustainable development within the NPPF.</p> <p>Policy GP2 is in general conformity with HLPCS Policy SS6 in that it sets criteria for assessment of planning proposals that take in: the distinctive built environment; natural environment; local amenity; and use of resources.</p> <p>Policy GP2 is in general conformity with HLPCS Policy LD1 in setting local criteria for the assessment of proposals. Criterion (a) is in general conformity with the overall aim of Policy LD1; (b) and (c)</p>

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<p><b>g. Use of suitable native species in any planting and inclusion of bird nest boxes and roosting opportunities for bats; and</b></p> <p><b>h. Access and highway safety, including the provision of new and improved pedestrian footpaths and footways, permissive pedestrian rights of way and cyclepaths, and provision of safe pedestrian road crossings where required.</b></p>	<p>county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> <li>• agricultural and food productivity;</li> <li>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul> <p><b>Policy LD1 – Landscape and Townscape</b></p>	<p>provide local detail to help implement bullet point one of LD1; criterion (g) sets a local criterion to help meet the biodiversity aim of LD1.</p> <p>Criterion (a) of LD1 is in general conformity with HLPCS Policy LD4.</p> <p>Criterion (e) and (f) of Policy GP2 are in general conformity with HLPCS Policy SD1 in particular use of sustainable construction methods and sustainably sourced materials.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>Development proposals should:</p> <ul style="list-style-type: none"> <li>• demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;</li> <li>• conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;</li> <li>• incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>• maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</li> </ul> <p><b>Policy LD4 – Historic Environment and Heritage Assets</b>            Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> <li>1. protect, conserve and where possible enhance heritage assets and their settings, heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic</li> </ol>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>design, in particular emphasising the original form and function where possible;</p> <p>2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design, where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</p> <p>3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;</p> <p>4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and.</p> <p>5. where appropriate, improve the understanding of and public access to the heritage asset.</p> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p> <p><b>Policy SD1 – Sustainable Design and Energy Efficiency</b> Development proposals should create safe, sustainable, well integrated environments for all members of the</p>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> <li>• ensure that proposals make efficient use of land - taking into account the local context and site characteristics,</li> <li>• new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design</li> <li>• safeguard residential amenity for existing and proposed residents;</li> <li>• ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</li> <li>• where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective</li> <li>• ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;</li> <li>• utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and</li> </ul>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>enabling renewable energy and energy conservation infrastructure</p> <ul style="list-style-type: none"> <li>• where possible, on-site renewable energy generation should also be incorporated</li> <li>• create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly</li> <li>• ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and</li> <li>• utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;</li> </ul> <p>All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.</p>	
<p><b>POLICY G3 – FLOODING</b></p> <p><b>All new development is required to include adequate surface water drainage measures (including Sustainable Drainage Systems) to</b></p>	<p><b>Policy SS1 - Presumption in Favour of Sustainable Development</b></p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work</p>	<p>Policy GP3 is in general conformity with HLPCS Policy SS1 in that it seeks to ensure new development includes solutions to address and</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>protect existing and new development from flooding.</b></p> <p><b>Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.</b></p> <p><b>All development of existing properties (including alterations) must demonstrate that surface water is diverted into suitable and adequate drainage systems and not sewers.</b></p>	<p>proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ul style="list-style-type: none"> <li>e) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or</li> <li>f) specific elements of national policy indicate that development should be restricted.</li> </ul> <p><b>Policy SD3 – Sustainable Water Management and Water Resources</b></p> <p>Measures for sustainable water management will be required to be an integral element of new development in</p>	<p>surface water or flooding issues identified with a development.</p> <p>Policy GP2 is also in general conformity with HLPCS Policy SD3. Both policies seek the inclusion of measures to avoid or reduce the impact of flooding, both policies encourage use of SuDS.</p> <p>Policy GP3 seeks to maximise the potential separation of foul and surface water in general conformity with Policy SD3 criterion 7 of the HLPCS.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> <li>1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the <i>Strategic Flood Risk Assessment (SFRA) 2009</i> for Herefordshire;</li> <li>2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;</li> <li>3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;</li> <li>4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;</li> <li>5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the</li> </ol>	



Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;</p> <p>6. water conservation and efficiency measures are included in all new developments, specifically:</p> <ul style="list-style-type: none"> <li>• residential development should achieve Housing - Optional Technical Standards - Water efficiency. At the time of adoption, the published water efficiency standards were 110 litres/person/day; or</li> <li>• non-residential developments in excess of 1,000 sq.m gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;</li> </ul> <p>7. the separation of foul and surface water on new developments is maximised;</p> <p>8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;</p> <p>9. development should not cause an unacceptable risk to the availability or quality of water resources; and</p> <p>10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse lands ape, biodiversity or visual impact.</p>	
<p><b>POLICY G4 – TOURISM</b></p> <p><b>Proposals for new tourism development or to improve and enhance existing tourist facilities will be supported when:</b></p> <ul style="list-style-type: none"> <li><b>a. They are appropriate within the local landscape setting;</b></li> <li><b>b. They do not have a significant adverse impact on the landscape, tranquility or views within the wider Golden Valley;</b></li> </ul>	<p><b>Policy E4 – Tourism</b></p> <p>Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county’s unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:</p> <ul style="list-style-type: none"> <li>1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;</li> </ul>	<p>Policy GP4 is in general conformity with HLPCS Policy E4 and provides more detailed local policy on tourism development. Both policies support tourism. More specifically:</p> <p>Policy G4 identifies in criterion (a) and (b) the landscape setting, views</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>c. They do not lead to road safety, traffic congestion or car parking problems; and</b></p> <p><b>d. They do not have a significant adverse impact on residential amenity.</b></p>	<ol style="list-style-type: none"> <li>2. the development of sustainable tourism opportunities, capitalising on assets such as the county’s landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county’s varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;</li> <li>3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a ‘Hotel Needs Assessment’ for any applications for new hotels;</li> <li>4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and</li> </ol>	<p>and tranquillity as key assets that should be protected, this is in line with the approach in Policy E4 (2) that seeks to conserve the landscape and ensure there is no detrimental impact on character and quality of environment. Also identified in Policy GP4 as being essential in this regard are road safety, traffic congestion, car parking and issues of residential amenity. These latter criteria (c) and (d) are locally identified as important and are in general conformity with HLPCS Policy E4.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.</p>	
<p><b>POLICY G5 – GOLDEN VALLEY GREEN INFRASTRUCTURE</b></p> <p><b>Development proposals should protect, enhance and introduce new Green Infrastructure (open spaces, tracks, woodlands, streams, rivers and other water features) by:</b></p> <ul style="list-style-type: none"> <li><b>a. Retaining existing open spaces, trees, hedgerows, woodlands, water courses, parks and gardens;</b></li> <li><b>b. Providing on site new Green Infrastructure, including priority habitat where possible; and</b></li> <li><b>c. By making links and connections to the surrounding network of Green</b></li> </ul>	<p><b>Policy LD3 – Green infrastructure</b></p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p> <ul style="list-style-type: none"> <li>1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;</li> <li>2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network and</li> <li>3. integration with, and connection to, the surrounding green infrastructure network.</li> </ul>	<p>Policy GP5 is in general conformity with HLPCS Policy LD3.</p> <p>Both policies seek to protect and introduce new green infrastructure. In seeking to do this Policy G5 identifies 3 local criteria that should be considered by applicants and in the assessment of planning proposals. All of these are in general conformity with Policy LD3.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p>Infrastructure and contributing, wherever possible, to the overall network of Green Infrastructure in the Golden Valley.</p>		
<p><b>POLICY G6 – HIGHWAYS AND TRANSPORT</b></p> <p><b>All new development proposals should include appropriate measures to minimise their impact on the Neighbourhood Development Plan Area by including:</b></p> <ul style="list-style-type: none"> <li><b>a. Safe and suitable access;</b></li> <li><b>b. Measures to reduce road speeds;</b></li> <li><b>c. Off-road car parking that avoids the use of large areas of hardstandings, particularly using materials more appropriate to urban locations. All car parking should be appropriately sited and screened within the landscape; and</b></li> <li><b>d. Access to public transport including the creation of permissive footpaths to bus stops, where appropriate.</b></li> </ul>	<p><b>Policy SS4 – Movement and Transportation (relevant extract)</b></p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car. Alternatively, such developments will be required to demonstrate that they can be made sustainable by reducing unsustainable transport patterns and promoting travel by walking, cycling and public transport.</p> <p>Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded as required in future local or neighbourhood</p>	<p>Policy GP6 is in general conformity with the aim of HLPCS Policy SS4 which is to minimise the impacts on the transport network. Policy G6 applies a neighbourhood area specific set of criteria to help achieve this. In particular criterion (d) of Policy G6 seeks to improve access to public transport in line with SS4.</p> <p>Policy GP6 is also in general conformity with HLPCS Policy MT1 and adds additional guidance to secure</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>development plans and developer contributions which meet the statutory tests, sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.</p> <p><b>Policy MT1 – Traffic Management, Highway Safety and Promoting Active Travel</b></p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> <li>1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</li> <li>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</li> <li>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</li> </ol>	<p>locally appropriate off-road car parking.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</p> <p>5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</p> <p>6. have regard to both the council’s Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p>	
<p><b>POLICY G7 – RURAL ENVIRONMENT AND TRANQUILITY</b></p>	<p><b>Policy SS6 – Environmental Quality and Local Distinctiveness</b></p>	<p>Policy GP7 is in general conformity with HLPCS Policy SS6. Policy GP7</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>To protect the integrity of the rural environment and the tranquility of the Golden Valley development proposals will be supported when they do not give rise to significant adverse impacts on these resources. The following criteria will be used to assess proposals:</b></p> <ul style="list-style-type: none"> <li><b>a. The use, nature, scale, type of activity and opening hours (where appropriate) of any proposal.</b></li> <li><b>b. For business and tourism proposals a Noise Impact Assessment will be required with any planning application, and may be required, in certain circumstances, for other forms of development; and</b></li> <li><b>c. The inclusion of suitable mitigation measures to reduce to a minimum any significant adverse impact. Such measures will be conditioned where necessary.</b></li> </ul>	<p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> <li>• agricultural and food productivity;</li> <li>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation</li> </ul>	<p>identifies the key environmental assets in this part of the Golden Valley. The assets that make this neighbourhood area distinctive and are central to retaining its environmental quality. Policy SS6 specifically identifies tranquillity and Policy GP6 provides detailed policy to ensure that this is retained.</p>



Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>POLICY G8 – DARK SKIES</b></p> <p><b>To minimise light pollution in the Golden Valley and to improve the views of our night time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally, will have to demonstrate the following:</b></p> <p><b>a) They have undertaken an appropriate assessment and can demonstrate the need for the lighting proposed;</b></p> <p><b>b) That care has been taken to provide appropriate lighting, using systems designed to prevent obtrusive lighting nuisance, minimise light pollution and reduce energy consumption.</b></p>	<p><b>Policy SS6 – Environmental Quality and Local Distinctiveness</b></p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> </ul>	<p>Policy GP8 is also in general conformity with HLPCS Policy SS6. Policy GP8 identifies the dark skies in the neighbourhood area as a key environmental asset in this part of the Golden Valley. The assets that make this neighbourhood area distinctive and are central to retaining its environmental quality. Policy SS6 specifically identifies light pollution and Policy GP6 provides detailed policy to ensure that this is minimised and the area’s dark skies retained.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<ul style="list-style-type: none"> <li>• agricultural and food productivity;</li> <li>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul>	
<p><b>POLICY G9 – RURAL BUSINESSES AND HOMEWORKING</b></p> <p><b>Proposals for new rural businesses and homeworking will be encouraged when they meet the following criteria:</b></p> <ul style="list-style-type: none"> <li><b>a. They do not have a significant adverse impact on residential amenity;</b></li> <li><b>b. They do not have an adverse impact on the landscape, tranquility or Green Infrastructure network of the Golden Valley; and</b></li> <li><b>c. They include suitable access and car parking.</b></li> </ul>	<p><b>Policy RA5 – Re-use of Rural Buildings</b></p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> <li>1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;</li> <li>2. design proposals make adequate provision for protected and priority species and associated habitats;</li> <li>3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;</li> <li>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</li> <li>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or</li> </ol>	<p>Policy GP9 seeks to support proposals for new rural business and homeworking.</p> <p>This approach is in general conformity with Policy RA5 of the of the HLPCS that encourages re-use of rural buildings and Policies RA6 and MT1 that support the growth of rural business and seek to manage traffic and transport.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</p> <p>Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.</p> <p><b>Policy RA6 - Rural Economy</b>                      Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> <li>• support and strengthen local food and drink production;</li> <li>• support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;</li> <li>• involve the small scale extension of existing businesses;</li> </ul>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<ul style="list-style-type: none"> <li>• promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;</li> <li>• promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;</li> <li>• support the retention of existing military sites;</li> <li>• support the retention and/ or diversification of existing agricultural businesses;</li> </ul> <p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they;</p> <ul style="list-style-type: none"> <li>• ensure that the development is of a scale which would be commensurate with its location and setting;</li> <li>• do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;</li> <li>• do not generate traffic movements that cannot safely be accommodated within the local road network and</li> <li>• do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.</li> </ul> <p><b>Policy MT1 – Traffic Management, Highway Safety and Promoting Active Travel</b></p>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> <li>1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</li> <li>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</li> <li>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</li> <li>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</li> <li>5. protect existing local and long distance footways, cycleways and bridleways unless an alternative</li> </ol>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</p> <p>6. have regard to both the council’s Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p>	
<p><b>POLICY G10 – LOCAL GREEN SPACES</b></p> <p><b>The Local Green Spaces designated below and shown on the Ewyas Harold Policies Map, Figure 9, will be protected. Development for uses considered inappropriate in the NPPF for such Local Green Spaces will only be supported in very special circumstances, that is when the harm to the local green space and any other</b></p>	<p><b>Policy SS6 – Environmental Quality and Local Distinctiveness</b></p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated</p>	<p>The HLPCS, as a strategic plan does not have a specific policy on local green spaces. Nor does the HLPCS mention designated local green spaces as a criterion in any policy. Designated local green spaces is a national designation.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>harm is clearly outweighed by other considerations.</b></p> <p><b>G10/1 – Recreation Ground, Ewyas Harold</b>  <b>G10/2 – Horsecroft, Ewyas Harold</b>  <b>G10/3 – Island Field, Ewyas Harold</b>  <b>G10/4 – Oakbrook Close, Ewyas Harold,</b>  <b>G10/5 - Elmdale, Ewyas Harold</b></p>	<p>approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> <li>• agricultural and food productivity;</li> <li>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul>	<p>However, Policy GP10 raises no issues of general conformity and Policy SS6 of the HLPCS seeks to protect the network of green infrastructure of which the designated local green spaces are key components.</p>
<p><b>POLICY G11 – COMMUNITY INFRASTRUCTURE LEVY</b></p> <p><b>Community Infrastructure Levy (CIL) made available to the Parish Councils will be used by the Parish Councils in accordance with the Community Infrastructure Levy Regulations.</b></p>	<p><b>Policy ID1- Infrastructure Delivery</b></p> <p>Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.</p> <p>Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic</p>	<p>Policy GP11 is in general conformity with the approach set out in HLPCS Policy ID1 and provides local detail on how CIL priorities will be identified.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>The Parish Councils will use their existing decision-making structures to ensure that local people are involved in identifying projects and establishing priorities. In Ewyas Harold, this will be the Ewyas Harold Group Parish Council Action Plan.</b></p> <p><b>In all cases, priorities will be reviewed annually. Where proposed projects cross parish boundaries, the relevant parishes will consult local people jointly.</b></p>	<p>infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.</p>	
<p><b>POLICY AB1 – NEW HOUSING DEVELOPMENT IN ABBEYDORE AND BACTON VILLAGES</b></p> <p><b>New housing to meet local needs will be supported within the villages of Abbeydore and Bacton when it is appropriate and proportionate to the size, role and function of the existing villages. To ensure this is managed appropriately proposals must satisfy the following criteria:</b></p> <p><b>a. Be within or immediately adjacent to the existing built-up area of the villages;</b></p>	<p><b>Policy RA1 – Rural Housing Distribution Strategy</b></p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and, as illustrated in Figure 4.13, this acknowledges that different areas of Herefordshire have different future housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing</p>	<p>Policy AB1 sets planning policy in relation to housing development for the villages of Abbeydore and Bacton. Both are identified in Figure 4.15 as other settlements where proportionate housing is appropriate.</p> <p>Policy AB1 is in general conformity with HLPCS Policy RA1 and seeks to support this high level</p>



Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”																														
<p><b>b. Be a small-scale development of 1 and 2 homes;</b></p> <p><b>c. Cumulatively such development does not lead to the erosion of the villages existing character and setting;</b></p> <p><b>d. Re-use previously developed land, where possible;</b></p> <p><b>e. They enhance the character of the area;</b></p> <p><b>f. Do not lead to isolated homes, detached from the main village in the open countryside;</b></p> <p><b>g. They are of good, sustainable design appropriate to its local context; and</b></p> <p><b>h. They protect and enhance the surrounding environment and rural landscape.</b></p>	<p>growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <table border="1" data-bbox="929 555 1666 1061"> <thead> <tr> <th data-bbox="929 555 1227 703">RURAL HMA</th> <th data-bbox="1227 555 1413 703">Approximate Housing number</th> <th data-bbox="1413 555 1666 703">of growth dwellings target (%)</th> </tr> <tr> <th colspan="3" data-bbox="929 703 1666 746">2011 - 2031</th> </tr> </thead> <tbody> <tr> <td data-bbox="929 746 1227 790">Bromyard</td> <td data-bbox="1227 746 1413 790">364</td> <td data-bbox="1413 746 1666 790">15</td> </tr> <tr> <td data-bbox="929 790 1227 833"><b>Golden Valley</b></td> <td data-bbox="1227 790 1413 833"><b>304</b></td> <td data-bbox="1413 790 1666 833"><b>12</b></td> </tr> <tr> <td data-bbox="929 833 1227 876">Hereford</td> <td data-bbox="1227 833 1413 876">1870</td> <td data-bbox="1413 833 1666 876">18</td> </tr> <tr> <td data-bbox="929 876 1227 919">Kington</td> <td data-bbox="1227 876 1413 919">317</td> <td data-bbox="1413 876 1666 919">12</td> </tr> <tr> <td data-bbox="929 919 1227 962">Ledbury</td> <td data-bbox="1227 919 1413 962">565</td> <td data-bbox="1413 919 1666 962">14</td> </tr> <tr> <td data-bbox="929 962 1227 1005">Leominster</td> <td data-bbox="1227 962 1413 1005">730</td> <td data-bbox="1413 962 1666 1005">14</td> </tr> <tr> <td data-bbox="929 1005 1227 1048"><b>Ross on Wye</b></td> <td data-bbox="1227 1005 1413 1048"><b>1150</b></td> <td data-bbox="1413 1005 1666 1048"><b>14</b></td> </tr> <tr> <td colspan="3" data-bbox="929 1048 1666 1091">5300</td> </tr> </tbody> </table> <p><b>Policy RA2 – Housing in Settlements outside Hereford and the Market Towns.</b></p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing</p>	RURAL HMA	Approximate Housing number	of growth dwellings target (%)	2011 - 2031			Bromyard	364	15	<b>Golden Valley</b>	<b>304</b>	<b>12</b>	Hereford	1870	18	Kington	317	12	Ledbury	565	14	Leominster	730	14	<b>Ross on Wye</b>	<b>1150</b>	<b>14</b>	5300			<p>strategic policy and the overall indicative housing target set for the Golden Valley RHMA.</p> <p>Policy AB1 then sets detailed local policy for Abbeydore and Bacton villages in terms of how that housing growth should be managed by identifying a set of locally defined and appropriate criteria. These are consistent and in general conformity with the approach set out in HLPCS Policy RA2 that sets more detailed strategic policy for rural settlements and for the smaller settlements, including Abbeydore and Bacton this will be expected “to demonstrate particular</p>
RURAL HMA	Approximate Housing number	of growth dwellings target (%)																														
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Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;</li> <li>2. Their locations make best and full use of suitable brownfield sites wherever possible;</li> <li>3. They result in the development of high quality, sustainable schemes which are appropriate to their context</li> </ol>	<p>attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned”. Criterion (a) to (h) in Policy AB1 will be used to assess planning applications and help to ensure this strategic policy objective is met.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>and make a positive contribution to the surrounding environment and its landscape setting; and</p> <p>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p> <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p><u>Figure 4.14: The settlements which will be are the main focus of proportionate housing development:</u> HMA – Golden Valley Ewyas Harold</p> <p>HMA – Ross on Wye Pontrilas</p> <p><u>Figure 4.15: Other settlements where proportionate housing is appropriate:</u> HMA – Golden Valley Abbeydore Bacton</p>	
<p><b>POLICY EH1 – HOUSING IN THE VILLAGE OF EWYAS HAROLD</b></p>	<p><b>Policy RA1 – Rural Housing Distribution Strategy</b> In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to</p>	<p>Policy EH1 sets planning policy in relation to housing development</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”																		
<p><b>Within the defined settlement boundary for Ewyas Harold village, see the Ewyas Policies Map (Figure 9), new housing development proposals will be supported when they:</b></p> <ul style="list-style-type: none"> <li><b>a. Re-use previously developed land, where possible;</b></li> <li><b>b. Are appropriate to the size, role and function of the village;</b></li> <li><b>c. Provide a range and mix of house sizes, types and tenures;</b></li> <li><b>d. Enhance the character of the area, by being in accordance with the design policy in this plan, and taking account of guidance in the Ewyas Harold Village Design Statement;</b></li> <li><b>e. Do not increase traffic congestion, encourage on-street parking, or jeopardize road safety.</b></li> <li><b>f. Do not lead to the loss, damage or detriment of existing community facilities, Local Green Space or assets on the National Heritage List for England and Herefordshire Council’s Monuments Record;</b></li> </ul>	<p>contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and, as illustrated in Figure 4.13, this acknowledges that different areas of Herefordshire have different future housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <table border="1" data-bbox="929 1023 1579 1367"> <thead> <tr> <th><b>RURAL HMA</b></th> <th colspan="2"><b>Approximate Housing number of growth dwellings target (%) 2011 - 2031</b></th> </tr> </thead> <tbody> <tr> <td>Bromyard</td> <td>364</td> <td>15</td> </tr> <tr> <td><b>Golden Valley</b></td> <td><b>304</b></td> <td><b>12</b></td> </tr> <tr> <td>Hereford</td> <td>1870</td> <td>18</td> </tr> <tr> <td>Kington</td> <td>317</td> <td>12</td> </tr> <tr> <td>Ledbury</td> <td>565</td> <td>14</td> </tr> </tbody> </table>	<b>RURAL HMA</b>	<b>Approximate Housing number of growth dwellings target (%) 2011 - 2031</b>		Bromyard	364	15	<b>Golden Valley</b>	<b>304</b>	<b>12</b>	Hereford	1870	18	Kington	317	12	Ledbury	565	14	<p>for the village of Ewyas Harold. Ewyas Harold is identified in Figure 4.14 as main focus of proportionate housing development.</p> <p>Policy EH1 is in general conformity with HLPCS Policy RA1 and seeks to support this high level strategic policy and the overall indicative housing target set for the Golden Valley RHMA.</p> <p>Policy EH1 then sets detailed local policy for Ewyas Harold village in terms of how that housing growth should be managed by identifying a settlement boundary and a detailed set of locally defined and appropriate criteria.</p>
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<p><b>g. Do not lead to the loss of local employment opportunities, including tourism;</b></p> <p><b>h. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere; and</b></p> <p><b>i. Where applicable, they provide appropriate affordable housing when assessed against Core Strategy Policy H1.</b></p> <p><b>Proposals for development beyond the settlement boundary will only be supported when:</b></p> <p><b>j. They adjoin the settlement boundary;</b></p> <p><b>k. They can easily be integrated into the wider village and rural environment;</b></p> <p><b>l. There are no alternative previously developed land sites within the settlement boundary; and</b></p> <p><b>m. They also meet criteria b to i above.</b></p>	<table border="0"> <tr> <td>Leominster</td> <td>730</td> <td>14</td> </tr> <tr> <td><b>Ross on Wye</b></td> <td><b>1150</b></td> <td><b>14</b></td> </tr> <tr> <td></td> <td>5300</td> <td></td> </tr> </table> <p><b>Policy RA2 – Housing in Settlements outside Hereford and the Market Towns.</b></p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.</p> <p>Housing proposals will be permitted where the following criteria are met:</p>	Leominster	730	14	<b>Ross on Wye</b>	<b>1150</b>	<b>14</b>		5300		<p>These criteria are consistent, and in general conformity with, the approach set out in HLPCS Policy RA2 that sets more detailed strategic policy for rural settlements, including Ewyas Harold and the other settlements that should be the main focus for proportionate housing development. The policy sets a defined settlement boundary for Ewyas Harold and the background and justification demonstrates delivery to meet the indicative housing target.</p>
Leominster	730	14									
<b>Ross on Wye</b>	<b>1150</b>	<b>14</b>									
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Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;</p> <p>2. Their locations make best and full use of suitable brownfield sites wherever possible;</p> <p>3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and</p> <p>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p> <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p><u>Figure 4.14: The settlements which will be are the main focus of proportionate housing development:</u> HMA – Golden Valley</p>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>Ewyas Harold</p> <p>HMA – Ross on Wye Pontrilas</p> <p><u>Figure 4.15: Other settlements where proportionate housing is appropriate:</u> HMA – Golden Valley Abbeydore Bacton</p>	
