

# **Leominster 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 Leominster Town 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 from the Plan being made up to 2031 (the same period as the emerging Herefordshire Local Plan Core Strategy).

### **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 Leominster 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

- 2.1 The Leominster Neighbourhood Area Plan (LANP) 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 relevant strategic planning policies for Herefordshire (adopted policy in the Herefordshire Unitary Development plan and emerging policy in the Herefordshire Local Plan Core Strategy), and the comprehensive evidence base that supports these policies.
- 2.2 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 LANP does not undermine the strategic policies of Herefordshire; the Plan aims to support these policies with more detailed planning policy relating to the Leominster Urban Extension; development management policies to support development in Leominster; policy to manage new housing in the villages and open countryside; promotion of new business and town centre development; protection of green infrastructure and open spaces; community assets; landscape; and protecting local built and natural heritage assets.
- 2.3 The LANP has also been prepared to take in to account guidance in the National Planning Practice Guide (NPPG).
- 2.4 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 Leominster Submission Neighbourhood Development Plan**

NPPF Core Planning Principle	Regard that Leominster Neighbourhood Plan has to NPPF
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	The Town Council has produced the Submission Plan in line with the NPPF and guidance in the NPPG. LANP will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping the policies and proposals in LANP through consultation, the Plan will empower local people to shape their surroundings. The vision,

<p>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>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 (24 in total) to guide development management 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 Leominster in a creative way, ensuring that the quality of the place is enhanced by protecting important local green infrastructure and open spaces, surrounding areas of countryside, community assets and built heritage assets whilst at the same time supporting the strategic development needs of the town (Policy LANP1).</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 adds further detail to the strategic policies set out in the Herefordshire Unitary Development Plan and the emerging Herefordshire Local Plan Core Strategy.</p> <p>The Submission Neighbourhood Plan supports:</p> <ul style="list-style-type: none"> <li>• Strategic development needs and strategic housing development (Policy LANP1 and Policy LANP2);</li> <li>• The Leominster Sustainable Urban Extension (LANP3);</li> <li>• New Business Development (LANP7);</li> <li>• Development in the town centre (LANP9); and</li> <li>• A site for a new health centre (LANP15).</li> </ul>
<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 includes a chapter “Distinctive Leominster” this seeks to protect and enhance landscapes (LANP17) and character (LANP18). Policy LANP19 seeks to promote good design and encourages more sustainable design.</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.</p> <p>The Leominster Neighbourhood Plan seeks to protect the surrounding countryside and preserve the character and identity of Leominster.</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 reduces reliance on the private car. The Submission Plan seeks to protect and improve locally important green spaces. Throughout the preparation of the LANP reducing energy consumption has been a cross-cutting theme.</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>A key objective for LANP is to remove traffic from Bargates. This will help deal with an acknowledged pollution “hotspot”.</p> <p>Proposals for increasing opportunities for walking and cycling have the potential to improve traffic flow through the area reducing carbon emissions, and with their concomitant environmental improvements are likely to have a positive impact on air quality.</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 Leominster Neighbourhood Plan is not at variance with this principle, and seeks to safeguard locally important open spaces from further new housing development. The Plan promotes the development of brownfield sites for economic development, where possible. Policy LANP2 supports the development of the strategic brownfield site at Barons Cross. Policy LANP4 supports development on brownfield land in the villages of Ivington, Brierley and Wharton.</p>
<p>Planning should promote mixed-use developments, and</p>	<p>The Submission Plan seek to ensure a sustainable mix of housing and</p>

<p>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>employment uses across the LANP area.</p> <p>LANP supports the mixed use development at the Leominster Sustainable Urban Extension.</p> <p>Open land surrounding the town of Leominster will be protected by maintaining a settlement boundary. The surrounding countryside will be protected from further encroachment by the urban area to ensure an area of countryside will be accessible now and in the future on the doorstep of local residents. LANP also seeks to enhance a network of Green Infrastructure.</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>LANP has been prepared with a full understanding of the various heritage assets in the neighbourhood area, including Conservation Area and listed buildings. Policy LANP18 seeks to protect and enhance the character of the town centre.</p>
<p>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</p>	<p>The Submission Neighbourhood Plan seeks to promote an “Accessible Leominster” by reducing the need to travel (Policy LANP22); improving walking, cycling and public transport (Policy LANP23); and to improve movement around the town centre (Policy LANP24).</p>
<p>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</p>	<p>The Neighbourhood Plan is fully in accord with this principle. Policies in the plan section headed “Greener Leominster” seek to protect and enhance a network of Green Infrastructure (Policy LANP10); and protect open spaces (Policy LANP11). The following section “Healthy Leominster” seeks to promote a healthy community (Policy LANP14).</p>

**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 Neighbourhood Plan has been subject to a separate [Screening Process for Strategic Environmental Assessment](#) prepared by Herefordshire Council that accompanies the Submission Plan and this Basic Condition Statement. Plans that may have a significant effect on European Sites have to undertake a Habitat Regulations Assessment (HRA).

