

Wigmore Group Neighbourhood Development Plan 2011-2031

Statement of Basic Conditions

25 July 2018

Contents

1.0 Introduction

2.0 Legal requirements

3.0 The Basic Conditions

4.0 Conformity with National Policy

5.0 Contribution to Achieving Sustainable Development

6.0 Preservation of Listed Buildings and Features of Interest

7.0 Preserving Wigmore Conservation Area

8.0 Conformity with the Strategic Policies of the Herefordshire Local Plan – Core Strategy

9.0 Compatibility with EU Obligations and Legislation

10.0 Meeting the prescribed conditions and matters

1.0 Introduction

- 1.1 This Basic Conditions Statement (“the Statement”) sets out how, in producing the Wigmore Group Neighbourhood Development Plan (“the Neighbourhood Plan” or “NDP”), Wigmore Group Parish Council (the “Parish Council”) has complied with the basic conditions and legal requirements set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by sections 38A and B of the Planning and Compulsory Purchase Act 2004.

2.0 Legal Requirements

2.1 The legal requirements for preparing a Neighbourhood Plan are set out below:

1. The Neighbourhood Plan is being submitted by a relevant body

This Neighbourhood Plan is being submitted by a relevant body, namely Wigmore Group Parish Council.

2. What is being proposed is a Neighbourhood Development Plan

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

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

The proposed Neighbourhood Plan does state the period for which it is to have effect in its title (“Wigmore Group Neighbourhood Plan 2011 – 2031”). It will, though, only have statutory effect from the date that it is adopted up to 2031 (the same end period as the Herefordshire Core Strategy Local Plan).

4. The policies do not relate to excluded development

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

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

This Neighbourhood Plan proposal relates to the Wigmore Group Neighbourhood Planning Area as defined which is within the Wigmore Group of Parishes, and to no other area. There are no other Neighbourhood Plans relating to this Neighbourhood Area.

3.0 Basic Conditions

3.1 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 plans under section 38(3)(c) of the Planning and Compulsory Purchase Act (2004).

3.2 A Neighbourhood Plan will be considered to have met the Basic Conditions if:

- it has regard to national policies and advice contained in guidance issued by the Secretary of State;
- it contributes to the achievement of sustainable development;
- it has special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;
- it has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
- it is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- it does not breach, and is otherwise compatible with, EU obligations; and
- it complies with any prescribed conditions and any other prescribed matters in connection with the contents of the Neighbourhood Plan.

3.3 These Basic Conditions are addressed in turn in the remainder of this statement.

4.0 Conformity with National Policy and advice

- 4.1 This Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of Herefordshire Council, and the comprehensive evidence base that supports these policies. An independent Planning Consultancy was engaged to help ensure conformity and that relevant policies have been considered and supported.
- 4.2 Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Wigmore Group Neighbourhood Plan does not undermine the strategic policies of Herefordshire Council; the Plan aims to support these policies by protecting local built and natural heritage assets from insensitive new development and supporting small scale housing development to meet local needs.
- 4.3 This Neighbourhood Plan seeks to deliver a minimum of 29 more new houses within the Wigmore Settlement area and a minimum of 3 new houses within the Leinthall Starkes Settlement area. These 32 houses plus the 11 houses already built and the planning permission already granted for 9 more residences represents a 14% increase in the housing stock between the years 2011 and 2031. *See Annex 1.*
- 4.4 The Plan has regard to the twelve core planning principles set out within paragraph 17 of the NPPF, as set out in Table 1 below:

Table 1 -NPPF Core Planning Principles and the Wigmore Group Neighbourhood Plan:

NPPF Core Principle	Neighbourhood Development Plan
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.	The Parish Council has produced the NDP in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through informal and formal consultation, the plan will empower local people to shape their surroundings. The emerging vision, objectives, policies and proposals in the plan have been developed with a thorough approach to community engagement as evidenced by the consultation statement provided. The plan sets out a positive vision for the area up to 2031 and sets out a concise and practical suite of policies to guide development control decisions.
Planning should not simply be about scrutiny, but instead be a creative exercise in finding	The NDP offers the local community the opportunity to shape the future development

