

Stretton Grandison, Eggleton, Canon Frome and Castle Frome

Neighbourhood Development Plan 2020 - 2031

Basic Conditions Statement

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



**Prepared by Stretton Grandison Group Neighbourhood Plan Working Group
On behalf of Stretton Grandison Group Parish Council**

January 2020

1.0 Introduction

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

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).*
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.*
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.*
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.*
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.*
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).*

1.2 This Basic Conditions Statement sets out how the Stretton Grandison Group NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

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

2.0 Legal Requirements

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Stretton Grandison Group Parish Council.

2.2 What is being proposed is a neighbourhood development plan

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

2.3 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 from 2020 to 2031 (the same period as the adopted Herefordshire Local Plan Core Strategy 2011 - 2031).

2.4 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.

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

The Neighbourhood Plan proposal relates to the designated Stretton Grandison Group Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Group Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 Basic Conditions

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

The Stretton Grandison Group Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, February 2019)².

2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that '*The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.*' Paragraph 7 sets out that '*The purpose of the planning system is to contribute to the achievement of sustainable development.*' The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These should be delivered through the preparation and implementation of plans (paragraph 9).

Table 1 sets out how the Stretton Grandison Group NDP delivers the 3 overarching Objectives:

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Stretton Grandison Group NDP Policies and Proposals
<p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>Stretton Grandison NDP recognises the area's location within a rural area of Herefordshire where the existing local economy is focussed on rural businesses such as agriculture and food production and the visitor economy.</p> <p>The NDP's Objectives related to the Economy are:</p> <ul style="list-style-type: none"> - ECO1. To support the sensitive conversion of redundant farm buildings such as for holiday accommodation, cafes and farm shops to create more local employment opportunities.

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

	<p>This will be delivered through NDP Policy SG9 Re-Use of Former Agricultural Buildings for Local Economic Development which supports proposals for the small scale and sensitive conversion of redundant former agricultural buildings for suitable business uses such as offices, workshops, cafes, visitor accommodation and live / work units subject to local criteria.</p> <p>- ECO2. To support investment in local infrastructure including broadband and transport.</p> <p>This will be delivered through several NDP Policies. NDP Policy SG1 sets out that development should include provision for the integration of information and communication technologies such as broadband and access to mobile telephone networks. Policy SG8 Design Principles - Promoting High Quality and Sustainable Design which sets out that development should aim to promote walking and cycling and public transport by linking to existing routes and facilities where possible and including suitable storage provision for bicycles and proposals should, wherever appropriate, include traffic calming measures. Policy SG9 Re-Use of Former Agricultural Buildings for Local Economic Development sets out that development proposals should enhance road safety in the designated area.</p> <p>- ECO3. To encourage the use of renewable energy schemes This will be delivered through Policy SG11 Community-Led Renewable Energy Schemes.</p>
<p><i>b) a social objective –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future</i></p>	<p>Stretton Grandison Group NDP recognises the importance of contributing to the social sustainability of the local community.</p> <p>The NDP's housing objectives are:</p>

<p><i>needs and support communities' health, social and cultural well-being; and</i></p>	<ul style="list-style-type: none"> - HO1. To identify the distribution and scale of housing growth in each of the identified settlements in the Core Strategy. - HO2. To work closely with neighbouring parishes to promote a joint approach to growth at Fromes Hill and Lower Eggleton. - HO3. To identify a range of suitable sites through a Call for Sites and Site Assessment process. - HO4. To support a suitable and appropriate mix of house types, tenures and sizes in both new development and residential conversions across the Group Parish. <p>The NDP area includes two settlements which are identified in the Herefordshire Local Plan Core Strategy 2011 - 2031 as settlements which will be the main focus of proportionate housing development (Lower Eggleton and Fromes Hill (parts only)) and three settlements where proportionate housing is appropriate (Stretton Grandison, Canon Frome and Eggleton) (Figs 4.14 and 4.15 in the Core Strategy).</p> <p>NDP Policy SG1 Settlement Boundaries identifies settlement boundaries for all these settlements on Policies Maps.</p> <p>NDP Policy SG2 Housing Sites identifies 4 proposed housing sites (2 in Stretton Grandison and 2 in Canon Frome).</p> <p>NDP Policy SG3 Affordable Housing at Canon Frome Court (8 units) supports affordable housing provision at Canon Frome Court both for conversion and new build schemes.</p> <p>NDP Policy SG4 Housing Mix sets out how housing developments should respond to local needs for medium sized family housing (up to three bedrooms), starter homes of one or two bedrooms, housing designed for older people and those with particular needs such as mobility impairments or other disabilities.</p>
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	All housing policies and site allocations were prepared through an extensive process local community consultation and engagement.
<i>c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i>	<p>Stretton Grandison Group NDP has a strong emphasis on environmental sustainability which reflects its location within a rural area and the area's many built and natural heritage assets.</p> <p>Objectives for the Environment are:</p> <ul style="list-style-type: none"> - ENO1. To conserve and protect the park landscapes of Homend Park and Canon Frome Court, including individual veteran trees and avenues of trees. - ENO2. To protect and enhance local natural environmental assets such as wildlife, hedgerows, water courses and ponds, traditional orchards, ancient woodlands, the line of the old canal and important views such as to Woolhope Dome. <p>These will be delivered through NDP Policies SG5, SG6 and SG7. Policy SG5 Protecting Local Landscape Character and Wildlife requires development proposals to respond positively to the characteristics of the local Landscape Type and to incorporate appropriate local species and landscape designs to enhance local biodiversity. The Policy identifies various features which contribute towards the special landscape character of the area and which are important to local people and requires development to protect and enhance these features. Lighting schemes should protect the dark skies. Policy SG6 Design Guidelines for Stretton Grandison Conservation Area requires development proposals to be sensitive to the special character of the area and to address various design criteria. Policy SG7 Design Principles - Protecting and Enhancing Heritage and Local Character identifies those local characteristics of the built environment which contribute towards local character and sets out how development should be sensitive to local character and context.</p>

