

Wellington Heath
Neighbourhood Development Plan 2011-2031
Basic Conditions Statement
December 2017

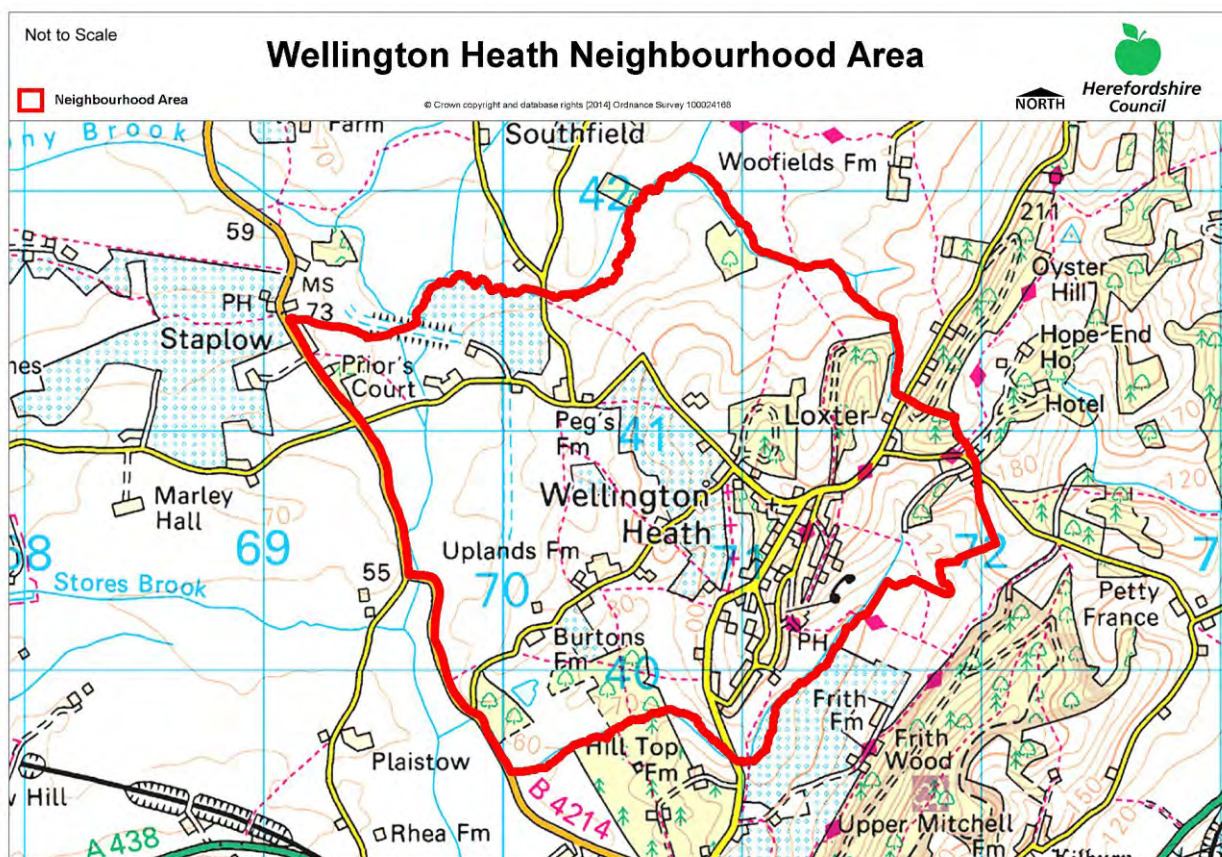
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1 Introduction

- 1.1 The parish of Wellington Heath lies two kilometres to the north of the market town of Ledbury in Herefordshire, on rising ground from 55 metres to 201 metres above sea level. The Welsh border is 43 kilometres to the west; the parish is equidistant from the cities of Hereford, Worcester, and Gloucester; all are about 25 kilometres away. The parish shares boundaries with Bosbury and Coddington Parishes to the north, Colwall Parish to the east, and Ledbury to the south and west. The River Leadon flows from north to south across the western corner of the parish. The parish is of 418 hectares and has a population of 440 (Census 2011).
- 1.2 The Parish Council have embarked on the preparation of a Neighbourhood Development Plan (NDP) and has reached the stage of a formal submission of the NDP. Under Regulation 15 (1) (d) of The Neighbourhood Planning (General) Regulations 2012 this Basic Conditions Statement is required to demonstrate how the emerging NDP complies with any legal requirements, the National Planning Policy Framework, Herefordshire Council’s own planning policies and any relevant EU regulations and directives.



