



Titley Group Neighbourhood Development Plan 2011-2031

Basic Conditions Statement

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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 amended).

1.2 This Statement has been prepared for Titley Group Parish Council to demonstrate that the Titley Group 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 that the making of the NDP does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (section 6).

2. LEGAL REQUIREMENTS

- 2.1 The NDP relates to the area that was designated by Herefordshire Council as a Neighbourhood Area on 14 July 2016. The NDP relates only to this Area. No other Neighbourhood Development Plan has or is being made for the Area.
- 2.2 Titley 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 POLICIES AND ADVICE

- 3.1 The NDP has been prepared with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF)¹ and Planning Practice Guidance (PPG).² The NDP will help achieve national planning policies at the parish level.
- 3.2 NPPF paragraph 13 sets out requirements for how communities engage in neighbourhood planning. In accordance with this national policy, the NDP supports the delivery of strategic policies set out in the Local Plan, including its policies for housing and economic development, and seeks to shape and direct development that is outside these strategic policies.
- 3.3 In accord with NPPF paragraph 16, the NDP:
- contributes to the objective of achieving sustainable development, as explained in section 4 of this Statement.
 - has been prepared positively, through community engagement and the allocation of land for housing as explained in the Consultation Statement.
 - has been shaped by early, proportionate and effective engagement with the community and other consultees, as explained in the Consultation Statement.
 - contains policies that are clearly written and unambiguous.
 - is accessible via the Parish Council website.
 - serves a clear purpose in the context of the Titley Group Neighbourhood Area, complementing rather than duplicating existing national and Local Plan policies as explained in this section and section 5.
- 3.4 The NPPF sets out more specific guidance on neighbourhood plans as follows:
- NPPF paragraph 29: Titley Group Parish Council have used neighbourhood planning powers to develop a local vision for the Neighbourhood Area and to set planning policies in the NDP as part of the statutory development plan.
 - NPPF paragraph 29: the NDP is considered to be in general conformity with the strategic policies of the Local Plan. In Herefordshire, these are the policies set out in the adopted Core Strategy.³ The NDP reflects the strategic policies and plans positively to support them. It does not promote less development than set out in the Core Strategy, or undermine its strategic policies. The NDP defines settlement boundaries for Titley and Staunton-on-Arrow and provides criteria-based planning policies to guide housing growth, economic

¹ February 2019.

² <https://www.gov.uk/government/collections/planning-practice-guidance>

³ Herefordshire Local Plan Core Strategy 2011-2031, October 2015, paragraph 1.14.

development and environmental protection. The general conformity of the NDP with the strategic policies of the Core Strategy is set out in more detail in section 5 below.

- NPPF paragraph 31: the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focussed tightly on supporting and justifying the policies concerned. In preparing the NDP, use has been made of existing evidence sources, supplemented as necessary by information from consultation, a residents' survey, a Call for Sites and a Housing Site Assessment. This evidence is referred to throughout the NDP as required and is summarised in Appendix A of the Plan.

3.5 PPG indicates that a policy should be clear and unambiguous to enable a decision maker to apply it consistently and with confidence when determining planning applications. The guidance further advises that policies should be concise, precise and supported by appropriate evidence, reflecting and responding to both the context and the characteristics of the area.⁴ There is no 'tick box' list of evidence required, but proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies.⁵ In accordance with this guidance, NDP policies have been carefully crafted to be clear and unambiguous and are based on appropriate and proportionate evidence.

3.6 PPG advises that a neighbourhood plan can allocate sites for development, including housing, and that a qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.⁶ The NDP allocates sites for new housing development and in accord with this guidance a Call for Sites and a Housing Site Assessment have been undertaken.

3.7 The regard had to national policies is set out in more detail on an NDP policy-by-policy basis in Table 1.

⁴ PPG Paragraph: 041 Reference ID: 41-041-20140306.

⁵ PPG Paragraph: 040 Reference ID: 41-040-20160211

⁶ PPG Paragraph: 042 Reference ID: 41-042-20170728

Table 1: National policies and advice by NDP policy

NDP policy	Regard to national policies
<p>Policy TG1: Sustainable development</p> <p>Development proposals which contribute to the sustainable development of the Titley Group Neighbourhood Area will be supported. In making this assessment, the following objectives will be sought and balanced, as relevant to the proposal:</p> <ol style="list-style-type: none"> 1. meeting strategic requirements for new housing and the needs of local communities; 2. providing new and diversified employment opportunities which are compatible and in scale with the rural nature of the area; 3. retaining and enhancing community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life; 4. taking all opportunities to conserve and enhance the distinctive natural and historic environments, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity; 5. fostering sustainable transport provision in new housing, employment and other development, and making use of opportunities to provide or support the provision of new or improved public transport, walking and cycling infrastructure and connectivity. 	<p>Policy TG1 reflects the national policy objective that the purpose of the planning system is to contribute to the achievement of sustainable development, and that in doing so economic, social and environmental objectives should be pursued in a mutually supportive way (NPPF paras. 7 and 8).</p> <p>The NDP is the vehicle for guiding development in the locality towards sustainable solutions, taking into account the character, needs and opportunities of the Titley Group Neighbourhood Area (NPPF para.9).</p>
<p>Policy TG2: Housing needs and requirements</p> <p>New dwellings will be delivered in the Titley Group Neighbourhood Area to meet local needs and to satisfy the minimum requirements of the Herefordshire Local Plan Core Strategy. This will be enabled and demonstrated by:</p> <ol style="list-style-type: none"> 1. Allocating sites for housing at Titley and Staunton-on-Arrow; and 2. Supporting new housing within these settlements where this is appropriate in scale and in keeping with their established 	<p>Policy TG2 seeks to ensure that housing needs and requirements in the Neighbourhood Area will be met in accord with NPPF para. 59. The opportunities for allocating small and medium-sized sites have been considered (NPPF para. 69). The allowance made for windfalls is realistic and has been justified through evidence (NPPF para. 70).</p> <p>The policy is responsive to local circumstances and supports housing developments that reflect local needs in accord with NPPF para. 77.</p>

