

Tarrington Neighbourhood Development Plan 2011-2031

Basic Conditions Statement

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CONTENTS

	Page
1. INTRODUCTION	1
2. LEGAL REQUIREMENTS	2
3. REGARD TO NATIONAL POLICIES AND ADVICE	3
4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT	13
5. GENERAL CONFORMITY WITH STRATEGIC POLICY	16
6. EU OBLIGATIONS	24
Table 1: National policies by NDP policy	5
Table 2: Sustainable development	14
Table 3: General conformity of NDP policies with strategic policies	16
Table 4: EU Obligations	24

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 Tarrington Parish Council to demonstrate that the Tarrington 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 7 January 2014. The NDP relates only to this Area. No other Neighbourhood Development Plan has or is being made for the Area.
- 2.2 Tarrington 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, 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 should 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 Tarrington 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: Tarrington 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 the settlements of Tarrington and Little Tarrington, allocates and designates land, and provides criteria-based planning

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.

policies to guide housing growth, economic 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 by a comprehensive residents' questionnaire survey, other public consultation, a Call for Sites and a Housing Site Assessment. This evidence base is referred to throughout the NDP as required and is summarised in Appendix A of the NDP.

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 a site for new housing development at Tarrington, 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 by NDP policy

NDP policy	Regard to national policies
<p>Policy TAR1: Sustainable Tarrington</p> <p>In considering the overall contribution of development proposals to the sustainable development of the Tarrington Neighbourhood Area, the following principles will be sought and balanced:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural, historic and built environment; and 2. enabling the delivery of new housing to meet strategic requirements and local needs; and 3. supporting proposals for new and diversified employment opportunities which are compatible and in scale with the rural nature of the area; and 4. supporting community infrastructure to meet a range of needs. 	<p>Policy TAR1 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 Tarrington Neighbourhood Area (NPPF para.9).</p>
<p>Policy TAR2: Natural environment</p> <p>Proposals should be able to demonstrate that they protect, conserve and enhance the natural environment in accordance with the principles in Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3. This includes the following, as is relevant to the proposal:</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 and River Lugg 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. conserving, restoring and enhancing sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, local wildlife sites, woodland, veteran trees, hedgerows, roadside verges, 	<p>Policy TAR2 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 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>ponds and watercourses; and</p> <ol style="list-style-type: none"> 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. ensuring that proposals respect the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated important views, trees and hedgerows and local features of interest; and 6. protecting and enhancing the setting and character of Tarrington and Little Tarrington, including settlement pattern, tree cover and topography. 	
<p>Policy TAR3: Historic environment</p> <p>Proposals should be able to demonstrate that they protect, conserve and enhance the historic environment and heritage assets. 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 Local Plan Core Strategy policy LD4. This includes the following, as relevant to the proposal:</p> <ol style="list-style-type: none"> 1. giving great weight to conserving designated heritage assets including listed buildings, scheduled ancient monuments and the Stoke Edith registered park and garden, irrespective of the scale of harm or loss of significance; and 2. for non-designated heritage assets including 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 TAR3 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>

