



**Titley Group Neighbourhood Development Plan 2011-2031**

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# **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 the requirements 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)<sup>1</sup> and Planning Practice Guidance (PPG).<sup>2</sup> The NDP will help achieve national planning policies at the parish level.

3.2 NPPF paragraphs 29 explains that “neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.” 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 the NPPF, 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.<sup>3</sup> 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

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<sup>1</sup> February 2019.

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

<sup>3</sup> Herefordshire Local Plan Core Strategy 2011-2031, October 2015, paragraph 1.14.

boundaries for Titley and Staunton-on-Arrow and provides criteria-based planning 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 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.<sup>4</sup> 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.<sup>5</sup> 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.<sup>6</sup> 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.

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<sup>4</sup> PPG Paragraph: 041 Reference ID: 41-041-20140306.

<sup>5</sup> PPG Paragraph: 040 Reference ID: 41-040-20160211

<sup>6</sup> PPG Paragraph: 042 Reference ID: 41-042-20170728

**Table 1: National policies and advice by NDP policy**

| NDP policy   | Regard to national policies   |
|--|---|
| <p><b>Policy TG1: Sustainable development</b></p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li><b>1. meeting strategic requirements for new housing and the needs of local communities;</b></li> <li><b>2. providing new and diversified employment opportunities which are compatible and in scale with the rural nature of the area;</b></li> <li><b>3. retaining and enhancing community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life;</b></li> <li><b>4. taking all opportunities to conserve and enhance the landscape and the distinctive natural and historic environments, with development avoiding undue loss of visual amenity and providing net gains in biodiversity of at least 10%;</b></li> <li><b>5. fostering sustainable transport provision in new housing, employment and other development, and making use of opportunities to provide or support the</b></li> </ol> | <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 economic, social and environmental objectives should be pursued in a mutually supportive way (NPPF para. 11).</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> |

| NDP policy   | Regard to national policies  |
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| <p>provision of new or improved public transport, walking and cycling infrastructure and connectivity.</p> <p>6. requiring new development to incorporate renewable energy generation unless it can be clearly demonstrated that this is not achievable</p> <p>7. using sustainable and/or recycled construction materials wherever possible</p>   |  |
| <p><b>Policy TG2: Housing needs and requirements</b></p> <p><b>New dwellings will be delivered in the Titley Group Neighbourhood Area to meet local needs and to satisfy the requirements of the Herefordshire Local Plan Core Strategy. This will be enabled and demonstrated by:</b></p> <ol style="list-style-type: none"> <li>1. <b>Allocating sites for housing at Titley and Staunton-on-Arrow; and</b></li> <li>2. <b>Supporting new housing within settlement boundaries, which is appropriate in scale and in keeping with their established character; and</b></li> <li>4. <b>Proposals to provide work/live units will be supported, where these are of appropriate scale and design and are within the settlement boundary. Such development will be controlled by condition preventing any part of</b></li> </ol> | <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>The policy does not currently conform to Core Strategy Policy H1, which seeks affordable housing contributions only from developments of 10 houses or more than 1,000 sq m floorspace. However, the Local Planning Authority is seeking an Order from the Secretary of State designating rural areas in the county. NPPF paragraph 63 allows policies to set a lower threshold of 5 units or fewer in designated rural areas. Titley and Staunton on Arrow are</p> |



| NDP policy  | Regard to national policies   |
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| <p><b>the work element from being absorbed into the residential use.</b></p> <p><b>5. Self build development of appropriate scale and design will be supported within the settlement boundaries.</b></p> <p><b>6. Subject to the designation of Title as a Rural Settlement, all new open market developments of five or more dwellings or more than 500 m2 will be expected to contribute towards meeting affordable housing needs. Provision will be equivalent to 35% of the total gross development floor space.</b></p> <p><b>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. Residential development outside of settlement boundaries will only be permitted where it is compliant with Policy TG3 or other exception policies in the Local Plan Core Strategy. Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.</b></p> | <p>rural settlements by Order of the Secretary of State under Statutory Instrument 1997 No. 620. The Order was made under the Housing Act 1996. The Planning Practice Guidance indicates that the exemption applies only to rural settlements designated under s.157 (1) of the Housing Act 1985.</p> <p>The policy is drafted to conform to NPPF 63 in the event that an Order is made designating Titley and Staunton on Arrow as rural settlements under the relevant Act.</p> |
| <p><b>Policy TG3: Rural exception housing</b></p> <p><b>The provision of rural exception housing on a small site to meet a proven local need for affordable housing in perpetuity</b></p>   | <p>Policy TG3 gives support for a rural exception housing scheme in accord with NPPF para. 78 and the Glossary definition. In line with</p>   |