**[need to consider what happening here based on conclusion of screening]**

### **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	<p>The Submission Neighbourhood Plan seeks to support economic growth by supporting the strategic development need in Leominster, including the Sustainable Urban Extension.</p> <p>To promote a “Prosperous Leominster” Policy LANP7 promotes new business development in a range of locations and circumstances.</p> <p>Policy LANP8 seeks to protect existing employment sites.</p> <p>Policy LANP9 seeks to encourage retail, leisure, office, commercial, cultural and tourism uses in Leominster town centre.</p> <p>Policy LANP20 identifies a range of proposals to promote growth in the tourist economy.</p>
Social	<p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan promotes appropriate uses in the town centre (LANP9); protects important open spaces (LANP11), including pitches, playing fields, and parks. LANP promotes a healthy community (Policy LANP14); provision for a new health centre (Policy LANP15); and protection of assets of community value (Policy LANP16).</p>
Environmental	<p>The Submission Neighbourhood Plan sets out a number of policies to preserve and enhance environmental assets:</p> <ul style="list-style-type: none"> <li>• LANP5 New Homes in the countryside</li> <li>• LANP10 Green Infrastructure</li> <li>• LANP11 Open Spaces</li> <li>• LANP12 Greening the Town</li> <li>• LANP13 Dark Skies</li> <li>• LANP17 Landscapes</li> </ul>

	<ul style="list-style-type: none"> <li>• LANP18 Protecting and Enhancing the Character of Leominster Town Centre</li> <li>• LANP21 Protecting Important Views</li> </ul> <p>The Plan also seeks to reduce the need to travel (LANP22) and to improve walking, cycling and public transport (LANP23).</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 town’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 adopted Herefordshire Unitary Development Plan. Only one of these is considered relevant. This is Policy TCR1 that seeks to retain and protect Hereford and the market towns, including Leominster as the prime focus for retail, leisure and commercial activity. LANP is in general conformity with this policy. Map4 in the LANP will replace the UDP inset map for Leominster. Map uses the same boundary for the central shopping and commercial area, now named “town Centre” and defines revised primary and secondary shopping frontages. and has had regard to the emerging strategic planning policies in the Herefordshire Local Plan Core Strategy.

The submission Neighbourhood Plan, as shown in Table 3 below, is in general conformity with strategic planning policies contained in the *Herefordshire Local Plan Core Strategy 2011-2031*.

**Table 3 Conformity with Adopted and Emerging Local Strategic Planning Policy**

<p><b>Leominster Neighbourhood Development Plan</b></p>	<p><b>Herefordshire Local Plan Core Strategy</b></p>
<p><b>LANP1 – SUPPORTING THE STRATEGIC DEVELOPMENT NEEDS IN LEOMINSTER</b></p> <p>To promote the needs for strategic development of the</p> <p>Herefordshire Core Strategy, a Comprehensive Traffic Management Plan for the parish should be prepared and implemented and a new road linking the A44 at Barons’ Cross and the A49 south east of the town constructed. This should be in place before the developments on the Leominster Sustainable Urban Extension or other strategic sites commence. The Comprehensive Traffic Management Plan will restrict the use by heavy traffic of roads in Leominster Parish and prevent heavy traffic from using the through route via Bargates unless the link road is closed.</p> <p>The following principles must be followed in the design of the road:</p> <p><b>i.</b> The road should be constructed to provide cycle and pedestrian routes across it, connecting the town with the surrounding parish and, in particular, providing safe routes for access in and out of the</p>	<p>Policy LO2 identifies land south west of Leominster as an urban extension. Policy LANP1 seeks to support this policy. In supporting Policy LO12 of the Core Strategy, LANP1 adds additional detail on the principles that should be followed in the assessment and design of the road proposals needed to ensure the urban extension goes ahead. Policy LO2 of the Core Strategy sets out that “a relief road linking the Worcester Road roundabout directly to the A44 to help relieve traffic congestion within the town [Leominster] and improve air quality in the Bargates area is necessary”.</p>