NDP policy	Regard to national policies
Proposals should positively respond to the historic environment and the contribution it makes to local character.	
<p>Policy TAR4: Building design</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> 1. respect the character of adjoining development and the wider landscape, having regard to siting, scale, height, massing, detailing, means of enclosure and the use of traditional materials; and 2. incorporate relevant sustainability measures to include building orientation and design, energy and water conservation, the use of sustainable construction methods and materials, provision for the recycling of waste, cycle storage, communications and broadband technologies, and the generation of renewable energy; and 3. in the case of proposals for new housing, be sited and designed to avoid adverse impacts on the amenity of future occupants from the operation of existing uses, including agricultural and business operations; and 4. be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated and include adequate off-street parking for residents, staff and visitors as appropriate; and 5. include provision for pedestrians and cyclists to encourage active travel and to enable access to village services and to public transport wherever feasible; and 6. avoid creating unacceptable impacts on residential amenity and the tranquillity of the countryside from noise, the volume and nature of traffic generated, dust or odour. Where external lighting is proposed, avoid adverse amenity and environmental impacts occurring through light spillage; and 7. retain and incorporate existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as 	<p>Policy TAR4 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) and the reduction of greenhouse gas emissions (NPPF para. 150).</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>practicable; and</p> <p>8. provide for new landscaping which is in keeping with the prevailing landscape character in order to integrate new buildings into their surroundings and to support green infrastructure and the Herefordshire ecological network.</p>	
<p>Policy TAR5: Housing delivery</p> <p>New housing will be provided between 2011 and 2031 to meet the minimum growth target of the Local Plan Core Strategy. Completed dwellings and committed sites will be taken into account. Further new housing will be delivered as follows:</p> <ol style="list-style-type: none"> 1. by allocating land for housing development at School Road, Tarrington; and 2. on suitable infill sites within the settlement boundaries defined for Tarrington and Little Tarrington; and 3. outside the settlement boundaries in accordance with policies RA3, RA4 and RA5 of the Local Plan Core Strategy. 	<p>Policy TAR5 seeks to ensure that a sufficient amount of land for housing in the Neighbourhood Area will be provided in accord with NPPF para. 59 and strategic policies. 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>Policy TAR6: Settlement boundaries</p> <p>Settlement boundaries are defined for Tarrington (shown on Plan 4) and for Little Tarrington (Plan 5). Within these settlement boundaries, new housing and other development which is in accordance with the Plan's policies will be permitted. Local Plan Core Strategy policies RA3, RA4 and RA5 will apply to proposals for housing outside the boundaries.</p>	<p>Policy TAR6 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). Tarrington and Little Tarrington are settlements identified in the Local Plan Core Strategy for proportionate housing development (policy RA2); outside of settlements new housing is restricted to avoid an unsustainable pattern of development (policy RA3). The defined settlement boundaries provide a basis for implementing this strategic approach by clearly defining the extent of the villages concerned.</p>

NDP policy	Regard to national policies
<p>Policy TAR7: Housing size, type and tenure Proposals for new housing should include dwelling types, sizes and tenures to meet local housing requirements, including affordable housing in accordance with the requirements of Local Plan Core Strategy policy H1.</p>	<p>Policy TAR7 seeks to ensure that housing needs and requirements in the Neighbourhood Area will be met in accord with NPPF paras. 59 and 77. The policy is responsive to local circumstances and supports housing developments that reflect local needs as to size, type and tenure in accord with NPPF para. 61.</p>
<p>TAR8: Land at School Road, Tarrington</p> <p>Land at School Road Tarrington is allocated for housing development for around six dwellings. The site is shown on Plan 4. Proposals which meet the following site-specific requirements will be supported:</p> <ol style="list-style-type: none"> 1. dwellings are provided which contribute to meeting the latest assessment of housing needs including house type and size; and 2. topography, neighbouring heritage assets and views are respected; and 3. traditional building materials including stone and timber are specified; and 4. provision of linear hedgerow to the western and northern boundaries of the site and of strategic landscaping outside these boundaries which protects the rural character of public right of way TR3; and 5. vehicular access is taken from School Road, with the existing hedgerow translocated to the rear of visibility splays unless an alternative frontage treatment is agreed; and 6. safe and suitable access for all users is provided to village facilities and to assist integrated transport, to include: <ul style="list-style-type: none"> • provision of a 2m wide footway along School Road between the watercourse in the east and The Vine in the west; and • upgrading of public right of way TR3 to provide access to the bus stops on the A438; and • consideration of the feasibility of providing a footway link by footbridge to the north, connecting to School Road; and 	<p>Policy TAR8 allocates land for housing following consideration of the available and suitable opportunities. 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 for 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.</p> <p>The policy will ensure that safe and suitable access to the site can be achieved for all users and that appropriate account is taken of opportunities to promote sustainable transport modes, in accord with NPPF para. 108.</p>