| NDP policy   | Regard to national policies   |
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| <p><b>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. The siting, scale, design and location of any such site will be agreed in consultation with the Group Parish Council.</b></p>  | <p>the national approach, it is recognised that some market housing may be needed to facilitate such a scheme.</p>  |
| <p><b>Policy TG4: Land at Titley Farm</b></p> <p><b>Land at Titley Farm as shown on Plan 4 is allocated for mixed use scheme for around six dwellings and recreational open space. Proposals which meet the following site-specific requirements will be supported:</b></p> <ol style="list-style-type: none"> <li><b>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</b></li> <li><b>2. the dwellings are of a type and size to help meet the latest assessment of housing needs including for smaller accommodation and may include provision for self-build; and</b></li> </ol> | <p>Policy TG4 allocates land for housing following consideration of the opportunities for allocating sites suitable for housing. This accords with NPPF para. 70. The policy also seeks to the type and size of housing required to meet local needs, pursuant to NPPF para. 78.</p> <p>The allocation will help to promote sustainable development in rural areas and is in a settlement identified in the Local Plan Core Strategy as a 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. 79 which requires housing to be located where it will enhance or maintain the vitality of rural communities.</p> |

| NDP policy  | Regard to national policies   |
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| <p><b>3. recreational open space is provided on around 0.175 ha. in the north of the site; and</b></p> <p><b>4. a comprehensive planning application is submitted which includes both the housing and recreational open space elements; and</b></p> <p><b>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 will conform to Herefordshire Council’s design guidance; and</b></p> <p><b>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</b></p> <p><b>7. the provision of the recreational open space and its maintenance will be satisfactorily secured prior to any grant of planning permission.</b></p> <p><b>8. notwithstanding the preferred orientation of the dwellings, these will be expected to comply with policy TG1 in terms of achieving solar gain and the other criteria.</b></p> <p><b>9. external walls and roofs will reflect the local vernacular, incorporating stone and timber with slate roofs, unless alternative materials are justified</b></p> | <p>The proposed open space will help to enhance the sustainability of the community in accord with NPPF para. 93.</p> |

| NDP policy  | Regard to national policies  |
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| <p><b>Policy TG5: Titley settlement boundary</b></p> <p><b>Development proposals for well-designed 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. Construction materials should reflect the local vernacular, incorporating stone and timber with slate roofs. Where alternative materials are used, their use is sympathetic to the local environment and justified in a Design Statement.</b></p>                     | <p>Policy TG5 accords 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. 79 and 80). 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><b>Policy TG6: Land opposite Old Court Cottage/Newton, Staunton-on-Arrow</b></p> <p><b>Land opposite Old Court Cottage/Newton as shown on Plan 5 is allocated for Green Space and for housing development for around five dwellings. Proposals which meet the following site-specific requirements will be supported:</b></p> <ol style="list-style-type: none"> <li><b>1. Green Space is provided on at least 75% of the site; and</b></li> <li><b>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</b></li> </ol> | <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> <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</p> |

| NDP policy   | Regard to national policies   |
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| <p><b>3. the new dwellings are sited to the north east of the site and oriented to face the Green Space and the village on a layout which reflects settlement character, prevailing residential densities and the amenity of existing dwellings; and</b></p> <p><b>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</b></p> <p><b>5. vehicular access to the new dwellings is via the existing field entrance on the southern boundary of the site; and</b></p> <p><b>6. a comprehensive planning application is submitted which includes both the housing and Green Space elements; and</b></p> <p><b>7. 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</b></p> <p><b>8. any potential harm to the setting of Staunton Old Court and any other heritage asset is effectively mitigated if it cannot be avoided</b></p> <p><b>9. dwellings will be constructed of materials that reflect the local vernacular, incorporating stone and timber with slate roofs,</b></p> | <p>(policy RA2). This is in line with NPPF para. 79 which requires housing to be located where it will enhance or maintain the vitality of rural communities.</p> |