	<p>The NDP includes several policies which require development to maximise resource efficiency and minimise carbon emissions which contribute towards climate change. Policy SG1 supports development where schemes incorporate modern and innovative designs including sustainable design technologies to maximise resource and energy efficiency and designs are sensitive to local context and heritage. Policy SG 8 sets out that contemporary designs and modern architectural approaches, including the use of innovative construction techniques to maximise resource and energy efficiency will be supported where they are of outstanding or innovative design and where they clearly demonstrate that they are appropriate to their context. In addition the Policy notes that small scale domestic renewable energy schemes such as solar panels, solar water heating and ground source heat pumps will be supported provided that schemes are sited and designed to be unobtrusive. Policy SG11 Community-Led Renewable Energy Schemes also supports appropriate community led projects which would provide low carbon alternatives. Policy SG8 also promotes use of more sustainable transport options such as walking and cycling.</p> <p>- ENO3. To ensure development is guided towards areas of lowest flood risk and to promote designs and layout which do not exacerbate flood risk eg from surface water. This will be delivered through Policy SG12 Reducing Flood Risk.</p> <p>- ENO4. To ensure new agricultural development such as poly tunnels and large agricultural buildings are designed and sited sensitively within the landscape. Policies SG9 and SG10 have all been prepared to help ensure that development in the rural area which is related to the rural economy is sensitive to the local context. Policy SG9 Re-Use of Former Agricultural Buildings for Local Economic Development supports sensitive conversions of redundant former agricultural buildings for suitable</p>
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	business uses and requires proposals to consider access, parking, pollution and protection of amenity and road safety. Policy SG10 New Agricultural Buildings and Poly Tunnels requires schemes to consider landscape impacts, noise, odour and light and to incorporate energy and resource efficiency measures and minimise light pollution to protect dark skies.
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The presumption in favour of sustainable development is explained in relation to plan making in paragraph 11:

11. Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Stretton Grandison Group NDP takes a positive and balanced approach to development, seeking to meet the indicative housing target set out in the Herefordshire Local Plan Core Strategy whilst protecting the sensitive character of the local natural and built environment.

Paragraph 13 explains that the application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

3. Plan Making

In Section 3 Plan Making, the NPPF sets out that 6 principles that plans should address. Table 2 sets out how the Stretton Grandison Group NDP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making	Stretton Grandison Group NDP
a) be prepared with the objective of contributing to the achievement of sustainable development;	The NDP has been prepared to contribute to sustainable development; Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.
b) be prepared positively, in a way that is aspirational but deliverable;	<p>The NDP has been prepared positively. The Parish Council, through the Steering Group, has worked hard to ensure policies are positively worded to 'support' and 'encourage' suitable and appropriate development.</p> <p>The design policies in the NDP set out locally appropriate criteria which reflect the designated area's location in a rural area of Herefordshire.</p> <p>The policies have been prepared over a long period of time and through several stages of informal consultation and engagement. The work on the NDP has been led by a Steering Group of local residents and parish councillors with the support of officers from Herefordshire Council and independent planning consultants.</p>
c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;	<p>Local residents have helped to shape the policies, many of whom have a detailed knowledge of the area and its intrinsic character and special qualities and are passionate about protecting them.</p> <p>All the policies have been prepared through an extensive and thorough approach to community engagement. This has led to a relatively high proportion of local residents taking part in questionnaires and surveys as the Plan has moved forward through the process.</p> <p>The accompanying Consultation Statement sets out the details of the extensive, wide ranging and multiple community consultation and</p>