NDP policy	Regard to national policies
<p>7. provision of a buffer zone within the east of the site which serves to protect the brook and bankside habitat and enable sustainable drainage.</p>	
<p>Policy TAR9: Employment development</p> <p>Proposals for employment development including diversification proposals which serve to improve the viability of existing local businesses will be supported provided that they:</p> <ol style="list-style-type: none"> 1. are in scale with the character of the area; and 2. wherever possible, make use of existing premises and previously developed land, including through the appropriate and sustainable re-use of rural buildings, and homeworking; and 3. do not adversely affect heritage assets, landscape character, or biodiversity; and 4. do not create unacceptable adverse impacts on the amenity of local residents; and 5. promote sustainability through energy and water conservation, recycling and cycle storage, and provision for broadband, renewable energy and green infrastructure; and 6. enable traffic generated to be safely accommodated on local roads without undue operational, safety or environmental consequences, including road widening or hedgerow loss. 	<p>Policy TAR9 supports 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>
<p>Policy TAR10: Communications infrastructure</p> <p>Proposals for the provision of communications and broadband infrastructure will be supported by ensuring:</p> <ol style="list-style-type: none"> 1. that development required for communications and broadband services is well-designed and sited, consistent with technical and operational requirements and the delivery of service improvements; and 2. that new developments incorporate suitable advance provision 	<p>Policy TAR10 takes account of NPPF para. 112 in supporting proposals for communications infrastructure.</p>

NDP policy	Regard to national policies
for such technology.	
<p>Policy TAR11: Renewable energy</p> <p>Proposals for renewable energy generation will be supported provided that the individual and cumulative impacts on the following are or can be made acceptable:</p> <ol style="list-style-type: none"> 1. heritage assets and their settings, including associated views; and 2. landscape and settlement character, including village setting; and 3. biodiversity; and 4. local and residential amenity; and 5. highway safety and capacity. <p>Community-led renewable energy proposals where benefits can be demonstrated are encouraged.</p>	<p>Policy TAR11 supports renewable energy generation schemes by 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 TAR12: Transport</p> <p>Proposals 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 including by the creation of new footway and cycleway links.</p>	<p>Policy TAR12 seeks to promote walking, cycling and public transport in accord with NPPF para. 102 c).</p>
<p>Policy TAR13: Local Green Space</p> <p>The following Local Green Spaces will be safeguarded from development unless very special circumstances arise which outweigh the need for protection:</p> <ol style="list-style-type: none"> 1. Lady Emily Community Hall field, children’s play area and garden; 2. St. Philip and St. James churchyard and access; 3. green spaces and children’s play area at Barrs Orchard, Pound Close and Garbrook; 4. Jubilee Green; 	<p>Policy TAR13 provides for the designation of Local Green Space in accord with the provisions of NPPF paras. 99-101. The designations are consistent with the local planning of sustainable development and investment in homes, jobs and services. The NDP considers the social, economic and environmental aspects of sustainable development together in its Vision, objectives and policy TAR1. All the designations are capable of enduring beyond 2031, and meet the requirements of NPPF para. 100 as explained in the NDP.</p>

NDP policy	Regard to national policies
5. highway verges at School Road and Church Lane.	
<p>Policy TAR14: Green infrastructure</p> <p>Green infrastructure, including identified Priority Habitats, will be protected and enhanced. Opportunities will be sought for the provision of new elements of green infrastructure and for the strengthening of the green infrastructure network. Proposals should:</p> <ol style="list-style-type: none"> 1. identify and wherever possible retain and enhance existing green infrastructure within or bordering the site, such as trees, hedgerows, wildflower verges and water features; and 2. incorporate new green infrastructure and deliver ecological enhancements; and 3. be designed to contribute wherever possible to the wider green infrastructure network by linking green spaces and strengthening existing corridors. 	<p>Policy TAR14 provides for the protection and enhancement of green infrastructure and encourages new provision, including that which supports wider networks of open spaces and corridors, in accord with NPPF para. 170 d), 171 and 174 b).</p>
<p>Policy TAR15: Community facilities</p> <p>Proposals for the enhancement of community facilities, and for new provision in and adjacent to Tarrington village 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 viability.</p>	<p>Policy TAR15 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>

4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

4.1 The making of the Tarrington 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.

4.5 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.

