

How Caple, Sollershope and Yatton Neighbourhood Development Plan 2011-2031

Basic Conditions Statement

CONTENTS

	Page
1. INTRODUCTION	1
2. LEGAL REQUIREMENTS	2
3. REGARD TO NATIONAL POLICY	3
4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT	8
5. GENERAL CONFORMITY WITH STRATEGIC POLICY	10
6. EU OBLIGATIONS	17
APPENDIX 1: STRATEGIC POLICIES	19
Table 1: NPPF core planning principles	4
Table 2: Sustainable development	9
Table 3: General conformity of NDP policies with strategic policies.	10
Table 4: EU Obligations	17

1. INTRODUCTION

- 1.1 A draft Neighbourhood Development Plan must meet each of a set of basic conditions before it 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.
- 1.2 This Statement has been prepared for How Caple, Sollershope and Yatton Parish Council to demonstrate that the How Caple, Sollershope and Yatton Neighbourhood Development Plan 2011-2031 (NDP) meets legal requirements and the prescribed basic conditions.
- 1.3 The Statement confirms that:
- the legal requirements have been met (section 2)
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the NDP (section 3)
 - the NDP contributes to sustainable development (section 4)
 - the NDP is in general conformity with the strategic policies contained in the relevant development plan, the Herefordshire Local Plan Core Strategy (section 5)
 - the NDP does not breach and is otherwise compatible with EU obligations, and its making is not likely to have a significant effect on a European site, either alone or in combination with other plans or projects (section 6).

2. LEGAL REQUIREMENTS

- 2.1 The NDP relates to the area that was designated by Herefordshire Council as a Neighbourhood Area on 4 October 2013. The NDP relates only to this Area. No other Neighbourhood Development Plan has or is being made for the Area.
- 2.2 How Caple, Sollershope and Yatton Group Parish Council is a qualifying body.
- 2.3 The NDP is a plan which sets out policies in relation to the development and use of land in the Neighbourhood Area and which has been prepared in accordance with the statutory provisions.
- 2.4 The NDP specifies the period for which it is to have effect, which is 2011-2031.
- 2.5 The NDP does not include provision about development that is excluded development, such as mineral and waste matters, nationally significant infrastructure projects or other prescribed development under section 61K of the Town and Country Planning Act 1990.

3. REGARD TO NATIONAL POLICY

- 3.1 The How Caple, Sollershope and Yatton NDP has been prepared with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). The NDP reflects the core planning principles set out in the NPPF and will help achieve national planning policies at the parish level.
- 3.2 NPPF paragraph 16 stipulates how communities should engage in neighbourhood planning. In accordance with this national policy, How Caple, Sollershope and Yatton NDP supports the strategic development framework in the Local Plan, including its policies for housing in the countryside and the rural economy, and plans positively to support local development.
- 3.3 The NPPF includes more specific guidance on neighbourhood plans at paragraphs 183 to 185:
- NPPF paragraph 183: How Caple, Sollershope and Yatton Group Parish Council has used neighbourhood planning powers to develop a vision for the Neighbourhood Area and to set planning policies in the NDP to determine decisions on planning applications.
 - NPPF paragraph 184: the NDP is in general conformity with the strategic policies of the Local Plan. In Herefordshire, these are the planning policies in the adopted Core Strategy.¹ The NDP reflects the strategic policies and plans positively to support them. It provides planning policies to guide environmental protection and development for housing, business and other purposes. It does not promote less development than set out in the Core Strategy, or undermine its strategic policies. The general conformity of the NDP with the strategic policies of the Core Strategy is explained in more detail in section 5 below.
 - NPPF paragraph 185: the NDP shapes and directs sustainable development in the Neighbourhood Area, through the provision of a balanced set of objectives and policies which deal with social, economic and environmental matters.
- 3.4 NPPF paragraph 17 establishes twelve core planning principles, to which the NDP has had regard as shown in Table 1.

¹ Herefordshire Local Plan Core Strategy 2011-2031, October 2015, paragraph 1.14.

