

# **Callow and Haywood Submission Neighbourhood Development Plan**

## **Paragraph 8 of Schedule 4b**

### **'Basic Conditions' Statement**



## **1.0 Legal Requirements**

### **The Submission Plan is being submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Callow and Haywood Group Parish Council.

### **What is being proposed is a neighbourhood development plan**

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

### **The proposed Neighbourhood Plan states the period for which it is to have effect**

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is the same as that for the emerging Herefordshire Local Plan Core Strategy ie 2011 up to 2031.

### **The policies do not relate to excluded development**

The Neighbourhood Plan proposal 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.

### **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 Neighbourhood Plan proposal relates to the Callow and Haywood Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

## 2.0 Basic Conditions

### Have Appropriate Regard to National Policy

The Callow and Haywood Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of Herefordshire Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Callow and Haywood Neighbourhood Plan does not undermine the strategic policies of Herefordshire Council; the Plan aims to support these policies by protecting local built and natural heritage assets from insensitive new development, aiming to ensure appropriate landscaping and screening are in place if the proposed southern link road is brought forward, and supporting small scale housing development to meet local needs.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

**Table 1 NPPF Core Planning Principles and the Callow and Haywood Submission Neighbourhood Development Plan**

NPPF Core Planning Principle	Regard that Callow and Haywood Neighbourhood Plan has to guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through informal and formal consultation, the Plan will empower local people to shape their surroundings. The emerging vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2031 The Neighbourhood Plan sets out a concise and practical suite of policies (9 in total) to guide development control decisions.</p>

<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Callow and Haywood Group Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the rural landscape setting, and promote the enhancement of landscapes in the urban fringe to the south of Hereford city whilst at the same time supporting local business and tourist development and appropriate levels of new housing.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>This Submission Neighbourhood Plan refines and amplifies Herefordshire-wide policies and proposals set out in Hereford's UDP and emerging Core Strategy Local Plan policies. The Submission Neighbourhood Plan supports appropriate business and economic growth in the town in Policies CH5 and CH6. Policy CH7 encourages new communication technologies and energy saving and protects local community facilities. The Plan promotes improvements to accessibility through new and existing networks for walking and cycling, improving local traffic management and incorporating high quality design into transport proposals such as new roads ((CH2).</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan sets out policies to protect and enhance local character encourage high quality design in new development, which will help to ensure that amenity is protected.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Submission Neighbourhood Plan takes regard of this guidance fully in plan-making and decision- taking. The Plan recognises the rural character of this sparsely populated Group Parish and the area's existing and potential role as an accessible recreational area, providing opportunities for walking, cycling and quiet enjoyment of the countryside for Hereford's residents.</p>

<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission Neighbourhood Plan promotes an approach which seeks to improve traffic management through the area and encourages travel by means other than the private car, whilst recognising that the car will continue to have a significant role in this very rural location. Policy CH5 promotes the re-use of former agricultural buildings for offices and workshops. Policy CH7 promotes energy saving and supports sensitively sited new communications technology and energy related development.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for the protection and enhancement of this highly sensitive rural landscape in Policy CH1. Proposals for increasing opportunities for walking and cycling have the potential to improve traffic flow through the area reducing carbon emissions. The design principles for new roads set out in Policy CH2, including environmental improvement and landscaping schemes, should have a positive impact on air quality, noise pollution and protection of biodiversity.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Plan encourages the re-use and sensitive conversion of former agricultural buildings for business associated uses in Policy CH5 and tourism in CH6.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Plan aims to protect the urban fringe from inappropriate and insensitive development, to ensure that the area continues to provide a high quality environment for the benefit of residents in the Hereford urban area. The Group Parish provides a valued recreational resource with walking and cycling routes providing direct access from the city to beautiful open countryside.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>The Plan area includes 26 statutory Listed Buildings (6 in Callow Parish, 8 in Haywood, 6 in Bullinghope and 6 in Dewshall) as well as a range of non</p>

	statutory local heritage assets of some interest. Policy CH3 supports the preparation and adoption of a local list of non statutory built heritage assets in the Group Parish.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through policies promoting walking and cycling. This is a very rural, sparsely populated area and the Group Parish does not include any main villages identified for proportionate growth in the emerging Core Strategy Local Plan.
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve open countryside and rural landscape setting and promote walking and cycling.

**Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Plan has special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policies CH2 and CH3.

**Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

The Plan area has no Conservation Areas.

**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).**

The Strategic Environmental Assessment (SEA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. Herefordshire

Council undertook an initial Screening exercise and this concluded that the Neighbourhood Plan would require an SEA due to the breadth of nature conservation designations within the Neighbourhood Area. This SEA was carried out in a series of straightforward stages and tasks:

- Stage A – Preparation of Scoping Report: established the baseline and decided on the scope of the assessment. This report was subject to consultation with Natural England, Environment Agency and English Heritage for 5 weeks in accordance with the relevant regulations.
- Stage B – Assessed the effects of the emerging policies and proposals within the Neighbourhood Plan and alternative options.
- Stage C – Preparation of an Environmental Report: incorporated the results of Stage B of the SEA and concluded that the Neighbourhood Plan would not have any significant effects.
- Stage D – Consultation on Draft Neighbourhood Plan (Regulation 14 consultation) and Environmental Report.

Responses were received from Natural England and English Heritage. Natural England provided a number of detailed comments in relation to improving the SEA and its usefulness in assessing the Neighbourhood Plan. The comments are set out in the accompanying Consultation Statement for Callow and Haywood Neighbourhood Plan. English Heritage advised that they have no substantive objection to the contents of the documents but provide a number of comments and recommendations for consideration before finalising the reports. There was no response from the Environment Agency.

### **Contribute to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government’s definition of sustainable development.

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

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

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



- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

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

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

**Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.**

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan seeks to support appropriate local economic development which is sensitive to the rural landscape and setting of the Group Parish, for example through conversion of former agricultural buildings to business and tourism related uses.
Social	The plan protects local community facilities and recognises the role of the landscape and countryside in supporting health and wellbeing of parish residents and visitors including those from nearby Hereford city.  The Plan also supports local needs housing.

Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect local wildlife and biodiversity and protects rural landscapes.</p> <p>The Plan seeks to promote more sustainable transport patterns through walking and cycling and supporting environmental improvements and sustainable design of new roads including the proposed new southern link road.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the Group Parish's identity.</p>
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### Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Saved Policies of the Herefordshire UDP 2007.

Planning Practice Guidance 2014 para 009 advises that *“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).”*

*A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”*

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Plan. Note is also made of the relevant policies in the emerging new Local Plan Core Strategy for Herefordshire, although this Plan has little weight in decision making at the time of Submission of the Neighbourhood Plan.

Table 3 Conformity with Local Strategic Policy

<i>Callow and Haywood Neighbourhood Development Plan</i>	<i>Herefordshire Adopted Unitary Development Plan 2007 Saved Policies</i>	<i>Herefordshire Local Plan Core Strategy 2011 – 2031 Post Hearing Version Spring 2015</i>
<p><b><u>POLICY CH1 - PROTECTING AND ENHANCING THE RURAL LANDSCAPE</u></b></p> <p><b>DEVELOPMENT PROPOSALS WILL BE REQUIRED TO INCORPORATE THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:</b></p> <ol style="list-style-type: none"> <li><b>1. PROPOSALS WILL BE REQUIRED TO MAINTAIN THE AREA’S SENSE OF TRANQUILLITY, THROUGH CAREFUL AND SYMPATHETIC DESIGN OF ACCESS AND CONSIDERATION OF TRAFFIC IMPACTS ON LOCAL ROADS AND NETWORKS CURRENTLY HEAVILY OVER USED.</b></li> <li><b>2. DEVELOPMENT PROPOSALS SHOULD SEEK TO PRESERVE OR ENHANCE THE CHARACTER OF THE VILLAGES AND RURAL SETTLEMENTS, ESPECIALLY THOSE WITH BUILDINGS DATING FROM EARLIER CENTURIES. SCHEMES WILL BE EXPECTED TO CONSERVE AND PROTECT THE INTEGRITY AND FABRIC OF HISTORIC BUILDINGS AND THEIR SETTINGS, PARTICULARLY WHERE</b></li> </ol>	<p><b>S1 Sustainable development</b></p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> <li>1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets;</li> <li>2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity;</li> <li>3. conserving and minimising use of natural resources - particularly non-renewables - and</li> </ol>	<p><b>SS1 Presumption in favour of sustainable development</b></p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p><b>SS6 Environmental quality and local distinctiveness</b></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 historic assets and</p>

