

Woolhope Neighbourhood Development Plan

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

February 2024

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1.0 Introduction

1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft neighbourhood plan or order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). <https://www.gov.uk/guidance/neighbourhood-planning--2 - General-conformity-with-strategic-policies>

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.2 This Basic Conditions Statement sets out how the Woolhope Neighbourhood Development Plan (WNDP) has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the WNDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 Legal Requirements

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Woolhope Parish Council. The area was designated by Herefordshire Council on 28th August 2015 ([Decision Document](#)).

2.2 What is being proposed is a neighbourhood development plan

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

2.3 The proposed neighbourhood plan states the period for which it is to have effect

The WNDP states the period for which it is to have effect. That period is from 2022-2031 (the same plan period as the [Herefordshire Core Strategy](#)).

2.4 The policies do not relate to excluded development

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

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

The WNDP relates to the designated Woolhope neighbourhood area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area. The designated neighbourhood plan area has the same boundary as that for the Parish at the time of the designation and is shown on Map 1 in the WNDP.

3.0 Basic Conditions

Basic Condition a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

3.1 The WNDP has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, December 2023)².

Achieving Sustainable Development (NPPF, section 2)

3.2 Paragraph 1 of the NPPF explains that '*The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied.*' Paragraph 7 sets out that '*The purpose of the planning system is to contribute to the achievement of sustainable development.*' The planning system has three overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These should be delivered through the preparation and implementation of plans (paragraph 9).

3.3 Table 1 sets out how the WNDP delivers the 3 overarching Objectives in the NPPF:

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	WNDP Policies and Proposals
<p><i>a) 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;</i></p>	<p>The WNDP supports this overarching objective of the NPPF in a number of ways. Policy WNDP3 supports new housing development that has an economic dimension in terms of employment and purchasing of materials. Policies WNDP4 and WNDP5 support the replacement of existing dwellings in the countryside and the change of use of agricultural buildings to dwellings and for holiday use. Policy WNDP8: supports the development of new agricultural buildings and poly tunnels and Policy WNDP9 supports the development of tourism and proposals rural diversification.</p>

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

NPPF Overarching Objectives	WNDP Policies and Proposals
<p><i>b) 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;</i></p>	<p>The WNDP includes the following policies that support the NPPF’s overarching social objective. Policy WNDP3 supports new housing development., Policy WNDP4 replacement of existing dwellings in the countryside and Policy WNDP5 change of use of agricultural buildings to dwellings.</p> <p>Policy WNDP7 seeks to protecting existing community facilities and investment in new and improved community facilities.</p>
<p><i>c) 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.</i></p>	<p>The WNDP in this environmentally sensitive area meets the overarching national policy environmental objective through all of its policies, but, in particular:</p> <ul style="list-style-type: none"> • Policy WNDP1: Landscape and biodiversity; and • Policy WNDP2: Protecting historic assets and settlement character

Plan Making (NPPF, section 3)

3.4 In Section 3 Plan Making, the NPPF sets out that six principles that plans should address. Table 2 sets out how the WNDP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making	WNDP
a) be prepared with the objective of contributing to the achievement of sustainable development;	How the WNDP meets this principle of NPPF is set out in Table 1 of this document.
b) be prepared positively, in a way that is aspirational but deliverable;	<p>The WNDP has been prepared positively and is aspirational and deliverable. This can be demonstrated in the following ways:</p> <ul style="list-style-type: none"> • Policy WNDP3: New housing development – seeks to support new housing development in Woolhope • Policies WNDP4 and Policy WNDP5 support replacement of existing dwellings in the countryside and change of use of agricultural buildings to dwellings. agricultural buildings to dwellings and holiday use • Policy WNDP7 seeks to protecting existing community facilities and investment in new and improved community facilities. • Policy WNDP8 supports new agricultural buildings and poly tunnels • Policy WNDP9 supports tourism and rural diversification
c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;	The WNDP is underpinned by a significant amount of community engagement. This has been early, proportionate and has included local residents, businesses, local organisations, Herefordshire Council and key agencies. The submitted Consultation Statement includes a full summary of the work undertaken.