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| <p><b>NDP policy</b></p>   | <p><b>Regard to national policies</b></p>  |
| <p><b>unless the use of sympathetic alternatives is shown to be justified.</b></p>   |  |
| <p><b>Policy TG7: Small sites at Staunton-on-Arrow</b></p> <p><b>“Proposals for the development of the following sites for sympathetically designed small scale housing development of high quality that respects and reflects the character of the settlement and surrounding context as shown on Plan 5 will be supported:</b></p> <ol style="list-style-type: none"> <li><b>1. land west of Jacobs Oak; and</b></li> <li><b>2. land east of the Old Vicarage.</b></li> <li><b>3. Construction materials will reflect the local vernacular, incorporating stone and timber with slate roofs, unless the use of sympathetic alternatives is shown to be justified.</b></li> </ol> | <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. 70. 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 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. 79 which requires housing to be located where it will enhance or maintain the vitality of rural communities.</p> |
| <p><b>Policy TG8: Staunton-on-Arrow settlement boundary</b></p> <p><b>Proposals for sympathetically-designed housing and other uses within the settlement boundary at Staunton-on-Arrow as shown on Plan 5 will be supported where they respect the</b></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. 79</p>  |

| NDP policy   | Regard to national policies   |
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| <p><b>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.</b></p> <p><b>Construction materials will reflect the local vernacular, incorporating stone and timber with slate roofs, unless the use of sympathetic alternatives is shown to be justified.</b></p>   | <p>and 80). 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><b>Policy TG9: Economic development in Titley Group</b></p> <p><b>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 biodiversity, highway safety and capacity are or can be made acceptable. This includes:</b></p> <ol style="list-style-type: none"> <li><b>1. the re-use of rural buildings, which merit preservation by virtue of their historic character and/or contribution to the local environment, for business use and the provision of live/work units; and</b></li> <li><b>2. the small-scale extension of existing business premises and commercial facilities; and</b></li> <li><b>3. extensions to existing dwellings needed to enable home working; and</b></li> </ol> | <p>Policy TG9 aims to encourage the sustainable economic growth and expansion of businesses in the Neighbourhood Area as set out in NPPF para. 84.</p> <p>It recognises that opportunities to meet business needs may arise outside existing settlements, and sets appropriate criteria (NPPF para. 85).</p>  |

| NDP policy  | Regard to national policies  |
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| <p><b>4. the proportionate development and diversification of existing farm, forestry and other land-based rural businesses; and</b></p> <p><b>5. rural tourism and leisure proposals, particularly those which sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.</b></p> <p><b>6. Development will be sympathetically designed using materials reflective of the local vernacular unless alternative approaches are demonstrated through a design statement to be justified.</b></p>  |  |
| <p><b>Policy TG10: Infrastructure</b></p> <p><b>Development proposals for the provision of communications and broadband infrastructure for local 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 appropriate in scale and designed and sited to reflect the rural location.</b></p> <p><b>Development proposals which provide for the provision or improvement of walking, cycling and public transport infrastructure will be supported wherever feasible and</b></p> | <p>Policy TG10 takes account of NPPF para. 114 in supporting proposals for electronic communications.</p> <p>The policy seeks to promote walking, cycling and public transport in accord with NPPF para. 104 c).</p> |



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| <p><b>NDP policy</b></p>  | <p><b>Regard to national policies</b></p>   |
| <p><b>appropriate, particularly where they deliver enhanced connectivity to existing facilities.</b></p>  |   |
| <p><b>Policy TG11: Renewable energy</b></p> <p><b>Development proposals for renewable energy generation will be supported where it is shown that the individual and cumulative impacts on the landscape, 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.</b></p>   | <p>Policy TG11 supports renewable energy generation schemes whilst setting criteria to address individual and cumulative impacts, in accord with NPPF para. 155).</p> <p>The policy also supports community-led initiatives (para. 156).</p>  |
| <p><b>Policy TG12: Community facilities</b></p> <p><b>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 Stag Inn will be retained in</b></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. 84 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> |