<p>Barons' Cross estate.</p> <p><b>ii.</b> A cycle lane should follow the route of the link road but be separated from the traffic lanes.</p> <p><b>iii.</b> A wide strip of open land should bound the road sufficient to provide a green corridor. This will add to the green spaces within the surrounding urban area. It should use native trees and wild flowers.</p> <p><b>iv.</b> The link road will form the southern boundary of the urban expansion strategic site.</p> <p><b>v.</b> The route and design of the link road should not result in the Barons' Cross estate and the new Barons' Cross development being isolated from the town.</p> <p><b>vi.</b> Once the link road is open, and as part of the Comprehensive Traffic Management Plan, heavy goods vehicle traffic should be prevented from using the old route through the town, or alternative routes, except for access.</p> <p><b>vii.</b> There should be a 50 mph speed limit on the link road to limit road noise.</p> <p><b>viii.</b> Low-noise surfacing should be used together with other means of noise reduction (such as banks or cuttings) where possible.</p>	
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<p><b>ix.</b> Run-off from the road should not be allowed to enter the River Arrow or other watercourses.</p> <p>Note: Construction traffic on the strategic development sites will not be permitted to use the route through the town passing through Bargates nor will they be permitted to use other minor roads as through routes.</p>	
<p><b>LANP2 – SUPPORTING THE STRATEGIC HOUSING DEVELOPMENT NEEDS IN LEOMINSTER TOWN</b></p> <p>1. To support the strategic housing needs identified for Leominster outside the Sustainable Urban Extension (SUE), particularly on the large-scale strategic previously developed site at Barons’ Cross, new housing development will be permitted when it meets the criteria, as follows:</p> <ul style="list-style-type: none"> <li><b>a.</b> a. It is of high quality sustainable design;</li> <li><b>b.</b> The design is appropriate to its context and its appearance makes a positive contribution to the surrounding environment;</li> <li><b>c.</b> c. The energy efficiency standards employed meet and exceed national standards prevailing at the time, and include flexibility for simple and cost effective adaptations and improvements so that energy efficiency can be continually</li> </ul>	<p>Policy LO1 of the Core Strategy “Development in Leominster” identifies Leominster will accommodate 2,300 new homes.</p> <p>LANP2 supports this strategic policy and sets more detailed local planning policy for new housing development proposals.</p> <p>Part 1 of the policy will permit such development when it meets criteria (a) to (k):</p> <ul style="list-style-type: none"> <li>(a) seeks to encourage “high quality sustainable design” – this is in conformity with Policy SD1 of the Core Strategy that seeks to ensure development proposals create “safe, sustainable, well integrated environments”;</li> <li>(b) seeks to ensure design is appropriate to its context and makes a positive contribution to the surrounding environment. This is in line with bullet point 2 of Core Strategy Policy SD1.</li> <li>(c) Is in line with bullet point 3 of SD1.</li> <li>(d) This is an additional, detailed, local requirement but is not considered to raise any issues of general conformity;</li> <li>(e) This is in general conformity with Core Strategy Policy MT1, paragraph 6. This seeks to ensure development takes place in accordance with vehicle parking standards contained in the Local Transport Plan and Highways Design Guide;</li> <li>(f) This criterion is in general conformity with Policies SS4 and MT1 of the Core Strategy.</li> <li>(g) This criterion is in general conformity with Policy H3 of the Core Strategy.</li> <li>(h) Self build is supported in paragraphs 3.38 and 5.1.17 of the Core Strategy.</li> <li>(i) This criterion is in general conformity with Policy SS6 of the Core Strategy.</li> </ul>