NPPF Plan Making	W NDP
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;	The W NDP’s policies are clearly written and unambiguous and the accompanying background/justification sections set out how decision makers should use the policies.
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	Throughout the W NDP’s preparation, digital tools have been used. These include the Parish Council website; social media; Zoom meetings; facility to make email responses and representations with electronic attachments.
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	The W NDP policies serve a clear purpose. This is set out in the background/justification accompanying each policy in the W NDP. The W NDP avoids duplication of policies at a national level and at the strategic level as contained in the development plan for Herefordshire.

The Plan Making Framework (NPPF, section 3)

- 3.5 Paragraph 18 sets out that policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies. The WNDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Herefordshire Core Strategy.

Non-strategic policies (NPPF, Section 3)

- 3.6 Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. The WNDP does not undermine the strategic planning policies for Herefordshire. It seeks to set more local non-strategic policies to tackle more local issues to help retain the area's local identity and distinctiveness.
- 3.7 Paragraph 30 goes on to say that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Delivering a sufficient supply of homes (NPPF, section 5)

- 3.8 Paragraph 67 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Paragraph 68 of NPPF sets out that where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure. The Herefordshire Core Strategy sets out a proportional growth target for each Rural Housing Market Area (RHMA). Woolhope Parish lies within the Ross RHMA where the minimum growth target is 14% or 1,150 new houses. Woolhope is identified as a settlement within the Ross RHMA which will be one of the villages where "proportionate housing development" will be appropriate. When applied to Woolhope Parish, a growth rate of 14% means 30 additional dwellings over the plan period (2011-2031). Policy WNDP3: New housing development seeks to deliver this target by supporting new development within and on the edge of the existing built form of Woolhope village.

Promoting healthy and safe communities (NPPF, section 8)

- 3.9 Paragraph 96 of NPPF sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

The WNDP meets this section of national planning policy in a number of ways, including protection of the area's environment and heritage assets through Policy WNDP1: Landscape and biodiversity and Policy WNDP2: Protecting historic assets and settlement character. By promoting sustainable transport (Policy WNDP6) including walking and cycling and by protecting existing community facilities and supporting investment in new and improved facilities (Policy WNDP7).

Promoting sustainable transport (NPPF, section 9)

- 3.10 Transport issues should be considered from the earliest stages of plan-making (Paragraph 108). This is so that opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised; opportunities to promote walking, cycling and public transport use are identified and pursued; and the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account. Paragraph 110d of NPPF sets out that planning policies should provide for attractive and well-designed walking and cycling networks and supporting facilities such as cycle parking.

Policy WNDP6 seeks to promote sustainable transport in new development and includes a range of measures that will deliver this.

Achieving well-designed places (NPPF, section 12)

- 3.11 Paragraph 131 explains that creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 132 goes on to say that design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

The WNDP will help to achieve well-designed places through the design aspects of the policies it contains and through the accompanying Woolhope Design Guidance and Codes.

Meeting the challenge of climate change, flooding and coastal change (NPPF, section 14)

- 3.12 The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (NPPF, paragraph 157).

The WNDP supports this aspect of national planning policy in a number of ways e.g. by promoting good design in new housing development (Policy WNDP3) and promoting sustainable transport in new developments (Policy WNDP6).

Conserving and enhancing the natural environment (NPPF, section 15)

- 3.13 Paragraph 180 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside.

The WNDP meets this aspect of national planning policy by protecting landscape and biodiversity (Policy WNDP1).

Conserving and enhancing the historic environment (NPPF, section 16)

- 3.14 Paragraph 195 advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 190 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

Policy WNDP2: Protecting historic assets and settlement character seeks to protect the area's heritage assets.

Basic condition b. Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural historic interest

- 3.15 The WNDP took account of designated heritage assets during its preparation, including those assets listed on the National Heritage List for England.

[Note: this Basic Condition only applies to neighbourhood development orders but has been included for the sake of completeness].

Basic condition c. Having special regard to the desirability of preserving or enhancing character or appearance of any conservation area

- 3.16 The neighbourhood area includes the Woolhope Conservation Area. The implications of this designation were taken account of in the preparation of the WNDP.

[Note: this Basic Condition only applies to neighbourhood development orders but has been included for the sake of completeness].