4.6 Policy TAR1 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 Tarrington NDP contributes
Economic	<p>The NDP provides positively for development needs and requirements. Provision is made for housing to meet the minimum strategic requirement (policy TAR5), including by means of a site allocation (policy TAR8). Policy TAR9 recognises the importance of supporting the rural economy through employment development where social and environmental criteria can be met, including through the re-use of redundant rural buildings, home working, and diversification. Policy TAR10 supports the provision of communications and broadband infrastructure, recognising its importance to economic development.</p> <p>As well as its planning policies, the NDP sets out other actions which the Parish Council will undertake to contribute to the economic objective, including working with local businesses to improve local employment opportunities, and to improve communications infrastructure.</p>
Social	<p>The NDP will help deliver a well-designed and safe built environment (policy TAR4) together with community-led renewable energy proposals where benefits can be demonstrated (policy TAR11). Policy TAR7 will guide the provision of new dwellings of a type, size and tenure that positively contribute to meeting housing requirements. Social needs will also be met through the protection given to Local Green Spaces of particular local importance (policy TAR13) and to community facilities (policy TAR15).</p> <p>As well as its planning policies, the NDP sets out other actions which the Parish Council will undertake to contribute to the social objective, including on highway matters, local facilities, the management of open spaces, and communications infrastructure.</p>
Environmental	<p>The definition of settlement boundaries for Tarrington and Little Tarrington by policy TAR6 will serve to promote a sustainable pattern of development. The NDP supports new housing development in these settlements where such proposals can meet other Plan policies, including by protecting and enhancing village setting and character.</p>

Sustainable development objective	How the Tarrington NDP contributes
	<p>Policy TAR4 sets out a range of criteria to deliver sustainable development at the site and building scale. Other policies serve to protect, conserve and enhance the natural and historic environments (policies TAR2 and TAR3). Climate change is addressed by policy TAR11 and elements of policy TAR4, and policy TAR12 supports active travel and public transport infrastructure. Local green spaces are designated by policy TAR13, and policy TAR14 protects and encourages the enhancement of green infrastructure.</p> <p>As well as its planning policies, the NDP sets out other actions which the Parish Council will undertake to contribute to the environmental objective. These include giving support to proposals which through their land use or management provide better integration and access to green infrastructure, and to electric vehicle charging points.</p>