Table 1: NPPF core planning principles

NPPF Core Planning Principle	How the How Caple, Sollershope and Yatton NDP has had regard to the guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The NDP embodies a positive vision and objectives for the Neighbourhood Area in 2031, within the broader framework set by the Core Strategy. Its preparation in consultation with those who live and work in the parishes has enabled local people to shape their surroundings. It covers the key areas of environment, housing, economy, community facilities and infrastructure in order that the future development of the Neighbourhood Area is plan-led. A concise and succinct set of five planning policies provide a practical framework for development management.</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 NDP has been prepared through a programme of consultation which has enabled the community to positively and creatively engage with the future of the parishes. This has been achieved through public meetings, Open Days, a residents’ survey and the pre-submission consultation and publicity given to the draft NDP. The preparation of the draft NDP has been overseen by a Steering Group comprising a mix of parish councillors and other local volunteers, and which reports to the Group Parish Council.</p> <p>The Neighbourhood Area will be enhanced and improved by the NDP’s objectives and policies. This includes the creation of employment opportunities in farming, tourism and small rural businesses, allowing housing to support economic growth, and protecting the natural and built environment (NDP objectives HOB2 – 5).</p>

NPPF Core Planning Principle	How the How Caple, Sollershope and Yatton NDP has had regard to the guidance
<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>The NDP has been prepared within the framework of the Core Strategy, which sets out how housing and business needs are to be addressed within the Neighbourhood Area.</p> <p>The Neighbourhood Area does not include any of the rural settlements which are identified for proportionate housing development in Figure 4.14 and 4.15 of the Core Strategy and so falls entirely within open countryside where national and strategic policy emphasises the importance of not promoting unsustainable patterns of development. Housing proposals are governed by the criteria set in Core Strategy policy RA3. The NDP reflects this strategic approach in policy HSG-1.</p> <p>National policy and Core Strategy policy RA6 support the growth and diversification of the rural economy, and this approach is endorsed by the NDP. The Plan’s objectives support farming, tourism and small businesses, together with allied housing, to bolster and foster economic growth. Policies ECON-1 and HSG-1 implement the approach, the former detailing appropriate forms of provision in line with the character of the Neighbourhood Area and the residents’ survey responses.</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>Matters of design and amenity are addressed in policies ENV-1 and HSG-1.</p> <p>Policy ENV-1 safeguards natural amenities, refers to a range of visual and amenity impacts, and requires that proposals for historic farmstead and agricultural buildings are sensitive to their distinctive character. Policy HSG-1 on housing addresses such aspects of design and amenity as front and rear garden space, off-street parking, building to building relationship, and materials.</p>

NPPF Core Planning Principle	How the How Caple, Sollershope and Yatton NDP has had regard to the guidance
<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 NDP's vision identifies the role and character of the Neighbourhood Area in 2031 as a thriving and prosperous community supported by a resilient economy, serving the needs of residents of all ages. This will be achieved through the sustainable use of resources whilst maintaining the unique character and heritage of the parishes.</p> <p>The Plan supports the community by providing for rural economic development, allied housing and facilities and infrastructure, whilst managing development and protecting the natural and built environments, including the Wye Valley Area of Outstanding Natural Beauty.</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 NDP encourages the re-use of existing resources by supporting the re-use and conversion of redundant rural buildings in line with strategic policy, for business, tourism and housing purposes.</p> <p>Policy HSG-1 addresses development in flood risk areas. Policy ENV-1G encourages individual development of renewable energy sources, notably where this is community-led or has community benefit. Policy INF-1 supports proposals for new cycle paths, which will foster active travel and reduce carbon emissions.</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 this Framework.</p>	<p>The NDP provides for the conservation and enhancement of the natural environment through its objectives and policy ENV-1. This seeks to protect and safeguard the unique character of the three parishes, including the Wye Valley Area of Outstanding Natural Beauty. Policy ENV-1 is complemented by criteria within policies HSG-1 and ECON-1 and by other Plan provisions. Because of its open countryside nature and prevailing strategic policies, the NDP does not include any allocations of land.</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>There are no significant areas of previously developed land in the Neighbourhood Area, reflecting the rural environment. However, the effective use of land and buildings is supported through the encouragement given to the re-use and conversion of redundant rural buildings for business, tourism and housing uses.</p>