Basic condition d. Contributes to the achievement of sustainable development

- 3.17 The Submission WNDP contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

Basic condition e. In general conformity with strategic local planning policy

- 3.18 The Submission WNDP is in general conformity with strategic local planning policy contained in the Herefordshire Core Strategy. This conclusion was supported in the comments made by Herefordshire Council at the Regulation 14 consultation stage. Table 3 sets out the way that the neighbourhood plan conforms to the relevant strategic planning policies in the development plan.

Table 3 General Conformity with Strategic Planning Policies in the development plan for Herefordshire

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>Policy WNDP1: Landscape and biodiversity</p> <p>New proposals for development should seek to protect and enhance the valued landscape, visual amenity and biodiversity of the Parish, including those parts of the parish which lie within and the setting of the Wye Valley Area of Outstanding Natural Beauty (AONB). To protect the landscape character of the area new proposals should positively enhance the existing landscape and minimise their impacts on:</p> <ol style="list-style-type: none"> 1. The scattered settlement pattern of Woolhope village, rural hamlets, and isolated farmsteads; 2. The tranquil rural character of the area; 3. Biodiversity sites – including SSSIs, LNR, SWS; 4. Geology and geodiversity, including Regionally Important Geological Sites, particularly where such assets are part of or associated with the Woolhope Dome; 5. Field pattern and field boundaries, especially hedgerows and hedgerow trees; 6. Valued scenic views; 7. The unregistered parks and gardens of Devereux Park and Wessington Court; 	<p>Policy SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. 	<p>Policy WNDP1 is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular landscape, townscape and local distinctiveness. Developments should also protect, and where possible restore, important habitats such as hedgerows.</p> <p>WNDP1 is in general conformity with Core Strategy Policy LD1 requires proposals to demonstrate that landscape character has influenced design, and to incorporate new landscape schemes to ensure development integrates appropriately into its surroundings and maintain and extend tree cover.</p> <p>Policy WNDP1 is also in general conformity with Core Strategy Policy LD2 – Biodiversity and geodiversity which requires development proposals to conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, including through restoration and enhancement of existing biodiversity and geodiversity features on</p>

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>8. Open spaces, especially Broadmoor Common; Public Rights of Way, identified Walks and Trails and non-designated footpaths;</p> <p>9. Ancient woodland, veteran, ancient, mature and notable trees; and</p> <p>10. Watercourses and ponds.</p> <p>Development proposals should demonstrate how they have addressed the preservation, and restoration, of existing green infrastructure, for example, trees, hedges and woodland. Wherever possible development should support the creation of new habitats, for example by planting orchards as part of biodiversity net gain and as a resource for the community. Traditional hedgerows should be retained, and new hedgerows should use appropriate native and local species which enhance biodiversity. Opportunities to support relevant parts of the Wye Valley AONB Management Plan should be addressed within development proposals.</p> <p>The priority for new development should be to avoid direct and indirect impacts upon landscape character and biodiversity. Where impacts cannot be avoided, mitigation and then compensation measures should be provided. Any adverse effects on landscape character, visual amenity or biodiversity which cannot be mitigated to an acceptable degree, development shall not be supported.</p>	<p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p> <p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. <p>Policy LD2 – Biodiversity and geodiversity</p>	<p>site and connectivity to wider ecological networks, and the creation of new biodiversity features and wildlife habitats.</p>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	<p>Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:</p> <ol style="list-style-type: none"> 1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows: <ol style="list-style-type: none"> a) Development that is likely to harm sites and species of European Importance will not be permitted; b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations; c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species. D) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward. 2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and 3. creation of new biodiversity features and wildlife habitats. 	