<p>improved;</p> <ul style="list-style-type: none"> <li><b>d.</b> The Developer has submitted a design and access statement explicitly demonstrating how the proposal has considered the local street scene, landscape, local distinctiveness and includes a justification for the positive contribution their scheme might make and demonstrates their understanding of high design standards; (A design guide is provided in appendix 4.)</li> <li><b>e.</b> Two parking spaces should be provided per dwelling. Less than this will be permitted only if alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking;</li> <li><b>f.</b> The plan follows the preferred hierarchy of pedestrian, cycle, bus, car and is facilitated throughout the design with footpaths, lanes, cycle racks/storage, bus stops, generous communal/visitor parking areas, landscaping and off street parking;</li> <li><b>g.</b> There is an appropriate mix of housing types including family sized homes with family sized gardens, homes for single</li> </ul>	<ul style="list-style-type: none"> <li>(j) This criterion is in general conformity with Policy LO1 and Policy SD4 of the Core Strategy.</li> <li>(k) This criterion is in general conformity with Policies LO1, SS4 and MT1 of the Core Strategy.</li> </ul> <p>Criterion 2a to 2c are in general conformity with Policy LO1 of the Core Strategy and will support the delivery of Core Strategy policies SS2 and SS3.</p>
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<p>people, live/work dwellings, visitor accommodation, with mixed tenure and meets the affordable housing target;</p> <ul style="list-style-type: none"> <li><b>h.</b> The scheme should provide self-build/custom home opportunities;</li> <li><b>i.</b> The design should be locally distinctive, enhance an area, improve biodiversity, preserve hedges and trees, use local materials, provide security, inclusivity, and exhibit high quality that enhances Leominster;</li> <li><b>j.</b> Adverse impact on the natural environment and in particular the River Wye Special Area of Conservation (SAC) is avoided.</li> <li><b>k.</b> Network Rail have been consulted to consider increased traffic on the level crossing and use of the railway station; l. Construction traffic on the strategic development site will not be permitted to use the route through the town passing through Bargates nor will they be permitted to use other minor roads as through routes (see Policy LANP1).</li> </ul> <p>2. Small-scale developments will be allowed within or adjoining the current Leominster Settlement Boundary (see map 3) if they meet the following</p>	
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<p>criteria.</p> <ul style="list-style-type: none"> <li><b>a.</b> Same as LANP2.1 points (a) to (d).</li> <li><b>b.</b> As LANP2.1e except where otherwise acceptable and well-designed new-build or conversion schemes in the town centre conservation area would be incapable of meeting this parking provision.</li> <li><b>c.</b> It is not infilling a green space in the town (see policy LANP10, 11 and 12 and map 6). Small local green spaces will also be protected and infilling [e.g. of gardens and small open spaces on housing estates] will not be permitted)</li> </ul> <p>Sections of the River Wye Special Area of Conservation already have sections that exceed targets for nutrient levels. All new development proposals including the Leominster urban extension must not compromise the ability of the Nutrient Management Plan to deliver the necessary overall reductions in nutrient levels along these sections of the SAC.</p>	
<p><b>LANP3 – LEOMINSTER SUSTAINABLE URBAN EXTENSION</b></p> <p>In addition to the provisions included in policy LANP2.1, development of the Leominster Sustainable Urban Extension will be permitted when:</p> <ul style="list-style-type: none"> <li><b>a.</b> A detailed masterplan is in place for the whole</li> </ul>	<p>This policy has been prepared to be in general conformity with Policy LO2 of the Core Strategy. The policy provides additional local detail against which planning applications will be assessed.</p>