2 Compliance with legal requirements

2.1 Wellington Heath Parish Council is the recognised qualifying body to prepare and submit the Neighbourhood Development Plan (NDP) for the Parish and with it this Basic Conditions Statement.

2.1 This NDP:

1. is a Neighbourhood Development Plan within the meaning of the Localism Act 2011;
2. relates to one NDP Area only and there are no other NDPs in place which overlap within the Wellington Heath NDP Area;
3. is to have effect for the period from 2011 to 2031;
4. includes no policies that relate to “excluded development” such as Nationally Significant Infrastructure Policies and “County” matters such as those relating directly to Minerals and Waste (which will be the subject of a separate Development Plan Document to be prepared by Herefordshire Council).

2.2 The Local Plan for Herefordshire currently is comprised of the Herefordshire Local Plan Core Strategy 2011 to 2031 (the “Core Strategy”) along with certain “Saved” policies from the former Unitary Development Plan (UDP) for the County. In due course other Development Plan Documents will be added in accordance with the Local Development Scheme. Other plans currently anticipated as part of the Scheme will include:

- a Minerals and Waste Plan
- a Hereford Area Plan
- a Rural Areas Sites Allocation Plan

The most recent publication of the Local Plan Scheme at the time of drafting this Basic Conditions Statement was dated January 2015 and also included provision for a Travellers’ Site Development Plan Document.

2.3 The overall local plan for the area including this NDP will comprise of the NDP itself plus all of the Development Plan Documents mentioned in the above paragraph – but that list may change from time to time as the Local Development Scheme is revised, typically on an annual basis.

2.4 There may also be Supplementary Planning Documents to emerge during the NDP plan period. However, at this stage, the legal obligation is to comply with the adopted Local Plan as it currently stands, i.e. the Core Strategy and any saved policies from the former UDP. Note that the Rural Areas Sites Allocation Plan (which is at a very early stage of preparation) is intended to deal primarily with those parts of the County that do not, in due course, have adopted NDPs. Consequently it is not currently of significance for Wellington Heath.

Formal Statement

2.5 The Wellington Heath Neighbourhood Development Plan:

- 1. is in conformity with national planning policies as set out in the National Planning Policy Framework (the “Framework”) and, in particular, will contribute to the achievement of Sustainable Development according to the principles set out in the Framework;**
- 2. is in general conformity with the strategic policies set out in the Core Strategy and saved policies of the former UDP;**
- 3. meets the relevant European Union obligations, in particular with regard to the environment and human rights.**

3 Contributing to the achievement of Sustainable Development as expressed in the National Planning Policy Framework (the “Framework”)

3.1 The Wellington Heath NDP is in general conformity with the Framework which sets out the national planning policy of the Government for England and sets the context for all other planning policy documents and for the determination of planning applications for development.

- 3.2 The Framework explicitly sets out what is meant by “Sustainable Development” in the English planning context and how this is intended to be achieved taking into account the three “dimensions” of economic, social and environmental planning.
- 3.3 The Framework goes on to set out 12 “Core Planning Principles” (Framework paragraph 17) against which the Wellington Heath NDP is assessed in the table below.

The twelve core planning principles of the Framework

	Framework principle (taken from Framework paragraph 17)	Evidence of Compliance in the Wellington Heath NDP	Relevant policy
1	[plans should] be genuinely planned, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;	<p>There has been substantial community involvement through the preparation of the NDP, in particular:</p> <p>From the start of this NDP project, Bulletins explaining progress at each stage of the process were delivered to every home in the parish with each quarterly Parish Newsletter. A dedicated NDP web site was established. Community events were held at The Memorial Hall at key decision points which included the production of a 3D model of the parish so that people could more easily see the relationship between existing land use and potential development sites. Care has been taken at every stage to ensure that draft policies are consistent with both the Core Strategy and the Framework.</p> <p>In respect of Joint Working, liaison has taken place with the adjoining NDP body, Ledbury Town Council, over the Strategic Gap policy WH3.</p>	Whole plan, especially the Vision and Objectives
2	[plans 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;	The NDP has placed great emphasis on the special landscape qualities of the area, including the Malvern Hill AONB, and, in its preparation, included detailed studies of what make Wellington Heath an attractive environment for residents and businesses alike. Key Green Spaces are to be protected and the Strategic Gap policy proposed to ensure Wellington Heath retains its own distinctive character whilst, at the same time, meeting the housing land requirements of the Core Strategy in full.	WH2 WH3 WH5 WH6
3	[plans should] proactively drive and support sustainable	The NDP provides the flexibility to provide homes, including homes of	WH4 WH5