<p><b>NEW USES ARE PROPOSED, THROUGH THE USE OF APPROPRIATE STYLES AND SUSTAINABLE LOCALLY DISTINCTIVE MATERIALS SUCH AS STONE AND RED BRICK.</b></p> <p><b>3. NEW RESIDENTIAL DEVELOPMENT IN LINE WITH HEREFORDSHIRE’S EMERGING CORE STRATEGY POLICIES RA2, RA3 AND RA4) SHOULD PROTECT THE AREA’S HISTORIC SETTLEMENT PATTERN, THROUGH SMALL-SCALE DEVELOPMENTS ADJOINING OR WITHIN THE SMALL VILLAGES AND HAMLETS. SUSTAINABLE CONSTRUCTION, LOW CARBON TECHNOLOGIES AND USE OF INNOVATIVE SOLUTIONS WILL BE ENCOURAGED.</b></p> <p><b>4. SUSTAINABLE DRAINAGE SYSTEMS SHOULD BE PROVIDED AS THESE DELIVER BENEFITS FOR PEOPLE AND FOR WILDLIFE AND MAKE A VALUABLE CONTRIBUTION TO THE LOCAL GREEN INFRASTRUCTURE NETWORK. SCHEMES SHOULD BE SYMPATHETICALLY DESIGNED WITH THESE MULTIPLE OBJECTIVES IN MIND. ACTIONS SUCH AS RE-NATURALISING WATERCOURSES ARE ALSO ENCOURAGED AS THESE BRING MULTIFUNCTIONAL BENEFITS, INCLUDING BENEFITING FLOOD ATTENUATION.</b></p>	<p>encouraging resource enhancement and alternatives to the use of non-renewable resources;</p> <p>4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible;</p> <p>5. increasing energy conservation, energy-efficiency, and energy generation from renewable sources;</p> <p>6. minimising waste and pollution and adopting sustainable treatment systems;</p> <p>7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria;</p> <p>8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration;</p> <p>9. ensuring that development respects the needs of local communities and encouraging greater self-sufficiency within local communities;</p> <p>10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services;</p>	<p>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"> <li>- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>- biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>- historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>- the network of green infrastructure;</li> <li>- local amenity, including light pollution, air quality and tranquillity;</li> <li>- agricultural and food productivity;</li> </ul>
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<p><b>5. THE CONSERVATION OF TRADITIONAL FARM BUILDINGS THROUGH CONTINUED AND APPROPRIATE NEW USES IS SUPPORTED AND REPAIRS AND ALTERATIONS SHOULD USE LOCAL MATERIALS AND TECHNIQUES WHEREVER POSSIBLE. IN CONSIDERING REPAIR, ALTERATION OR CONVERSION DUE REFERENCE SHOULD BE MADE AND DETAILED CONSIDERATION BE GIVEN TO THE HEREFORDSHIRE FARMSTEADS CHARACTERISATION PROJECT<sup>1</sup>.</b></p> <p><b>6. DEVELOPMENT SHOULD INCLUDE DESIGNS WHICH SUPPORT HABITATS FOR LOCAL SPECIES SUCH AS DORMICE, HARES AND BARN OWLS. DEVELOPMENTS MUST DEMONSTRATE THAT THEY WILL NOT HAVE AN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT, AND IN PARTICULAR ON THE RIVER WYE SPECIAL AREA OF CONSERVATION (SAC).</b></p> <p><b>7. PROPOSALS SHOULD CONSERVE IMPORTANT LOCAL LANDSCAPE FEATURES SUCH AS AREAS WITH ARCHAEOLOGICAL SIGNIFICANCE WHEREVER POSSIBLE. WHERE PROPOSALS INVOLVE THE LOSS OF NON DESIGNATED ASSETS, THEIR REPLACEMENT WILL BE SOUGHT AS AN INTEGRAL PART OF</b></p>	<p>11. supporting sustainable economic activity and high and stable levels of employment;</p> <p>12. supporting more sustainable approaches to land use and land management in rural areas;</p> <p>13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport;</p> <p>14. improving health and safety through reduced pollution and safer design of the built environment and landscaping;</p> <p>15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment.</p> <p><b>S7 Natural and historic heritage</b></p> <p>The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:</p> <p>1. Areas of Outstanding Natural Beauty;</p> <p>2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity;</p>	<p>- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</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><b>HD6 -Southern Urban Expansion (Lower Bullingham)</b></p> <p>Land at Lower Bullingham will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards.</p>
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<sup>1</sup> [http://htt.herefordshire.gov.uk/smrSearch/Events/Events\\_Item.aspx?ID=EHE1704](http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704)