NDP policy	Regard to national policies
<p>character; and</p> <p>3. Defining settlement boundaries to show the planned extent of development at Titley and Staunton-on-Arrow; and</p> <p>4. Acknowledging the potential for new residential development in the countryside outside the two defined settlements where this meets the requirements of Herefordshire Local Plan Core Strategy policy RA3 and allied policies.</p> <p>In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties. Proposals to provide work/live units and to enable self-build housing will be supported.</p>	<p>It will help to promote sustainable development in the Neighbourhood Area by defining settlement boundaries for, and allocating sites in, Titley and Staunton-on-Arrow. These are settlements identified in the Local Plan Core Strategy to receive proportionate housing development. This strategic approach is intended to enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned (policy RA2). This is in line with NPPF para. 78 which requires housing to be located where it will enhance or maintain the vitality of rural communities. Policy TG2 identifies opportunities for these villages to grow.</p>
<p>Policy TG3: Rural exception housing</p> <p>The provision of rural exception housing on a small site to meet a proven local need for affordable housing in perpetuity and which is in accord with the requirements of Herefordshire Local Plan Core Strategy policy H2 will be supported. The preference is for any such scheme to have reasonable access to Titley in the first instance or failing this to Staunton-on-Arrow. Such a scheme may include a small proportion of market housing if this can be shown to be necessary for the delivery of a significant proportion of the scheme as affordable housing.</p>	<p>Policy TG3 gives support for a rural exception housing scheme in accord with NPPF para. 77 and the Glossary definition. In line with the national approach, it is recognised that some market housing may be needed to facilitate such a scheme.</p>
<p>Policy TG4: Land at Titley Farm</p> <p>Land at Titley Farm as shown on Plan 4 is allocated for housing development for around six dwellings and recreational open space. Proposals which meet the following site-specific requirements will be supported:</p> <p>1. the dwellings are provided on around 0.175 ha. in the south of the site and are principally oriented to face the open space and the village; and</p>	<p>Policy TG4 allocates land for housing following consideration of the opportunities for allocating sites suitable for housing. This is in accord with NPPF para. 69. The policy also seeks to be responsive to local needs as to the type and size of housing required, pursuant to NPPF para. 77.</p> <p>The allocation will help to promote sustainable development in rural areas and is situated in a settlement identified in the Local Plan Core Strategy as a main focus of for proportionate housing development.</p>

NDP policy	Regard to national policies
<ol style="list-style-type: none"> 2. the dwellings are of a type and size to help meet the latest assessment of housing needs including for smaller accommodation, and there is provision for self-build; and 3. recreational open space is provided on around 0.175 ha. in the north of the site; and 4. a comprehensive planning application is submitted which includes both the housing and recreational open space elements; and 5. vehicular access to the new dwellings and the recreational open space is via the farm track on the north-eastern boundary of the site; and 6. as far as is practicable, the access arrangements to the new dwellings and the recreational open space enable and encourage active travel through provision for pedestrian and cyclists; and 7. a planning obligation is completed prior to the grant of any planning permission to provide for the delivery and maintenance of the recreational open space. 	<p>This strategic approach is intended to enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned (policy RA2). This is in line with NPPF para. 78 which requires housing to be located where it will enhance or maintain the vitality of rural communities.</p> <p>The proposed open space will help to enhance the sustainability of the community in accord with NPPF para. 92.</p>
<p>Policy TG5: Titley settlement boundary</p> <p>Development proposals for housing and other uses within the settlement boundary at Titley as shown on Plan 4 will be supported where they respect the settlement character, the natural and historic environments and heritage assets, and can be shown to be of a size and type to meet local requirements.</p>	<p>Policy TG5 is in accord with national policy to promote sustainable development in rural areas by locating housing where it will enhance and maintain the vitality of rural communities, and to avoid the development of isolated homes in the countryside (NPPF paras. 78 and 79). Titley is a settlement identified in the Local Plan Core Strategy as a main focus of for proportionate housing development (policy RA2). Outside of settlements new housing is restricted to avoid an unsustainable pattern of development (policy RA3). The settlement boundary provides a basis for enabling this approach by defining the extent of the village.</p>
<p>Policy TG6: Land opposite Old Court Cottage/Newton, Staunton-on-Arrow</p> <p>Land opposite Old Court Cottage/Newton as shown on Plan 5 is allocated for community open space for use as a village green and</p>	<p>Policy TG6 allocates land for housing following consideration of the opportunities for allocating sites suitable for housing. This is in accord with NPPF para. 69. The policy also seeks to be responsive to local needs as to the type and size of housing required, pursuant to NPPF para. 77.</p>