	<p>engagement activities which have been undertaken since 2015 at all stages of the Plan's preparation. Briefly this has included:</p> <ul style="list-style-type: none"> • Setting up a Steering Group of interested local residents and Parish Councillors to oversee the preparation of the NDP on behalf of the Parish Council in May 2016; • An Issues and Options document and accompanying Residents' Questionnaire were prepared and published for local informal consultation in February 2017; • A Call for Sites from January - March 2018; • Preparation of a First Draft Plan with Site Options and publication for informal consultation in June 2019; • Formal Regulation 14 Public Consultation on the Draft NDP from November to December 2019, when statutory consultees (consultation bodies) were invited to respond. <p>Consultations were promoted using local newsletters, the Parish Council's website and hand delivery of questionnaires to all households in the Parish by members of the Steering Group. Drop In events were held at key stages.</p> <p>At each consultation stage representations have been considered carefully and appropriate amendments to the NDP made.</p>
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;	<p>The NDP policies and proposals have been prepared by a Steering Group on behalf of the Parish Council, with support from a planning consultant and planning officers at Herefordshire Council.</p> <p>Amendments have been made at key stages to improve the clarity and reduce ambiguity, but it is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	<p>Updates and documents have been provided on the NDP website at all stages of plan preparation.</p>

	Responses by email were invited at informal and formal consultation stages.
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	The NDP has been amended and updated to reduce duplication with policies in the Herefordshire Local Plan Core Strategy and duplication with national policies.

The Plan Making Framework

Paragraph 18 sets out that policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies. The Stretton Grandison Group NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Herefordshire Local Plan Core Strategy. The supporting text for the NDP policies refers to the relevant strategic policies.

Non-strategic policies

Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Stretton Grandison Group NDP supports development in line with Local Plan Core Strategy Policy RA1 - Rural housing distribution which sets out a housing growth target for the Ledbury rural housing market area of 14% over the Plan period up to 2031. Taking into account existing commitments and completions of new housing since 2011, the NDP is required to support the provision of a least 14 new homes up to 2031. It does this through proposed site allocations and policies which support appropriate development within identified settlement boundaries.

Policy RA2 - Housing in Settlements outside Hereford and the market towns identifies five settlements in the Group Parish / NDP area where development is considered appropriate. The NDP responds positively to this, noting that Lower Eggleton and Fromes Hill (both on the edge of the neighbourhood area, and partly within other parishes) are identified as settlements which will be the main focus of proportionate housing development (Figure 4.14 in the Core Strategy), and Stretton Grandison, Canon Frome and Eggleton are identified as other settlements where proportionate housing is appropriate (in Figure 4.15). In order to be in 'general conformity' with the Core Strategy, new housing development in the parish should be concentrated in these identified settlements.

Paragraph 30 goes on to say that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

5. Delivering a sufficient supply of homes

Paragraph 65 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The NDP has been prepared in the context of Herefordshire Local Plan Core Strategy Policies RA1 and RA2 and demonstrates that the requirement of 14 dwellings (14% growth target) will be met through existing commitments, proposed housing sites and windfall development.

The designated area is located within a rural area. Paragraph 78 advises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The NDP supports this principle by guiding new development proposals to within the settlement boundaries of the settlements identified for growth in the Core Strategy.

6. Building a strong, competitive economy

Paragraph 83 advises that in rural areas planning policies should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The Stretton Grandison Group NDP addresses these matters through **Policy SG9** Re-Use of Former Agricultural Buildings for Local Economic Development which supports proposals for the small scale and sensitive conversion of redundant former agricultural buildings for suitable business uses such as offices, workshops, cafes, visitor accommodation and live / work units subject to local criteria. **Policy SG10** New Agricultural Buildings and Poly Tunnels guides new agricultural buildings. The NDP area lacks community facilities such as a village hall / parish rooms and does not include a school, pub or any local shops. There are churches at Castle Frome, Canon Frome Court and Stretton Grandison.

Paragraph 91 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. **Policy SG8** sets out that proposals for new development should aim to promote walking and cycling and public transport by linking to existing routes and facilities where possible. Traffic issues were mentioned throughout the consultations and several NDP Policies promote safe and accessible through traffic calming / road safety measures (such as **Policies SG1, SG8, SG9 and SG10**).

9. Promoting sustainable transport

Paragraph 102 advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. Policy SG8 sets out that proposals for new development should aim to promote walking and cycling and public transport by linking to existing routes and facilities where possible and including suitable storage provision for bicycles.