<p>site. Individual sites should be designed in accordance with this plan. The development of the site should be phased and designed so the look and feel of the urban extension is of distinct incremental developments with a variety of layouts including squares, courtyards, lanes and terraces, rather than a uniform housing estate. Good connections to Leominster town are essential;</p> <ul style="list-style-type: none"><li><b>b.</b> Homes should be individually designed and not be “off the shelf” stock house types;</li><li><b>c.</b> A “village” centre should be created including amenities such as community hall, shops, small businesses, and a new primary school (in addition, this may be an appropriate site for the new health centre see Policy LANP14);</li><li><b>d.</b> Housing density around the village centre should be high and should decrease away from the village centre;</li><li><b>e.</b> The development should include sheltered/warden monitored housing for the elderly and disabled;</li><li><b>f.</b> The energy efficiency standards employed should meet and exceed national standards prevailing at the time, and include flexibility for simple and cost effective adaptations and improvements so that energy efficiency can</li></ul>	
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<p>be continually improved;</p> <p><b>g.</b> Construction materials should have a low embodied energy and be readily recyclable. Hard ground surfaces should be porous;</p> <p><b>h.</b> Routes through the development should be indirect, slow and convoluted for vehicles but quicker on foot and bike. Active travel modes should be more attractive and obvious to use instead of vehicles;</p> <p><b>i.</b> Traffic calming should be achieved by using less intrusive methods, e.g. building placement and road design, parking, change in surfacing, bends, corners and road narrowing;</p> <p><b>j.</b> Main routes through the site should be designed to allow bus routes with bus stops to serve the site and link it to Leominster and beyond;</p> <p><b>k.</b> Tenures in new housing developments should be designed, sited and mixed so that different tenures are indistinguishable and not found in large single tenure groups;</p> <p><b>l.</b> All homes should have access to the “village” centre and Leominster town centre using cycleways and footpaths;</p> <p><b>m.</b> The latest information communication technologies should be incorporated into the</p>	
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<p>site;</p> <ul style="list-style-type: none"> <li>n. Development will only be permitted if it does not compromise the ability of the nutrient management plan to deliver the necessary nutrient reductions where quality standards are already exceeded, and uses sustainable drainage systems;</li> <li>o. Broad green corridors (in particular, Cockcroft Hill and land to the west) for the migration of wildlife between the town centre and the periphery should be incorporated in the design of the urban extension and priority habitats preserved and enhanced;</li> <li>p. There should be identified spaces for allotments, orchards and recreation areas, and mature tree planting across the development.</li> </ul> <p>Construction traffic on the SUE will not be permitted to use the route through the town passing through Bargates nor will they be permitted to use other minor roads as through routes (see Policy LANP1).</p>	
<p><b>LANP4 – NEW HOUSING DEVELOPMENT IN BRIERLEY, IVINGTON AND WHARTON</b></p> <p>New housing development within Brierley, Ivington and Wharton will be permitted when the proposal:</p>	<p>Brierley, Ivington and Wharton are identified in the Core Strategy as “other “ settlements where proportionate housing may be appropriate. Policy LANP4 is in general conformity with Policy RA2 of the Core Strategy. The policy will be used to manage future housing development in these small villages.</p>

<ul style="list-style-type: none"><li><b>a.</b> is located within or adjacent to the main built up area of the settlement;</li><li><b>b.</b> does not lead to isolated homes, detached from the main village in the open countryside;</li><li><b>c.</b> the proposal by way of its size, design and layout reflects the size, role and function of the settlement;</li><li><b>d.</b> the proposal pays particular regard to the character of the area and enhances that character;</li><li><b>e.</b> the proposal by way of its house sizes, types and tenures meet local housing requirements;</li><li><b>f.</b> gives priority to the re-use of previously developed land;</li><li><b>g.</b> is of high quality sustainable design appropriate to its context;</li><li><b>h.</b> makes a positive contribution to the surrounding environment and rural landscape;</li><li><b>i.</b> incorporates, where possible, features such as roosting places for bats,</li></ul>	
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<p>nest boxes, native species in plantings; and</p> <p><b>j.</b> would result in development that contributes to, or is essential to the well-being of the settlement.</p>	
<p><b>LANP5 – NEW HOMES IN THE COUNTRYSIDE</b></p> <p>New housing development in the countryside (including in settlements not covered in LANP4) will only be permitted when it satisfies one or more of the following:</p> <p><b>i)</b> It is essential for an agricultural, forestry or other rural worker to live permanently at or near their place of work;</p> <p><b>ii)</b> It replaces an existing dwelling on the same site and is no larger than the dwelling to be replaced;</p> <p><b>iii)</b> It re-uses an existing building that is structurally sound and capable of conversion without substantial rebuilding, providing there are no adverse impacts upon the architectural or historic interest or significance of the heritage asset.</p> <p><b>iv)</b> It will not have a detrimental impact on the privacy of neighbours or the appearance of the countryside.</p> <p><b>v)</b> It shows exceptional quality design</p>	<p>This policy is in general conformity with Policy RA3 of the Core Strategy.</p>

<p>and rural enterprise.</p>	
<p><b>LANP6 –RENEWABLE ENERGY</b></p> <p>With neutral/zero carbon Leominster as a goal, proposals for projects utilising all forms of renewable energy will be supported when they do not have a negative impact on residential amenity, biodiversity, local landscape or the character of the area.</p>	<p>This policy is in general conformity with Core Strategy Policy SD2. The additional criteria for wind farms are not included to avoid duplication.</p>
<p><b>LANP7 – NEW BUSINESS DEVELOPMENT</b></p> <p>The following new business development will be encouraged:</p> <ul style="list-style-type: none"> <li>a. In the Worcester Road, Southern Avenue area and the Enterprise Park;</li> <li>b. Live/work units and small businesses will be encouraged on existing employment sites, within residential areas in Leominster and in the outlying villages providing it is of small size and does not interfere with other residents;</li> <li>c. New ancillary space for sorting and storage of recyclable materials;</li> <li>d. Improvements to business premises that fully utilise low-carbon materials, low energy use, use of renewable energy sources, and inclusion of green areas with planting of trees and shrubs;</li> </ul>	<p>This policy is in general conformity with and will help support the delivery of Core Strategy policies SS5, L01, E1, E2, E3 and E4.</p>