5. GENERAL CONFORMITY WITH STRATEGIC POLICY

- 5.1 The Tarrington 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’s consultation response to the draft Plan confirms that all draft NDP policies were in general conformity with their Core Strategy equivalents. 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 TAR1: Sustainable Tarrington</p> <p>In considering the overall contribution of development proposals to the sustainable development of the Tarrington Neighbourhood Area, the following principles will be sought and balanced:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural, historic and built environment; and 2. enabling the delivery of new housing to meet strategic requirements and local needs; and 3. supporting proposals for new and diversified employment opportunities which are compatible and in scale with the rural nature of the area; and 4. supporting community infrastructure to meet a range of needs. 	<p>Policy TAR1 is in general conformity with strategic policies SS6 <i>Environmental quality and local distinctiveness</i>, OS2 <i>Meeting open space, sports and recreation needs</i>, SC1 <i>Social and community facilities</i>, LD1 <i>Landscape and townscape</i>, LD2 <i>Biodiversity and geodiversity</i>, and LD3 <i>Green infrastructure</i>. It adds local detail as to the social, economic and environmental dimensions of sustainable development within the Neighbourhood Area and guidance in circumstances where it is necessary to balance competing sustainable development objectives.</p>
<p>Policy TAR2: Natural environment</p> <p>Proposals should be able to demonstrate that they protect, conserve and enhance the natural environment in accordance with the principles in Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3. This includes the following, as is relevant to the proposal:</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 	<p>Policy TAR2 is in general conformity with strategic policies 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
<ol style="list-style-type: none"> 2. avoiding likely harm to the River Wye and River Lugg 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. conserving, restoring and enhancing sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, local wildlife sites, woodland, veteran trees, hedgerows, roadside verges, 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. ensuring that proposals respect the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated important views, trees and hedgerows and local features of interest; and 6. protecting and enhancing the setting and character of Tarrington and Little Tarrington, including settlement pattern, tree cover and topography. 	
<p>Policy TAR3: Historic environment</p> <p>Proposals should be able to demonstrate that they protect, conserve and enhance the historic environment and heritage assets. 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 Local Plan Core Strategy policy LD4. This includes the following, as relevant to the proposal:</p> <ol style="list-style-type: none"> 1. giving great weight to conserving designated heritage assets including listed buildings, scheduled ancient monuments and the 	<p>Policy TAR3 is in general conformity with strategic policy LD4 <i>Historic environment and heritage assets</i>. It adds local detail by identifying historic environment assets in the Neighbourhood Area and distinguishing between designated and non-designated heritage assets.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>Stoke Edith registered park and garden, irrespective of the scale of harm or loss of significance; and</p> <ol style="list-style-type: none"> 2. for non-designated heritage assets including 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>Proposals should positively respond to the historic environment and the contribution it makes to local character.</p>	
<p>Policy TAR4: Building design</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> 1. respect the character of adjoining development and the wider landscape, having regard to siting, scale, height, massing, detailing, means of enclosure and the use of traditional materials; and 2. incorporate relevant sustainability measures to include building orientation and design, energy and water conservation, the use of sustainable construction methods and materials, provision for the recycling of waste, cycle storage, communications and broadband technologies, and the generation of renewable energy; and 3. in the case of proposals for new housing, be sited and designed to avoid adverse impacts on the amenity of future occupants from the operation of existing uses, including agricultural and business operations; and 4. be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated and include adequate off-street parking for residents, staff and visitors as appropriate; and 5. include provision for pedestrians and cyclists to encourage active travel and to enable access to village services and to public 	<p>Policy TAR4 is in general conformity with strategic policies SS1 <i>Presumption in favour of sustainable development</i>, SS4 <i>Movement and transportation</i>, SS5 <i>Employment provision</i>, MT1 <i>Traffic management, highway safety and promoting active travel</i>, E1 <i>Employment provision</i>, LD1 <i>Landscape and townscape</i>, LD2 <i>Biodiversity and geodiversity</i>, LD3 <i>Green infrastructure</i>, SD1 <i>Sustainable design and energy efficiency</i> and RA6 <i>Rural economy</i>. It adds local detail by reflecting issues of concern as expressed in replies to the residents' survey.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>transport wherever feasible; and</p> <p>6. avoid creating unacceptable impacts on residential amenity and the tranquillity of the countryside from noise, the volume and nature of traffic generated, dust or odour. Where external lighting is proposed, avoid adverse amenity and environmental impacts occurring through light spillage; and</p> <p>7. retain and incorporate existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and</p> <p>8. provide for new landscaping which is in keeping with the prevailing landscape character in order to integrate new buildings into their surroundings and to support green infrastructure and the Herefordshire ecological network.</p>	
<p>Policy TAR5: Housing delivery</p> <p>New housing will be provided between 2011 and 2031 to meet the minimum growth target of the Local Plan Core Strategy. Completed dwellings and committed sites will be taken into account. Further new housing will be delivered as follows:</p> <ol style="list-style-type: none"> 1. by allocating land for housing development at School Road, Tarrington; and 2. on suitable infill sites within the settlement boundaries defined for Tarrington and Little Tarrington; and 3. outside the settlement boundaries in accordance with policies RA3, RA4 and RA5 of the Local Plan Core Strategy. 	<p>Policy TAR5 is in general conformity with strategic policies 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>. It adds local detail by setting out how the strategic requirement for new housing will be met in the Neighbourhood Area.</p>
<p>Policy TAR6: Settlement boundaries</p> <p>Settlement boundaries are defined for Tarrington (shown on Plan 4) and for Little Tarrington (Plan 5). Within these settlement boundaries, new housing and other development which is in accordance with the Plan’s policies will be permitted. Local Plan Core</p>	<p>Policy TAR6 is in general conformity with strategic policies 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>. It adds local detail by defining settlement boundaries for Tarrington and Little Tarrington and setting out criteria for development in these</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
Strategy policies RA3, RA4 and RA5 will apply to proposals for housing outside the boundaries.	settlements.
<p>Policy TAR7: Housing size, type and tenure</p> <p>Proposals for new housing should include dwelling types, sizes and tenures to meet local housing requirements, including affordable housing in accordance with the requirements of Local Plan Core Strategy policy H1.</p>	<p>Policy TAR7 is in general conformity with strategic policies H1 <i>Affordable housing</i> and H3 <i>Ensuring an appropriate range and mix of housing</i>. It adds local detail by setting out the size, tenure and style of housing that is required to meet needs in the Neighbourhood Area.</p>
<p>TAR8: Land at School Road, Tarrington</p> <p>Land at School Road Tarrington is allocated for housing development for around six dwellings. The site is shown on Plan 4. Proposals which meet the following site-specific requirements will be supported:</p> <ol style="list-style-type: none"> 1. dwellings are provided which contribute to meeting the latest assessment of housing needs including house type and size; and 2. topography, neighbouring heritage assets and views are respected; and 3. traditional building materials including stone and timber are specified; and 4. provision of linear hedgerow to the western and northern boundaries of the site and of strategic landscaping outside these boundaries which protects the rural character of public right of way TR3; and 5. vehicular access is taken from School Road, with the existing hedgerow translocated to the rear of visibility splays unless an alternative frontage treatment is agreed; and 6. safe and suitable access for all users is provided to village facilities and to assist integrated transport, to include: <ul style="list-style-type: none"> • provision of a 2m wide footway along School Road between the watercourse in the east and The Vine in the west; and 	<p>Policy TAR8 is in general conformity with strategic policies SS4 <i>Movement and transportation</i>, SS6 <i>Environmental quality and local distinctiveness</i>, MT1 <i>Traffic management, highway safety and promoting active travel</i>, H3 <i>Ensuring an appropriate range and mix of housing</i>, LD1 <i>Landscape and townscape</i>, LD3 <i>Green infrastructure</i>, and SD3 <i>Sustainable water management and water resources</i>. It adds local detail by allocating a site for new housing and setting out the planning requirements for its development.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<ul style="list-style-type: none"> • upgrading of public right of way TR3 to provide access to the bus stops on the A438; and • consideration of the feasibility of providing a footway link by footbridge to the north, connecting to School Road; and <p>7. provision of a buffer zone within the east of the site which serves to protect the brook and bankside habitat and enable sustainable drainage.</p>	
<p>Policy TAR9: Employment development</p> <p>Proposals for employment development including diversification proposals which serve to improve the viability of existing local businesses will be supported provided that they:</p> <ol style="list-style-type: none"> 1. are in scale with the character of the area; and 2. wherever possible, make use of existing premises and previously developed land, including through the appropriate and sustainable re-use of rural buildings, and homeworking; and 3. do not adversely affect heritage assets, landscape character, or biodiversity; and 4. do not create unacceptable adverse impacts on the amenity of local residents; and 5. promote sustainability through energy and water conservation, recycling and cycle storage, and provision for broadband, renewable energy and green infrastructure; and 6. enable traffic generated to be safely accommodated on local roads without undue operational, safety or environmental consequences, including road widening or hedgerow loss. 	<p>Policy TAR9 is in general conformity with strategic policies SS6 <i>Environmental quality and local distinctiveness</i>, RA5 <i>Re-use of rural buildings</i>, RA6 <i>Rural economy</i>, MT1 <i>Traffic management, highway safety and promoting active travel</i>, E2 <i>Redevelopment of existing employment land and buildings</i> and E3 <i>Homeworking</i>. It adds local detail in respect of the type and scale of employment development that is sought.</p>
<p>Policy TAR10: Communications infrastructure</p> <p>Proposals for the provision of communications and broadband infrastructure will be supported by ensuring:</p> <ol style="list-style-type: none"> 1. that development required for communications and broadband 	<p>Policy TAR10 is in general conformity with strategic policy E1 <i>Employment provision</i>.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<p>services is well-designed and sited, consistent with technical and operational requirements and the delivery of service improvements; and</p> <p>2. that new developments incorporate suitable advance provision for such technology.</p>	
<p>Policy TAR11: Renewable energy</p> <p>Proposals for renewable energy generation will be supported provided that the individual and cumulative impacts on the following are or can be made acceptable:</p> <ol style="list-style-type: none"> 1. heritage assets and their settings, including associated views; and 2. landscape and settlement character, including village setting; and 3. biodiversity; and 4. local and residential amenity; and 5. highway safety and capacity. <p>Community-led renewable energy proposals where benefits can be demonstrated are encouraged.</p>	<p>Policy TAR11 is in general conformity with strategic policies SS6 <i>Environmental quality and local distinctiveness</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 TAR12: Transport</p> <p>Proposals 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 including by the creation of new footway and cycleway links.</p>	<p>Policy TAR12 is in general conformity with strategic policy SS4 <i>Movement and transportation</i>.</p>
<p>Policy TAR13: Local Green Space</p> <p>The following Local Green Spaces will be safeguarded from development unless very special circumstances arise which outweigh the need for protection:</p> <ol style="list-style-type: none"> 1. Lady Emily Community Hall field, children’s play area and garden; 	<p>Policy TAR13 is in general conformity with strategic policy OS2 <i>Meeting open space, sports and recreation needs</i>. It adds local detail by identifying areas for designation as Local Green Space.</p>