<p><b>LANDSCAPING SCHEMES. DEVELOPMENT WHICH INVOLVES THE PROPOSED LOSS OF ARCHAEOLOGICAL FEATURES WILL BE RESISTED.</b></p> <p><b>8. MATURE AND ESTABLISHED TREES SHOULD BE PROTECTED AND INCORPORATED INTO LANDSCAPING SCHEMES WHEREVER POSSIBLE. THE PLANTING OF LOCAL SPECIES WILL BE ENCOURAGED. SPECIES SHOULD BE APPROPRIATE TO THE LOCATION AND SETTING IN TERMS OF TYPE, HEIGHT, DENSITY AND THE NEED FOR ON-GOING MANAGEMENT. WHEN CONSTRUCTING BOUNDARIES NATIVE TREE SPECIES SHOULD BE USED. EXISTING HEDGEROWS SHOULD BE RETAINED AND THE ESTABLISHMENT OF NEW NATIVE HEDGES IS ENCOURAGED TO SUPPORT AND PROTECT WILDLIFE.</b></p> <p><b>9. TRADITIONAL ORCHARDS AND DECIDUOUS WOODLANDS ARE HABITATS AND SPECIES OF PRINCIPAL IMPORTANCE IN ENGLAND AND SOME IN THE PLAN AREA ARE ALSO ANCIENT WOODLANDS. DEVELOPMENT WHICH INVOLVES THE REMOVAL OF EXISTING LOCAL ORCHARDS OR WOODLAND WILL BE RESISTED UNLESS DEVELOPERS CAN DEMONSTRATE THAT THEY ARE NO LONGER VIABLE. WHERE ORCHARDS OR WOODLAND ARE LOST AS A RESULT OF NEW</b></p>	<p>3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and</p> <p>4. landscape features that contribute positively to local distinctiveness and quality of the local environment.</p> <p><b>DR1 Design</b></p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> <li>1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;</li> <li>2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;</li> <li>3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;</li> <li>4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and</li> </ol>	<p><b>RA2 Housing in settlements outside Hereford and the market towns. Herefordshire’s villages</b></p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in those settlements identified in Figures 4.20 and 4.21. This will enable development that has the ability to best able to support development, bolstering existing service provision, improve facilities and infrastructure and meet the needs of their communities concerned.</p> <p><b>RA3 Herefordshire’s countryside</b></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> <p><b>LD1 Landscape and townscape</b></p> <p><b>LD3 Green infrastructure</b></p> <p>Development proposals should protect, manage and plan for the preservation of</p>
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<p><b>DEVELOPMENT PROPOSALS, DEVELOPERS WILL BE EXPECTED TO INCLUDE FRUIT AND TREE SPECIES TRADITIONAL TO THE LOCAL AREA IN LANDSCAPING SCHEMES.</b></p> <p><b>10. NEW DEVELOPMENT MUST TAKE ACCOUNT OF KNOWN SURFACE AND SUB-SURFACE ARCHAEOLOGY, AND ENSURE UNKNOWN AND POTENTIALLY SIGNIFICANT DEPOSITS ARE IDENTIFIED AND APPROPRIATELY CONSIDERED DURING DEVELOPMENT. LACK OF CURRENT EVIDENCE OF SUB-SURFACE ARCHAEOLOGY MUST NOT BE TAKEN AS PROOF OF ABSENCE.</b></p> <p><b>11. DEVELOPMENTS WILL BE REQUIRED TO DESIGN AND DELIVER HIGH-QUALITY GREEN INFRASTRUCTURE, INFORMED BY THE HEREFORDSHIRE GREEN INFRASTRUCTURE STRATEGY, LINKING SETTLEMENTS AND CREATING ECOLOGICAL AND RECREATIONAL NETWORKS AND MAXIMISING OPPORTUNITIES FOR RESIDENTS AND VISITORS TO HAVE A HIGH-QUALITY EXPERIENCE OF NATURE AND HERITAGE.</b></p>	<p>5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.</p> <p>Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.</p> <p>Within major development proposals, the provision of public art will be expected as an integral part of the overall design to enhance identity and local distinctiveness.</p> <p><b>H7 Housing in the countryside outside settlements</b></p> <p>Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:</p> <ol style="list-style-type: none"> <li>1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or</li> <li>2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or</li> <li>3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or</li> </ol>	<p>existing and delivery of new green infrastructure.</p>
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<p><b>12. DEVELOPMENTS WILL BE REQUIRED TO PROVIDE APPROPRIATE HIGH QUALITY INFRASTRUCTURE FOR ANY NEW DEVELOPMENTS OR TO CONTRIBUTE TO THE LOCAL COMMUNITY BY PROVIDING MONETARY SUMS FOR USE IN THE PARISHES THROUGH DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE LEVY (CIL).</b></p> <p><b>13. DEVELOPMENTS MUST TAKE ACCOUNT OF THE SIGNIFICANT VIEWS ACROSS SEVERAL COUNTIES THROUGHOUT THE AREA. DEVELOPMENTS WHICH OBSCURE VIEWPOINTS ACROSS THE PARISH WILL NOT BE SUPPORTED.</b></p>	<p>4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or</p> <p>5. it is an extension to an existing dwelling in accordance with policy H18; or</p> <p>6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or</p> <p>7. it is rural exception housing in accordance with policy H10.</p> <p>Development should be in accordance with the housing design and other policies of this Plan.</p> <p><b>LA2 Landscape character and areas least resilient to change</b></p> <p>Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.</p> <p>Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.</p> <p><b>LA3 Setting of settlements</b></p>	
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	<p>Development outside the built up areas of Hereford, the market towns and rural settlements, which is acceptable in terms of other Plan policies, will only be permitted where it would not have an adverse effect upon the landscape setting of the settlement concerned.</p> <p>Important visual approaches into settlements, views of key buildings, open areas into development, green corridors, ridgelines and surrounding valued open countryside will be particularly protected and, where necessary, enhanced.</p> <p>In appropriate new developments around existing settlements the creation of open space, urban parks, green wedges, and tree lines will be promoted where they complement and enhance landscape character and townscape.</p> <p><b>NC1 Biodiversity and development</b></p> <p>In determining all development proposals, the effects upon biodiversity and features of geological interest will be taken fully into consideration. Prior to determination of applications for development on sites where there is reason to believe that such features of importance exist, a field evaluation may be required. Proposals should:</p>	
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	<p>1. seek to retain existing semi-natural habitat, wildlife corridors, species or geological features within their layouts and design; and</p> <p>2. demonstrate that the proposal will have no adverse effects on any adjacent biodiversity and features of geological interest, or lead to the fragmentation, increase isolation, or damage to protected or priority habitats and / or priority or protected species.</p>	
<p><b><u>POLICY CH2 - BUILDING AND TRANSPORT DESIGN PRINCIPLES</u></b></p> <p><b>ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE HOW THEY HAVE TAKEN ACCOUNT OF THE FOLLOWING:</b></p> <ol style="list-style-type: none"> <li><b>1. NEW DEVELOPMENT SHOULD ENHANCE AND REINFORCE THE LOCAL DISTINCTIVENESS OF THE AREA AND PROPOSALS SHOULD SHOW CLEARLY HOW THE GENERAL CHARACTER, SCALE, MASS, AND LAYOUT OF THE SITE, BUILDING OR EXTENSION FITS IN WITH OR ENHANCES THE “GRAIN” OF THE SURROUNDING AREA.</b></li> <li><b>2. NEW DEVELOPMENT SHOULD BE OF A SCALE, MASS AND BUILT FORM WHICH RESPONDS TO THE CHARACTERISTICS OF THE SITE AND ITS SURROUNDINGS. CARE SHOULD BE TAKEN TO ENSURE THAT BUILDING(S) HEIGHT, SCALE, AND FORM DO</b></li> </ol>	<p><b>S1 Sustainable development</b></p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> <li>1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets;</li> <li>2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity;</li> <li>3. conserving and minimising use of natural resources - particularly non-renewables - and</li> </ol>	<p><b>SS1 Presumption in favour of sustainable development</b></p> <p><b>SS4 Movement and Transportation</b></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><b>SS6 Environmental quality and local distinctiveness</b></p> <p>Development proposals should conserve and enhance those environmental assets</p>

<p><b>NOT DISRUPT THE VISUAL AMENITIES OF THE IMMEDIATE SURROUNDINGS OR IMPACT ADVERSELY ON ANY SIGNIFICANT WIDER LANDSCAPE VIEWS. PROPOSALS SHOULD DISPLAY HOW THEY TAKE ACCOUNT OF THE LOCALLY DISTINCTIVE CHARACTER OF THE AREA IN WHICH THEY ARE TO BE SITED WITHIN DESIGN AND ACCESS STATEMENTS.</b></p> <p><b>3. NEW DEVELOPMENT PROPOSALS NEED NOT IMITATE EARLIER ARCHITECTURAL PERIODS OR STYLES AND COULD BE THE STIMULUS FOR THE USE OF IMAGINATIVE MODERN DESIGN. HOWEVER, USE OF LOCAL MATERIALS AND DESIGN SYMPATHETIC WITH THE VERNACULAR WILL ALWAYS BE ENCOURAGED AS THE NORM.</b></p> <p><b>4. REDEVELOPMENT, ALTERATION OR EXTENSION OF HISTORIC FARMSTEADS AND AGRICULTURAL BUILDINGS WITHIN THE GROUP PARISH SHOULD BE SENSITIVE TO THEIR DISTINCTIVE CHARACTER, MATERIALS AND FORM. DUE REFERENCE AND CONSIDERATION SHOULD BE MADE TO THE HEREFORDSHIRE FARMSTEAD ASSESSMENT FRAMEWORK<sup>2</sup>.</b></p>	<p>encouraging resource enhancement and alternatives to the use of non-renewable resources;</p> <p>4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible;</p> <p>5. increasing energy conservation, energy-efficiency, and energy generation from renewable sources;</p> <p>6. minimising waste and pollution and adopting sustainable treatment systems;</p> <p>7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria;</p> <p>8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration;</p> <p>9. ensuring that development respects the needs of local communities and encouraging greater self-sufficiency within local communities;</p> <p>10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health,</p>	<p>that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic 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> <p><b>HD3 Herefordshire movement</b></p> <p>Herefordshire Council will:</p> <ul style="list-style-type: none"> <li>• Improve Hereford’s economy by increasing connectivity to the national and local transport networks by reducing congestion and improving journey time</li> <li>• improve health, wellbeing and the environment by improving air quality and reducing noise through maximising</li> </ul>
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<sup>2</sup> [http://htt.herefordshire.gov.uk/smrSearch/Events/Events\\_Item.aspx?ID=EHE1704](http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704)

<p><b>5. NEW DEVELOPMENT SHOULD INCLUDE MEASURES TO SUPPORT AND ENHANCE LOCAL BIODIVERSITY, SUCH AS THE PROVISION OF BIRD BOXES IN APPROPRIATE LOCATIONS TO ENCOURAGE MIGRATORY BIRDS INCLUDING NESTING SPARROWS, STARLINGS, SWIFTS AND HOUSE MARTINS. DEVELOPERS SHOULD DEMONSTRATE CONSIDERATION OF THE BAT CONSERVATION TRUST’S INTERIM GUIDANCE FOR ARTIFICIAL LIGHTING AND WILDLIFE - RECOMMENDATIONS TO HELP MINIMISE THE IMPACT OF ARTIFICIAL LIGHTING AND BATS AND LIGHTING IN THE UK<sup>3</sup>.</b></p> <p><b>6. DEVELOPMENT PROPOSALS SHOULD GIVE CAREFUL CONSIDERATION TO NOISE, ODOUR AND LIGHT, WHICH MIGHT BE DETRIMENTAL TO THE ENJOYMENT OF THE AREA BY OTHER RESIDENTS. LIGHT POLLUTION SHOULD BE MINIMISED WHEREVER POSSIBLE AND SECURITY LIGHTING SHOULD BE APPROPRIATE, UNOBTRUSIVE AND ENERGY EFFICIENT.</b></p> <p><b>7. ANY DEVELOPMENT SHOULD BE SUSTAINABLE AND USE LOW CARBON TECHNOLOGY AND NOT PRODUCE ADVERSE PRESSURE ON THE ROAD NETWORK IN THE</b></p>	<p>recreation, amenity, education, and facilities and services;</p> <p>11. supporting sustainable economic activity and high and stable levels of employment;</p> <p>12. supporting more sustainable approaches to land use and land management in rural areas;</p> <p>13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport;</p> <p>14. improving health and safety through reduced pollution and safer design of the built environment and landscaping;</p> <p>15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment.</p> <p><b>S2 Development requirements</b></p> <p>The contribution that developments can make to a sustainable pattern of land use and development which respects the County’s environmental resources will be secured by:</p> <p>1. ensuring that new development achieves a high standard of design and layout which respects the</p>	<p>opportunities for the use of sustainable transport modes, particularly for short distance journeys.</p> <p>Herefordshire Council will use a variety of funding mechanisms to deliver the following:</p> <ul style="list-style-type: none"> <li>• packages of transport improvements focussing on key routes into the city delivering a range of public realm improvements and improving access and connectivity for pedestrians, cyclists and bus sustainable mode users;</li> <li>• Behavioural change campaigns which will complement infrastructure delivery to encourage sustainable mode use and healthy lifestyles.</li> <li>• reduced reliance on car use by incorporating sustainable mode routes within new developments and connecting them with existing networks;</li> <li>• improvements to public transport infrastructure enabling improved access and integration between bus and to rail services;</li> </ul>
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<sup>3</sup> [http://www.bats.org.uk/pages/bats\\_and\\_lighting.html](http://www.bats.org.uk/pages/bats_and_lighting.html)