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| <p><b>NDP policy</b></p>   | <p><b>Regard to national policies</b></p>   |
| <p><b>accordance with Herefordshire Local Plan Core Strategy policy SC1.</b></p>   |   |
| <p><b>Policy TG13: Landscape</b></p> <p><b>Development proposals should protect and enhance the valued landscape by</b></p> <ol style="list-style-type: none"> <li><b>1. Designing, siting and locating development in ways that secure positive landscape and visual impacts</b></li> <li><b>2. Ensuring that sightlines to and from Offa’s Dyke, the Mortimer trail, Herefordshire Trail, Titley Loop, Eywood Lane and access to Titley Pools SSSI are preserved</b></li> <li><b>3. Protecting locally important features and views identified in this NDP</b></li> <li><b>4. Avoiding or mitigating the individual and cumulative non-visual impacts of proposed development, including noise, odour, dust, traffic, illumination and disturbance</b></li> <li><b>5. Where harm to the landscape cannot be avoided it must be fully mitigated through sympathetic landscape planting</b></li> </ol> | <p>Policy TG13 seeks to contribute to and enhance the natural and local environment by protecting the valued landscape of the Neighbourhood Area in accordance with NPPF 174.</p> |

| NDP policy   | Regard to national policies  |
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| <p><b>Policy TG14 Natural Environment</b></p> <p><b>Development proposals should protect, conserve and enhance the natural environment of Titley Group by</b></p> <ol style="list-style-type: none"> <li><b>1. promoting the conservation, restoration and enhancement of wildlife habitats and species and delivering demonstrable biodiversity net gains of at least 10 percent</b></li> <li><b>2. Protecting and enhancing conditions for irreplaceable habitats, including ancient woodland, veteran trees, orchard, hedgerows, ponds and watercourses;</b></li> <li><b>3. maintaining, restoring and where possible enhancing the coherence and connectivity of ecological networks</b></li> <li><b>4. Assessing and avoiding or where necessary mitigating the full range of significant impacts the development may have on the natural environment</b></li> <li><b>5. All development proposals should demonstrate that they would not have an adverse effect on the River Wye Special Area of Conservation (SAC) and species of European importance. Planning permission will only be granted if clear and convincing evidence is provided to show that the proposed development would not increase nutrient inputs to the SAC. This could include through the delivery of mitigation measures to make a</b></li> </ol> | <p>Policy TG13 has had regard to national policy in NPPF chapter 15 which deals with conserving and enhancing the natural environment.</p> <p>It is in line with NPPF para. 174 which requires planning policies to contribute to and enhance the natural and local environment by protecting sites of biodiversity or geological value in a manner commensurate with their statutory status or identified quality and by seeking to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans</p> |

| NDP policy   | Regard to national policies   |
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| <p><b>proposal nutrient neutral. Reference should be made to Herefordshire Council’s Phosphate calculator and any other current associated guidance’</b></p>   |   |
| <p><b>Policy TG15: Historic environment</b></p> <p><b>Development proposals should protect, conserve and where possible enhance the historic environment and heritage assets in Titley Group by</b></p> <ol style="list-style-type: none"> <li><b>1. . Identifying and considering at an early stage how any heritage assets and/or their settings may be affected by development to ensure that adverse impacts are avoided wherever possible</b></li> <li><b>2. Identifying the presence of any archaeological remains and preserving or recording any findings in accordance with their significance</b></li> <li><b>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.</b></li> <li><b>4. Development proposals that would result in any harm to a listed building or its setting will be refused unless</b></li> </ol> | <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. 189.</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> |

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| <p><b>NDP policy</b></p>   | <p><b>Regard to national policies</b></p>  |
| <p><b>the benefits of the scheme demonstrably outweigh the identified harm.</b></p>  |  |
| <p><b>Policy TG16: Design and access</b></p> <p><b>Development proposals should achieve a high quality of design by:</b></p> <ol style="list-style-type: none"> <li><b>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</b></li> <li><b>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</b></li> <li><b>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</b></li> </ol> | <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 accords with NPPF Para 130 which seeks to ensure that development, inter alia, adds to the local quality of the area, is visually attractive, sympathetic to local character and history and creates a high standard of amenity for users.</p> <p>The policy aims to prevent new and existing development from contributing to or being affected by unacceptable levels of pollution (NPPF para. 174 e).</p> |

| NDP policy  | Regard to national policies |
|---|-----------------------------|
| <p><b>4. providing safe access from the local road network without undue local environmental impacts which cannot be mitigated. New development should prioritise pedestrians and cyclists and encourage active travel and</b></p> <p><b>5. avoiding 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</b></p> <p><b>6. retaining and incorporating existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and</b></p> <p><b>7. providing for new landscaping which is in keeping with the prevailing landscape character, integrates new buildings in their surroundings and supports biodiversity.</b></p> <p><b>8. incorporating materials that reflect the local vernacular and colour palette, unless sympathetic alternatives are justified.</b></p> |                             |