NPPF Core Planning Principle	How the How Caple, Sollershope and Yatton NDP has had regard to the guidance
<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 NDP encourages multiple benefits from the use of land in the Neighbourhood Area. It provides for a range of land uses including employment, tourism, housing, and community facilities, all to be consistent with the protection and safeguarding of the unique character and natural amenities of the parishes and in relation to the Wye Valley Area of Outstanding Natural Beauty (policy ENV-1).</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>NDP policy ENV-1E provides for the protection of nominated heritage sites in the Neighbourhood Area to complement statutory protection and Core Strategy policy LD4.</p>
<p>Planning 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.</p>	<p>The Core Strategy promotes a sustainable approach to development in rural areas which emphasises supporting services, employment and facilities in identified villages and avoiding new isolated homes in the countryside. The Core Strategy does not identify any settlements suitable for proportionate housing in the Neighbourhood Area, which falls entirely within open countryside where national and strategic policy emphasises the importance of not promoting unsustainable patterns of development. The NDP is in accord with this approach.</p>
<p>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>	<p>The NDP's vision is for the Neighbourhood Area in 2031 to be a thriving and prosperous community, serving the needs of residents of all ages.</p> <p>Policy CF-1 deals with community facilities. It adopts a positive and supportive stance to proposals to enhance the community use of the churches, to provide farm shops or similar, and to voluntary projects to enhance community facilities. The NDP recognises that policies and proposals in the Economy, Infrastructure and Environment sections of the Plan are critical to the maintenance and enhancement of the available community facilities.</p>

4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

- 4.1 The making of the How Caple, Sollershope and Yatton NDP will contribute to the achievement of sustainable development.
- 4.2 The NPPF explains that there are three dimensions to sustainable development: economic, social and environmental (paragraph 7). These give rise to the need for the planning system to perform a number of roles:
- **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 and 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 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.
- 4.3 The NPPF emphasises that to achieve sustainable development the economic, social and environmental roles should be sought jointly and simultaneously as they are mutually dependent. The three roles are then set out in greater detail in the NPPF’s core planning principles. Each of these is supported by the NDP, confirming that the Plan as a whole will contribute to sustainable development (see Table 1).
- 4.4 The NDP is also in general conformity with the Core Strategy (see section 5). This is based on a spatial strategy to achieve the sustainable development of the County and reflecting the three themes of social progress, economic prosperity, and environmental quality. These themes echo the three roles as defined in the NPPF. The NDP will deliver sustainable development by virtue of setting out a balanced set of objectives and policies which address each of the strategic themes.
- 4.5 Table 2 sets out how the Plan’s policies will help achieve sustainable development, by contributing to each of the three roles.