11. Making effective use of land

Paragraph 118 advises that planning policies should a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; and b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.

The NDP supports landscape and habitat protection and enhancement in **Policy SG5**. This Policy also promotes restoration and enhancement of ditches and watercourses, restoration of wetland habitats and seeks opportunities for further wetland habitat creation. Drainage of waterside meadows for new development will be resisted. **Policy SG1** supports development where provision is made for food growing opportunities such as through community allotments or orchards and gardens.

12. Achieving well-designed places

Paragraph 124 explains that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 125 goes on to say that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

The Stretton Grandison Group NDP includes several detailed policies (such as Policies **SG6** Design Guidelines for Stretton Grandison Conservation Area, **Policy SG7** Design Principles - Protecting and Enhancing Heritage and Local Character and **Policy SG8** Design Principles - Promoting High Quality and Sustainable Design) which together promote high quality design which responds to existing character and context. All policies have been prepared with the close involvement of the local community.

14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 148 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 151 goes on to set out that to help increase the use and supply of renewable and low carbon energy and heat, plans should c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply

systems and for co-locating potential heat customers and suppliers and in paragraph 152, local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

Policy SG1 supports development where schemes incorporate modern and innovative designs including sustainable design technologies to maximise resource and energy efficiency and designs are sensitive to local context and heritage. **Policy SG8** sets out that contemporary designs and modern architectural approaches, including the use of innovative construction techniques to maximise resource and energy efficiency will be supported where they are of outstanding or innovative design and where they clearly demonstrate that they are appropriate to their context. In addition the Policy notes that small scale domestic renewable energy schemes such as solar panels, solar water heating and ground source heat pumps will be supported provided that schemes are sited and designed to be unobtrusive.

Policy SG11 Community-Led Renewable Energy Schemes also supports appropriate community led projects which would provide low carbon alternatives.

Planning and flood risk

Paragraph 157 sets out that plans should avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by various measures including c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques). **Policy SG12** Reducing Flood Risk sets out how in areas where fluvial or surface water flood risk is a known issue, proposals will be resisted unless suitable mitigation can be provided which does not exacerbate run off elsewhere. Wherever possible, development proposals should seek to provide a betterment. Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding.

15. Conserving and enhancing the natural environment

Paragraph 170 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside. NDP **Policy SG5** Protecting Local Landscape Character and Wildlife identifies important local landscape features and views for protection and sets out how landscaping schemes can protect, restore and enhance local landscape character.

Ground conditions and pollution

Paragraph 180 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential

sensitivity of the site or the wider area to impacts that could arise from the development. This includes considering such matters as noise and light pollution. Several NDP Policies include protection of the area's dark skies and **Policy SG9** requires proposals for conversions of agricultural buildings to take suitable measures to protect the amenity of occupiers of nearby residential properties and to minimise or otherwise mitigate disturbance, noise, odours, lighting or other pollution.

16. Conserving and enhancing the historic environment

Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 18 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. **Policy SG6** Design Guidelines for Stretton Grandison Conservation Area requires development to be sensitive to the character and setting of the Stretton Grandison Conservation Area and **Policy SG7** Design Principles - Protecting and Enhancing Heritage and Local Character requires development to conserve and enhance built heritage assets in the Group Parish. One site allocation adjoins the conservation area and one lies within the boundary and criteria are provided in the site allocation policies requiring development to be sensitive to the context and special character.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The NDP notes the listed buildings in the Group Parish in an Appendix and, where relevant, criteria for proposed site allocations require development proposals to be sensitive to any listed buildings in the local area.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area includes a Conservation Area and this is referred to throughout the NDP.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

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

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the adopted Herefordshire Local Plan Core Strategy 2011-2031. Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Local Plan.

Table 3 Conformity with Local Strategic Planning Policy

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
Policy SG1 Settlement Boundaries	<p>Policy SS2 - Delivering new homes</p> <p>A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.</p> <p>Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi -functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.</p>	<p>NDP Policy SG1 supports residential development within the identified settlement boundaries of Lower Eggleton, Fromes Hill, Stretton Grandison, Canon Frome and Eggleton subject to locally defined criteria including consideration of local character, sustainable design, access, parking, food growing opportunities and provision of communication technologies.</p> <p>This is in general conformity with Core Policy SS2 which sets out that the housing requirement for Herefordshire over the Plan period is 16,500 new homes. In the rural areas new housing should meet housing needs and requirements, support the economy and local services and be responsive to community needs. The settlements in</p>