	<p>economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;</p>	<p>suitable sizes and types of accommodation, to meet the needs of the community in the plan period, fully taking into account the housing requirements of the Core Strategy and allowing for some flexibility. The Landscape Sensitivity and Capacity Assessment, together with community consultation, informed the choice of allocated sites and discussion with landowners should ensure delivery.</p> <p>The NDP also allows for employment development whereby the essential landscape qualities of the area and, where relevant, residential amenities can be protected from undue pollution, including light pollution and traffic as well as other potential forms of industrial pollution.</p> <p>The NDP also includes specific policies regarding telecommunications and broadband to encourage the kind of high quality service necessary for businesses to thrive and residents to have access to on-line services.</p>	<p>WH6 WH7 WH8 WH9 WH10 WH17 WH18</p>
4	<p>[plans 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>Considerable efforts have gone into the design and landscape policies – this is a particularly important issue for the NDP. The photographic study and the Malvern Hills AONB Design Guide have directly influenced the policies which seek to incorporate new development into Wellington Heath whilst maintaining its high landscape qualities. Note that policy WH5 supports both traditional and contemporary designs where the context is appropriate.</p>	<p>WH5 WH6 WH12 WH14</p>
5	<p>[plans 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>As a rural parish in a rural county “main urban areas” do not form part of the NDP. Likewise the option of formal Green Belt designation does not form part of the Core Strategy and hence is not available to be implemented in this NDP; however the Framework does include provision for “Local Green Spaces” (paragraphs 76 and 77) and both the Strategic Gap and Green Spaces policies in the NDP apply these principles in an appropriate and proportionate manner, notably in the policies for the Settlement</p>	<p>WH1 WH2 WH3 WH14</p>

		Boundary, Strategic Gap and Green Spaces.	
6	[plans should] 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);	A specific flood related issue in Wellington Heath is rainwater run-off from sites due to the hilly nature of the parish. This is directly addressed in the NDP. Otherwise the sound design principles being promoted in the NDP allow for the use of renewable energy techniques where appropriate, along with appropriate waste storage facilities in new developments. Conversion and extension of existing buildings is covered by policies WH4, WH5 and WH6.	WH4 WH5 WH6 WH12 WH15
7	[plans 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 this Framework;	The extensive investigation of suitable sites for development to meet the Core Strategy targets has included precisely this type of site-by-site assessment including the Landscape Sensitivity and Capacity Assessment. Policy WH12 addresses issues relating to prevention of pollution. There is a specific policy, WH13, to address biodiversity	WH5 WH6 WH7 WH8 WH9 WH12 WH13
8	[plans 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;	Brownfield sites are very limited in number in this NDP area but will be supported especially in the case of conversion of redundant buildings for either residential or commercial use as appropriate.	WH6 WH10
9	[plans 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 for wildlife, recreation, flood risk mitigation, carbon storage, or food production);	As a rural parish Wellington Heath has limited scope for “mixed use” developments other than live/work units. Ensuring that land is allocated appropriately is however, an essential principle, and the re-establishment of the Settlement Boundary, after much research and consultation, is part of ensuring that a practical and suitable distribution of land uses is maintained. Policies WH2 (Local Green Space) and WH3 (Strategic Gap) recognise the value, to both the community and biodiversity, of open land in the context of Wellington Heath village.	WH1 WH10 WH11 WH12 WH2 WH3
10	[plans 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	The NDP pays full regard to the quality of, especially, the pre-1900 buildings in the parish. The analysis of the heritage assets of the village has fully informed the	WH5 WH6

	of this and future generations;	relevant design policies.	
11	[plans should] actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;	The need for a suitable footpath/cycleway connection to Ledbury is a specific policy intention. The proposed new sites for development are all within the existing main body of the village so that access to existing services can be maximised. The basic “sustainability” of all the development proposals has featured strongly in site selection.	WH16 WH17
12	[plans should] take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs;	The protection of existing community facilities is a specific feature of the plan, along with targeted proposals for the use of developer contributions through either Section 106 or Community Infrastructure Levy payments.	WH11

3.4 In conclusion, from the table above, it can be seen that the NDP has been drawn up to respect and comply with the twelve principles for Sustainable Development as set out in the Framework at paragraph 17.