NPPF Core Principle	Neighbourhood Development Plan
ways to enhance and improve the places in which people live their lives.	of the Wigmore Group Parishes in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the rural landscape setting, at the same time supporting local business and tourist development with the support of small scale enterprise within the Parish.
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	This NDP refines and amplifies Herefordshire-wide policies and proposals set out in the Core Strategy Local Plan policies. The Neighbourhood Plan supports appropriate residential, business and economic growth in the Parish -in particular Policies WG3, WG4, WG5 and WG6.
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.	The NDP sets out policies to protect and enhance local character and encourage high quality design in new development, which will help to ensure that amenity and local character are protected – specifically Policies WG3, WG4, WG6, WG8, WG9 and WG10.
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.	The NDP takes thorough regard of this guidance. Policy WG1 of the Plan defines the rural character of this Parish and protects the key features which contribute towards its character. Policy WG2 seeks to minimise light pollution.
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)	The NDP promotes the re-use of brownfield sites and premises within the Parish and encourages the re-use of existing resources – policies WG3, WG8 and WG10 all make reference to re-using existing buildings and facilities and the use of local materials when possible.
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework	The NDP is fully consistent with this principle. The Plan provides a policy framework for the protection and enhancement of the rural landscape in Policy WG1 and as detailed above, significantly favours the re-use of existing resources and brownfield sites as detailed above. The 2 settlement boundaries seek to protect the natural environment outside the

NPPF Core Principle	Neighbourhood Development Plan
	two settlements (Wigmore and Leinthall Starkes) from inappropriate development. The potential development site at Moorview (see NDP Section 6.2.9.3 and 6.2.10) is limited to the brownfield land.
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	The NDP encourages the use of brownfield land to accommodate development requirements – principally in Policies WG3, WG8 and WG10.
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).	Within the 2 villages’ settlement boundaries there are limited opportunities for development needs that would require mixed development. However, should such an opportunity arise, provided all the suggested different uses of the land comply with the relevant policies then they would be encouraged.
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.	The NDP is fully in line with this principle. The Wigmore Group of Parishes has a range of heritage assets and features including listed properties, scheduled ancient monument and other assets which are protected by National Policy. Policy WG9 refers to development within the Wigmore Conservation Area and policy WG1 to protecting landscape assets such as significant views.
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	The NDP is fully in line with this principle. The need for accessibility by foot or bicycle is referred to in Policy WG6 (Regarding the change of use of community facilities). However, given the size and the layout of Wigmore Group Parish, the existing traffic issues and the lack of public transportation options, the opportunities to ensure sustainable transportation are limited.
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.	Policy WG6 seeks to maintain and enhance the community facility needs of the area and Policy WG7 protects the existing educational facilities provided by Wigmore School.

5.0 Contribution to Achieving Sustainable Development

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

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

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

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

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

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

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

5.5 The Table below summarises how the policies and allocations in the Wigmore Group Neighbourhood Plan contribute to the economic, social and environmental aspects of sustainable development:

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The NDP seeks to support appropriate local economic development which is sensitive to the rural landscape and setting of the Group Parish (Policy WG10).
Social	The NDP protects local community facilities (Policies WG6 and WG7) and also recognises the role of the landscape and countryside in supporting health and wellbeing of Parish residents (Policy WG1). The Plan also supports new market and local needs housing and a mix of tenures, types and sizes of houses (Policies WG3, WG4 and WG5).

Sustainable Development Role	Neighbourhood Development Plan's Contribution
Environmental	<p>The NDP sets out policies that protect local wildlife and biodiversity and protects rural landscapes (Policies WG1 and WG2). The Plan seeks, where possible, to promote more sustainable transport patterns through walking and cycling to any new or "change of use" community facilities (Policy WG6). Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the Group Parish's identity (Policies WG8, WG9 and WG10).</p>

- 6.0 **Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest.**
- 6.1 Other than the protection offered by national legislation, the NDP has special regard to the Wigmore Conservation Area (Policy WG9). A list of Statutory Listed Buildings within the WGPC is shown at Appendix B to the NDP.

- 7.0 **Have special regard to the desirability of preserving or enhancing character or appearance of any conservation area.**
- 7.1 Policy WG9 refers to the character and appearance of potential development within the Wigmore Conservation Area.

8.0 Conformity with the Strategic Policies of the Herefordshire Local Plan – Core Strategy

8.1 The Neighbourhood Plan has been written to support the strategic development aims of the Herefordshire Local Plan – Core Strategy, including delivery of housing and economic development, and to plan positively taking into account the local issues of the Wigmore Group of Parishes.