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity						
	<p>The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.</p> <p>The broad distribution of new dwellings in the county will be a minimum of:</p> <table border="1" data-bbox="748 703 1476 772"> <tr> <td>Rural settlements – see list in Place Shaping section</td><td>More limited range of services and some limited development potential but numerous locations</td><td>5,300</td></tr> <tr> <td colspan="2">Total</td><td>16,500</td></tr> </table> <p>Policy RA1 – Rural housing distribution</p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy. New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13. This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p>	Rural settlements – see list in Place Shaping section	More limited range of services and some limited development potential but numerous locations	5,300	Total		16,500	<p>SG1 are identified in the Place Shaping section.</p> <p>The Policy is also in general conformity with Core Strategy Policy RA1 which sets out that the rural areas will be required to provide 5,300 new homes over the Plan period, including a target growth figure of 14% for the Ledbury rural Housing Area.</p> <p>In addition Core Strategy Policy RA2 supports new housing in a number of identified rural settlements. These include all the settlements in NDP Policy SG1.</p> <p>Other strategic policies also support the criteria in the NDP policy: local character and distinctiveness are addressed in Policy LD1, sustainable design is supported in Policy SD1, accessibility and parking are addressed in Policy SS4 and Policy MT1, and affordable food growing is encouraged in Policy SS6. Policy SS7 supports design measures in development to</p>
Rural settlements – see list in Place Shaping section	More limited range of services and some limited development potential but numerous locations	5,300						
Total		16,500						

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity																											
	<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>Policy RA1 – Rural housing distribution continued</p> <table border="1"> <thead> <tr> <th>Rural HMA</th><th>Approximate number of dwellings 2011 - 2031</th><th>Indicative housing growth target (%)</th></tr> </thead> <tbody> <tr> <td>Bromyard</td><td>364</td><td>15</td></tr> <tr> <td>Golden Valley</td><td>304</td><td>12</td></tr> <tr> <td>Hereford</td><td>1870</td><td>18</td></tr> <tr> <td>Kington</td><td>317</td><td>12</td></tr> <tr> <td>Ledbury</td><td>565</td><td>14</td></tr> <tr> <td>Leominster</td><td>730</td><td>14</td></tr> <tr> <td>Ross-on-Wye</td><td>1150</td><td>14</td></tr> <tr> <td>Total</td><td>5300</td><td></td></tr> </tbody> </table> <p>(Stretton Grandison Group NDP Area is in the Ledbury rural HMA with a growth target of 14% across the HMA)</p> <p>Policy RA2 - Housing in settlements outside Hereford and the market towns</p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the</p>	Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target (%)	Bromyard	364	15	Golden Valley	304	12	Hereford	1870	18	Kington	317	12	Ledbury	565	14	Leominster	730	14	Ross-on-Wye	1150	14	Total	5300		<p>maximise energy efficiency and address climate change.</p>
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NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
	<p>ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned; 2. Their locations make best and full use of suitable brownfield sites wherever possible; 3. They result in the development of high quality, sustainable schemes which are appropriate to their 	

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	<p>context and make a positive contribution to the surrounding environment and its landscape setting; and</p> <p>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p> <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>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management; - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and 	

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	<p>- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</p> <p>Policy SD1 – Sustainable design and energy efficiency</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"> • ensure that proposals make efficient use of land - taking into account the local context and site characteristics; • 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; • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or 	

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	<p>air contamination, land instability or cause ground water pollution;</p> <ul style="list-style-type: none"> • where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective; • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored; • 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 recycling, and enabling renewable energy and energy conservation infrastructure; • where possible, on-site renewable energy generation should also be incorporated; create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures; • ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and • utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials; All planning applications including material changes of use, will be expected to demonstrate how 	

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
	<p>the above design and energy efficiency considerations have been factored into the proposal from the outset.</p> <p>Policy SS4 Movement and transportation</p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>....</p> <p>Policy MT1 – Traffic management, highway safety and promoting active travel</p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> 1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development; 	

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	<p>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</p> <p>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</p> <p>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</p> <p>5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</p> <p>6. have regard to with both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</p>	

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
	<p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p> <p>Policy SS7- Addressing climate change Development proposals will be required to include measures which will mitigate their impact on climate change. At a strategic level, this will include: ... <ul style="list-style-type: none"> • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport; • designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate; • supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles; • protecting the best agricultural land where possible </p>	