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	<p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p>	
<p>Policy W NDP2: Protecting historic assets and settlement character</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> 1. Protect, conserve and where possible, enhance Listed Buildings, Woolhope Conservation Area, important landscapes and valued landscape features, including the Wye Valley Area of Outstanding Natural Beauty (AONB), and buildings considered to be of local architectural, or historic interest which contribute to the character of the neighbourhood area. 2. Preserve the character of Woolhope village, and other smaller settlements, by using designs and building materials for new development which respect local building tradition, features and distinctiveness. Schemes should respond to the height and scale of nearby buildings and new buildings should not exceed 2 storeys. Schemes which contribute to 	<p>Policy SS6 - Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; 	<p>Policy W NDP2 seeks to protect historic assets and settlement character. This approach is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular landscape, townscape and local distinctiveness.</p> <p>Policy W NDP2 in seeking to protect local character is also in general conformity with Core Strategy Policy LD1 that sets out that development proposals should demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas.</p> <p>In seeking to protect heritage assets Policy W NDP2 is in general conformity with Core Strategy Policy LD4 that also seeks to protect heritage, requiring proposals affecting heritage assets and the wider</p>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>significant light pollution will not be supported.</p> <p>3. Protect the setting of Woolhope village and the character of the open countryside by locating new development sympathetically within or immediately adjacent to the existing built form of the village.</p>	<ul style="list-style-type: none"> physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p> <p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and 	<p>historic environment to protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p>

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	<p>- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</p> <p>Policy LD4 – Historic environment and heritage assets</p> <p>Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> 1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas; 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes; 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and 5. where appropriate, improve the understanding of and public access to the heritage asset. <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset</p>	

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	and, where appropriate, improve the understanding of and public access to them.	
<p>Policy WNDP3: New housing development</p> <p>New housing development will be supported when located within and on the edge of the existing built form of Woolhope village.</p> <p>New development schemes should address the following criteria:</p> <ol style="list-style-type: none"> 1. Development should support a mix of house types and tenure; 2. Affordable housing and contributions for community facilities through Section 106 Obligation and CIL (Community Infrastructure Levy) shall be provided in accordance with Herefordshire Council policies; 3. Schemes should include a high standard of design (by responding to the principles in the Woolhope Design Guidance and Codes), especially within the Conservation Area, reflecting the local architectural features, materials, density, scale and character of other properties in the area. Proposals for sympathetically designed modern 	<p>Policy SS2 - Delivering new homes</p> <p>A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.</p> <p>Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi -functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.</p> <p>The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.</p>	<p>Policy WNDP3 supports new housing development within and on the edge of the existing built form of Woolhope village.</p> <p>This approach is in general conformity with Core Strategy Policy SS2 which sets out the housing requirement for Herefordshire and the distribution of growth including for the rural area. Policy RA1 goes on to identify the growth figure for Ross-on-Wye HMA and this provides a framework for the NDP housing policy.</p> <p>Core Strategy Policy RA2 sets out that housing proposals should generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand. In the Ross-on-Wye HMA a growth rate of 14%.</p> <p>When applied to Woolhope Parish, a growth rate of 14% means 30 additional dwellings over the plan period (2011-2031). The latest housing figures from Herefordshire Council (July 2022) show that 6 houses had been built and there were a further 11 commitments through</p>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity						
<p>buildings reflecting high levels of sustainability will be supported;</p> <p>4. Landscape proposals should form an integral part of any development and include the retention of any hedges, veteran, ancient and mature trees wherever possible. Where removal is necessary and feasible there should be on-site replacement tree planting to support biodiversity net gain;</p> <p>5. Adequate car parking should be provided on-site;</p> <p>6. Provision should be made for broadband connectivity and electric vehicle charging;</p> <p>7. Proposals should seek to incorporate low carbon and sustainable energy systems such as PV panels, solar panels and ground and air source heat pumps;</p> <p>8. Proposals should include permeable surfaces to reduce surface water run-off and contribute to local flood reduction;</p> <p>9. Proposals for live/work units close to existing settlements and farms will generally be supported where it can</p>	<p>The broad distribution of new dwellings in the county will be a minimum of:</p> <table border="1" data-bbox="745 376 1476 443"> <tr> <td>Rural settlements – see list in Place Shaping section</td> <td>More limited range of services and some limited development potential but numerous locations</td> <td>5,300</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td>16,500</td> </tr> </table> <p>Policy RA1 – Rural housing distribution</p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13. This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p>	Rural settlements – see list in Place Shaping section	More limited range of services and some limited development potential but numerous locations	5,300	Total		16,500	<p>planning permissions. Leaving a total 13 dwellings to find against the 14% growth target (Table 1). So with just over half of the plan period having passed 57% of the proportionate housing target has been met through windfall development. The WNDP does not seek to allocate sites or define a settlement boundary. The Parish Council has considered and rejected these options due to the views expressed in the Resident’s Survey and the environmentally sensitive nature of Woolhope village. However, given past performance through windfalls, development of further windfall sites is anticipated to come forward during the plan period (to 2031) to meet the residual requirement of 13 dwellings.</p> <p>The windfall calculation in paragraph 7.7 of the WNDP demonstrates that the proportional growth target can be met without the need for housing allocations.</p> <p>Policy RA2 also sets out that new development should be within or adjacent to identified settlements. The Parish Council consider that the use of such a boundary given that most of Woolhope village lies within a Conservation Area, and part within the AONB, would not be appropriate, the Herefordshire guidance</p>
Rural settlements – see list in Place Shaping section	More limited range of services and some limited development potential but numerous locations	5,300						
Total		16,500						