Table 2: Sustainable development

Sustainable development role	How the How Caple, Sollershope and Yatton NDP contributes
Economic	Core Strategy policy RA6 provides a strategic basis for the NDP to provide positively for the development of the local rural economy. Policy ECON-1 provides for farm diversification, the development of serviced workshops and live/work units, and for tourism schemes, with an emphasis on the re-use and conversion of redundant rural buildings for these purposes. The NDP also supports improvements to broadband and mobile telephone infrastructure as a means of attracting new business as well as supporting existing businesses. Policy ENV-1 emphasises the linkages between policy areas by setting out the environmental criteria against which local business development will be assessed, including the Wye Valley Area of Outstanding Natural Beauty.
Social	The NDP has been prepared in furtherance of the Core Strategy which promotes a sustainable approach to development in rural areas. The Core Strategy does not identify any settlements suitable for proportionate housing in the Neighbourhood Area, which falls entirely within open countryside where national and strategic policy emphasises the importance of not promoting unsustainable patterns of development. The NDP is in accord with this approach (policy HSG-1). The policy gives weight to the provision of dwellings of a type and size that positively contribute to meeting local housing needs. The NDP further meets social needs and health, social and cultural well-being through support for improvements to broadband and mobile telephone infrastructure (policy ECON-1), renewable energy proposals, including those which are community-led or have community benefit (policy ENV-1G) and community facilities (policy CF-1).
Environmental	The NDP contributes to protecting and enhancing the natural, built and historic environment through policy ENV-1. This includes provisions and measures to improve biodiversity, avoid impact on natural amenities and in relation to the Wye Valley Area of Outstanding Natural Beauty, protect heritage sites, and support for renewable energy. The prudent use of resources is to be encouraged through the re-use and conversion of redundant buildings. Policy ENV-1 is supported by other provisions within the housing and economy policies.

5. GENERAL CONFORMITY WITH STRATEGIC POLICY

- 5.1 The How Caple, Sollershope and Yatton NDP is in general conformity with the strategic policies contained in the development plan for the area, namely the Herefordshire Local Plan Core Strategy. Herefordshire Council has confirmed this position in the Environmental Report prepared on the NDP (July 2017), and in its consultation response to the draft Plan.²
- 5.2 Table 3 sets out more detail as to how each of the NDP's policies align with the strategic policies. The text of the Core Strategy policies referred to can be seen at Appendix 1, and the full Core Strategy viewed at <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>.
- 5.3 Remaining saved policies of the Herefordshire Unitary Development Plan are not relevant to the NDP.

Table 3: General conformity of NDP policies with strategic policies.

NDP policies	Herefordshire Local Plan Core Strategy
<p>ENVIRONMENT POLICY ENV-1 <i>Ref: NPPF sections 109,111, 113 Hereford Council Core Strategy (in particular appx 8)</i> <i>NDP Objectives HOB 3, HOB 5 and HOB 6 refer</i></p> <p>The strongest possible efforts will be made to ensure the protection and safeguarding of the unique character and natural amenities of the three parishes whilst also ensuring that the parishes thrive. Any proposed development of local businesses, housing provision, changes to infrastructure and energy generation will be assessed against these criteria and in relation to the Area of Outstanding Natural Beauty (AONB).</p> <p>ENV-1A. Existing woodlands and hedgerows will be maintained and new plantings in appropriate locations encouraged, using native species.</p> <p>ENV-1B. Existing roads will be maintained to a satisfactory standard</p>	<p>Policy ENV-1 is in general conformity with the following strategic policies:</p> <ul style="list-style-type: none"> • LD1 <i>Landscape and townscape</i> • LD2 <i>Biodiversity and geodiversity</i> • LD3 <i>Green infrastructure</i> • LD4 <i>Historic environment and heritage assets</i> • SD1 <i>Sustainable design and energy efficiency</i> • SD2 <i>Renewable and low carbon energy generation</i> • SD3 <i>Sustainable water management and water resources</i> • SD4 <i>Wastewater treatment and river water quality.</i> <p>It adds local detail by identifying natural environmental and heritage assets in the Neighbourhood Area and in respect of renewable energy proposals.</p>

² A comment by Herefordshire Council in respect of draft policy ENV-1B has been considered by the Group Parish Council. No change is considered necessary, for the reasons detailed in the Consultation Statement.