<p><b>AREA, WHICH IN SOME AREAS CANNOT TAKE FURTHER TRAFFIC WITHOUT DANGER TO USERS AND ADVERSE NOISE IMPACT TO RESIDENTS.</b></p> <p><b>8. PROPOSALS FOR NEW ROADS AND IN PARTICULAR THE NEW SOUTHERN LINK ROAD WILL BE REQUIRED TO INCORPORATE THE FOLLOWING TO REDUCE ADVERSE IMPACTS ON LOCAL LANDSCAPE CHARACTER, WILDLIFE AND LOCAL QUALITY OF LIFE:</b></p> <p><b>I. NEW ROADS SHOULD BE ROUTED CAREFULLY TO INTEGRATE SYMPATHETICALLY WITH THE NATURAL LANDSCAPE, AND DESIGNED AND SITED TO AVOID ENCOURAGEMENT OF “RAT RUNNING”.</b></p> <p><b>II. ANY ARTIFICIAL LIGHTING SHOULD BE MINIMISED; WHERE PROVISION OF HIGHWAY LIGHTING IS CONSIDERED ESSENTIAL, LIGHTING SHOULD BE DESIGNED THROUGH USE OF APPROPRIATE LUMINOSITY AND DIRECTION OF LIGHTFLOW TO HAVE A LOW IMPACT ON THE SURROUNDING LANDSCAPE AND HOUSING, AND SHOULD NOT LEAK</b></p>	<p>townscape, landscape, ecological and historic character of the area; is sustainable in terms of its construction materials and methods, use of energy, water and other resources; and includes positive environmental benefits including landscaping schemes and provision of wildlife habitats;</p> <p>2. promoting land use patterns and developments which favour mixed uses subject to amenity considerations, which respect the development potential of adjoining land, and which wherever possible secure the reclamation and beneficial use of degraded or contaminated land, environmental improvements and the reduction or removal of environmental conflicts;</p> <p>3. ensuring that developments include suitable provision for public transport, cycling and walking, and that their likely effect in relation to the capacity and safety of both the trunk road and local highway network is taken fully into account;</p> <p>4. ensuring that development is designed having full regard to and within environmental constraints, including groundwater protection, land stability, contamination, and the location of hazardous uses;</p> <p>5. taking a risk-based precautionary approach to flood risk and the effects of flooding elsewhere, having regard to indicative flood risk in the major flood plains of the Rivers Wye and Lugg and their tributaries. Where development is proposed in</p>	<ul style="list-style-type: none"> <li>• convenient, safe and secure car parking facilities which attract shoppers and visitors and deter commuter parking in the city centre, through the development of Park and Choose sites; and</li> <li>• a Relief Road to the west of Hereford to reduce the volume of traffic from the city centre and enable the delivery of walking, cycling and bus improvements on the existing highway network. The road will be designed and developed in such a way which avoids and mitigates adverse impacts or physical damage to or loss of habitats, noise pollution and vibration, light pollution, air pollution, flood risk and water quality on the River Wye SAC, as well as residential amenity and business interests. Consideration of the impact of the road on heritage assets, their significance and setting, as well as the historic character of the wider landscape will also be required. Further assessments will be undertaken as part of the Hereford Area Plan and subsequent planning application(s).</li> </ul> <p><b>RA2 Housing in settlements outside Hereford and the market towns. Herefordshire’s villages</b></p>
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<p><b>UNNECESSARY LIGHT INTO THE NIGHT SKY.</b></p> <p><b>III. ANY NEW ROADS SHOULD BE PART OF A HIGH QUALITY LANDSCAPING SCHEME INVOLVING SHORT TERM AND LONG TERM PLANTING USING INDIGENOUS AND LOCALLY APPROPRIATE TREE AND SHRUB SPECIES TO PROVIDE SCREENING AND SOUND AND VISUAL BARRIERS.</b></p> <p><b>IV. SUITABLE ROAD SURFACE MATERIALS SHOULD BE USED TO REDUCE NOISE IMPACTS. USE OF CONCRETE SHOULD BE AVOIDED. USE OF ARTIFICIAL EARTH BUNDING IS ENCOURAGED TO REDUCE NOISE AND IMPROVE VISUAL AMENITY.</b></p> <p><b>V. ACCESS FOR WILDLIFE SHOULD BE PROVIDED WHERE WILDLIFE CORRIDORS ARE TRUNCATED OR SEVERED SUCH AS USE OF UNDER PASSES, BRIDGES ETC</b></p> <p><b>VI. ROADS SHOULD INCLUDE PROVISION OF APPROPRIATE WATER MANAGEMENT AND STORAGE TO MINIMISE RUN OFF INTO NEIGHBOURING FIELDS AND PROPERTIES.</b></p>	<p>locations at risk of flooding, it should be demonstrated that there are no reasonable options available in a lower risk category, consistent with other sustainable development objectives;</p> <p>6. ensuring that development does not lead to an unacceptable risk to human health and safety, and that risks of pollution of water, air, or land, or in terms of noise or lighting, are minimised;</p> <p>7. ensuring that development which would result in significant negative effects is avoided, but where environmental impact is unavoidable, requiring mitigation or compensation measures which provide benefits at least equal to any environmental loss;</p> <p>8. taking proper account of the ability of existing and proposed infrastructure including foul drainage, water supply and water resources, and the highway network to serve the development proposed without undue environmental impact; and</p> <p>9. making use of planning conditions and planning obligations to further the strategy of the Plan.</p> <p><b>S6 Transport</b></p> <p>The safe, efficient and sustainable movement of people and goods will be promoted within the context of reducing the need to travel by:</p>	<p><b>RA3 Herefordshire’s countryside</b></p> <p><b>H2 Rural exception sites</b></p> <p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where criteria are met.</p> <p><b>LD1 Landscape and townscape</b></p> <p><b>LD2 Biodiversity and geodiversity</b></p> <p><b>LD3 Green infrastructure</b></p> <p><b>LD4 Historical environment and heritage assets</b></p> <p>Development proposals affecting heritage assets and the wider historic environment should achieve listed objectives.</p> <p><b>SD1 Sustainable design and environmental efficiency</b></p> <p>Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate various requirements.</p>
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<p><b>VII. ROADS SHOULD HAVE CONTINUED ACCESS FOR PUBLIC FOOTPATHS, CYCLEWAYS (SUCH AS THE SUSTRANS NATIONAL CYCLE NETWORK ROUTE 46) AND BRIDLEWAYS VIA FOOT BRIDGES WHICH ARE OF A HIGH QUALITY DESIGN AND SITED APPROPRIATELY.</b></p> <p><b>VIII. CONTINUED ACCESS FOR LANDOWNERS AND FARMERS IS A PRIORITY PARTICULARLY WHERE LAND HOLDINGS ARE AFFECTED BY SEVERANCE.</b></p> <p><b>IX. EXISTING LOCAL LANES SHOULD NOT BE SEVERED BY THE LINK ROAD IF AT ALL POSSIBLE.</b></p> <p><b>9. PROPOSALS FOR INTRODUCING QUIET LANES, TRAFFIC CALMING AND MAXIMUM SPEED LIMITS OF 20MPH WILL BE SUPPORTED IN PRINCIPLE ON HEAVILY USED ROUTES THROUGH THE PARISH TO DISCOURAGE HEAVY TRAFFIC, IF AND WHEN THE PROPOSED SOUTHERN LINK ROAD IS COMPLETED. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO REDUCING OPPORTUNITIES FOR “RAT RUNNING”.</b></p>	<ol style="list-style-type: none"> <li>1. locating developments wherever possible within the County’s existing urban areas or at locations reasonably accessible by means other than the private car, in order to reduce growth in the length and number of motorised journeys and reliance on the motor vehicle, and promote modal choice according to a hierarchy of modes and solutions to demand for travel in order of their sustainability;</li> <li>2. encouraging alternatives to the motor vehicle which through reducing energy consumption and pollution have less environmental impact;</li> <li>3. promoting integration between transport modes so that the network is used to best effect;</li> <li>4. assessing development and transport infrastructure proposals in terms of their traffic and transportation, economic development and environmental impacts and benefits, including implications for the whole road network including trunk roads, road safety, access to development areas, and assistance given to non-motorised modes of travel and to reducing the need to travel; and</li> <li>5. safeguarding appropriate opportunities for rail transport and the routes of new walking, cycling and highway schemes from development that would prejudice their implementation.</li> </ol> <p><b>DR1 Design</b></p>	
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<p><b>10. OPPORTUNITIES FOR IMPROVING PROVISION FOR WALKING, CYCLING AND HORSE RIDING AND PUBLIC TRANSPORT PROVISION WILL BE ENCOURAGED WHEREVER POSSIBLE.</b></p>	<p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> <li>1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;</li> <li>2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;</li> <li>3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;</li> <li>4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and</li> <li>5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.</li> </ol> <p>Development which does not adequately address design principles or is of poor design, including</p>	
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	<p>schemes which are out of scale or character with their surroundings, will not be permitted.</p> <p>Within major development proposals, the provision of public art will be expected as an integral part of the overall design to enhance identity and local distinctiveness.</p> <p><b>H13 Sustainable residential design</b></p> <p>Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:</p> <ol style="list-style-type: none"> <li>1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality;</li> <li>2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features;</li> <li>3. create environments which are safe and secure for all members of the community;</li> <li>4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the</li> </ol>	
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	<p>movement and parking of motor vehicles, in accordance with the transport user hierarchy;</p> <p>5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation;</p> <p>6. make provision for recycling and composting in the use of dwellings;</p> <p>7. provide for the conservation of resources such as water;</p> <p>8. make provision for sustainable drainage measures for both surface and foul water;</p> <p>9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme;</p> <p>10. avoid building on open space with recreational and amenity value; and</p> <p>11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties.</p> <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p> <p><b>T6 Walking</b></p> <p>Development proposals should:</p>	
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	<ol style="list-style-type: none"><li>1. acknowledge the individual and network value of existing walking routes and, where appropriate, provide new and improved links and infrastructure that enhance network capacity and encourage more journeys on foot, especially to workplaces, educational establishments, public transport nodes and other community facilities;</li><li>2. demonstrate that the strategic and/or local significance of walking routes through proposed development sites has been taken into account, especially in determining standards of provision including width, surfacing, signing and lighting;</li><li>3. respect the utility, convenience, recreational value, attractiveness and historical significance of any designated public right of way;</li><li>4. seek reasonably direct and convenient alignments for those new or improved walking routes that predominantly serve utility trips;</li><li>5. identify, with reference to the definitive map, the precise alignment and means of safeguarding of any public right of way, as well as the standard of any works to be carried out on the route;</li><li>6. demonstrate that the needs of disabled people have been taken into account in the design of new or improved walking routes; and</li></ol>	
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	<p>7. ensure that the legal alignment of any public right of way is kept open and usable during development works.</p> <p>Development proposals that involve the extinguishment or diversion of a public right of way, or closure of any other type of established walking route, will not be permitted unless an alternative route of at least equal utility value can be provided on, or conveniently near to, the proposal site. The onus of demonstrating no net loss of value will be placed on applicants, in consultation with and to the satisfaction of the highway authority.</p> <p>The creation of new public rights of way, permissive links, roadside footways and other forms of walking route will be supported where they add to the utility of the network, including providing missing links in otherwise continuous routes.</p> <p><b>T7 Cycling</b></p> <p>Development proposals shall wherever possible incorporate safe, direct, coherent, convenient and attractive cycle routes and associated facilities, taking full advantage of links to the existing or planned cycle route network and/or to major journey attractors including educational establishments, retail centres, public transport interchanges, leisure facilities and workplaces. The requirement for such provision and facilities may include related improvements to roads and</p>	
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	<p>junctions, cycle priority measures and the provision of convenient, safe and secure cycle parking.</p> <p>New cycle routes will be developed within the Plan period towards establishing a County-wide network. Off-highway routes will generally be for shared use with walkers.</p> <p><b>T13 Traffic management schemes</b></p> <p>Traffic management schemes will be developed as appropriate within Hereford, the market towns, villages and the wider rural areas. Such schemes will be designed to limit the impact of traffic, improve access, safety and the local environment, enhance use of public transport and improve facilities for cycling and walking. Schemes will be required to audit existing use by walkers and cyclists and, where necessary, provide for appropriate improvements. They will also be required to meet the design guidance associated with the Plan.</p> <p>Individual development proposals will be expected to include design elements which consider and contribute to such schemes wherever necessary.</p> <p><b>HBA12 Re-use of rural buildings</b></p> <p>Proposals for the re-use and adaptation of rural buildings will be permitted where:</p>	
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	<ol style="list-style-type: none"> <li>1. the building is of permanent and substantial construction capable of conversion without major or complete reconstruction;</li> <li>2. 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;</li> <li>3. the proposal does not lead to dispersal of activity on such a scale as to prejudice town and village vitality; and</li> <li>4. the proposal is compatible with neighbouring uses, particularly agricultural operations and does not itself cause undue environmental impacts.</li> </ol>	
<p><b><u>POLICY CH3 - LOCAL HERITAGE LIST</u></b></p> <p><b>ONCE THE LOCAL HERITAGE LIST FOR CALLOW AND HAYWOOD HAS BEEN ADOPTED BY HEREFORDSHIRE COUNCIL, PROPOSALS REQUIRING CONSENT WHICH AFFECT A BUILDING OR PART THEREOF, OR STRUCTURE ON THE LOCAL HERITAGE LIST MUST DEMONSTRATE HOW THEY PROTECT OR ENHANCE THE HERITAGE ASSET.</b></p> <p><b>THE RENOVATION OR ALTERATION A BUILDING OR PART THEREOF OR STRUCTURES IDENTIFIED ON THE</b></p>	<p><b>HBA8 Locally important buildings</b></p> <p>Development proposals which would adversely affect the appearance or setting of locally important buildings of architectural or historic interest, or buildings that make a valuable contribution to the character and appearance of the area, will not be permitted.</p>	<p><b>LD4 – Historic environment and heritage assets</b></p> <p>Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> <li>1. preserve or where possible enhance heritage assets and their settings, heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses</li> </ol>