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity																											
<p>be demonstrated that there will be minimal adverse impacts on neighbouring residents. Such applications will be subject to occupancy conditions.</p>	<p>Policy RA1 – Rural housing distribution continued</p> <table border="1" data-bbox="748 316 1397 620"> <thead> <tr> <th>Rural HMA</th> <th>Approximate number of dwellings 2011 - 2031</th> <th>Indicative housing growth target (%)</th> </tr> </thead> <tbody> <tr> <td>Bromyard</td> <td>364</td> <td>15</td> </tr> <tr> <td>Golden Valley</td> <td>304</td> <td>12</td> </tr> <tr> <td>Hereford</td> <td>1870</td> <td>18</td> </tr> <tr> <td>Kington</td> <td>317</td> <td>12</td> </tr> <tr> <td>Ledbury</td> <td>565</td> <td>14</td> </tr> <tr> <td>Leominster</td> <td>730</td> <td>14</td> </tr> <tr> <td>Ross-on-Wye</td> <td>1150</td> <td>14</td> </tr> <tr> <td>Total</td> <td>5300</td> <td></td> </tr> </tbody> </table> <p>(Woolhope lies within the Ross-on-Wye HMA where the minimum growth target is 14% or 30 new houses over the plan period up to 2031.)</p> <p>Policy RA2 - Housing in settlements outside Hereford and the market towns</p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate</p>	Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target (%)	Bromyard	364	15	Golden Valley	304	12	Hereford	1870	18	Kington	317	12	Ledbury	565	14	Leominster	730	14	Ross-on-Wye	1150	14	Total	5300		<p>acknowledges this and offers the following “local circumstances and environmental factors should be used to determine the precise level of growth for individual settlements.” Given the sensitive nature of Woolhope village, the local circumstances are such that neither housing allocations or the settlement boundary approach are considered appropriate and reliance will, therefore, be placed on windfalls. This approach is considered to be in general conformity with the HLPCS and demonstrates how the proportional growth target can be met.</p> <p>In seeking to limit housing development in open countryside the WNDP is in general conformity with Core Strategy Policy RA3.</p> <p>The criteria listed under Policy WNDP3 are all considered to be in general conformity with Core Strategy policy:</p> <ol style="list-style-type: none"> 1. that deals with housing mix is in general conformity with Core Strategy Policy H3. 2. Affordable housing is in general conformity with Core Strategy Policy H1. 3. Design is in general conformity with the design related policies in
Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target (%)																											
Bromyard	364	15																											
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WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	<p>delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity. Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned; 2. Their locations make best and full use of suitable brownfield sites wherever possible; 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand. <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p>	<p>the Core Strategy including Policy LD1.</p> <ol style="list-style-type: none"> 4. Similarly so is criterion 4. 5. This criterion meets the requirements of Core Strategy Policy MT1. 6. The Core Strategy has no policy on this issue. 7. This criterion is in general conformity with Core Strategy Policy SD2. 8. This criterion is in general conformity with Core Strategy Policies SD3 and SD4. 9. This criterion is in general conformity with the Core Strategy’s policy for homeworking – E3.