NDP policies	Herefordshire Local Plan Core Strategy
<p>with no new roads constructed.</p> <p>ENV-1C. Any housing or other development will be implemented in such a way as to have no adverse impact on the natural amenities, including protection of views and view corridors, river meadows, orchards and footpaths.</p> <p>ENV-1D. Utilisation of redundant buildings and farm expansion will be encouraged, subject to the same constraints as ENV-1C above, as will development of tourism in a sustainable manner, so as to ensure the parishes have a successful future.</p> <p>ENV-1E. The nominated heritage sites (see pages 6-8) will be protected and, where appropriate, made more accessible to residents and tourists. No development will be permitted which might adversely impact them.</p> <p>ENV-1F. For changes of land use, the following potential problems will be included in considerations: "makes intrusive noise", "visually out of character from its surroundings", "makes unpleasant smells", "causes noticeable increase in road traffic", "causes light pollution".</p> <p>ENV-1G. Individual development of renewable energy sources for private use will be encouraged. The provision of community-led energy generation, including bio-digesters, will be sympathetically considered as will some limited commercial development of water power and ground heat capture for community benefit.</p> <p>ENV-1H. Installation of large scale photo-voltaic arrays, large installations of wind turbines, or fracking will be supported only if they have no impact on AONB, surrounding landscape and/or biodiversity.</p> <p>ENV-1J. Ditches and drains will be maintained so as to minimise the</p>	

NDP policies	Herefordshire Local Plan Core Strategy
<p>flooding effects of field run-off and drain blockages.</p> <p>ENV-1K. There is no foreseen need to change the scope and extent of the designated Area of Outstanding Natural Beauty (AONB) insofar as it affects the three parishes.</p> <p>ENV-1L. The Lengthsman scheme will be supported, with appropriate funding secured. The role will be charged with keeping open the access/entrances to footpaths and rights of way in addition to current duties. We will also provide resources for better management and maintenance of footpaths.</p> <p>ENV-1M. In order to further protect, and maintain in good order, those public footpaths and rights of way we will consider establishing a network of volunteers to help with path maintenance, in liaison with the Lengthsman.</p> <p>ENV-1N. Redevelopment, alteration or extension of historic farmstead and agricultural buildings within the Parishes should be sensitive to their distinctive character, materials and form.</p>	
<p>HOUSING POLICY HSG-1 <i>Objectives HOB 4, HOB 5 and HOB 6 refer</i></p> <p>HSG-1A. How Caple, Sollershope and Yatton neighbourhood plan area is classified as open countryside, where growth is restricted to avoid unsustainable patterns of development within rural areas.</p> <p>HSG-1B. Homes required for agricultural diversification and/or for development of rural enterprises, within the constraints of the core strategy, will be supported (see Core Strategy RA4).</p> <p>HSG -1C. Proposals for re-using genuinely redundant farm buildings, e.g. barns, will receive support, as will replacements of existing</p>	<p>Policy HSG-1 is in general conformity with the following strategic policies:</p> <ul style="list-style-type: none"> • RA2 <i>Housing in settlements outside Hereford and the market towns</i> • RA3 <i>Herefordshire's countryside</i> • RA4 <i>Agricultural, forestry and rural enterprise dwellings</i> • H3 <i>Ensuring an appropriate range and mix of housing.</i> <p>It adds local detail to the exceptional circumstances set out in strategic policy under which new housing units may be justified within the Neighbourhood Area, which falls entirely within countryside. Further detail is also included in respect of house type</p>

NDP policies	Herefordshire Local Plan Core Strategy
<p>dwelling, provided they are of similar size and scale, and with appropriate safeguards to prevent misuse of this policy.</p> <p>HSG-1D. Wherever possible preference will be given to local people and people with local connections and to dwellings which are suitable as starter homes; homes of 3 bedrooms or less and easy-access homes.</p> <p>HSG-1E. Extensions to existing properties will be permitted in line with overall planning constraints and agreed objectives.</p> <p>HSG-1F. Preference will be given to proposals involving the retention of adequate garden space front and back (where appropriate) and adequate parking space must be provided for any new property as must retention of an adequate gap to adjacent properties.</p> <p>HSG-G. The use of traditional building materials e.g. stone, brick and slate will be encouraged, including for new build.</p> <p>HSG-1H. No development will be permitted which has an adverse impact on neighbours or the character of How Caple, Sollershope and Yatton.</p> <p>HSG-1J. Development in flood zones 2 and 3 should be subject to the sequential test and (where appropriate) exception tests in accordance with national guidelines.</p>	<p>and size.</p>
<p>ECONOMY POLICY ECON-1 <i>Objectives HOB 1, HOB 2, HOB 3, HOB 4, HOB 5 and HOB 6 refer</i></p> <p>The Parish Council will support the identification of potential sites suitable for development within overall planning constraints to provide employment opportunities.</p>	<p>Policy ECON-1 is in general conformity with the following strategic policies:</p> <p><i>RA5 Re-use of rural buildings</i> <i>RA6 Rural economy</i> <i>E3 Homeworking</i></p>