4 Compliance with the Framework and the Core Strategy

4.1 A “Place Shaping” Approach to Achieving Sustainable Development

Framework provision	Core Strategy Policy and/or Requirement	Wellington Heath NDP
<p>Set out a positive vision for the future of the area (framework paragraph 17, bullet 1).</p> <p>Neighbourhood plans should develop a shared vision for their neighbourhood (Framework paragraphs 183 - 185).</p> <p>There should be a presumption in favour of sustainable development (Framework paragraphs 11 – 16)</p>	<p>Vision for the County: <i>“Herefordshire will be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county’s self-reliance and resilience”.</i></p> <p>Strategy: SS1 Presumption in favour of sustainable development. Planning proposals should be approved wherever possible unless material considerations indicate otherwise.</p>	<p>The Vision for the Wellington Heath NDP is set out in paragraph 5.1 of the Plan and is: <i>“To safeguard our rural environment and to enhance our community through managed development that addresses the needs of people of all ages who wish to live, work, socialise and relax within the parish”.</i></p> <p>The NDP sets out a positive vision for the future of Wellington Heath with the presumption in favour of Sustainable Development at its core. Objectives 2 and 4 relate to sustainable housing and employment development respectively.</p>

4.2 The Social Role In Achieving Sustainable Development i.e. supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, creating a high quality built environment, with accessible local services that reflect the community’s needs and supports its health, social and cultural wellbeing.

Framework provision	Core Strategy Policy and/or Requirement	Wellington Heath NDP
<p>Delivering a wide choice of high quality homes.</p> <p>Illustrate housing delivery over the plan period showing a 5-year supply of housing land. (Framework paragraph 47, bullet 4).</p>	<p>Strategy: SS1: Presumption in favour of sustainable development.</p> <p>Strategy: SS2: Delivering new homes</p> <p>Policy RA1: Rural housing distribution.</p> <p>Policy RA2: Housing in settlements outside Hereford and the market towns. Minimum growth target for main villages in the Ledbury Sub-Area is an increase of 14% based on</p>	<p>The total housing requirement for the NDP area for the plan period 2011-2031 has been set at a minimum of 28 new dwellings in accordance with the Core Strategy.</p> <p>Between 1999 and 2011 windfall developments have averaged around 1 per year, and this trend has been taken into account.</p>

<p>Set out approach to housing density to reflect local circumstances. (Framework paragraph 47, bullet 5).</p>	<p>number of existing dwellings in neighbourhood area.</p> <p>Policy SD1: Sustainable design and energy efficiency: Development proposals should create safe, sustainable, well-integrated environments for all members of the community.</p>	<p>Using the datum point of 1st November 2017 a total of 19 windfall sites have come forward since 2011 with 8 of these outside the proposed Settlement Boundary.</p> <p>Section 9.5 of the NDP sets out the basis for the four allocated sites with the potential to generate up to 18 new dwellings. Provision for this is made in Policies WH7, WH8 and WH9.</p> <p>Policy WH1 sets the Settlement Boundary; WH5 addresses development within the boundary and WH6 development outside. In combination these policies will allow the level of control necessary to manage Windfall Development in a sustainable manner.</p> <p>Taken together the allocated sites along with anticipated windfall development will enable the NDP policies to meet and, in all likelihood, exceed the required target established by the Core Strategy. Monitoring, as anticipated by section 15 of the NDP will be essential to manage future housing growth of Wellington Heath in a sustainable manner throughout the plan period.</p> <p>Housing design is dealt with in detail in Policies WH4, WH5 and WH6 taking into account changing housing needs and those design matters critical to the character and local distinctiveness of Wellington Heath – in order to create suitable development that meets the needs of new and existing residents as well as integrating well into the local landscape.</p>
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<p>Plan for a mix of housing based on demographic trends, market trends and needs of different groups (Framework paragraph 50, bullet 1).</p> <p>Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (Framework paragraph 50, bullet 2).</p> <p>Set policies to meet identified affordable housing need on site, unless offsite provision can be robustly justified but ensuring mixed and balanced communities (Framework paragraph 50, bullet 3).</p> <p>Make allowance for windfalls in the 5-year supply where compelling evidence (framework paragraph 48).</p> <p>Bring back into use empty houses and buildings (Framework paragraph 51).</p> <p>Restrict inappropriate development of residential gardens where it will cause harm to local area (Framework paragraph 53).</p>	<p>Policy SD1: Sustainable design and energy efficiency. Policy RA2: Housing in settlements outside Hereford and the market towns. Policy RA3: Herefordshire’s countryside. Policy H3: Ensuring an appropriate range and mix of housing.</p> <p>Policy H1: Affordable housing – thresholds and targets. Policy H3: Ensuring an appropriate range and mix of housing.</p> <p>Policy SD1: Sustainable design and energy efficiency. Policy RA2: Housing in settlements outside Hereford and the market towns. Policy RA3: Herefordshire’s countryside.</p> <p>Policy RA5: Re-use of rural buildings.</p> <p>Policy RA2: Housing in settlements outside Hereford and the market towns. Policy RA3: Herefordshire’s countryside.</p>	<p>A detailed and proportionate approach to housing design is critical to this NDP in the specific context of the high landscape quality of Wellington Heath and the Malvern Hills AONB. This approach is founded on extensive research and survey work. Housing mix is specifically addressed in Policy WH4.</p> <p>Affordable Housing - The Core Strategy sets out a threshold development size below which Affordable Housing provision need not be made. As a result, and in the absence of any specific social housing provider coming forward, a different approach is required in this NDP. Accordingly Policy WH4 focuses on size and type of dwelling rather than form of tenure to create a mix of housing types that will meet anticipated needs. Core Strategy Policy H2 Rural Exception Sites will apply in any event.</p> <p>Windfall development is dealt with above.</p> <p>Policy WH5 makes provision for this within the Settlement Boundary and WH6 likewise outside the Settlement Boundary.</p> <p>Policy WH5 ensures that development is appropriate to its location and will encompass development in residential gardens. The Settlement Boundary policy itself, WH1, is also necessary to protect open countryside from inappropriate</p>
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<p>In rural areas be responsive to local circumstances, reflecting local need, particularly for affordable housing on “exception sites” and whether allowing some market housing would facilitate additional affordable housing for local need (Framework paragraph 54).</p>	<p>Policy H2: Rural exception sites. Policy RA3: Herefordshire’s countryside. Policy RA4: Agricultural, forestry and rural enterprise dwellings. Policy RA5: Re-use of rural buildings.</p>	<p>development.</p> <p>Policies WH4, WH5 and WH6 are relevant. Note also that Core Strategy Policy H2 will apply in any event should an appropriate scheme for a rural exception site for Affordable Housing be justified.</p>
<p>Provision of Infrastructure</p> <p>Encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion (Framework paragraph 30).</p> <p>Developments that generate significant amounts of movements should be supported by Transport Statements or Transport Assessments to show sustainable transport modes have been taken into account, safe and suitable access can be achieved, and improvements to the transport network to limit impacts on development can be undertaken (Framework paragraphs 32 and 36).</p> <p>Give priority to pedestrians and cycle movements (Framework paragraph 35 bullet 2).</p> <p>Create safe and secure layouts, minimising conflicts between users, avoiding clutter (Framework paragraph 35 bullet 3).</p> <p>Set local parking standards taking account of accessibility, type of development, availability of public transport, car ownership and need to reduce the use of high emission vehicles (Framework paragraph 39).</p>	<p>Strategy SS4: Movement and transportation. Policy MT1: Traffic management, highway safety and promoting active travel.</p>	<p>Section 13 of the NDP deals specifically with Transportation issues from various aspects including the encouragement of footpath use and cycling. A need is identified and provided for in Policy WH16 for a suitable footpath/cycleway link to Ledbury and also allows for other new footpath provision. Policy WH17 deals with highways issues in the context of new development. The sensitive landscape qualities of Wellington Heath have influenced these policies.</p> <p>Policy WH17.6 makes provision for adequate footways, and generally seeks to encourage safe and secure layouts and reduce clutter of road signs.</p> <p>Policy WH17 addresses these points directly.</p>