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	<p>Woolhope is identified in Figure 4.14 as one of the ‘settlements which will be the main focus of proportionate housing development’.</p> <p>Policy RA3 – Herefordshire’s countryside</p> <p>In rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or 2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or 3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or 4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or 5. is rural exception housing in accordance with Policy H2; or 6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and 	

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	<p>achieves sustainable standards of design and construction; or</p> <p>7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.</p> <p>Policy H3 – Ensuring an appropriate range and mix of housing</p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.</p> <p>...</p> <p>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.</p>	
<p>Policy WNDP4: Replacement of existing dwellings in the countryside</p> <p>Proposals for replacement of existing dwellings outside Woolhope settlement boundary will be acceptable in principle subject to the applicants demonstrating that its residential use has not been abandoned and that demolition and rebuild is a sustainable option.</p> <p>The replacement of existing dwellings should be comparable in size and scale with the existing dwelling, and sited within the lawful domestic curtilage.</p>	<p>No relevant policy.</p>	<p>No general conformity issues.</p>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>Policy WNDP5: Change of use of agricultural buildings to dwellings and holiday use</p> <p>Where planning consent is required, proposals for the change of use of former agricultural buildings to dwelling houses and holiday accommodation, including extensions, ancillary buildings, or areas of hard standing, will be supported where:</p> <ol style="list-style-type: none"> 1. The building is substantially intact and capable of conversion without significant structural alterations; 2. Development does not adversely affect the character or appearance of the existing building or have a detrimental impact on its surroundings; and <p>There is no detrimental impact on residential amenity for proposed occupiers or adjacent properties and there will be no conflict with existing adjacent uses.</p>	<p>Policy RA5 – Re-use of rural buildings</p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> 1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting; 2. design proposals make adequate provision for protected and priority species and associated habitats; 3. the proposal is comparable with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and; 4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and 5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting. 	<p>Policy WNDP5 is in general conformity with Policy RA5 of the Core Strategy. Policy WNDP5 provides further policy guidance on the change of use of agricultural buildings to dwellings and holiday use. In particular this seeks to ensure that amenity issues are not raised for proposed residential occupiers or that the introduction of residential uses do not generate new conflicts with existing nearby non-residential uses.</p>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
	<p>Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.</p>	
<p>Policy WNDP6: Promoting Sustainable Transport in New Developments</p> <p>Proposals for new development should:</p> <ol style="list-style-type: none"> 1. Promote sustainable modes of transport through linkages to existing walking and cycling networks in the Parish and public transport provision, and include safe and accessible routes for all within developments; 2. Comply with Herefordshire Council’s car parking standards and design guidance on the design and layout of residential roads and include secure cycle storage in all new developments; 3. Include on-site landscaped parking areas for residents and visitors to reduce environments and street scenes which are dominated by cars; 4. Include suitable provision for electric charging points which are accessible to car parking spaces for residents, employees and visitors; 	<p>Policy SS4 Movement and Transportation</p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>....</p> <p>Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded as required in future local or Neighbourhood Development Plans and developer contributions, which meet the statutory tests, sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.</p> <p>Policy MT1 - Traffic management, highway safety and promoting active travel</p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> 1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the 	<p>Policy WNDP6 is in general conformity with Core Strategy Policies SS4 and MT1 which promote walking and cycling and access to public transport and require adequate parking and road safety measures.</p>

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>5. Design roads and parking areas within any site to maximise highway safety and provide an attractive environment for pedestrians, cyclists and non-car users. In particular schemes should be designed to safeguard those with mobility restrictions and children in areas where they walk or play;</p> <p>6. Not result in unacceptable road or highway risk, dangers to pedestrians, or lead to traffic congestion on narrow country lanes;</p> <p>7. Include permeable surfaces for vehicle parking areas to reduce surface water run-off;</p> <p>8. Provide appropriate public car-parking for employees and visitors in relation to proposals for employment and business uses; and</p> <p>Meet the appropriate standards of Manual for Streets 1 and 2 and DMRB, depending on the location, and Herefordshire Council's Highways Design Guide³.</p>	<p>development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</p> <p>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</p>	

³ Manual for Streets - see <https://www.gov.uk/government/publications/manual-for-streets>

DMRB - Design Manual for Roads and Bridges - see <https://www.standardsforhighways.co.uk/dmr/>