NDP policy	Regard to national policies
<p>for housing development for around five dwellings. Proposals which meet the following site-specific requirements will be supported:</p> <ol style="list-style-type: none"> 1. community open space is provided on at least 75% of the site, to include public car parking; and 2. the new dwellings are provided on up to 25% of the site, this area to include all necessary associated requirements such as gardens, garages, on-site parking and site access; and 3. the new dwellings are sited to the rear of the site and oriented to face the open space and the village on a layout which reflects settlement character, prevailing residential densities and the amenity of existing dwellings; and 4. the new dwellings are of a type and size to help meet the latest assessment of housing needs including for smaller accommodation, self-build and live/work; and 5. vehicular access to the new dwellings is via the existing field entrance on the southern boundary of the site; and 6. a comprehensive planning application is submitted which includes both the housing and community open space elements; and 7. provision is made for pedestrians and cyclists to access the new dwellings and the community open space; and 8. the roadside hedgerow is retained subject only to highway requirements and a new hedgerow boundary is provided between the site and the commercial orchard; and 9. a planning obligation is completed prior to the grant of any planning permission to provide for the delivery and maintenance of the community open space. 	<p>The allocation will help to promote sustainable development in rural areas and is situated in a settlement identified in the Local Plan Core Strategy as a suitable location for proportionate housing growth. This strategic approach is intended to enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned (policy RA2). This is in line with NPPF para. 78 which requires housing to be located where it will enhance or maintain the vitality of rural communities.</p> <p>The proposed open space will help to enhance the sustainability of the community in accord with NPPF para. 92.</p>
<p>Policy TG7: Small sites at Staunton-on-Arrow</p> <p>Proposals for the development of the following sites for individual dwellings as shown on Plan 5 will be supported:</p> <ol style="list-style-type: none"> 1. land west of Jacobs Oak; and 2. land east of the Old Vicarage. 	<p>Policy TG6 allocates land for housing following consideration of the opportunities for allocating sites suitable for housing. This is in accord with NPPF para. 69. These allocations will help to promote sustainable development in rural areas and are situated in a settlement identified in the Local Plan Core Strategy as a suitable location for proportionate housing growth. This strategic approach is</p>

NDP policy	Regard to national policies
	intended to enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned (policy RA2). This is in line with NPPF para. 78 which requires housing to be located where it will enhance or maintain the vitality of rural communities.
<p>Policy TG8: Staunton-on-Arrow settlement boundary</p> <p>Development proposals for housing and other uses within the settlement boundary at Staunton-on-Arrow as shown on Plan 5 will be supported where they respect the settlement character, the natural and historic environments and heritage assets, and can be shown to be of a size and type to meet local requirements.</p>	<p>Policy TG8 is in accord with national policy to promote sustainable development in rural areas by locating housing where it will enhance and maintain the vitality of rural communities, and to avoid the development of isolated homes in the countryside (NPPF paras. 78 and 79). Staunton-on-Arrow is a settlement identified in the Local Plan Core Strategy for proportionate housing (policy RA2). Outside of settlements new housing is restricted to avoid an unsustainable pattern of development (policy RA3). The settlement boundary provides a basis for enabling this approach by defining the extent of the village.</p>
<p>Policy TG9: Economic development in Titley Group</p> <p>Development proposals which generate employment will be supported within settlement boundaries and in the countryside where they are of a scale, type and nature appropriate to their location and setting and the impacts on highway safety and capacity are or can be made acceptable. This includes:</p> <ol style="list-style-type: none"> 1. the re-use of redundant rural buildings for business use and the provision of live/work units; and 2. the small-scale extension of existing business premises and commercial facilities; and 3. extensions to existing dwellings needed to enable home working; and 4. the development and diversification of farm, forestry and other land-based rural businesses; and 5. rural tourism and leisure proposals, particularly those which 	<p>Policy TG9 aims to encourage the sustainable economic growth and expansion of businesses in the Neighbourhood Area as set out in NPPF para. 83.</p> <p>It recognises that opportunities to meet business needs may arise outside existing settlements, and sets appropriate criteria (NPPF para. 84).</p>