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<p>Policy SG2 Housing Sites</p>	<p>See above: Policy SS2 - Delivering new homes Policy RA1 - Rural Housing Distribution Policy RA2 - Housing in settlements outside Hereford and the market towns</p>	<p>NDP Policy SG2 identifies 4 site allocations in Stretton Grandison and Canon Frome to provide around 14-15 new homes over the Plan period.</p> <p>This is in general conformity with Core Policy SS2 which sets out the housing requirement for Herefordshire over the Plan period of 16,500 new homes including in the wider rural area. The settlements in SG2 are identified in the Place Shaping section.</p> <p>The Policy is also in general conformity with Core Strategy Policy RA1 which sets out that the rural areas will be required to provide 5,300 new homes over the Plan period, including a target growth figure of 14% for the Ledbury rural Housing Area.</p> <p>In addition Core Strategy Policy RA2 supports new housing in a number of identified rural settlements. These include Canon Frome and Stretton Grandison.</p>

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<p>Policy SG3 Affordable Housing at Canon Frome Court (8 units)</p>	<p>Policy H2 - Rural exception sites</p> <p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> 1. the proposal could assist in meeting a proven local need for affordable housing; and 2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and 3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2. <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</p>	<p>Policy SG3 supports the provision of affordable housing within an identified area at Canon Frome Court. This proposal was put forward by a local group which occupy the site, and is supported as a means of delivering local affordable housing within the NDP area, when the proposed site allocations are all for less than the minimum of 10 houses set out in the NPPF (paragraph 63).</p> <p>This site could be considered as a rural exception site under Core Strategy Policy H2. There is a settlement boundary defined on NDP Map 4 for Policy SG3 but this area is separated from the main built up area of the settlement. The NDP Policy refers to the site's historic importance and the presence of a heritage asset (a Grade II listed building) and requires schemes to be sympathetic and to protect wildlife.</p> <p>The settlement of Canon Frome is one of the settlements identified in Policy RA2 and is a short distance away (although services and facilities are</p>

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
		limited). The Policy also reflects consultation responses which supported smaller homes to meet local needs.
Policy SG4 Housing Mix	<p>Policy H3 – Ensuring an appropriate range and mix of housing</p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:</p> <ol style="list-style-type: none"> 1. provide a range of house types and sizes to meet the needs of all households, including younger single people; 2. provide housing capable of being adapted for people in the community with additional needs; and 3. provide housing capable of meeting the specific needs of the elderly population by: <ul style="list-style-type: none"> - providing specialist accommodation for older people in suitable locations; - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population; - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation. 	<p>NDP Policy SG4 sets out how proposals for new housing should respond to local needs for medium sized family housing (up to three bedrooms), starter homes of one or two bedrooms, housing designed for older people and those with particular needs such as mobility impairments or other disabilities as well as live / work accommodation.</p> <p>This is in general conformity with Core Strategy Policy H3 which requires residential development to provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.</p>

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	The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.	
Policy SG5 Protecting Local Landscape Character and Wildlife	<p>Policy SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; 	<p>NDP Policy SG5 requires development proposals to respond positively to the characteristics of the Landscape Type in which they are located; riverside meadows to the south of the parish, and principle settled farmlands and wooded forest to the central and north of the parish. In addition development should incorporate appropriate local species and landscape designs to enhance local biodiversity and protect and enhance various identified features which contribute towards the special landscape character of the area.</p> <p>This is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets. Policy</p>

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	<ul style="list-style-type: none"> • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p> <p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and 	<p>LD1 requires proposals to demonstrate that landscape character has influenced design, and to incorporate new landscape schemes to ensure development integrates appropriately into its surroundings and maintain and extend tree cover.</p> <p>In addition Policy LD2 – Biodiversity and geodiversity requires development proposals to conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, including through restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks, and the creation of new biodiversity features and wildlife habitats.</p>

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	<p>conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;</p> <ul style="list-style-type: none"> - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. <p>Policy LD2 – Biodiversity and geodiversity</p> <p>Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:</p> <ol style="list-style-type: none"> 1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows: <ol style="list-style-type: none"> a) Development that is likely to harm sites and species of European Importance will not be permitted; b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material 	

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	<p>considerations are sufficient to outweigh nature conservation considerations;</p> <p>c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.</p> <p>d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.</p> <p>2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and</p> <p>3. creation of new biodiversity features and wildlife habitats.</p> <p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p>	

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<p>Policy SG6 Design Guidelines for Stretton Grandison Conservation Area</p>	<p>Policy SS6 - Environmental quality and local distinctiveness</p> <p>Policy LD1 – Landscape and townscape</p> <p>Policy LD4 – Historic environment and heritage assets</p> <p>Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> 1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas; 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes; 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and 5. where appropriate, improve the understanding of and public access to the heritage asset. 	<p>NDP Policy SG6 sets out various locally appropriate design guidelines for new development in the conservation area. The Policy is particularly important because 2 of the proposed site allocations are within or adjoining the conservation area boundary. The criteria were drawn from a conservation area document which was prepared some time ago by the previous local planning authority, Malvern Hills District Council.</p> <p>This Policy is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular including its settlement pattern, and heritage assets. The Policy requires development proposals to be shaped by sufficient information including historic environment and heritage assets.</p> <p>Policy LD1 – Landscape and townscape requires development proposals to conserve and enhance the natural,</p>