<p><b>e.</b> Proposals which help to expand and improve Leominster’s tourism offer (see LANP20) such as hotels and other accommodation, improved cycle tracks, footpaths and bridleways, sensitive regeneration of historic buildings, and expansion/relocation of the Museum;</p> <p><b>f.</b> Diversified agricultural businesses;</p> <p>All of the above will be assessed against the following criteria:</p> <ul style="list-style-type: none"><li><b>i)</b> has a renewable energy statement prepared to show that all opportunities to generate energy were considered and actioned;</li><li><b>ii)</b> is of a scale and design appropriate to the area;</li><li><b>iii)</b> has safe access with adequate off-street parking;</li><li><b>iv)</b> incorporates measures, where appropriate, to ensure that no light, air, noise or water pollution or other adverse effects on the environment will result from the development;</li><li><b>v)</b> is restricted to class B1 (light industry) within or adjacent (within 250m) to residential areas, with conditions to limit noise, (especially between 6 p.m. and 8 a.m.</li></ul>	
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<p>weekdays and at weekends)</p> <p><b>vi)</b> Does not have a detrimental impact on the amenity of neighbours.</p>	
<p><b>LANP8 – PROTECTING EXISTING EMPLOYMENT SITES</b></p> <p>Existing employment sites will be protected for future employment use (B1, B2 and B8 of the Use Classes Order). Redevelopment or conversion to non-employment generating uses requiring planning permission will only be permitted when it can clearly be demonstrated, after 12 months of active marketing, that the site is no longer viable, or suitable, in environmental terms, for continued employment use.</p>	<p>This policy is in general conformity with Core Strategy policies E1 and E2.</p>
<p><b>LANP9 – DEVELOPMENT IN LEOMINSTER TOWN CENTRE</b></p> <p>Within Leominster Town Centre, see Map 4, development for retail, leisure, office, commercial, cultural and tourism uses will be encouraged. Retail development is expected to take place within the boundary of the town centre rather than on the periphery. Development proposals will be assessed against the following criteria:</p> <ul style="list-style-type: none"> <li><b>a.</b> Retail developments should be located in one of the primary or secondary shopping frontages, see Map 4, and Appendix 2;</li> <li><b>b.</b> There is sympathetic re-use and improvement</li> </ul>	<p>This policy is in general conformity with Core Strategy policies LO1, E5 and E6.</p>

<p>of existing premises;</p> <ul style="list-style-type: none"><li><b>c.</b> Where new shop frontages are proposed they are in keeping with existing traditional shop frontages, or re- introduce such frontages;</li><li><b>d.</b> Existing doorways giving access to upper floors from the street should not be removed;</li><li><b>e.</b> The re-use of upper floors for residential use will be encouraged;</li><li><b>f.</b> Distinctive and detailed features of buildings should be retained and enhanced;</li><li><b>g.</b> Proposals must include secure areas for rubbish (wheelie bins) and bicycles;</li><li><b>h.</b> New developments in the town centre should retain the original boundaries of the burgage plots and retain any existing historic stone walls and earth banks;</li><li><b>i.</b> Business premises should have appropriate signage illuminated signs and lighting should be kept to a minimum and, when used, make a positive contribution to the street scene;</li><li><b>j.</b> Security grilles should be well designed and seek to maintain a varied and interesting frontage, whilst at the same time providing</li></ul>	
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<p>appropriate security;</p> <ul style="list-style-type: none"> <li><b>k.</b> Appropriate stone paving should be used on all roadways. and paths. Surfaces should be permeable and tarmac should be avoided;</li> <li><b>l.</b> Deliveries to the town centre should only take place within set times by small eco-vehicles, and plans for a “last mile” delivery depot on the Enterprise Park will be looked on favourably.</li> </ul>	
<p><b>LANP10 – GREEN INFRASTRUCTURE</b></p> <p>The Green Infrastructure network identified on Map 5 will be protected and enhanced.</p> <p>Proposals will be assessed for the contribution they make to the following, where appropriate:</p> <ul style="list-style-type: none"> <li><b>a.</b> Improved access to the Lugg, Kenwater and Arrow;</li> <li><b>b.</b> Creation of broad Green Infrastructure Corridors within the Sustainable Urban Extension;</li> <li><b>c.</b> Links that encourage walking to the Enterprise Park;</li> <li><b>d.</b> Links from the town centre to the surrounding Green</li> </ul> <p>Infrastructure network in the rural parts of</p>	<p>This policy is in general conformity with and adds specific local detail and guidance to Core Strategy policy LD3.</p>