NDP policy	Regard to national policies
<p>sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.</p>	
<p>Policy TG10: Infrastructure</p> <p>Development proposals for the provision of communications and broadband infrastructure for home and business purposes will be supported. Consistent with technical and operational requirements and the delivery of service improvements, development for communications and broadband services should be designed and sited to reflect the rural location.</p> <p>Development proposals which provide for the provision or improvement of walking, cycling and public transport infrastructure will be supported wherever feasible and appropriate, particularly where they deliver enhanced connectivity to existing facilities.</p>	<p>Policy TG10 takes account of NPPF para. 112 in supporting proposals for electronic communications.</p> <p>The policy seeks to promote walking, cycling and public transport in accord with NPPF para. 102 c).</p>
<p>Policy TG11: Renewable energy</p> <p>Development proposals for renewable energy generation will be supported where it is shown that the individual and cumulative impacts on the natural and historic environment, amenity and highway safety and capacity are or can be made acceptable. Community-led renewable energy proposals where benefits can be demonstrated are encouraged.</p>	<p>Policy TG11 supports renewable energy generation schemes whilst setting criteria to address individual and cumulative impacts, in accord with NPPF para. 151 a).</p> <p>The policy also supports community-led initiatives (para. 152).</p>
<p>Policy TG12: Community facilities</p> <p>Development proposals for the enhancement of community facilities, and for new provision at Titley and Staunton-on-Arrow which is accessible by a choice of transport modes, will be supported. Proposals should take account of the potential for the co-location of services in achieving viability. Support will be given to diversification proposals where these can be shown to enable or</p>	<p>Policy TG12 seeks the retention and development of accessible local services and community facilities, as part of supporting a prosperous rural economy in line with NPPF para. 83 d).</p> <p>It also takes account of NPPF para. 92 which requires planning policies to plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments.</p>

NDP policy	Regard to national policies
<p>increase the viability of existing and proposed services and facilities. Existing social and community facilities at Titley and Staunton-on-Arrow village halls, the parish churches and the Stag Inn will be retained in accordance with Herefordshire Local Plan Core Strategy policy SC1.</p>	
<p>Policy TG13: Natural environment</p> <p>Development proposals should protect, conserve and where possible enhance the natural environment of Titley Group in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3 by:</p> <ol style="list-style-type: none"> 1. avoiding likely harm to the River Wye Special Area of Conservation and to species of European importance; and 2. avoiding likely harm to the River Wye, River Lugg and Flintsham and Titley Pools Sites of Special Scientific Interest unless the benefits of the proposed development clearly outweigh the likely impacts on the conservation status of the Site concerned and on the national network of protected Sites; and 3. promoting the conservation, restoration and enhancement of other sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, irreplaceable habitats such as ancient woodland and veteran trees, and hedgerows, ponds and watercourses; and 4. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure; and 5. respecting the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated important views, trees and hedgerows and local features of interest. 	<p>Policy TG13 has had regard to national policy in NPPF chapter 15 which deals with conserving and enhancing the natural environment. It is in line with NPPF para. 170 which requires planning policies to contribute to and enhance the natural and local environment by protecting valued landscapes and sites of biodiversity or geological value in a manner commensurate with their statutory status or identified quality.</p> <p>The policy distinguishes between the hierarchy of international, national and locally designated sites and takes a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, in line with NPPF para. 171.</p>

NDP policy	Regard to national policies
<p>Policy TG14: Historic environment</p> <p>Development proposals should protect, conserve and where possible enhance the historic environment and heritage assets in Titley Group. In considering the impact of proposed development on heritage assets, account will be taken of their significance (including any contribution made by their setting) in accord with the National Planning Policy Framework and Herefordshire Local Plan Core Strategy policy LD4 by:</p> <ol style="list-style-type: none"> 1. giving great weight to conserving designated heritage assets including listed buildings, scheduled ancient monuments and the Eywood registered historic park and garden, irrespective of the scale of harm or loss of significance; and 2. for non-designated heritage assets including parks, gardens and archaeological sites, balancing the scale of any harm or loss against their significance; and 3. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form. 	<p>Policy TG14 has had regard to national policy in NPPF chapter 16 which deals with conserving and enhancing the historic environment. It requires heritage assets to be conserved in a manner appropriate to their significance in line with NPPF para. 184.</p> <p>The policy distinguishes between designated and non-designated heritage assets in accord with the national approach. Reference to the NPPF is incorporated within the policy.</p>
<p>Policy TG15: Design and access</p> <p>Development proposals should achieve a high quality of design by:</p> <ol style="list-style-type: none"> 1. respecting the character of adjoining development and the wider landscape, having regard to siting, scale, height, massing, detailing, materials and means of enclosure; and 2. incorporating sustainability measures to include building orientation and design, energy and water conservation, sustainable construction methods and materials, the generation of renewable energy, and provision for the recycling of waste, cycle storage, communications and broadband technologies; and 3. in the case of proposals for new housing, being sited and 	<p>Policy TG15 seeks to achieve a high quality of design reflecting NPPF chapter 12. In doing so it provides guidance on a range of matters including local character and landscape setting, architecture and layout, and landscaping. It also supports designs promoting a high level of sustainability (NPPF para. 131).</p> <p>The policy aims to prevent new and existing development from contributing to or being affected by unacceptable levels of pollution (NPPF para. 170 e).</p>

NDP policy	Regard to national policies
<p>designed to avoid adverse impacts on the amenity of the future occupants from the operation of existing uses, including agricultural and business operations; and</p> <ol style="list-style-type: none"> 4. being capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access should include provisions for pedestrians and cyclists to encourage active travel wherever practicable; and 5. avoiding creating unacceptable impacts on residential amenity and the tranquillity of the countryside from noise, volume and nature of traffic generated, dust or odour. Where external lighting is proposed, avoiding adverse amenity and environmental impacts occurring through light spillage; and 6. retaining and incorporating existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and 7. providing for new landscaping which is in keeping with the prevailing landscape character, integrates new buildings in their surroundings and supports green infrastructure and the Herefordshire Ecological Network. 	