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	<p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p>	<p>historic and scenic beauty of important landscapes and features, including ... conservation areas.</p>
<p>Policy SG7 Design Principles - Protecting and Enhancing Heritage and Local Character</p>	<p>Policy SS6 - Environmental quality and local distinctiveness Policy LD1 – Landscape and townscape Policy LD4 – Historic environment and heritage assets</p>	<p>NDP Policy SG7 aims to ensure new development is sensitive to local context and character, including heritage, settlement pattern and by using local materials where appropriate.</p> <p>This is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern and landscape (and others).</p> <p>Policy LD1 sets out that development proposals should demonstrate that character of the landscape and townscape has positively influenced the</p>

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		<p>design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas.</p> <p>Policy LD4 protects heritage, requiring proposals affecting heritage assets and the wider historic environment to protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p>
<p>Policy SG8 Design Principles - Promoting High Quality and Sustainable Design</p>	<p>Policy SS6 - Environmental quality and local distinctiveness Policy LD1 – Landscape and townscape</p>	<p>NDP Policy SG8 sets out criteria to help ensure new development is sustainable and energy and resource efficient and promotes walking and cycling.</p> <p>This is in general conformity with Core Strategy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern and landscape (and others).</p> <p>Policy SG8 is also in general conformity with Policy LD1 as it encourages use of</p>

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		traditional materials in imaginative modern designs and Policy SD1 which requires development to maintain local distinctiveness and to utilise various sustainability measures such as water conservation and energy efficiency ,as well as adaptability and sustainable construction.
<p>Policy SG9 Re-Use of Former Agricultural Buildings for Local Economic Development</p>	<p>Policy RA5 – Re-use of rural buildings</p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> 1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting; 2. design proposals make adequate provision for protected and priority species and associated habitats; 3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and; 	<p>NDP Policy supports small scale and sensitive conversion of redundant former agricultural buildings for suitable business uses such as offices, workshops, cafes, visitor accommodation and live / work units subject to criteria.</p> <p>This is in general conformity with Core Strategy Policy RA5 which supports sustainable re-use 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) subject to various criteria including attention to local character, protection of wildlife and compatibility with neighbouring uses.</p>

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	<p>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</p> <p>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</p> <p>Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.</p>	
<p>Policy SG10 New Agricultural Buildings and Poly Tunnels</p>	<p>See above: Policy SS6 Environmental quality and local distinctiveness Policy LD1 – Landscape and townscape</p>	<p>NDP Policy SG10 sets out design criteria for new poly tunnels in the rural area.</p> <p>This is in general conformity with Core Strategy Policy SS6 which provides broad, strategic criteria requiring development to respond to the county's distinctiveness and to consider landscapes and townscapes and with Policy LD1 which requires proposals to areas; conserve and enhance the natural, historic and scenic beauty of important landscapes and features,</p>

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		including Areas of Outstanding Natural Beauty, through the protection of the area's character and by enabling appropriate uses, design and management.
Policy SG11 Community-Led Renewable Energy Schemes	<p>Policy SD2 – Renewable and low carbon energy generation</p> <p>Development proposals that seek to deliver renewable and low carbon energy will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> 1. the proposal does not adversely impact upon international or national designated natural and heritage assets; 2. the proposal does not adversely affect residential amenity; 3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment and 4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user. 	<p>NDP Policy SG11 supports community-led initiatives for renewable and low carbon energy schemes where adverse landscape and visual impacts (including cumulative impacts) are mitigated and, where this is not possible, minimised.</p> <p>This Policy is in general conformity with Core Strategy SD2 which supports renewable and low carbon energy development subject to various criteria including consideration of impacts on natural and heritage assets.</p>

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	<p>In the case of energy generation through wind power developments, permission will only be granted for such proposals where:</p> <ul style="list-style-type: none"> • the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and • following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community. 	
Policy SG12 Reducing Flood Risk	<p>Policy SS7- Addressing climate change</p> <p>Development proposals will be required to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport; • designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate; 	<p>NDP Policy SG12 has been prepared as parts of the NDP area are in areas where there is risk of flooding. The Policy resists proposals in areas at risk of flooding and requires proposals to provide effective surface water drainage measures to protect existing and future residential areas from flooding.</p> <p>This is in general conformity with Core Strategy Policy SS7 which requires development proposals to minimise the risk of flooding and make use of sustainable drainage methods and Policy SD3 which requires development</p>