<p>Promoting Healthy Communities</p> <p>Promote mixed-use developments, strong neighbourhood centres and active street frontages (Framework paragraph 69, bullet 1).</p> <p>Promote safe and accessible environments to avoid fear of crime and promote cohesion (Framework paragraph 69, bullet 2).</p> <p>Promote safe and accessible developments with clear legible pedestrian routes, high quality public spaces to encourage active and continual use of public areas (Framework paragraph 69, bullet 3).</p> <p>Plan positively for the provision and use of shared space, community facilities (e.g. meeting places, public houses) and other local services (Framework paragraph 70, bullet 1).</p> <p>Guard against unnecessary loss of valued facilities and service, enabling them to develop and modernise in sustainable ways (Framework paragraph 70, bullets 2 and 3).</p> <p>Protect and provide opportunities for new open spaces, sport and recreational facilities and land, based on robust and up-to-date assessments (Framework paragraphs 73 and 74).</p> <p>Protect and enhance public rights of way and access (Framework paragraph 76).</p> <p>Identify and provide special protection for green areas by designating Local Green Space (Framework paragraphs 77 and 78).</p>	<p>Policy H3: Ensuring an appropriate range and mixing of housing.</p> <p>Policy SC1: Social & community facilities.</p> <p>Policy SC1: Social & community facilities</p> <p>Policy OS2: Meeting open space, sport and recreation needs.</p>	<p>Policy WH4 addresses the issue of housing types and sizes in the absence of specific Affordable Housing provision and WH5 and WH6 deal with design details to achieve these principles.</p> <p>Policy WH11 - Improvement and Retention of Community Facilities addresses this Core Strategy policy directly and implements it in the Wellington Heath context. The policy covers retention and enhancement of key community facilities, access to them, and in doing so addresses community facilities in both buildings and open spaces; specifically Pool Piece and The Plecks. In addition Policy WH2 establishes protected Local Green Spaces identified on the Policies Map and WH3 establishes the Strategic Gap essential to maintain Wellington Heath’s identity as a separate settlement from Ledbury as the latter expands northwards in line with Core Strategy allocations for major new sites.</p> <p>As noted above Open Spaces, Local Green Spaces and provision for rights of way are addressed in NDP policies.</p> <p>Local Green Spaces are established in policy WH2. Policy WH3 takes a similar approach to the Strategic Gap.</p>
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4.3 The Economic Role In Achieving Sustainable Development i.e. Building a strong, responsive and competitive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and co-ordinating development requirements including the provision of infrastructure.