<p><b>POLICY EH2 – NEW HOUSING DEVELOPMENT IN ROWLESTONE VILLAGE</b></p> <p><b>New housing development to meet local needs will be supported within the village of Rowlestone when it is appropriate and proportionate to the size, role and function of the existing village. To ensure this is managed appropriately proposals must satisfy the following criteria:</b></p> <ul style="list-style-type: none"> <li><b>a. Be within or immediately adjacent to the existing main built-up area of the village;</b></li> <li><b>b. Be a small-scale development of 1 or 2 homes;</b></li> </ul>	<p><b>Policy RA1 – Rural Housing Distribution Strategy</b></p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and, as illustrated in Figure 4.13, this acknowledges that different areas of Herefordshire have different future housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development</p>	<p>Policy EH2 sets planning policy in relation to housing development for the village of Rowlestone, identified in Figure 4.15 as an other settlement where proportionate housing is appropriate.</p> <p>Policy EH2 is in general conformity with HLPCS Policy RA1 and seeks to support this high level strategic policy and the overall indicative housing target set for</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”																											
<p>c. <b>Cumulatively such development does not lead to the erosion of the villages existing character and setting;</b></p> <p>d. <b>Re-use previously developed land, where possible;</b></p> <p>e. <b>It enhances the character of the area;</b></p> <p>f. <b>It will not lead to isolated homes, detached from the main village in the open countryside;</b></p> <p>g. <b>The proposed homes are of high quality sustainable design appropriate to their surrounding context; and</b></p> <p>h. <b>They protect and enhance the surrounding environment and rural landscape.</b></p>	<p>plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <table border="1" data-bbox="929 475 1666 976"> <thead> <tr> <th data-bbox="929 475 1227 624">RURAL HMA</th> <th data-bbox="1227 475 1413 624">Approximate Housing number dwellings 2011 - 2031</th> <th data-bbox="1413 475 1666 624">ofgrowth target (%)</th> </tr> </thead> <tbody> <tr> <td data-bbox="929 624 1227 667">Bromyard</td> <td data-bbox="1227 624 1413 667">364</td> <td data-bbox="1413 624 1666 667">15</td> </tr> <tr> <td data-bbox="929 667 1227 710"><b>Golden Valley</b></td> <td data-bbox="1227 667 1413 710"><b>304</b></td> <td data-bbox="1413 667 1666 710"><b>12</b></td> </tr> <tr> <td data-bbox="929 710 1227 753">Hereford</td> <td data-bbox="1227 710 1413 753">1870</td> <td data-bbox="1413 710 1666 753">18</td> </tr> <tr> <td data-bbox="929 753 1227 796">Kington</td> <td data-bbox="1227 753 1413 796">317</td> <td data-bbox="1413 753 1666 796">12</td> </tr> <tr> <td data-bbox="929 796 1227 839">Ledbury</td> <td data-bbox="1227 796 1413 839">565</td> <td data-bbox="1413 796 1666 839">14</td> </tr> <tr> <td data-bbox="929 839 1227 882">Leominster</td> <td data-bbox="1227 839 1413 882">730</td> <td data-bbox="1413 839 1666 882">14</td> </tr> <tr> <td data-bbox="929 882 1227 925"><b>Ross on Wye</b></td> <td data-bbox="1227 882 1413 925"><b>1150</b></td> <td data-bbox="1413 882 1666 925"><b>14</b></td> </tr> <tr> <td data-bbox="929 925 1227 976"></td> <td data-bbox="1227 925 1413 976">5300</td> <td data-bbox="1413 925 1666 976"></td> </tr> </tbody> </table> <p><b>Policy RA2 – Housing in Settlements outside Hereford and the Market Towns.</b></p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p>	RURAL HMA	Approximate Housing number dwellings 2011 - 2031	ofgrowth target (%)	Bromyard	364	15	<b>Golden Valley</b>	<b>304</b>	<b>12</b>	Hereford	1870	18	Kington	317	12	Ledbury	565	14	Leominster	730	14	<b>Ross on Wye</b>	<b>1150</b>	<b>14</b>		5300		<p>the Golden Valley RHMA.</p> <p>Policy EH2 then sets detailed local policy for Rowlestone village in terms of how that housing growth should be managed by identifying a set of locally defined and appropriate criteria. These are consistent and in general conformity with the approach set out in HLPCS Policy RA2 that sets more detailed strategic policy for rural settlements and for the smaller settlements, including Rowlestone this will be expected “to demonstrate particular attention to the form, layout, character and setting of the site and its location in that</p>
RURAL HMA	Approximate Housing number dwellings 2011 - 2031	ofgrowth target (%)																											
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Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;</li> <li>2. Their locations make best and full use of suitable brownfield sites wherever possible;</li> <li>3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and</li> </ol>	<p>settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned”. Criterion (a) to (h) in Policy EH2 will be used to assess planning applications and help to ensure this strategic policy objective is met.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p> <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p><u>Figure 4.14: The settlements which will be are the main focus of proportionate housing development:</u>                      HMA – Golden Valley                      Ewyas Harold</p> <p>HMA – Ross on Wye                      Pontrilas</p> <p><u>Figure 4.15: Other settlements where proportionate housing is appropriate:</u>                      HMA – Golden Valley                      Abbeydore                      Bacton</p>	
<p><b>POLICY EH3 - HOUSING DESIGN IN EWYAS HAROLD AND ROWLESTONE</b></p>	<p><b>Policy SS1 - Presumption in Favour of Sustainable Development</b>                      When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development</p>	<p>Policy EH3 sets detailed design policy for housing development in Ewyas Harold and Rowlestone.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>Where housing development meets the key development principles in Policies EH1 and EH2 it will be supported when:</b></p> <ul style="list-style-type: none"> <li><b>a) It maintains the integrity and sustainability of the rural environment by safeguarding natural horizons, views and open spaces;</b></li> <li><b>b) Hard standing is kept to a minimum;</b></li> <li><b>c) Designs make use of local materials, respecting the Ewyas Harold Village Design Statement recommendation to offer modern innovation that respects local character;</b></li> <li><b>d) Designs take account of existing roof lines, and respect existing buildings, and the historical development of the village;</b></li> <li><b>e) Designs use recycled old stone tiles as roofing material, to provide habitat for rare bryophyte, <i>Grimmia ovalis</i>, and other wildlife.</b></li> <li><b>f) Density and plot ratios respond to the different character areas of the village – spacious at the village</b></li> </ul>	<p>contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ul style="list-style-type: none"> <li>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or</li> <li>b) specific elements of national policy indicate that development should be restricted.</li> </ul> <p><b>Policy SS6 – Environmental Quality and Local Distinctiveness</b></p>	<p>Policy EH3 is in general conformity with a number of HLPCS policies: SS1; SS6; RA2; RA3; H2: LD1; LD4; and SD1.</p> <p>Policy EH3 has a detailed set of development management criteria that provide distinctive local policy relevant to Ewyas Harold and Rowlestone that can then be used to assess planning applications. Each of the criteria (a) to (i) provides detailed local policy that is in general conformity with the HLPCS policies listed above.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p>edges; more densely developed in the village centre;</p> <p><b>g) Housing development is on the village edge it should be suitably landscaped with native tree species and hedges;</b></p> <p><b>h) Developers can demonstrate that care has been taken to provide adequate lighting, using systems designed to prevent obtrusive lighting nuisance, control light pollution and reduce lighting energy consumption; and</b></p> <p><b>i) The proposal uses existing site features in a sympathetic manner, including trees, stone walls, watercourses and open spaces.</b></p>	<p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> <li>• agricultural and food productivity;</li> <li>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p><b>Policy RA2 – Housing in Settlements outside Hereford and the Market Towns.</b></p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout,</li> </ol>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;</p> <p>2. Their locations make best and full use of suitable brownfield sites wherever possible;</p> <p>3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and</p> <p>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p> <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p><b>Policy RA3 – Herefordshire’s Countryside</b>                      In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> <li>1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live</li> </ol>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>permanently at or near their place of work and complies with Policy RA4; or</p> <ol style="list-style-type: none"> <li>2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or</li> <li>3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or</li> <li>4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or</li> <li>5. is rural exception housing in accordance with Policy H2; or</li> <li>6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or</li> <li>7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.</li> </ol> <p><b>H2 – Rural Exception Sites</b></p>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> <li>1. the proposal could assist in meeting a proven local need for affordable housing; and</li> <li>2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and</li> <li>3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2; and</li> </ol> <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</p> <p><b>Policy LD1 – Landscape and Townscape</b> Development proposals should:</p> <ul style="list-style-type: none"> <li>• demonstrate that character of the landscape and townscape has positively influenced the design,</li> </ul>	



Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;</p> <ul style="list-style-type: none"> <li>• conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;</li> <li>• incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>• maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</li> </ul> <p><b>Policy LD4 – Historic Environment and Heritage Assets</b>            Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> <li>1. protect, conserve and where possible enhance heritage assets and their settings, heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic</li> </ol>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>design, in particular emphasising the original form and function where possible;</p> <p>2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design, where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</p> <p>3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;</p> <p>4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and.</p> <p>5. where appropriate, improve the understanding of and public access to the heritage asset.</p> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p> <p><b>Policy SD1 – Sustainable Design and Energy Efficiency</b> Development proposals should create safe, sustainable, well integrated environments for all members of the</p>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> <li>• ensure that proposals make efficient use of land - taking into account the local context and site characteristics,</li> <li>• new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design</li> <li>• safeguard residential amenity for existing and proposed residents;</li> <li>• ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</li> <li>• where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective</li> <li>• ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;</li> <li>• utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling,</li> </ul>	

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>and enabling renewable energy and energy conservation infrastructure</p> <ul style="list-style-type: none"> <li>• where possible, on-site renewable energy generation should also be incorporated</li> <li>• create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly</li> <li>• ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and</li> <li>• utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;</li> </ul> <p>All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.</p>	
<p><b>POLICY EH4 – DEVELOPMENT AFFECTING HIGHWAYS AND STREETSCAPES</b></p> <p><b>To improve and enhance the highways and streetscapes in Ewyas Harold development</b></p>		<p>Policy EH4 is in general conformity with a number of HLPCS policies.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p>proposals will be required, where appropriate, to:</p> <ul style="list-style-type: none"> <li>a) <b>Maintain and improve views and vistas within the village;</b></li> <li>b) <b>Maintain, improve and create high quality public spaces, semi-natural wild spaces and wildlife habitats;</b></li> <li>c) <b>Include footways and footpaths and by providing safe pedestrian road crossings where required;</b></li> <li>d) <b>Includes links to existing footways and footpaths;</b></li> <li>e) <b>Make provision for off-street car parking;</b></li> <li>f) <b>Improve safety for all highway users;</b></li> <li>g) <b>Use appropriate local materials and planting to maintain village character;</b></li> <li>h) <b>Include measures to reduce speeding of vehicles;</b></li> <li>i) <b>Include suitable lighting; and</b></li> <li>j) <b>Where signage and street furniture is used, this should avoid unnecessary duplication, be of high quality and not lead to clutter.</b></li> </ul>		<p>Policy SS1 in that it seeks to promote sustainable forms of development.</p> <p>Policy SS6 in that the policy seeks to ensure environmental quality and local distinctiveness by: maintaining and improving views and vistas; maintain, improve and create high quality public spaces and habitats; use local materials and maintain village character; and include suitable lighting.</p> <p>Policy LD1 in that the policy seeks to maintain and improve views and vistas; maintain, improve and create high quality public spaces, semi-natural wild spaces and wildlife habitats and</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
		use local materials and planting to maintain village character.
<p><b>POLICY EH5 - EWYAS HAROLD PRIMARY SCHOOL</b></p> <p><b>Proposals for a new primary school will be supported within Ewyas Harold parish. To ensure such development is sustainable it should meet the following:</b></p> <ul style="list-style-type: none"> <li><b>a) Be of high quality and sustainable design;</b></li> <li><b>b) Be within or on the edge of the settlement boundary;</b></li> <li><b>c) Be in close proximity to existing houses;</b></li> <li><b>d) Be located so as to prevent vehicle congestion in the centre of the village and to permit safe movement of school traffic at all times;</b></li> <li><b>e) Offer facilities for children, parents, staff and other users to walk and cycle to the site;</b></li> </ul>	<p><b>Policy SC1 - Social and Community Facilities</b></p> <p>Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities that cannot be met through existing social facilities will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF</p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is</p>	<p>Policy EH5 is in general conformity with HLPCS Policy SC1 and the aim of this policy to ensure that new social and community facilities are available.</p> <p>Policy EH5 then provides more detailed criteria for the assessment of proposals for a new primary school should they come forward. These criteria are in general conformity with the design, landscape, environmental quality and transport policies of the HLPCS.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<ul style="list-style-type: none"> <li>f) Provide safe, off-road (where possible) pick-up/drop-off space for cars;</li> <li>g) Have suitable access and turning facilities for buses and coaches;</li> <li>h) Be well related to public transport services and facilities and the A465;</li> <li>i) Include suitable car parking for staff and visitors;</li> <li>j) Include provision for wider community use;</li> <li>k) Have been subject to an appropriate flood risk assessment, and, where necessary, incorporates suitable mitigation measures; and</li> <li>l) Any planning application includes an assessment of the impact on the Dulas Brook Special Wildlife Site, and, where necessary, includes suitable mitigation measures.</li> </ul>	<p>available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p>	
<p><b>POLICY EH6 – EWYAS HAROLD LOCAL CENTRE</b></p> <p><b>Ewyas Harold’s role as a local centre will be enhanced by protecting valuable services</b></p>	<p><b>Policy SC1 - Social and Community Facilities</b></p> <p>Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location</p>	<p>Policy EH6 is in general conformity with HLPCS Policy SC1 and the aim of this policy to protect, retain or enhance existing social and</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>and facilities. When considering proposals, the following criteria will be applied:</b></p> <p><b>a. The change of use of shop, pub, post office or other community facilities to residential uses will not be supported unless equivalent or better provision for the facility to be lost is made elsewhere within the settlement boundary.</b></p> <p><b>b. Development proposals for new, expanded or improved retail, commercial and community facilities will be supported when:</b></p> <ul style="list-style-type: none"> <li><b>i. They do not have an adverse impact on residential amenity;</b></li> <li><b>ii. They enhance the character of the immediate surrounding area and wider village; and</b></li> <li><b>iii. They do not lead to traffic management problems.</b></li> </ul>	<p>of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities that cannot be met through existing social facilities will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF</p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p>	<p>community infrastructure.</p> <p>In particular criterion (a) is in general conformity with the following from Policy SC1: “Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in</p>



Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p>	<p>terms of size, quality and accessibility.”</p> <p>Criterion (b) of EH6 is in general conformity with the wider design, landscape, environmental quality and transport policies of the HLPCS.</p>
<p><b>POLICY K1 – HOUSING DEVELOPMENT IN THE VILLAGE OF PONTRILAS</b></p> <p><b>Within the village of Pontrilas new housing development proposals will be supported when they:</b></p> <ul style="list-style-type: none"> <li><b>a. Re-use previously developed land, where possible;</b></li> <li><b>b. Are appropriate to the size, role and function of the village;</b></li> <li><b>c. Provide a range and mix of house sizes, types and tenures;</b></li> <li><b>d. Enhance the character of the area, and are in line with the Policy G2 of this plan;</b></li> </ul>	<p><b>Policy RA1 – Rural Housing Distribution Strategy</b></p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and, as illustrated in Figure 4.13, this acknowledges that different areas of Herefordshire have different future housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a</p>	<p>Policy K1 sets planning policy in relation to housing development for the village of Pontrilas. Pontrilas is identified in Figure 4.14 as main focus of proportionate housing development.</p> <p>Policy K1 is in general conformity with HLPCS Policy RA1 and seeks to support this high level strategic policy and the overall indicative</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”																														
<p>e. Do not increase traffic congestion, do not lead to additional on-car street parking, or jeopardise road safety.</p> <p>f. Do not lead to the loss, damage or detriment of existing community facilities, green space or assets listed on the National Heritage List for England and Herefordshire Council’s Monuments Record;</p> <p>g. Do not lead to the loss of local employment opportunities, including tourism;</p> <p>h. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere; and</p> <p>i. They provide appropriate affordable housing when assessed against Core Strategy Policy H1.</p> <p><b>Proposals for development beyond the village will only be supported when:</b></p> <p>j. They adjoin the existing built-up area of the settlement;</p>	<p>basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <table border="1" data-bbox="929 512 1579 1018"> <thead> <tr> <th data-bbox="929 512 1227 544">RURAL HMA</th> <th data-bbox="1249 512 1384 544">Approximate Housing number</th> <th data-bbox="1406 512 1579 544">of growth target (%)</th> </tr> <tr> <th data-bbox="929 544 1227 576"></th> <th data-bbox="1249 544 1384 576">2011 - 2031</th> <th data-bbox="1406 544 1579 576"></th> </tr> </thead> <tbody> <tr> <td data-bbox="929 576 1227 608">Bromyard</td> <td data-bbox="1249 576 1384 608">364</td> <td data-bbox="1406 576 1579 608">15</td> </tr> <tr> <td data-bbox="929 608 1227 639"><b>Golden Valley</b></td> <td data-bbox="1249 608 1384 639"><b>304</b></td> <td data-bbox="1406 608 1579 639"><b>12</b></td> </tr> <tr> <td data-bbox="929 639 1227 671">Hereford</td> <td data-bbox="1249 639 1384 671">1870</td> <td data-bbox="1406 639 1579 671">18</td> </tr> <tr> <td data-bbox="929 671 1227 703">Kington</td> <td data-bbox="1249 671 1384 703">317</td> <td data-bbox="1406 671 1579 703">12</td> </tr> <tr> <td data-bbox="929 703 1227 735">Ledbury</td> <td data-bbox="1249 703 1384 735">565</td> <td data-bbox="1406 703 1579 735">14</td> </tr> <tr> <td data-bbox="929 735 1227 767">Leominster</td> <td data-bbox="1249 735 1384 767">730</td> <td data-bbox="1406 735 1579 767">14</td> </tr> <tr> <td data-bbox="929 767 1227 799"><b>Ross on Wye</b></td> <td data-bbox="1249 767 1384 799"><b>1150</b></td> <td data-bbox="1406 767 1579 799"><b>14</b></td> </tr> <tr> <td data-bbox="929 799 1227 831"></td> <td data-bbox="1249 799 1384 831">5300</td> <td data-bbox="1406 799 1579 831"></td> </tr> </tbody> </table> <p><b>Policy RA2 – Housing in Settlements outside Hereford and the Market Towns.</b></p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing</p>	RURAL HMA	Approximate Housing number	of growth target (%)		2011 - 2031		Bromyard	364	15	<b>Golden Valley</b>	<b>304</b>	<b>12</b>	Hereford	1870	18	Kington	317	12	Ledbury	565	14	Leominster	730	14	<b>Ross on Wye</b>	<b>1150</b>	<b>14</b>		5300		<p>housing target set for the Ross-on-Wye RHMA.</p> <p>Policy K1 then sets detailed local policy for Pontrilas village in terms of how that housing growth should be managed by identifying a detailed set of locally defined and appropriate criteria. These criteria are consistent, and in general conformity with, the approach set out in HLPCS Policy RA2 that sets more detailed strategic policy for rural settlements, including Pontrilas and the other settlements that should be the main focus for proportionate housing development. The policy does not set a defined settlement boundary for Pontrilas or allocate</p>
RURAL HMA	Approximate Housing number	of growth target (%)																														
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Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
<p><b>k. They can easily be integrated in to the wider village and rural environment;</b></p> <p><b>l. There are no allocated or brownfield sites within the settlement boundary; and</b></p> <p><b>m. They meet criteria b to i above.</b></p>	<p>service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;</li> <li>2. Their locations make best and full use of suitable brownfield sites wherever possible;</li> <li>3. They result in the development of high quality, sustainable schemes which are appropriate to their context</li> </ol>	<p>sites, but the background and justification demonstrates delivery to meet the indicative housing target.</p>

Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP Policies	Relevant Herefordshire Local Plan Core Strategy Policies (HLPCS)	Assessment of “general conformity”
	<p>and make a positive contribution to the surrounding environment and its landscape setting; and</p> <p>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p> <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p><u>Figure 4.14: The settlements which will be the main focus of proportionate housing development:</u>                      HMA – Golden Valley                      Ewyas Harold</p> <p>HMA – Ross on Wye                      Pontrilas</p> <p><u>Figure 4.15: Other settlements where proportionate housing is appropriate:</u>                      Abbeydore                      Bacton</p>	

### **3.6 f. Be Compatible with EU Obligations**

The Submission Neighbourhood Development Plan is fully compatible with EU Obligations.

**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).**

#### **Strategic Environmental Assessment (SEA)**

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Development Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A SEA screening report was prepared by Herefordshire Council to determine whether or not the content of the draft Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. A Habitat Regulations Assessment screening report was also undertaken for the Neighbourhood Development Plan to determine whether a Habitats Regulations Assessment (HRA) is required in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

#### **Requirement for Habitats Regulations Assessment (HRA)**

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of Neighbourhood Development Planning, a Habitats Regulation Assessment (HRA) is required

where a Neighbourhood Development Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. There are no European Sites within the neighbourhood area or in close proximity.

### **SEA/HRA Determination**

#### **Strategic Environmental Assessment (SEA)**

The screening assessment prepared by Herefordshire Council indicated that, due to the range of environmental designations in and around the parish, there may be significant environmental effects and consequently, that a SEA would be required.

The SEA concluded that the Abbeydore and Bacton, Ewyas Harold Group and Kentchurch NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). The plan proposes a level of growth which is proportionate that would be that prescribed by strategic policies. Consequently, no changes to the NDP were recommended as a result of the SEA.

#### **Habitats Regulations Assessment (HRA)**

A screening assessment to determine the need for HRA was undertaken and can be found in Section 4 of the Habitats Regulations Assessment produced by Herefordshire Council in December 2014. It found that the neighbourhood area did not contain any European sites or their proximity would not be affected by policies and proposals within the proposed Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Development Plan. It therefore concluded that a full Habitat Regulation Assessment would not be required for the Neighbourhood Development Plan.

Revised and updated SEA and HRA assessments have been produced and are contained in the submitted Environment Report.

## **European Convention on Human Rights**

The Submission Neighbourhood Development 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, as demonstrated below.

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 Development 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 Development 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 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.

**3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Development Plan).**

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.





**Prepared on behalf of Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Parish Councils by Kirkwells Town Planning Consultants [www.kirkwells.co.uk](http://www.kirkwells.co.uk)**