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	<ul style="list-style-type: none"> • supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles; • protecting the best agricultural land where possible; <p>Key considerations in terms of responses to climate change include:</p> <ul style="list-style-type: none"> • taking into account the known physical and environmental constraints when identifying locations for development; • ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading; • minimising the risk of flooding and making use of sustainable drainage methods; • reducing heat island effects (for example through the provision of open space and water, planting and green roofs); • reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and • developments must demonstrate water efficiency measures to reduce demand on water resources. <p>Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.</p>	<p>to reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime.</p>

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
	<p>Policy SD3 – Sustainable water management and water resources</p> <p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> 1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire; 2. development is designed to be safe, taking into account the lifetime of the development and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence; 3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime; 	

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
	<p>4. development will not result in the loss of open watercourse and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;</p> <p>5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;</p> <p>6. water conservation and efficiency measures are included in all new developments, specifically:</p> <ul style="list-style-type: none"> • residential development should achieve Housing - Optional Technical Standards - Water efficiency standards. At the time of adoption the published water efficiency standards were 110 litres/person/ day; or • non-residential developments in excess of 1,000 m2 gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum; <p>7. the separation of foul and surface water on new developments is maximised;</p> <p>8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;</p> <p>9. development should not cause an unacceptable risk to the availability or quality of water resources; and</p> <p>10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution</p>	

NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
	<p>of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.</p>	

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

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

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A Draft Environmental Report for Stretton Grandison Neighbourhood Area was prepared by Herefordshire Council in October 2019 (see https://www.herefordshire.gov.uk/directory_record/3105/stretton_grandison_group_neighbourhood_development_plan).

The Non Technical Summary sets out that:

"Strategic Environmental Assessment (SEA) is an important part of the evidence base which underpins Neighbourhood Development Plans (NDP), as it is a systematic decision support process, aiming to ensure that environmental assets, including those whose importance transcends local, regional and national interests, are considered effectively in plan making.

The Stretton Grandison Group Parish have undertaken to prepare an NDP and this process has been subject to environmental appraisal pursuant to the SEA Directive. The Parish comprises the parishes of Stretton Grandison, the parish lies 8 miles north west of Ledbury and 10 miles north east to the city of Hereford. The Draft Stretton Grandison NDP includes 6 objectives and it is intended that these objectives will be delivered by 12 mostly criteria based planning policies and 5 site allocations, to accommodate up to 23 dwellings. A settlement boundary is proposed for Stretton Grandison, Lower Eggleton, Fromes Hill, Canon Frome and Eggleton. The environmental appraisal of the Stretton Grandison NDP has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. Stage A of the SEA process involved Scoping and Stage B provided a review and analysis of the NDP. Stage C involved preparing an Environmental Report and Stage D comprises a formal consultation on both this and the Draft Plan itself.

Habitat Regulations Assessment (HRA) screening has been carried out as the Group Parish falls within the catchment for the River Wye (including the Lugg) SAC, Wye Valley and Forest of Dean Bat Sites and Wye Valley Woodlands SAC. The HRA assesses the potential effects of the NDP on the River Wye (including the Lugg) SAC, Wye Valley and Forest of Dean Bat Sites and Wye Valley Woodlands SAC.

On the whole, it is considered that the Stretton Grandison Group NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy).

Once made (adopted) by Herefordshire Council, the effects of the policies within the Stretton Grandison NDP will be monitored annually via the Council's Annual Monitoring Report (AMR)."

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

The Habitats Regulations Assessment Addendum Report for Stretton Grandison Group Neighbourhood Area was prepared by Herefordshire Council in November 2017 - see

https://www.herefordshire.gov.uk/download/downloads/id/19021/draft_habitats_regulations_assessment_october_2019.pdf

The Conclusion sets out that

"10.1 With reference to sections 6 to 9 above, the modifications to the NDP are not considered to affect the findings of this HRA report.

10.2 Therefore the earlier conclusions that the Stretton Grandison Group NDP will not have a likely significant effect on the River Wye SAC."

Additional Basic Conditions (December 2018)

(see National Planning Practice Guidance (para Paragraph: 079 Reference ID: 41-079-20140306)

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out 2 basic conditions in addition to those set out in the primary legislation. Only one is relevant to the NDP. This is:

The making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012(as amended) in relation to the examination of neighbourhood development plans.)

Please see the updated SEA and HRA for further information about this has been taken into account in relation to the Stretton Grandison Group NDP.

European Convention on Human Rights

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 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 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.

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

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Prepared by Stretton Grandison Group Neighbourhood Plan Working Group
On behalf of Stretton Grandison Group Parish Council
January 2020

With assistance from
The Planning People