Framework provision	Core Strategy Policy and/or Requirement	Wellington Heath NDP
<p>Building a Strong Economy</p> <p>Set out a clear economic vision and strategy to positively and proactively encourage sustainable economic growth, to meet development needs of business, address potential barriers to investment and support an economy fit for the 21st century (Framework paragraphs 18-21).</p> <p>Support existing business sectors (including expansion or contraction) planning for new or emerging sectors (Framework paragraph 21, bullet 3).</p> <p>Facilitate flexible working practices such as live/work units (Framework paragraph 21, bullet 6).</p>	<p>Strategy SS5: Employment provision</p> <p>Policy E1: Employment provision</p> <p>Policy E3: Homeworking</p>	<p>Employment is addressed in section 10 and Policy WH10 of the NDP. The Core Strategy makes no requirement for employment land allocations in the Wellington Heath NDP area but policy WH10 recognises the need for new businesses to develop and existing ones to thrive in the NDP area. It is anticipated that Employment Development will be small scale and that Homeworking in accordance with Core Strategy Policy E3 will have an important role to play.</p>
<p>Supporting a Prosperous Rural Economy</p> <p>Promote diversification and development of agriculture and other land based rural businesses (Framework paragraph 28, bullet 2).</p> <p>Promote provision and expansion of sustainable rural tourism, visitor facilities and leisure developments that respect the countryside (Framework paragraph 28, bullet 3).</p> <p>Promote the retention and development of local services and community facilities in villages (Framework paragraph</p>	<p>Policy RA6: Rural economy.</p> <p>Policy E4: Tourism.</p> <p>Policy SC1: Social and Community Facilities.</p>	<p>Development outside the Settlement Boundary relating to the agricultural economy is addressed in the relevant sections of Policy WH6 taking care to allow specifically for development anticipated in furtherance of Core Strategy Policy RA4 which includes tourism related development. Poly tunnels, a local issue, are also addressed in policy WH6. Note that AONB guidance will also apply. See policy WH11 as referred to above.</p>

28, bullet 4).		
<p>Supporting High Quality Communications Infrastructure</p> <p>Support the expansion of electronic communications network, including broadband but keeping the number of masts to a minimum, using existing buildings and structures, with new sites sympathetically designed (Framework paragraph 43).</p>	<p>Policy SC1: Social and community facilities.</p>	<p>Communications technology is especially important to rural area such as Wellington Heath. Policy WH18 acknowledges the need for mobile phone masts and, especially, high quality Broadband for residents and businesses alike. Appropriate development is catered for in WH18 in the context of the high landscape qualities of Wellington Heath.</p>

4.4 The Environmental Role In Achieving Sustainable Development i.e. 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.

Framework provision	Core Strategy Policy and/or Requirement	Wellington Heath NDP
<p>Requiring Good Design</p> <p>Plan positively for the achievement of high quality design based on robust and comprehensive objectives for the future of the area defined characteristics (Framework paragraph 57).</p> <p>Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit (Framework paragraph 58, bullet 2).</p> <p>Optimise potential of site to accommodate development, sustaining a mix of uses and including green and open space, local facilities transport networks (Framework paragraph 58, bullet 3).</p> <p>Reflect the identity of local surroundings and materials contributing to local</p>	<p>Strategy SS6: Environmental quality and local distinctiveness</p> <p>Policy SD1 Sustainable Design and Energy Efficiency.</p> <p>Policy LD1 Landscape and Townscape.</p>	<p>These issues are addressed directly in policies WH1, WH2 and WH3 in setting the landscape and land use constraints, and in policies WH5, WH6, WH7, WH8 and WH9 for development both within and outside the Settlement Boundary and on the allocated sites. In addition the critical issues of ridgelines and key views are addressed in section 12.4 of the NDP in detail giving a comprehensive justification for Policy WH14. This is the specific local implementation of Framework paragraphs 57 and 58, and Core Strategy policies SS6, SD1 and LD1.</p>