#### 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  |



| Sustainable development objective | How the Titley Group NDP contributes   |
|-----------------------------------|--|
|                                   | (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 TG18 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, TG14 and TG15) 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, the Herefordshire Local Plan Core Strategy. Table 3 sets out how each of the NDP's policies align with the strategic policies. The Core Strategy can be viewed at [https://www.herefordshire.gov.uk/info/200185/local\\_plan/137/local\\_plan\\_-\\_core\\_strategy/2](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  |
|-------------------------------------|---|
| Policy TG1: Sustainable development | 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. |

| NDP policy  | General conformity with Herefordshire Local Plan Core Strategy  |
|---|---|
| <p>Policy TG2: Housing needs and requirements</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>Core Strategy Policy H1 seeks affordable housing contributions only from developments of 10 houses or more than 1,000 sq m floorspace. However, the Local Planning Authority is seeking an Order from the Secretary of State designating rural areas in the county. NPPF paragraph 63 allows policies to set out a lower threshold of 5 units or fewer in designated rural areas. Titley and Staunton on Arrow are rural settlements by Order of the Secretary of State under Statutory Instrument 1997 No. 620. The Order was made under the Housing Act 1996. The Planning Practice Guidance indicates that the exemption applies only to rural settlements designated under s.157 (1) of the Housing Act 1985.</p> <p>The policy is drafted to conform to NPPF 63 in the event that an Order is made designating Titley and Staunton on Arrow as rural settlements under the relevant Act.</p> |

| <b>NDP policy</b>                      | <b>General conformity with Herefordshire Local Plan Core Strategy</b>   |
|--|---|
| Policy TG3: Rural exception housing    | 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.   |
| Policy TG4: Land at Titley Farm        | Policy TG4 is in general conformity with strategic policies SS1 <i>Presumption in favour of sustainable development</i> and SS2 <i>Delivering new homes</i> . It also supports strategic policies RA2 <i>Housing in settlements outside Hereford and the market towns</i> and 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.  |
| Policy TG5: Titley settlement boundary | <p>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>It follows Policy LD4 in seeking to protect the setting of Eywood Park registered park and garden by maintaining the historic separation between the boundary of the park and the settlement of Titley.</p> |

| NDP policy  | General conformity with Herefordshire Local Plan Core Strategy  |
|---|---|
| Policy TG6: Land opposite Old Court Cottage/Newton, Staunton-on-Arrow | 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 green space and setting out planning requirements. |
| Policy TG7: Small sites at Staunton-on-Arrow                          | The policy is in general conformity with policy SS2   |
| Policy TG8: Staunton-on-Arrow settlement boundary                     | 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 out criteria for development in the village.  |
| Policy TG9: Economic development in Titley Group                      | 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.     |

| NDP policy                        | General conformity with Herefordshire Local Plan Core Strategy  |
|-----------------------------------|---|
| Policy TG10: Infrastructure       | 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> .  |
| Policy TG11: Renewable energy     | 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.  |
| Policy TG12: Community facilities | 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. |
| Policy TG13: Landscape            | Policy TG13 is in general conformity with policy LD1, which seeks to conserve and enhance the natural, historic and scenic beauty of important landscapes and features.   |
| Policy TG14: Natural Environment  | Policy TG14 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  |

| NDP policy                        | General conformity with Herefordshire Local Plan Core Strategy  |
|-----------------------------------|---|
|                                   | adds local detail by identifying natural environmental assets in the Neighbourhood Area.  |
| Policy TG15: Historic environment | Policy TG15 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.  |
| Policy TG16: Design and access    | Policy TG16 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. |

**6. STATUTORY OBLIGATIONS**

6.1 The Titley Group NDP is compatible with statutory environmental requirements as detailed in Table 4.

**Table 4:**

| Relevant Legislation   | Compatibility of the Titley Group NDP  |
|--|--|
| The Environmental Assessment of Plans and Programmes Regulations 2004                  |  |
| Conservation of Habitats and Species Regulations 2017                                  |  |
| The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 | <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 Act 1998  | <p>The NDP is fully compatible with 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.</p>  |