4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

4.1 The making of the Titley Group NDP will contribute to the achievement of sustainable development.

4.2 The NPPF explains that achieving sustainable development means that the planning system has three overarching objectives:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.3 The NPPF emphasises that these objectives are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the objectives. The objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.4 The three objectives are then set out in greater detail in subsequent chapters of the NPPF. Section 3 of this Statement explains how the NDP has had regard to national policy and advice, and thus how it will contribute to the achievement of sustainable development.

4.4 The NDP is also considered to be in general conformity with the Core Strategy (see section 5). This sets out a spatial strategy to achieve the sustainable development of the County based on 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 policies which address each of the strategic themes.

4.5 Policy TG1 establishes that the NDP will play an active role in guiding development in the Neighbourhood Area to a sustainable solution. The aim will be to consider how individual proposals contribute to sustainability, assessed across economic, social and environmental objectives, to best deliver the NDP’s vision and objectives. Importantly the policy approach recognises the interdependence of the objectives and the need to take into account the character, needs and opportunities of the Neighbourhood Area. Table 2 sets out how the Plan’s policies will help achieve sustainable development, by contributing to each of the three national objectives.

Table 2: Sustainable development

Sustainable development objective	How the Titley Group NDP contributes
Economic	The NDP provides positively for development needs and requirements. Provision is made for housing above the strategic requirement including through the allocation of sites (policy TG2). Employment-generating proposals of an appropriate scale and nature are supported (policy TG9), recognising the importance of supporting the rural economy through the re-use of redundant rural buildings, extensions to existing businesses and dwellings, farm diversification, and tourism and leisure proposals. The NDP also supports improvements to communications and broadband infrastructure which will benefit local business and support economic activity (policy TG10).
Social	The NDP addresses requirements for new housing through policy TG2, including for dwellings of a type and size that positively contribute to meeting housing needs. Support is given for a rural exception housing site (policy TG3). The NDP further meets social needs through support for communications and broadband infrastructure (policy TG10), renewable energy proposals, including those which are community-led (policy TG11) and community facilities (policy TG12).
Environmental	The NDP supports housing and other development in the settlements identified for housing growth where this is appropriate in scale and in keeping with their established character (policy TG2). The definition of settlement boundaries for Titley and Staunton-on-Arrow (policies TG5 and TG8) will serve to promote a sustainable pattern of development. Policy TG15 sets out a range of requirements to deliver sustainable development at the site and building scale. Other policies serve to protect, conserve and enhance the natural and historic environments (policies TG13 and TG14) and support renewable energy (policy TG11).