<p><b>LOCAL HERITAGE LIST SHOULD BE DESIGNED SENSITIVELY, AND WITH CAREFUL REGARD TO THE HERITAGE ASSET'S HISTORICAL AND ARCHITECTURAL INTEREST AND SETTING.</b></p> <p><b>THIS POLICY APPLIES TO ALL OTHER SIGNIFICANT BUT UNLISTED HISTORIC BUILDINGS. LOSS OF LOCALLY LISTED BUILDINGS WILL BE RESISTED.</b></p>		<p>and sympathetic design, in particular emphasising the original form and function where possible;</p> <p>2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</p> <p>3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes; and</p> <p>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.</p> <p>5. where appropriate, improve the understanding of and public access to the heritage asset.</p> <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</p>
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		the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.
<p><b><u>POLICY CH4 - PROTECTING THE SENSITIVE LANDSCAPE ASSETS IN THE URBAN FRINGE</u></b></p> <p><b>DEVELOPMENT PROPOSALS WHICH IMPACT ON THE LANDSCAPE ASSETS AND AREAS OF HIGH-MEDIUM AND HIGH LANDSCAPE SENSIVITY AS IDENTIFIED IN MAP 7 ABOVE WILL BE EXPECTED TO PROVIDE DETAILED LANDSCAPE IMPACT ANALYSIS AND TO DEMONSTRATE HOW PROPOSALS HAVE BEEN DESIGNED TO ENHANCE LOCAL LANDSCAPE CHARACTER AND REDUCE POTENTIAL URBANISATION OF THE RURAL AREA.</b></p> <p><b>DEVELOPMENT SHOULD DEMONSTRATE CONSIDERATION OF THE RIVER WYE SAC AND INCLUDE APPROPRIATE LANDSCAPE DESIGNS TO ENSURE THAT ANY POTENTIAL IMPACTS ON LOCAL WILDLIFE HABITATS ARE MINIMISED.</b></p> <p><b>DEVELOPMENT SHOULD BE DESIGNED TO TAKE ACCOUNT OF LOCAL TOPOGRAPHY AND SHOULD NOT BREAK THE SKYLINE.</b></p>	<p><b>DR1 Design</b></p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> <li>1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;</li> <li>2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;</li> <li>3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines</li> </ol> <p><b>LA2 Landscape character and areas least resilient to change</b></p> <p>Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape</p>	<p><b>SS6 Environmental quality and local distinctiveness</b></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 historic 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"> <li>- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> </ul>