NDP policies	Herefordshire Local Plan Core Strategy
<p>The change of use of redundant farm buildings, and other appropriate buildings, into small businesses of a kind favoured by residents will be actively supported by the Parish Council.</p> <p>The development of tourist facilities in the ways identified as acceptable to residents will be actively supported by the Parish Council, without adversely impacting our environment.</p> <p>Pressure to improve broadband, mobile telephone reception and the quality of roadways will be a priority for the Parish Council.</p> <p>The quality of footpath maintenance and signing will be improved and maintained.</p> <p>ECON-1A. Potential sites/ categories of sites are earmarked which could be developed for small business use to encourage the provision of employment opportunities.</p> <p>ECON-1B. Farm Diversification will be encouraged through the use of redundant buildings and the conversion of suitable buildings to enable small business development (e.g. cheese-making, farm shops, craft workshops).</p> <p>ECON-1C. The development of serviced workshops, work units attached to dwellings and small stand-alone businesses (e.g. Information Technology) will be supported, subject to overall planning constraints as will a range of activities which are appropriate in the area.</p> <p>ECON -1D. Development of Tourism will be facilitated as a means of improving the local economy, but with appropriate safeguards to preserve the environment of the parishes.</p>	<p><i>E4 Tourism.</i></p> <p>It adds local detail in respect of the type and pattern of employment that is sought, including rural tourism and leisure proposals.</p>

NDP policies	Herefordshire Local Plan Core Strategy
<p>ECON -1E. The quality of the Broadband service and mobile telephone reception must be improved so as to attract new business into the parishes as well as to enhance the service for existing residents and businesses.</p>	
<p>COMMUNITY FACILITIES POLICY CF-1 <i>Objectives HOB 1, HOB 4 and HOB 6 refer.</i></p> <p>CF-1A The Parish Council will continue to provide a degree of financial support to the upkeep of the three churchyards and will support in principle any valid proposals to make any one of those buildings more available as a community centre.</p> <p>CF-1B Any proposals to establish facilities such as small farm shops or similar potential trading outlets will be supported and encouraged, subject to the provisions of the NDP and Core Strategy.</p> <p>CF-1C We will encourage and facilitate any proposed voluntary projects which might enhance facilities for the community and which conform to the overall requirements of the NDP.</p>	<p>Policy CF-1 is in general conformity with strategic policy SC1 <i>Social and community facilities</i>. It adds local detail, including the support to be given to proposals to extend community uses of the three churches and in respect of new facilities.</p>
<p>INFRASTRUCTURE POLICY INF-1 <i>Objectives HOB 1, HOB 3 and HOB 6 refer.</i></p> <p>The Parish Council will support any realistic initiative for a community scheme to improve broad band services should the Fastershire project (and/or its successors) not deliver the desired improvements.</p> <p>The Lengthsman scheme will be supported and funded so as to provide a means for verge maintenance on allocated roadways in the parishes.</p> <p>The Public Rights of Way (PROW) initiatives will be supported and</p>	<p>Policy INF-1 is in general conformity with the following strategic policies:</p> <p>RA6 <i>Rural economy</i> MT1 <i>Traffic management, highway safety and promoting active travel</i> SC1 <i>Social and community facilities</i> ID1 <i>Infrastructure delivery.</i></p> <p>It adds local detail in respect of measures to foster active travel and infrastructure improvements.</p>

NDP policies	Herefordshire Local Plan Core Strategy
funded so to improve the care and maintenance of footpaths in the parishes. (Also see ENV-1L and ENV- 1M). Proposals for the establishment of cycle paths in appropriate locations will be supported.	