5. GENERAL CONFORMITY WITH STRATEGIC POLICY

- 5.1 The Titley Group 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 its consultation response to the draft Plan, with one exception (submission policy TG5, then draft policy TG6) that is addressed below. Table 3 sets out how each of the NDP's policies align with the strategic policies. The Core Strategy can be seen at https://www.herefordshire.gov.uk/info/200185/local_plan/137/local_plan_-_core_strategy/2.
- 5.2 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 policy	General conformity with Herefordshire Local Plan Core Strategy
<p>Policy TG1: Sustainable development</p> <p>Development proposals which contribute to the sustainable development of the Titley Group Neighbourhood Area will be supported. In making this assessment, the following objectives will be sought and balanced, as relevant to the proposal:</p> <ol style="list-style-type: none"> 1. meeting strategic requirements for new housing and the needs of local communities; 2. providing new and diversified employment opportunities which are compatible and in scale with the rural nature of the area; 3. retaining and enhancing community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life; 4. taking all opportunities to conserve and enhance the distinctive natural and historic environments, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity; 5. fostering sustainable transport provision in new housing, employment and other development, and making use of opportunities to provide or support the provision of new or improved public transport, walking and cycling infrastructure and connectivity. 	<p>Policy TG1 is in general conformity with strategic policies SS1 <i>Presumption in favour of sustainable development</i>, and supports SS4 <i>Movement and transportation</i>, adding local detail as to the social, economic and environmental dimensions of sustainable development within the Neighbourhood Area.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>Policy TG2: Housing needs and requirements</p> <p>New dwellings will be delivered in the Titley Group Neighbourhood Area to meet local needs and to satisfy the minimum requirements of the Herefordshire Local Plan Core Strategy. This will be enabled and demonstrated by:</p> <ol style="list-style-type: none"> 1. Allocating sites for housing at Titley and Staunton-on-Arrow; and 2. Supporting new housing within these settlements where this is appropriate in scale and in keeping with their established character; and 3. Defining settlement boundaries to show the planned extent of development at Titley and Staunton-on-Arrow; and 4. Acknowledging the potential for new residential development in the countryside outside the two defined settlements where this meets the requirements of Herefordshire Local Plan Core Strategy policy RA3 and allied policies. <p>In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties. Proposals to provide work/live units and to enable self-build housing will be supported.</p>	<p>Policy TG2 is in general conformity with strategic policy SS2 <i>Delivering new homes</i>, 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> and RA5 <i>Re-use of rural buildings</i>, and supports SS5 <i>Employment provision</i>, RA6 <i>Rural economy</i> and H3 <i>Ensuring an appropriate range and mix of housing</i>. It adds local detail by setting out how the strategic requirement for new housing and employment will be met in the Neighbourhood Area.</p>
<p>Policy TG3: Rural exception housing</p> <p>The provision of rural exception housing on a small site to meet a proven local need for affordable housing in perpetuity and which is in accord with the requirements of Herefordshire Local Plan Core Strategy policy H2 will be supported. The preference is for any such scheme to have reasonable access to Titley in the first instance or failing this to Staunton-on-Arrow. Such a scheme may include a small proportion of market housing if this can be shown to be necessary for the delivery of a significant proportion of the scheme as affordable housing.</p>	<p>Policy TG3 is in general conformity with strategic policy SS2 <i>Delivering new homes</i>, H1 <i>Affordable housing</i> and H2 <i>Rural exception sites</i>. It adds local detail by confirming support for such provision.</p>
<p>Policy TG4: Land at Titley Farm</p>	<p>Policy TG4 is in general conformity with strategic policies SS1</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>Land at Titley Farm as shown on Plan 4 is allocated for housing development for around six dwellings and recreational open space. Proposals which meet the following site-specific requirements will be supported:</p> <ol style="list-style-type: none"> 1. the dwellings are provided on around 0.175 ha. in the south of the site and are principally oriented to face the open space and the village; and 2. the dwellings are of a type and size to help meet the latest assessment of housing needs including for smaller accommodation, and there is provision for self-build; and 3. recreational open space is provided on around 0.175 ha. in the north of the site; and 4. a comprehensive planning application is submitted which includes both the housing and recreational open space elements; and 5. vehicular access to the new dwellings and the recreational open space is via the farm track on the north-eastern boundary of the site; and 6. as far as is practicable, the access arrangements to the new dwellings and the recreational open space enable and encourage active travel through provision for pedestrian and cyclists; and 7. a planning obligation is completed prior to the grant of any planning permission to provide for the delivery and maintenance of the recreational open space. 	<p><i>Presumption in favour of sustainable development</i> and <i>SS2 Delivering new homes</i>. It also supports strategic policies <i>RA2 Housing in settlements outside Hereford and the market towns</i> and <i>H3 Ensuring an appropriate range and mix of housing</i>. It adds local detail by allocating a site for new housing and open space and setting out planning requirements.</p>
<p>Policy TG5: Titley settlement boundary</p> <p>Development proposals for housing and other uses within the settlement boundary at Titley as shown on Plan 4 will be supported where they respect the settlement character, the natural and historic environments and heritage assets, and can be shown to be of a size and type to meet local requirements.</p>	<p>Herefordshire Council’s consultation response on the draft NDP indicates this policy (then policy TG6) is not in general conformity because the proposed settlement boundary excludes land with outline planning permission. This has been responded to in the Consultation Statement at Table A4.1, as follows:</p> <p><i>Herefordshire Council’s Neighbourhood Planning Guidance Note 20 on settlement boundaries refers to considering “commenced planning permissions, recent refusals, planning appeal decisions” in respect of</i></p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
	<p><i>areas on the edge of villages. This planning permission for 5 dwellings has not been commenced. An adjacent application (LPA ref 162824) for the same number of dwellings was refused on appeal because it was found to cause significant harm to highway safety. The LPA has refused a reserved matters application (LPA ref 181476/RM) for access for the original scheme on highway grounds (a further application LPA ref 190122/RM awaits determination). The Parish Council has consistently highlighted the highway safety issues associated with the site. There are also concerns regarding its poor relationship with the overall linear character of the village. The continued exclusion of the site from the settlement boundary is justified on these grounds.</i></p> <p><i>In any event, the Parish Council does not accept that this is a matter of general conformity. The NDP meets the minimum housing requirement and a settlement boundary for Titley is defined. Beyond these legitimate strategic concerns, the detail of the settlement boundary is for local determination.</i></p> <p>On this basis, policy TG5 is considered to be in general conformity with strategic policies SS2 <i>Delivering new homes</i> and RA2 <i>Housing in settlements outside Hereford and the market towns</i>. It adds local detail by defining an appropriate settlement boundary for Titley and setting out criteria for development in the village.</p>
<p>Policy TG6: Land opposite Old Court Cottage/Newton, Staunton-on-Arrow</p> <p>Land opposite Old Court Cottage/Newton as shown on Plan 5 is allocated for community open space for use as a village green and for housing development for around five dwellings. Proposals which meet the following site-specific requirements will be supported:</p> <ol style="list-style-type: none"> 1. community open space is provided on at least 75% of the site, to include public car parking; and 	<p>Policy TG6 is in general conformity with strategic policies SS2 <i>Delivering new homes</i> and RA2 <i>Housing in settlements outside Hereford and the market towns</i>. It also supports strategic policy H3 <i>Ensuring an appropriate range and mix of housing</i>. It adds local detail by allocating a site for new housing and open space and setting out planning requirements.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<ol style="list-style-type: none"> 2. the new dwellings are provided on up to 25% of the site, this area to include all necessary associated requirements such as gardens, garages, on-site parking and site access; and 3. the new dwellings are sited to the rear of the site and oriented to face the open space and the village on a layout which reflects settlement character, prevailing residential densities and the amenity of existing dwellings; and 4. the new dwellings are of a type and size to help meet the latest assessment of housing needs including for smaller accommodation, self-build and live/work; and 5. vehicular access to the new dwellings is via the existing field entrance on the southern boundary of the site; and 6. a comprehensive planning application is submitted which includes both the housing and community open space elements; and 7. provision is made for pedestrians and cyclists to access the new dwellings and the community open space; and 8. the roadside hedgerow is retained subject only to highway requirements and a new hedgerow boundary is provided between the site and the commercial orchard; and 9. a planning obligation is completed prior to the grant of any planning permission to provide for the delivery and maintenance of the community open space. 	