NDP policy	General conformity with Herefordshire Local Plan Core Strategy
<ol style="list-style-type: none"> 2. St. Philip and St. James churchyard and access; 3. green spaces and children’s play area at Barrs Orchard, Pound Close and Garbrook; 4. Jubilee Green; 5. highway verges at School Road and Church Lane. 	
<p>Policy TAR14: Green infrastructure</p> <p>Green infrastructure, including identified Priority Habitats, will be protected and enhanced. Opportunities will be sought for the provision of new elements of green infrastructure and for the strengthening of the green infrastructure network. Proposals should:</p> <ol style="list-style-type: none"> 1. identify and wherever possible retain and enhance existing green infrastructure within or bordering the site, such as trees, hedgerows, wildflower verges and water features; and 2. incorporate new green infrastructure and deliver ecological enhancements; and 3. be designed to contribute wherever possible to the wider green infrastructure network by linking green spaces and strengthening existing corridors. 	<p>Policy TAR14 is in general conformity with strategic policy LD3 <i>Green infrastructure</i>.</p>
<p>Policy TAR15: Community facilities</p> <p>Proposals for the enhancement of community facilities, and for new provision in and adjacent to Tarrington village 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 viability.</p>	<p>Policy TAR15 is in general conformity with and adds local detail to strategic policy SC1 <i>Social and community facilities</i>.</p>