<p>distinctiveness but without discouraging innovation and originality (Framework paragraph 58, bullet 4). Create safe and accessible environments, maintaining community cohesion (Framework paragraph 58, bullet 5). Be visually attractive with good architecture and appropriate landscaping (Framework paragraph 58, bullet 6).</p>		
<p>Conserving and enhancing the natural environment. Landscape</p> <p>Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside (Framework paragraph 17, bullet 5).</p> <p>Protect and enhance valued landscapes, geological conservation interests and soils (Framework paragraph 109, bullet 1)</p> <p>Set criteria based policies against which proposals for any development landscape areas will be judged (Framework paragraph 113).</p>	<p>Strategy SS6: Environmental quality and local distinctiveness. Policy LD1 Landscape and Townscape.</p>	<p>The landscape quality and local distinctiveness of Wellington Heath is effectively a “golden thread” running through the whole NDP. Section 12 and policy WH14 put Core Strategy SS6, Policy LD1 and related Framework policies into effect in this NDP. This has then had a direct influence on policies WH2, WH3, WH5 and WH6.</p>
<p>Efficient use of land</p> <p>Encourage the effective use of land – reuse previously developed land where not of high environmental value (Framework paragraph 11).</p>	<p>Policy LD1: Landscape and townscape. Policy SD1: Sustainable design and energy efficiency</p>	<p>The selection of allocated sites, WH7, WH8 and WH9 has taken this into account. Policies WH4 and WH6 cover reuse via conversion. See also comments above relating to Policy WH14.</p>
<p>Biodiversity</p> <p>Set criteria based policies against which proposals for any development affecting protected geodiversity sites and wildlife sites will be judged (Framework</p>	<p>Policy LD2: Biodiversity and geodiversity.</p>	<p>There are several areas within Wellington Heath where wild flora and fauna flourish. Sections 12.2 and 12.3 of the NDP set out the detail and identify key sites</p>

<p>paragraph 113).</p> <p>Distinction should be made between the hierarchy of international, national and locally designated sites, so protection is appropriate to their status and gives appropriate weight to their importance and contribution to the wider ecological network (Framework paragraph 113).</p> <p>Set out a strategic approach and plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (Framework paragraph 114, bullet 1).</p> <p>Identify and map constraints of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, and areas identified by LNP for habitat restoration or creation (Framework paragraph 117, bullet 2).</p> <p>Promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species linked to national and local targets and identify suitable indicators for monitoring (Framework paragraph 117, bullet 3).</p> <p>Prevent harm to geological conservation interests. (Framework paragraph 117, bullet 4).</p> <p>The presumption in favour of sustainable development does not apply where development</p>	<p>Policy LD2: Biodiversity and geodiversity. Policy LD3: Green infrastructure.</p>	<p>and types of sites which are then protected through policies WH2 and WH13. See also Section 5 of the Basic Conditions Statement below.</p> <p>In addition to policy WH13 Green Infrastructure is protected for its own sake in policies WH1, WH2 and WH3 relating to the Settlement Boundary, Local Green Spaces and Strategic Gap.</p> <p>This has been done as part of the SEA and HRA which accompany this Basic Conditions Statement. See also Section 5 below.</p> <p>The SEA and HRA reports have demonstrated that the scale and location of development proposed in this NDP will not have any significant deleterious effects on priority habitats and other key ecological assets. No SACs will be affected and categories of Wildlife Site below SAC level will be protected by policy WH13 and the overall effect of the design and Green Space policies referred to above.</p> <p>Likewise no geological conservation interests are adversely affected by the NDP proposals.</p>
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<p>The effect of development on the significance of locally important assets should be balanced against the scale of the harm (Framework paragraph 135).</p> <p>Look for opportunities for new development within conservation areas or within the setting of a heritage asset to enhance or better reveal their significance (Framework paragraph 137).</p> <p>Non designated heritage assets of archaeological interest that are demonstrably equivalent to a scheduled monument should be considered subject to policies for designated heritage assets (Framework paragraph 139).</p> <p>Meeting the challenge of climate change, flooding and coastal change.</p> <p>Plan in locations and ways to reduce greenhouse gas emissions (Framework paragraph 95, bullet 1).</p> <p>Actively support energy efficiency improvements to existing buildings (Framework paragraph 95, bullet 2).</p> <p>Positively promote and maximise energy from renewable and low carbon sources while ensuring adverse effects are addressed satisfactorily, including cumulative effects (Framework paragraph 97, bullets 1 & 2).</p> <p>Identify opportunities for renewable energy and low carbon sources and/or supporting infrastructure (Framework paragraph 97, bullet 3).</p>	<p>Policy SD1: Sustainable design and energy efficiency.</p> <p>Policy SD2: Renewable and low carbon energy generation.</p> <p>Policy SD3: Sustainable water management and water resources.</p>	<p>Climate Change and low carbon energy designs are important to the community of Wellington Heath. A particular issue of concern is rainwater run-off, especially from new developments. Policy WH12 deals with this issue as well as pollution and waste management issues where they come within the scope of an NDP. Energy Conservation and Climate Change are addressed in section 12.5 and lead directly to policy WH15 – Energy Conservation and Renewable Energy Schemes.</p>
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<p>Support community-led initiatives for renewable and low carbon energy (Framework paragraph 97, bullet 4).</p> <p>Identify opportunities for development to draw its energy supply from decentralised renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers (Framework paragraph 97, bullet 5).</p> <p>Ministerial Statement, 18 June 2015 requires that for proposals for wind energy development, local planning authorities should only grant planning permission if the development is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing. Take account of climate change on water supply and changes to biodiversity and landscape, or manage risk through suitable adaptation measures (Framework paragraph 99).</p>		<p>This is concerned primarily with Wind Farm Developments and is addressed in Policy WH15 taking into account the high landscape quality of Wellington Heath and the considerable investigative work done by Herefordshire Council in drawing up the relevant Core Strategy Policies. The context, of course, is that part of the NDP area is in the Malvern Hills AONB, and the rest is within the setting of the AONB.</p>
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5 Compliance with EU Regulations