Herefordshire Council Highways and new development <https://www.herefordshire.gov.uk/roads-1/highway-development>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>Policy WNDP7: Protecting Existing Community Facilities and Supporting Investment in New and Improved Facilities</p> <p>The following community facilities in Woolhope Parish are identified on the Policies Map (Figure 12) and protected:</p> <ul style="list-style-type: none"> • The Crown Inn • Butcher’s Arms • Woolhope Parish Hall • St. Georges Church • Berryfield sports field • Berryfield play area • Berryfield tennis courts <p>Proposals involving the loss of a community or local service will be strongly resisted. In exceptional circumstances, however proposals for a change of use of a community facility or local service will be considered where it can be clearly demonstrated, through an agreed marketing strategy, that the use is no longer viable or plans for its replacement are included within the proposal.</p> <p>Proposals which improve the range of community facilities and local services available within the Parish will be encouraged where there will be no significant adverse impact to residential amenity, traffic generation, parking and highway safety, noise and light pollution.</p>	<p>Policy SC1 – Social and community facilities</p> <p>Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.</p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p>	<p>Policy WNDP7 is in general conformity with Core Strategy Policy SC1 which seeks to protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available where they are located in or close to settlements.</p>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>Provision of other appropriate community facilities may be permitted outside the existing built form of Woolhope village where it has been adequately demonstrated that a clearly defined need exists.</p> <p>Where appropriate developers should contribute towards the provision of new or maintenance of existing community facilities. New development in the Parish will help deliver community needs through Section 106 Agreements, CIL or any other contributions that may become available during the period of the Plan.</p>		
<p>Policy WNDP8: New agricultural buildings and poly tunnels⁴</p> <p>1. Large agricultural buildings, polytunnels and other rural business buildings which require planning consent will be supported in fields and agricultural holdings where there would not be significant visual intrusion within the landscape, and any impacts are satisfactorily reduced by landscaping schemes. There should be an understanding of the full extent of any proposed development and a clarity concerning associated developments. Applicants should make hours of operation</p>	<p>Policy RA6 - Rural Economy</p> <p>Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> • support and strengthen local food and drink production; • support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses; • involve the small scale extension of existing businesses; 	<p>Policy WNDP8 is in general conformity with Policy RA6 of the Core Strategy that seeks to support diversification in the rural economy.</p> <p>Policy WNDP8 provides more detailed planning guidance of a non-strategic nature on the development of new agricultural buildings and polytunnels. This is to ensure that future development recognises the environmentally sensitive context of the area.</p>

⁴ https://www.herefordshire.gov.uk/downloads/file/14577/polytunnels_planning_guide_2018

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>clear, and these should not result in activity in unsociable hours for local residents.</p> <p>2. Development proposals should give careful consideration to potential impacts in terms of noise, odour and light which might be detrimental to the enjoyment of the area by neighbouring residents and should be sited to minimise any such impacts on local residential or tourism amenity.</p> <p>3. New agricultural and commercial buildings and structures should be sited and designed sensitively to minimise visual and landscape impacts through appropriate screening and landscaping. Larger buildings should be “broken up” using a change in materials, colour or ridge height. Where possible natural materials such as wood and neutral, earth tones should be used to help blend large buildings into the countryside and landscape.</p> <p>4. Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in</p>	<ul style="list-style-type: none"> • promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism; • promote the sustainable use of the natural and historic environment as an asset which is valued, con served and enhanced; • support the retention of existing military sites; • support the retention and/ or diversification of existing agricultural businesses; <p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they:</p> <ul style="list-style-type: none"> • ensure that the development is of a scale which would be commensurate with its location and setting; • do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise, dust, lighting and smell; • do not generate traffic movements that cannot safely be accommodated within the local road network; and • do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. 	