6. EU OBLIGATIONS

6.1 The Tarrington 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 Tarrington NDP
Strategic Environmental Assessment (SEA) Directive	<p>Strategic environmental assessment of the Tarrington NDP has been undertaken by Herefordshire Council. An initial screening opinion in December 2013 concluded that the NDP would require further assessment for the purposes of Strategic Environmental Assessment. A Scoping Report was prepared in June 2015 and published for consultation. Subsequently, a SEA of the draft Plan was undertaken in February 2019 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 (July 2020), which shows that the original conclusions were unaffected by the changes made.</p> <p>The NDP has been prepared in conjunction with a formal process of environmental appraisal in accordance with the SEA Directive, whose requirements have been met.</p>
Habitats Directive	<p>A process of assessment of the Tarrington NDP pursuant to the Habitats Directive has been undertaken by Herefordshire Council. Initial screening in December 2013 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 these SACs would need to be taken into account in the NDP and that a full Habitats Regulation Assessment screening would be required.</p> <p>A Screening Assessment of the draft NDP was undertaken by Herefordshire Council and published in February 2019. This concluded that the draft NDP will not have a likely significant effect on the River Wye (including River Lugg) SAC.</p>

EU Obligation	Compatibility of the Tarrington NDP
	<p>Amendments to the draft Plan following regulation 14 consultation were assessed in a further Report in July 2020. The Report confirms that the earlier conclusion that the NDP will not have a likely significant effect on the River Wye SAC (including River Lugg) 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 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 TAR2. 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>