6. EU OBLIGATIONS

6.1 The How Caple, Sollershope and Yatton NDP is compatible with European Union obligations as detailed in Table 4 and as transposed into UK law.

Table 4: EU obligations

EU Obligation	Compatibility of the How Caple, Sollershope and Yatton NDP
Strategic Environmental Assessment (SEA) Directive	<p>Strategic environmental assessment of the How Caple, Sollershope and Yatton NDP has been undertaken by Herefordshire Council. An initial screening opinion in August 2013 concluded that the NDP would require further assessment for the purposes of Strategic Environmental Assessment. A Scoping Report was prepared in March 2016 and published for consultation. Subsequently, an SEA of the draft Plan was undertaken in July 2017 and the resultant Environmental Report was published for consultation alongside the draft Plan.</p> <p>The Environmental Report concludes that the NDP is in general conformity with both national planning policy contained in the NPPF and strategic policies set within the Herefordshire Local Plan (Core Strategy). None of the NDP policies were 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. The cumulative effect of the NDP policies will contribute to the SEA objectives.</p> <p>Amendments to the draft Plan following regulation 14 consultation were assessed in a further Environmental Report (December 2017), which confirms these conclusions.</p> <p>The NDP has been prepared in conjunction with a formal process of environmental appraisal in accordance with the SEA Directive, whose requirements are considered to have been met.</p>
Habitats Directive	<p>A process of assessment of the How Caple, Sollershope and Yatton NDP pursuant to the Habitats Directive has been undertaken by Herefordshire Council. Initial screening was undertaken in August 2013. This found that the River Wye Special Area of Conservation (SAC) and the Wye Valley and Forest of Dean Bat Sites SAC would need to be taken account in the future NDP and that a full screening assessment would be required.</p>

EU Obligation	Compatibility of the How Caple, Sollershope and Yatton NDP
	<p>A Screening Assessment of the draft NDP was undertaken by Herefordshire Council in July 2017. This concluded that the draft NDP will not have a likely significant effect on the River Wye SAC or the Wye Valley and Forest of Dean Bat Sites SAC, either on its own or in combination with other neighbouring NDPs.</p> <p>Amendments to the draft Plan following regulation 14 consultation were assessed in an Addendum Report dated December 2017. The amendments made to the draft Plan were considered not to affect the findings of the previous HRA Report. The conclusion that the NDP will not have a likely significant effect on the above European sites remains valid.</p> <p>The NDP has been prepared in conjunction with a formal screening process in accordance with the Habitats Directive, whose requirements are considered to have been met.</p>
Water Framework Directive	<p>The Core Strategy (policies SD3 and SD4) requires that development proposals are considered against Water Framework Directive objectives, including that development should not undermine the achievement of water quality targets. The Water Framework Directive has been taken into account within the objectives used for the SEA of the NDP and as a source of baseline information and targets.</p> <p>The NDP is considered to be compatible with the Water Framework Directive.</p>
Human Rights	<p>The NDP is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and County-level strategic planning policies. In accordance with established process, its preparation has included consultation with the local community and it is subject to independent examination. The policies within the Plan are considered to comply with the requirements of EU obligations in relation to Human Rights.</p>

APPENDIX 1: STRATEGIC POLICIES

Policy RA2 – Housing in settlements outside Hereford and the market towns.

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.

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.

Housing proposals will be permitted where the following criteria are met:

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;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
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
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.

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.

Policy RA3 – Herefordshire’s countryside

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:

1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
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
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
5. is rural exception housing in accordance with Policy H2; or

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
7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. demonstrate that the accommodation could not be provided in an existing building(s);
2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings and
3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape.

Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise is not yet established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings. Dwellings permitted in accordance with this policy will be subject to occupancy controls secured through a Section 106 Agreement. In some situations it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit.