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>terms of numbers and types of vehicles. Applicants will meet the cost of any extra measures that are required to safeguard road safety.</p> <p>5. Designs should incorporate energy and resource efficiency measures and minimise light pollution to protect dark skies. Any such measures should have minimal impact on the landscape. They should seek to minimise environmental impact, for example, impact on water courses, ecology and biodiversity. Consideration should be given to the safe disposal of waste materials.</p> <p>6. These developments, where possible, should support the local economy and provide local job opportunities.</p>		
<p>Policy WNDP9: Tourism and rural diversification</p> <p>Small scale proposals that contribute to and strengthen the visitor and tourist economy as part of agricultural diversification in the neighbourhood area are supported. Such proposals could include the creation of new accommodation and tourism facilities as well as the sensitive conversion of existing buildings.</p>	<p>Policy RA6 - Rural Economy</p> <p>Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> • support and strengthen local food and drink production; • support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural 	<p>NDP Policy DM14 sets out that proposals for rural diversification schemes will be supported where they strengthen the local economy by providing small-scale flexible business accommodation or meeting space appropriate to the rural area, or where they support improvements in local facilities and services for residents and visitors. Local criteria are provided.</p> <p>This is in general conformity with Core Strategy Policy RA6 which supports</p>

W NDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
<p>Proposals for new, sustainable tourist facilities or plans to enhance existing visitor facilities will be permitted where:</p> <ol style="list-style-type: none"> 1. They are of a scale suitable for the character of the area, taking into account visual impacts on the landscape setting of Woolhope village and the surrounding countryside; 2. They make a positive contribution to the protection, conservation and enhancement of the natural beauty of the landscape of the neighbourhood area and aim to promote and support the quiet enjoyment of these natural assets; 3. They minimise carbon emissions through sustainable design and by promoting access by walking, cycling and public transport; 4. The proposal includes features that avoid water pollution; and 5. There is suitable vehicular access and parking available which minimises adverse impacts on highway safety. <p>Proposals which promote the role of homeworking within the economy, through improvements to broadband and</p>	<p>areas, such as village shops, petrol filling stations, garden centres and public houses;</p> <ul style="list-style-type: none"> • involve the small scale extension of existing businesses; • promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism; • promote the sustainable use of the natural and historic environment as an asset which is valued, con served and enhanced; • support the retention of existing military sites; • support the retention and/ or diversification of existing agricultural businesses; <p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they:</p> <ul style="list-style-type: none"> • ensure that the development is of a scale which would be commensurate with its location and setting; • do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise, dust, lighting and smell; • do not generate traffic movements that cannot safely be accommodated within the local road network; and • do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. 	<p>proposals which diversify the rural economy, where they are of appropriate scale, protect residential amenity and do not cause adverse impacts on the local road network.</p>

WNDP Policies	Herefordshire Local Plan Core Strategy (Core Strategy)	General Conformity
telecommunications infrastructure and small-scale extensions to existing residential dwellings will be supported.		

Basic condition f. Be compatible with EU obligations

- 3.19 The Submission WNDP is fully compatible with EU obligations.
- 3.20 The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

- 3.21 To meet the ‘basic conditions’ which are specified by law, a neighbourhood development plan must be compatible with EU obligations. Furthermore, as of 9th February 2015, Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.
- 3.22 A Strategic Environmental Assessment Screening was undertaken by Herefordshire Council on the Regulation 14 Draft WNDP. This concluded that no further work on SEA was required.
- 3.23 Following consultation the three statutory bodies confirmed that they were in agreement with this conclusion. This SEA is submitted with the WNDP.

Requirement for Habitats Regulations Assessment (HRA)

- 3.24 Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a neighbourhood plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.
- 3.25 The SEA Scoping Report produced by Herefordshire Council in 2016 concluded that further work on an Appropriate Assessment may be required.
- 3.26 An Appropriate Assessment was carried out by Herefordshire Council in May 2023. This concluded that:

“8.13 The results of this Appropriate Assessment indicate that the objectives and policies of the draft Woolhope NDP will not have an adverse effect on the integrity of the River Wye (including River Lugg) SAC or when the mitigation and avoidance measures have been taken into account.”

The statutory bodies raised no issues with this conclusion. The Appropriate Assessment is submitted alongside the WNDP.

European Convention on Human Rights

- 3.27 The Submission WNDP is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The WNDP has been produced in full consultation with the local community. The WNDP does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.
- 3.28 The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.
- 3.29 Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:
- 3.30 Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission PNDP is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the

Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

- 3.31 Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for neighbourhood plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.
- 3.32 Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the WNDP in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Basic condition g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

- 3.33 The prescribed conditions have therefore been met in relation to the Submission WNDP and prescribed matters have been complied with in connection with the proposal for the Plan.



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