<p>Policy TG7: Small sites at Staunton-on-Arrow</p> <p>Proposals for the development of the following sites for individual dwellings as shown on Plan 5 will be supported:</p> <ol style="list-style-type: none"> 1. land west of Jacobs Oak; and 2. land east of the Old Vicarage. 	<p>The HC consultation response identifies that there are no applicable strategic policies and that the policy is in general conformity.</p>
<p>Policy TG8: Staunton-on-Arrow settlement boundary</p> <p>Development proposals for housing and other uses within the settlement boundary at Staunton-on-Arrow as shown on Plan 5 will</p>	<p>Policy TG8 is in general conformity with strategic policies SS2 <i>Delivering new homes</i> and RA2 <i>Housing in settlements outside Hereford and the market towns</i>. It adds local detail by defining an appropriate settlement boundary for Staunton-on-Arrow and setting</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>be supported where they respect the settlement character, the natural and historic environments and heritage assets, and can be shown to be of a size and type to meet local requirements.</p>	<p>out criteria for development in the village.</p>
<p>Policy TG9: Economic development in Titley Group</p> <p>Development proposals which generate employment will be supported within settlement boundaries and in the countryside where they are of a scale, type and nature appropriate to their location and setting and the impacts on highway safety and capacity are or can be made acceptable. This includes:</p> <ol style="list-style-type: none"> 1. the re-use of redundant rural buildings for business use and the provision of live/work units; and 2. the small-scale extension of existing business premises and commercial facilities; and 3. extensions to existing dwellings needed to enable home working; and 4. the development and diversification of farm, forestry and other land-based rural businesses; and 5. rural tourism and leisure proposals, particularly those which sustain, enhance and promote a better understanding of the local natural, historic and cultural environment. 	<p>Policy TG9 is in general conformity with strategic policies SS5 <i>Employment provision</i>, RA5 <i>Re-use of rural buildings</i>, RA6 <i>Rural economy</i>, E1 <i>Employment provision</i>, E3 <i>Homeworking</i>, and E4 <i>Tourism</i>. It adds local detail in respect of the type and pattern of employment that is sought, including rural tourism and leisure proposals.</p>
<p>Policy TG10: Infrastructure</p> <p>Development proposals for the provision of communications and broadband infrastructure for home and business purposes will be supported. Consistent with technical and operational requirements and the delivery of service improvements, development for communications and broadband services should be designed and sited to reflect the rural location.</p> <p>Development proposals which provide for the provision or improvement of walking, cycling and public transport infrastructure will be supported wherever feasible and appropriate, particularly</p>	<p>Policy TG10 is in general conformity with strategic policies SS1 <i>Presumption in favour of sustainable development</i>, SS5 <i>Employment provision</i> and E3 <i>Homeworking</i>. The policy also supports the delivery of strategic policy MT1 <i>Traffic management, highway safety and promoting active travel</i>.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>where they deliver enhanced connectivity to existing facilities.</p>	
<p>Policy TG11: Renewable energy</p> <p>Development proposals for renewable energy generation will be supported where it is shown that the individual and cumulative impacts on the natural and historic environment, amenity and highway safety and capacity are or can be made acceptable. Community-led renewable energy proposals where benefits can be demonstrated are encouraged.</p>	<p>Policy TG11 is in general conformity with strategic policies SS7 <i>Addressing climate change</i> and SD2 <i>Renewable and low carbon energy generation</i> and adds local detail in respect of highway safety and capacity, cumulative impacts and community-led proposals.</p>
<p>Policy TG12: Community facilities</p> <p>Development proposals for the enhancement of community facilities, and for new provision at Titley and Staunton-on-Arrow which is accessible by a choice of transport modes, will be supported. Proposals should take account of the potential for the co-location of services in achieving viability. Support will be given to diversification proposals where these can be shown to enable or increase the viability of existing and proposed services and facilities. Existing social and community facilities at Titley and Staunton-on-Arrow village halls, the parish churches and the Stagg Inn will be retained in accordance with Herefordshire Local Plan Core Strategy policy SC1.</p>	<p>Policy TG12 is in general conformity with strategic policies SS1 <i>Presumption in favour of sustainable development</i> and SC1 <i>Social and community facilities</i>. It adds local detail in respect of the preferred locations of Titley and Staunton-on-Arrow for new and enhanced provision, the support to be given to diversification proposals and the identification of specific facilities to be retained in accordance with strategic policy SC1.</p>
<p>Policy TG13: Natural environment</p> <p>Development proposals should protect, conserve and where possible enhance the natural environment of Titley Group in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3 by:</p> <ol style="list-style-type: none"> 1. avoiding likely harm to the River Wye Special Area of Conservation and to species of European importance; and 2. avoiding likely harm to the River Wye, River Lugg and Flintsham 	<p>Policy TG13 is in general conformity with strategic policies SS6 <i>Environmental quality and local distinctiveness</i>, LD1 <i>Landscape and townscape</i>, LD2 <i>Biodiversity and geodiversity</i>, LD3 <i>Green infrastructure</i>, SD3 <i>Sustainable water management and water resources</i> and SD4 <i>Wastewater treatment and river water quality</i>. It adds local detail by identifying natural environmental assets in the Neighbourhood Area.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>and Titley Pools Sites of Special Scientific Interest unless the benefits of the proposed development clearly outweigh the likely impacts on the conservation status of the Site concerned and on the national network of protected Sites; and</p> <ol style="list-style-type: none"> 3. promoting the conservation, restoration and enhancement of other sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, irreplaceable habitats such as ancient woodland and veteran trees, and hedgerows, ponds and watercourses; and 4. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure; and 5. respecting the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated important views, trees and hedgerows and local features of interest. 	
<p>Policy TG14: Historic environment</p> <p>Development proposals should protect, conserve and where possible enhance the historic environment and heritage assets in Titley Group. In considering the impact of proposed development on heritage assets, account will be taken of their significance (including any contribution made by their setting) in accord with the National Planning Policy Framework and Herefordshire Local Plan Core Strategy policy LD4 by:</p> <ol style="list-style-type: none"> 1. giving great weight to conserving designated heritage assets including listed buildings, scheduled ancient monuments and the Eywood registered historic park and garden, irrespective of the scale of harm or loss of significance; and 2. for non-designated heritage assets including parks, gardens and archaeological sites, balancing the scale of any harm or loss 	<p>Policy TG14 is in general conformity with strategic policies SS6 <i>Environmental quality and local distinctiveness</i> and LD4 <i>Historic environment and heritage assets</i>. It adds local detail by identifying historic environment assets in the Neighbourhood Area.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>against their significance; and</p> <p>3. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.</p>	
<p>Policy TG15: Design and access</p> <p>Development proposals should achieve a high quality of design by:</p> <ol style="list-style-type: none"> 1. respecting the character of adjoining development and the wider landscape, having regard to siting, scale, height, massing, detailing, materials and means of enclosure; and 2. incorporating sustainability measures to include building orientation and design, energy and water conservation, sustainable construction methods and materials, the generation of renewable energy, and provision for the recycling of waste, cycle storage, communications and broadband technologies; and 3. in the case of proposals for new housing, being sited and designed to avoid adverse impacts on the amenity of the future occupants from the operation of existing uses, including agricultural and business operations; and 4. being capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access should include provisions for pedestrians and cyclists to encourage active travel wherever practicable; and 5. avoiding creating unacceptable impacts on residential amenity and the tranquillity of the countryside from noise, volume and nature of traffic generated, dust or odour. Where external lighting is proposed, avoiding adverse amenity and environmental impacts occurring through light spillage; and 6. retaining and incorporating existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and 7. providing for new landscaping which is in keeping with the 	<p>Policy TG15 is in general conformity with strategic policies SS1 <i>Presumption in favour of sustainable development</i>, SS4 <i>Movement and transportation</i>, SS6 <i>Environmental quality and local distinctiveness</i>, SS7 <i>Addressing climate change</i>, MT1 <i>Traffic management, highway safety and promoting active travel</i>, SD1 <i>Sustainable design and energy efficiency</i> and SD2 <i>Renewable and low carbon energy generation</i>. It adds local detail by reflecting issues of concern, such as in respect of light pollution and dark skies.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
prevailing landscape character, integrates new buildings in their surroundings and supports green infrastructure and the Herefordshire Ecological Network.	