5.1 The Wellington Heath Neighbourhood Development Plan is compatible with European Union obligations, including Human Rights, which have been transposed into domestic legislation, thereby ensuring its legal compliance with:

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora;

Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively).

European Obligations	Wellington Heath NDP
<p>Directive 2001/42/EC or Strategic Environmental Assessment (SEA)</p>	<p>The NDP area includes two ancient woodlands, one Area of Outstanding Natural Beauty, Malvern Hills Geopark and one Special Wildlife Site. There are numerous built heritage assets notably a number of listed buildings.</p> <p>It is considered that the Wellington Heath NDP is in general conformity with both national planning policies contained in the National Planning Policy Framework (the “Framework”) and strategic policies set within the Herefordshire Local Plan Core Strategy (the “Core Strategy”). Nor does it propose any growth that would be over and above that prescribed by strategic policies. Therefore no significant changes to the NDP are recommended as a result of the SEA.</p> <p>The SEA indicates that the cumulative impact of the NDP policies over the course of the plan period is generally positive and/or neutral in relation to SEA objectives. Although some policies may have a neutral or uncertain impact during the first 5 years of the plan period, there is no reason why they cannot have a positive effect in the medium to long-term due to policy safeguards included elsewhere in both the NDP and the Core Strategy; these safeguards should avoid or mitigate against unacceptable adverse impacts. (reference paragraphs 6.7 and 6.8 of the SEA)</p> <p>It is noted that, once made (adopted) by Herefordshire Council, the effects of the policies within the Wellington heath NDP will be monitored annually via the Council’s Annual Monitoring Report (AMR).</p> <p>Paragraphs 6.8 of the SEA states:</p> <p><i>“Task B4 of SEA brings together the results of earlier tasks and thus identifies the cumulative impact of the entire of the NDP. This task, which is also attached at Appendix 4, reveals that the objectives and policies contained in the Wellington Heath NDP are by and large in general conformity with the Local Plan (Core Strategy), which means that the cumulative effect of the plan will contribute to the achievement of the SEA objectives. “</i></p> <p>Paragraph 6.9 states:</p>

	<i>“None of the NDP policies are considered to be in direct conflict with or propose greater levels of growth and development than strategic policies contained in the Local Plan Core Strategy, which themselves have undergone a full Sustainability Appraisal.”</i>
Directive 92/43/EEC Directive 2009/147/EC Habitats Regulations Assessments	HRA Paragraph 4.1 records that the Screening Report of December 2014 confirmed there are no European category wildlife sites (“SACs”) within the NDP area or close enough to be affected by the policies and proposals in the NDP. It was concluded that there is no requirement for a full Habitat Regulations Assessment of the NDP.
Directive 2000/60/EC Water Framework Directive	Wellington Heath is within the River Leadon hydrological catchment area and neither the Leadon nor the river system it drains into (the River Severn in Gloucestershire) has SAC status. Consequently none of the NDP objectives and policies is concluded to be likely to have any significant effect on Water Framework Directive interests.
Human Rights	The policies within this NDP are considered to comply with the EU Obligations in relation to Human Rights. The plan is not detrimental to Human Rights but seeks to enhance the Human Rights of current and future residents within the parish of Wellington Heath