8.2 Table 3 below sets out how each policy is in general conformity with the Herefordshire Local Plan – Core Strategy.

Table 3 – Conformity of Neighbourhood Plan Policies with the Herefordshire Local Plan – Core Strategy Policies

NDP Policy	Policy Name	Relevant Herefordshire Local Plan Core Strategy Policy	Comment on conformity where relevant
WG1	Protecting and Enhancing Local Landscape Character	SS1, LD2, LD3, LD4	Complies and adds local detail
WG2	Dark Skies	SS6	Complies and adds local detail
WG3	New Housing Development in Wigmore	RA1 – RA5, H1	Complies and adds local detail
WG4	New Housing Development in Leinthall Starkes	RA1 – RA5	Complies and adds local detail
WG5	Ensuring an Appropriate Range of Tenures Types and Sizes of New Dwellings	H3	Complies and adds local detail
WG6	Wigmore Village	SC1, SS1, OS3	Complies and adds local detail
WG7	Wigmore School	SC1	Complies and adds local detail
WG8	Design of Development in Wigmore Group Parish	SS1, SS6, LD1, LD3	Complies and adds local detail
WG9	Design of Development in Wigmore Conservation Area	SS1, SS6, LD1, LD4	Complies and adds local detail
WG10	Promoting Local Employment and Tourism	E1, E2, E3, E4, SS1, SS4	Complies and adds local detail
WG11	New Communications Technologies	E1, SS5	Complies and adds local detail

9.0 Compatibility with EU Obligations and Legislation

- 9.1 The NDP is fully compatible with EU Obligations
- 9.2 The Neighbourhood Plan has been subjected to an SEA Screening Assessment undertaken by Herefordshire Council therefore it is understood that EU Environmental Obligations have been met. The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels.
- 9.3 The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual. Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely: Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.
- 9.4 Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.
- 9.5 Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention of Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.”
- 9.7 The making of the NDP is **not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural) Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects)**. The NDP has been subjected to a separate screening process for Strategic Environmental

Assessment Scoping and Habitat Regulations Assessment Screening prepared by Herefordshire Council and published for consultation as a part of Regulation 14.

- 9.6 The Group Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible, in general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

10.0 Meeting the prescribed conditions and matters

- 10.1 The Neighbourhood Plan has been carefully drafted to comply both with the legal requirements and the basic conditions. This statement has demonstrated that prescribed conditions have been met and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

Annex 1

Wigmore & Leinthall Starkes housing figures

Total number of housing within the Group parish (Wigmore (334) and Leinthall Starkes (35) only) as April 2011 – 369

Proportional growth requirement of 14% – 52 totals for the 2 villages

Total built/commitment at May 2018 – 20

Residual to find – 32

Suggested numbers for the villages based on Leinthall Starkes being 10% the size of Wigmore

For Wigmore – 29; For Leinthall Starkes - 3

Completions			
Elton	Marlbrook Hall, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HR	Conversion of redundant farm building to form six houses.	6
Leinthall Starkes	Limebrook Farm, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HP	Erection of 3- bedroom detached local needs dwelling, single garage and; attached woodstore and repositioning of existing field access.	1
Wigmore	Lodge Farm Buildings Deerfold Birtley, Bucknell, Herefordshire SY7 0EF	Proposed conversion and alterations to create two dwellings	2
Leinthall Starkes	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkes, Herefordshire, SY8 2HJ	Proposed dwelling to replace mobile home, garage & foaling box.	1
Leinthall Starkes	Lane Cottage, Leinthall Starkes, SY8 2HP	Previously derelict & unoccupied house since 1970's. Now renovated	1
			11 completed

Commitments			
Wigmore	Pear Tree Farm, Wigmore,	Proposed residential development of four detached houses.	4

	Herefordshire, HR6 9UR		
Wigmore	Land at Wigmore Hall, Wigmore, Leominster, Herefordshire, HR6 9UL	Conversion of redundant buildings to form a single dwelling.	1
Wigmore	Land at Burnt House, Castle Street, Wigmore, Leominster, Herefordshire, HR6 9VA	Proposed demolition of an outbuilding and erection of a single; detached dwelling house.	1
Wigmore	4 Glen View, Wigmore, Leominster, Herefordshire, HR6 9UU	Erection of single detached dwelling and garage	1
Leinthall Starkes	The Stables, Leinthall Starkes, Herefordshire, SY8 2HP	Proposed conversion of redundant stable building into a two bed; residential dwelling.	1
Leinthall Starkes	Land East of Brooklyn, Leinthall Starkes, SY8 2HP	Proposed erection of a single detached dwelling with associated driveway & gardens	1
			9 commitments