	<p>Characterisation or its key attributes or features, will not be permitted.</p> <p>Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.</p> <p><b>LA3 Setting of settlements</b></p> <p>Development outside the built up areas of Hereford, the market towns and rural settlements, which is acceptable in terms of other Plan policies, will only be permitted where it would not have an adverse effect upon the landscape setting of the settlement concerned.</p> <p>Important visual approaches into settlements, views of key buildings, open areas into development, green corridors, ridgelines and surrounding valued open countryside will be particularly protected and, where necessary, enhanced.</p> <p>In appropriate new developments around existing settlements the creation of open space, urban parks, green wedges, and tree lines will be promoted where they complement and enhance landscape character and townscape.</p>	<ul style="list-style-type: none"> <li>- biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;;</li> <li>- historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>- the network of green infrastructure;</li> <li>- local amenity, including light pollution, air quality and tranquillity;</li> <li>- agricultural and food productivity;</li> <li>- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul> <p><b>LD1 Landscape and Townscape</b></p> <p>Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the listed objectives.</p>
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<p><b><u>POLICY CH5 - MANAGING NEW BUSINESS DEVELOPMENT IN FORMER AGRICULTURAL BUILDINGS</u></b></p> <p><b>SMALL SCALE AND APPROPRIATE CONVERSION OF FORMER AGRICULTURAL BUILDINGS TO OFFICES, WORKSHOPS AND OTHER BUSINESS TYPE USES IS SUPPORTED IN PRINCIPLE AS PART OF FARM DIVERSIFICATION AND ECONOMIC GROWTH IN THE RURAL AREA.</b></p> <p><b>WHERE PLANNING PERMISSION IS REQUIRED, CHANGES OF USE OF FORMER AGRICULTURAL BUILDINGS TO BUSINESS WILL BE REQUIRED TO DEMONSTRATE THAT CONSIDERATION HAS BEEN GIVEN TO ALL THE FOLLOWING CRITERIA:</b></p> <ol style="list-style-type: none"> <li><b>1. ACCESS IS SUITABLE AND ADEQUATE FOR PROPOSED INCREASES IN TRAFFIC ASSOCIATED WITH NEW USES BEARING IN MIND THE FRAGILE ROAD NETWORK;</b></li> <li><b>2. LANDSCAPING IS PROVIDED TO SCREEN INDUSTRIAL BUILDINGS, PARKING ETC;</b></li> </ol>	<p><b>E11 Employment in the smaller settlements and open countryside</b></p> <p>Proposals for rural businesses in the countryside should be of a scale consistent with their rural location and clearly related to the employment needs of the local economy. They should be located within or adjoining smaller settlements as defined by policy H6, or within the identified established employment areas in the open countryside; and cause no adverse impact upon the local environment, the road network or amenity. New development will only be permitted where it can be demonstrated that there are no opportunities for the re-use or adaptation of existing buildings, and should be sited unobtrusively.</p> <p>Within the open countryside, away from smaller settlements or the identified established employment areas, proposals for employment generating uses will be permitted where:</p> <ol style="list-style-type: none"> <li>1. the development is required for the essential operation of agriculture, forestry or the winning of minerals; or</li> <li>2. the proposal is for a farm diversification project in accordance with policy E12; or</li> <li>3. the proposal provides for the re-use of a rural building in accordance with policies HBA12 and HBA13.</li> </ol>	<p><b>RA5 Re-use of rural buildings</b></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 or is essential to the social wellbeing of the countryside, will be permitted where criteria are met.</p> <p><b>RA6 Rural economy</b></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.</p> <p><b>MT1 Traffic management, highway safety and promoting active travel</b></p> <p>Development proposals should incorporate various principle requirements covering movement and transportation.</p>
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<p><b>3. ADEQUATE NOISE ATTENUATION MEASURES AND MEASURES TO MITIGATE THE EFFECTS OF EXTERNAL LIGHTING ARE TO BE PROVIDED; AND</b></p> <p><b>4. INCREASED TRAFFIC AND DELIVERIES ARE MANAGED EFFECTIVELY AND WORKING HOURS ARE LIMITED TO MINIMISE DISTURBANCE TO LOCAL RESIDENTS AND ADVERSE IMPACTS ON RESIDENTIAL AMENITY.</b></p> <p><b>5. DEVELOPMENT IS LOCATED IN AREAS WHERE THERE WOULD BE NO ADVERSE IMPACT ON THE NATURAL ENVIRONMENT, ESPECIALLY THE RIVER WYE SAC.</b></p>	<p>In the open countryside large scale development for employment uses will not be permitted. All proposals should be in accordance with policy E8.</p> <p><b>E12 Farm diversification</b></p> <p>Proposals enabling the diversification of farm businesses into other forms of income generation including non-agricultural activities will be permitted where:</p> <ol style="list-style-type: none"> <li>1. the proposal is consistent in scale with its rural location, serving to retain the open character of the countryside; and</li> <li>2. use is made of existing buildings, in accordance with policies HBA12 and HBA13, and developed areas wherever possible, with any new development of a scale and design which is appropriate to its rural surroundings.</li> </ol>	
<p><b><u>POLICY CH6 – SUPPORTING TOURISM AND LOCAL BUSINESS DEVELOPMENT IN CALLOW AND HAYWOOD</u></b></p> <p><b>DEVELOPMENT THAT IMPROVES THE QUALITY AND DIVERSITY OF EXISTING TOURIST FACILITIES, ATTRACTIONS, ACCOMMODATION AND INFRASTRUCTURE AND SMALL SCALE LOCAL ENTERPRISE WILL BE PERMITTED PROVIDING IT:</b></p>	<p><b>S8 Recreation, sport and tourism</b></p> <p>The provision of appropriate new or improved facilities for recreation, sport and tourism will be supported to meet the needs of local communities and visitors and to contribute to local economic development, employment and community regeneration.</p> <p>Existing recreational and sports facilities will be protected, fully utilised wherever possible, or</p>	<p><b>E4 Tourism</b></p> <p>Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county’s unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside.</p>