Applications for the removal of occupancy conditions (or section 106 Agreements) will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price (for rent or sale) which has been independently verified.

Policy RA5 – Re-use of rural buildings

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 residential development, or is essential to the social well-being of the countryside, will be permitted where:

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;
2. design proposals make adequate provision for protected and priority species and associated habitats;
3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
5. the building is capable of accommodating the proposed new use without the need for substantial alteration or 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.

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.

Policy RA6 - Rural economy

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:

- support and strengthen local food and drink production;
- 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;
- involve the small scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;

Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

Policy H3 – Ensuring an appropriate range and mix of housing

Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.

In particular, on larger housing sites of more than 50 dwellings developers will be expected to:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of being adapted for people in the community with additional needs; and
3. provide housing capable of meeting the specific needs of the elderly population by:
 - providing specialist accommodation for older people in suitable locations;
 - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
 - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

Policy SC1 – Social and community facilities

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.

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.

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).

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.

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.

Policy MT1 – Traffic management, highway safety and promoting active travel

Development proposals should incorporate the following principle requirements covering movement and transportation:

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;
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;
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;
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;
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
6. have regard to with 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.

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.

Policy E3 – Homeworking

The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by **any** of the following:

- changes to the appearance of any building;
- noise disturbance from the use or any increased traffic and parking generated;
- unsociable hours of operation; and
- the storage of hazardous materials or emissions from the site.

Policy E4 – Tourism

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:

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;
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;
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 in Hereford will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;
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
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.

Policy LD1 – Landscape and townscape

Development proposals should:

- 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;
- 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;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- 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.

Policy LD2 – Biodiversity and geodiversity

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows :
 - a) Development that is likely to harm sites and species of European Importance will not be permitted;
 - b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;
 - c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.
 - d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.
2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and
3. creation of new biodiversity features and wildlife habitats.

Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.

Policy LD3 –Green infrastructure

Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

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;
2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and
3. integration with, and connection to, the surrounding green infrastructure network.

Policy LD4 –Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should:

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
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
5. where appropriate, improve the understanding of and public access to the heritage asset.

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.

Policy SD1 –Sustainable design and energy efficiency

Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land -taking into account the local context and site characteristics,
- 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;
- safeguard residential amenity for existing and proposed residents;
- 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;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- 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 enabling renewable energy and energy conservation infrastructure;
- where possible, on-site renewable energy generation should also be incorporated;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;
- ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
- utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

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.

Policy SD2 – Renewable and low carbon energy generation

Development proposals that seek to deliver renewable and low carbon energy will be supported where they meet the following criteria:

1. the proposal does not adversely impact upon international or national designated natural and heritage assets;
2. the proposal does not adversely affect residential amenity;
3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment and
4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

In the case of energy generation through wind power developments, permission will only be granted for such proposals where:

- the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
- following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

Policy SD3 – Sustainable water management and water resources

Measures for sustainable water management will be required to be an integral element of new development in 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:

1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the *Strategic Flood Risk Assessment (SFRA) 2009* for Herefordshire;
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;
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;
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;
5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the 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;
6. water conservation and efficiency measures are included in all new developments, specifically:
 - residential development should achieve Housing - Optional Technical Standards - Water efficiency standards At the time of adoption the published water efficiency standards were 110 litres/person/day; or

- 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;
- 7. the separation of foul and surface water on new developments is maximised;
- 8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;
- 9. development should not cause an unacceptable risk to the availability or quality of water resources; and
- 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.

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 landscape, biodiversity or visual impact.

Policy SD4 - Wastewater treatment and river water quality

Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:

- incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;
- phasing or delaying development until further capacity is available;
- the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;
- in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and
- where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.

Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:

- provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway);
- septic tank (discharging to soakaway).

With either of these non-mains alternatives, proposals should be accompanied by the following:

- information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or
- where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC;
- in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.

The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.

Policy ID1- Infrastructure Delivery

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. Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic 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. A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.