6. EU OBLIGATIONS

6.1 The Titley Group 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 Titley Group NDP
Strategic Environmental Assessment (SEA) Directive	<p>Strategic environmental assessment of the Titley Group NDP has been undertaken by Herefordshire Council. An initial screening opinion in June 2016 concluded that the NDP would require further assessment for the purposes of Strategic Environmental Assessment. A Scoping Report was prepared in February 2017 and published for consultation. Subsequently, an SEA of the draft Plan was undertaken in November 2018 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 (May 2019), which shows that the original conclusions were largely unaffected by the refinements.</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 Titley Group NDP pursuant to the Habitats Directive has been undertaken by Herefordshire Council. Initial screening in June 2016 found that the Neighbourhood Area was within the hydrological catchment of the River Wye (including River Lugg) Special Area of Conservation (SAC). The initial screening concluded that the River Wye SAC would need to be taken into account in the NDP and that a full Habitats Regulation Assessment would be required.</p>

EU Obligation	Compatibility of the Titley Group NDP
	<p>A Screening Assessment of the draft NDP was undertaken by Herefordshire Council and published in November 2018. This concluded that the draft NDP will not have a likely significant effect on the River Wye 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 May 2019. The Report concludes that the earlier conclusion that the NDP will not have a likely significant effect on the River Wye SAC remains valid for the submission version.</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 Local Plan 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. These strategic policies are referenced within the NDP in justification to policy TG13. 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>