<p><b>1. DOES NOT HAVE A DETRIMENTAL EFFECT ON THE DISTINCT CHARACTER OF THE RURAL LANDSCAPE AND SETTLEMENTS AND PROMOTES TRANQUILITY AND THE QUIET ENJOYMENT OF THE COUNTRYSIDE;</b></p> <p><b>2. DOES NOT ADVERSELY AFFECT THE SURROUNDING INFRASTRUCTURE, PARTICULARLY LOCAL ROAD NETWORKS AND WATER SUPPLY AND SEWERAGE;</b></p> <p><b>3. BENEFITS THE LOCAL COMMUNITY, THROUGH FOR INSTANCE, PROVISION OF LOCAL EMPLOYMENT OPPORTUNITIES AND IMPROVEMENTS TO LOCAL SERVICE PROVISION, AND IS PROPORTIONATE TO THE SIZE OF SETTLEMENT IN WHICH IT LOCATED; AND</b></p> <p><b>4. WHERE FEASIBLE, THE DEVELOPMENT INVOLVES THE RE-USE OF EXISTING BUILDINGS OR IS PART OF FARM DIVERSIFICATION.</b></p>	<p>enhanced to provide better and improved facilities. The re-use of existing buildings should also be considered, if appropriate, for the development of new facilities.</p> <p>New facilities in both town and country should address recognised shortages of formal and informal provision, be close to the point of need, take into account environmental impacts, and be readily accessible by a choice of means of transport. Priority will be given to:</p> <ol style="list-style-type: none"> <li>1. addressing deficiencies in recreational provision in or close to main areas of population;</li> <li>2. meeting recreational and open space needs arising from new residential development;</li> <li>3. reducing land take and duplication of provision by ensuring shared use of facilities by different user groups;</li> <li>4. developing networks of open space and especially linking open spaces in settlements to the wider countryside; and</li> <li>5. the development of facilities in locations that can cater for a wide range of users.</li> </ol> <p>In rural areas, new recreational provision will generally be sought in or close to existing settlements, particularly where it can accompany new development to promote balanced communities. Exceptions may be made in open</p>	
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	<p>countryside, where the recreational resource, such as common land, woodland, lakes, is unavoidably remote from settlement, where linear recreational routes are proposed, or where the activity is normally associated with open countryside, such as equestrian centres.</p> <p>Tourism developments should respect the character of the County and the locality, provide for the sustainable use of indigenous features and resources, offer improvements to visitor management in pressure areas and sensitive environments, and avoid or minimise intrusion on local communities.</p> <p><b>RST1 Criteria for recreation, sport and tourism development</b></p> <p>Proposals for the development of new recreation, sport and tourist facilities including change of use or improvement or extension to existing facilities will be permitted where the proposal:</p> <ol style="list-style-type: none"> <li>1. is appropriate to the needs of the community which it serves, having particular regard to the nature of the use, mode of operation, scale and design;</li> <li>2. would not harm the amenity of nearby residents;</li> <li>3. respects environmental character and resources, including designated landscape, historic heritage,</li> </ol>	
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	<p>archaeology, biodiversity, and geological features and rights of way; and</p> <p>4. is wherever possible accessible by a choice of modes of transport, with priority given to public transport, walking and cycling, and is designed to ensure access for all.</p> <p>Proposals in the open countryside will only be permitted where the countryside is the primary resource for the proposal and the rural landscape and environment is sustained. In such instances new buildings will only be permitted where there are no suitable existing buildings capable of conversion, they are of a small scale and are ancillary to the primary proposal.</p>	
<p><b><u>POLICY CH7 - NEW COMMUNICATION TECHNOLOGIES AND ENERGY SAVING</u></b></p> <ol style="list-style-type: none"> <li><b>1. THE DEVELOPMENT OF NEW HIGH SPEED BROADBAND INFRASTRUCTURE TO SERVE THE PARISH WILL BE SUPPORTED WHERE IT IS SYMPATHETICALLY DESIGNED AND WHEN APPROPRIATE SUITABLY CAMOUFLAGED.</b></li> <li><b>2. ALL NEW DEVELOPMENT WILL BE ENCOURAGED TO MAKE PROVISION FOR HIGH SPEED BROADBAND AND OTHER COMMUNICATION NETWORKS.</b></li> <li><b>3. ALL OPTIONS FOR SUSTAINABLE TECHNOLOGY AND ENERGY SAVING</b></li> </ol>	<p><b>CF3 Telecommunications</b></p> <p>Applications for planning permission for telecommunications development and for prior approval determinations should meet the following requirements:</p> <ol style="list-style-type: none"> <li>1. demonstrate that there is no opportunity for mast or site sharing or use of an existing building or structures. Shared facilities will not be permitted where this would result in a substantial increase in the height of the facility which would detrimentally impact on the surrounding area;</li> <li>2. ensure that the siting and external appearance of the apparatus have been designed to minimise the</li> </ol>	<p><b>LD1 - Landscape and townscape</b></p> <p><b>SD1 – Sustainable design and energy efficiency</b></p> <p>Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> <li>• ensure that proposals make efficient use of land - taking into account the local context and site characteristics,</li> </ul>

<p><b>MEASURES WILL BE CONSIDERED WHILST TAKING ACCOUNT OF SYMPATHETIC PLANNING CONSTRAINTS. NEW COMMUNICATIONS AND ENERGY RELATED DEVELOPMENT SHOULD BE APPROPRIATELY SITED WITHIN THIS HIGHLY SENSITIVE LANDSCAPE AND BE OF A SCALE AND DESIGN WHICH DOES NOT DETRACT FROM THE LOCAL BUILT AND NATURAL LANDSCAPE CHARACTER.</b></p> <p><b>4. PROPOSALS SHOULD BE DESIGNED TO AVOID ANY ADVERSE IMPACTS ON THE RIVER WYE SAC.</b></p>	<p>impact on the surrounding countryside or urban area and residential amenity; and</p> <p>3. where appropriate and technically possible, provide a scheme for landscaping screening.</p> <p>High priority should be given to the need to safeguard areas of particular environmental importance. In the Malvern Hills or Wye Valley AONB, within conservation areas, and where listed buildings, scheduled ancient monuments and other designated sites and areas valued for their biodiversity, landscape or geological importance may be affected, proposals should be sensitively designed and sited. In such situations applicants must demonstrate that there are no suitable alternative sites.</p> <p>When determining applications and prior approvals, the significance of the proposed development as part of a national network and the special siting needs and technical and operational constraints of the operation will be taken into account.</p> <p><b>CF4 Renewable energy</b></p> <p>Development proposals for the production of renewable energy will be permitted providing that:</p> <p>1. they would not adversely affect the integrity of sites of international importance for nature conservation (such as Special Protection Areas, Special Areas of Conservation and Ramsar sites),</p>	<ul style="list-style-type: none"> <li>• new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;</li> <li>• safeguard residential amenity for existing and proposed residents;</li> <li>• ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</li> <li>...</li> <li>• ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;</li> <li>• utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for</li> </ul>
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	<p>except where there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature;</p> <p>2. the objectives of the designation of nationally important sites and areas (such as Sites of Special Scientific Interest, National Nature Reserves, the Malvern Hills and Wye Valley AONB, Scheduled Ancient Monuments and other nationally important archaeological remains) will not be compromised and any significant adverse effects on the qualities of the area are clearly outweighed by the environmental, social and economic benefits;</p> <p>3. outside of nationally designated sites and areas, there would be no significant detrimental effect upon the character of the particular landscape qualities of that location; and</p> <p>4. they would not significantly impact upon the amenity of neighbouring residents, including through noise, odour or electro- magnetic interference.</p> <p>In assessing proposals, regard will be had to the wider environmental, social and economic benefits to be gained from the use of renewable energy sources.</p>	<p>recycling, and enabling renewable energy and energy conservation infrastructure;</p> <ul style="list-style-type: none"> <li>• where possible, on-site renewable energy generation should also be incorporated</li> <li>• create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures,</li> <li>• ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development ...</li> </ul>
<p><b><u>POLICY CH8 - PROVISION AND PROTECTION OF LOCAL COMMUNITY FACILITIES</u></b></p>	<p><b>S11 Community facilities and services</b></p>	<p><b>SC1 Social and community facilities</b></p>



<p><b>PROPOSALS FOR NEW COMMUNITY FACILITIES SUCH AS VILLAGE HALLS, COMMUNITY GARDENS AND GREENS AND MEETING SPACES WILL BE SUPPORTED IN PRINCIPLE. DEVELOPMENT PROPOSALS SHOULD BE SITED IN LOCATIONS WHICH HAVE NO ADVERSE IMPACT ON THE NATURAL ENVIRONMENT, PARTICULARLY THE RIVER WYE SAC.</b></p> <p><b>LOCAL COMMUNITY FACILITIES SUCH AS COMMUNITY CENTRES AND RELIGIOUS BUILDINGS WILL BE PROTECTED AS COMMUNITY ASSETS. THERE WILL BE A PRESUMPTION IN FAVOUR OF THE RE-USE OF SUCH FACILITIES FOR HEALTH, EDUCATION AND COMMUNITY TYPE USES.</b></p> <p><b>THE CHANGE OF USE OF EXISTING FACILITIES TO OTHER USES WILL NOT BE PERMITTED UNLESS THE FOLLOWING CAN BE DEMONSTRATED:</b></p> <ol style="list-style-type: none"> <li><b>1. THE PROPOSAL INCLUDES ALTERNATIVE PROVISION, ON A SITE WITHIN THE LOCALITY, OF EQUIVALENT OR ENHANCED FACILITIES. SUCH SITES SHOULD BE ACCESSIBLE BY PUBLIC TRANSPORT, WALKING AND CYCLING AND HAVE ADEQUATE CAR PARKING; OR</b></li> <li><b>2. THERE IS NO LONGER A NEED FOR THE FACILITY.</b></li> </ol>	<p>The needs of the community for services and facilities will be addressed by:</p> <ol style="list-style-type: none"> <li>1. ensuring that the provision of necessary infrastructure minimises environmental consequences;</li> <li>2. supporting the use of renewable energy resources where they are economically and environmentally sustainable; and</li> <li>3. making provision for the retention of existing community facilities, particularly where there is under provision, and for the further development of social, health, education and community care facilities which are located close to the community they serve.</li> </ol> <p><b>CF5 New community facilities</b></p> <p>Proposals which would result in the provision of new or improved community facilities or the enhanced use of existing facilities will be permitted where they:</p> <ol style="list-style-type: none"> <li>1. are appropriate in scale to the needs of the local community and reflect the character of the location;</li> <li>2. are located within or around the settlement or the area they serve;</li> <li>3. would not significantly impact upon the amenity of neighbouring residents; and</li> </ol>	<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.</p>
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	<p>4. incorporate safe and convenient pedestrian access together with appropriate provision of car and cycle parking and operational space.</p> <p><b>CF6 Retention of existing facilities</b></p> <p>Development proposals that would result in the loss of existing facilities which contribute to the needs of the community, will not be permitted unless:</p> <ol style="list-style-type: none"> <li>1. alternative provision of at least equivalent community benefit is provided in a convenient and accessible location; or</li> <li>2. the facilities can be best enhanced or complemented through the development of a small part of the site; or</li> <li>3. there is continuing evidence that the facility is no longer required and that it could not accommodate an alternative community facility for which there is a need.</li> </ol> <p>Other development which would reduce or restrict the ability of such facilities to be used for the function they are intended to fulfil will not be permitted.</p>	
<p><b><u>POLICY CH9 – HOUSING</u></b></p> <p><b>NEW HOUSING PROPOSALS WHICH CONTRIBUTE TO THE PROVISION OF AT LEAST 7 ADDITIONAL UNITS WILL BE SUPPORTED IN PRINCIPLE WITHIN OR</b></p>	<p><b>H7 Housing in the countryside outside settlements</b></p> <p>Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:</p>	<p><b>Policy RA1 – Rural housing distribution strategy</b></p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided</p>

<p><b>ADJACENT TO THE SETTLEMENT OF GRAFTON. SCHEMES SHOULD BE SMALL IN SCALE (UP TO 5 UNITS) AND INCLUDE A MIX OF ACCOMMODATION TO MEET THE NEEDS OF DIFFERENT GROUPS OF PEOPLE SUCH AS SUCH AS STARTER HOMES (UP TO 2 BEDROOMS), AND / OR HOUSING DESIGNED TO ACCOMMODATE THE NEEDS OF OLDER PEOPLE SUCH AS LIFETIME HOMES STANDARD .</b></p> <p><b>NEW HOUSING SHOULD BE LOCATED ON SMALL INFILL PLOTS WITHIN OR ADJACENT TO EXISTING CLUSTERS OF BUILDINGS OR BUILT UP AREAS OF GRAFTON WHEREVER POSSIBLE. PROPOSALS WILL BE REQUIRED TO DEMONSTRATE CONSIDERATION OF THE FORM, LAYOUT, CHARACTER AND SETTING OF THE SITE AND DEVELOPMENT SHOULD CONTRIBUTE TOWARDS OR BE ESSENTIAL TO THE SOCIAL WELLBEING OF GRAFTON.</b></p> <p><b>NEW HOUSING PROPOSALS FOR SITES IN THE TWYFORD COMMON AREA WILL ONLY BE CONSIDERED ACCEPTABLE WHERE IT IS CLEARLY DEMONSTRATED THAT PROPOSALS ARE ADJACENT TO OR CLOSELY LINKED TO EXISTING BUILT FORM AND SUITABLE ACCESS IS PROVIDED.</b></p> <p><b>SUSTAINABLE DESIGNS, USE OF LOW CARBON TECHNOLOGIES AND MIXED USE SCHEMES SUCH AS LIVE / WORK ACCOMMODATION WILL BE ENCOURAGED TO REDUCE ENVIRONMENTAL IMPACT.</b></p>	<ol style="list-style-type: none"> <li>1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or</li> <li>2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or</li> <li>3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or</li> <li>4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or</li> <li>5. it is an extension to an existing dwelling in accordance with policy H18; or</li> <li>6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or</li> <li>7. it is rural exception housing in accordance with policy H10.</li> </ol> <p>Development should be in accordance with the housing design and other policies of this Plan.</p> <p><b>H10 Rural exception housing</b></p> <p>Exceptionally, affordable housing may be permitted on land within or adjoining an established rural settlement which would not normally be released for development, provided that:</p>	<p>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 7 Housing Markets Areas (HMA)– as illustrated in Figure 4.18) 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> <p>(Hereford 18% indicative growth target)</p> <p><b>Policy RA2 – Housing in settlements outside Hereford and the market towns.</b></p> <p>To maintain and strengthen a network of locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be</p>
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<p><b>PROPOSALS FOR GYPSY AND TRAVELLER SITES WILL BE CONSIDERED ON THEIR OWN MERITS AND IN ACCORDANCE WITH OTHER POLICIES IN THE NEIGHBOURHOOD PLAN. NEW SITES SHOULD BE LOCATED IN SUSTAINABLE LOCATIONS WITH REASONABLE ACCESS TO FACILITIES AND LOCAL SERVICES AND NOT IN AREAS OF HIGH ENVIRONMENTAL SENSITIVITY.</b></p>	<ol style="list-style-type: none"> <li>1. the scheme will contribute to meeting a proven genuine and quantifiable local need for affordable housing as ascertained from an up-to-date local affordable housing needs survey. In the case of a single affordable dwelling, clear evidence of a long-term local need will be required;</li> <li>2. it is evident that local housing conditions could not otherwise satisfy the need;</li> <li>3. the scheme respects both the character and size of the settlement concerned and the identified scale of need;</li> <li>4. arrangements are made to ensure that the benefits of affordable housing, for single dwellings as well as larger schemes, will be enjoyed in perpetuity by subsequent occupants in local need as well as by the initial occupiers;</li> <li>5. the site's location affords reasonable access to facilities and where possible public transport;</li> <li>6. proposals do not involve mixed developments consisting of open market housing to offset the lower return on affordable housing on the same site; and</li> <li>7. in settlements other than Kington (policy H2), the main villages (policy H4) or smaller settlements (policy H6) the proposal is limited to the construction of a single affordable dwelling which does not exceed the dwelling and plot size limits set</li> </ol>	<p>supported in those settlements identified in Figures 4.20 and 4.21. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of their 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 4.20 and 4.21. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>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 4.21 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</li> </ol>
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	<p>in policy H6 unless clear evidence is provided to indicate a need exists for a larger dwelling.</p> <p><b>H12 Gypsies and other Travellers</b></p> <p>Proposals for the development of sites intended to provide for the accommodation needs of Gypsies or other Travellers will be permitted where:</p> <ol style="list-style-type: none"> <li>1. the site is within reasonable distance of local services and facilities;</li> <li>2. sites for settled occupation should be small, as should temporary or transit sites, unless there is a need to provide a site on a route frequented by groups travelling in large numbers;</li> <li>3. adequate screening and landscaping is included within the proposal in order to ensure that the proposal does not result in an adverse impact upon the character and amenity of the landscape, particularly within the Malvern Hills and Wye Valley AONB, conservation areas or other sensitive locations; and</li> <li>4. they contain appropriate levels of residential amenity, including safe play areas for children and provide satisfactory work and storage areas.</li> </ol> <p><b>H13 Sustainable residential design</b></p> <p>Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living</p>	<p>contributes to or is essential to the social well-being of the settlement concerned;</p> <ol style="list-style-type: none"> <li>2. Their locations make best and full use of suitable brownfield sites wherever possible;</li> <li>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</li> <li>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.</li> </ol> <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><b>H3 Ensuring an appropriate range and mix of housing</b></p> <p>Residential developments should provide a range and mix of housing units which</p>
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	<p>environments. In particular proposals will be expected to:</p> <ol style="list-style-type: none"> <li>1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality;</li> <li>2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features;</li> <li>3. create environments which are safe and secure for all members of the community;</li> <li>4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy;</li> <li>5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation;</li> <li>6. make provision for recycling and composting in the use of dwellings;</li> <li>7. provide for the conservation of resources such as water;</li> </ol>	<p>can contribute to the creation of balanced and inclusive communities.</p> <p><b>H4 – Traveller sites</b></p> <p>The accommodation needs of travellers will be provided for through the preparation of a Travellers’ Sites Document (DPD) which will include site specific allocations.</p> <p>In the absence of an adopted DPD, or where proposals for sites are brought forward on non-allocated land supported by evidence that they meet a local need, proposals will be permitted supported where various criteria are met.</p>
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	<p>8. make provision for sustainable drainage measures for both surface and foul water;</p> <p>9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme;</p> <p>10. avoid building on open space with recreational and amenity value; and</p> <p>11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties.</p> <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p>	
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### **Be Compatible with EU Obligations**

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment undertaken by Herefordshire Council.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the

existing strategic policies at national and district-levels, as demonstrated below. The Plan contains a criteria based policy for assessing proposals for gypsy and traveller accommodation as there is an existing site on the edge of the Parish and there may be proposals to extend the site during the Plan period.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

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.

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