<p>the parish;</p> <ul style="list-style-type: none"> <li><b>e.</b> Features to reduce habitat fragmentation and create inter-connecting green and blue corridors;</li> <li><b>f.</b> Maintenance and enhancement of green corridors to open countryside and create new ones;</li> <li><b>g.</b> New tree planting along roads and streets;</li> <li><b>h.</b> New allotments and community gardens; and,</li> <li><b>i.</b> Enhancement, expansion or creation of priority habitats, including existing hedgerows, orchards and woodlands.</li> </ul>	
<p><b>LANP11 – OPEN SPACES</b></p> <p>The open spaces marked in green on Map 6 will be protected. These spaces include those named below.</p> <ul style="list-style-type: none"> <li><b>a.</b> The Grange</li> <li><b>b.</b> The Priory precinct</li> <li><b>c.</b> Cricket pitch (off Mill Street)</li> <li><b>d.</b> Playing fields and sports centre (off Bridge Street)</li> <li><b>e.</b> Cemetery, Hereford Road</li> </ul>	<p>This policy is in general conformity with policies LD1 and LD3.</p>

<p><b>f.</b> Ginhall Green</p> <p><b>g.</b> Recreation ground, Leisure Centre and school playing fields, east of South Street</p> <p><b>h.</b> Skate Board Park ground and Sydonia Park</p> <p><b>i.</b> Millennium Green and riverside walk</p> <p><b>j.</b> Cockcroft Hill and land to the west</p> <p><b>k.</b> Easters Wood</p> <p><b>l.</b> Riversides such as spaces in the former Priory lands on the south side of the river Kenwater</p> <p><b>m.</b> Picnic Area behind the Priory and Breathing Space garden</p> <p><b>n.</b> Booth Memorial Garden</p> <p><b>o.</b> Small park on Ryelands Road</p> <p><b>p.</b> Orchard at top of Green Lane</p> <p><b>q.</b> Areas of open spaces throughout Buckfields</p> <p><b>r.</b> Linear walk along river behind Ridgemoor</p> <p><b>s.</b> Orchard south west of Morrison's.</p>	
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<p>Smaller local green spaces will also be protected and infilling (e.g. of gardens and small open spaces on housing estates) will not be permitted.          Redevelopment of open spaces will only be permitted when the open space fails to perform at least one of the following functions:</p> <p>It has local significance, for its beauty;</p> <p>It is of historic significance;</p> <p>It is of value for recreation (including as a playing field);</p> <p>It is significant for its tranquillity;</p> <p>It is significant for the richness of its wildlife</p>	
<p><b>LANP12 – GREENING THE TOWN (CENTRE)</b></p> <p>Proposals that would lead to the greening of Leominster town centre will be encouraged, including:</p> <ul style="list-style-type: none"> <li><b>a.</b> Tree planting;</li> <li><b>b.</b> Creation of new, or enhancement of, existing wildlife habitats;</li> <li><b>c.</b> Proposals that protect or increase biodiversity;</li> <li><b>d.</b> New and improved access to rivers and streams;</li> <li><b>e.</b> Greener cycleways and footpaths will</li> </ul>	<p>This policy is in general conformity with policies LD1 and LD3.</p>

<p>be prioritized;</p> <p><b>f.</b> Protection of the Wellingtonia trees that form the distinctive skyline of the town.</p> <p>Infilling of small open spaces such as gardens or on housing estates will not be permitted.</p>	
<p><b>LANP13 – DARK SKIES</b></p> <p>To reduce light pollution and to improve the views of our night time skies, planning proposals that include external lighting and openings that would allow significant internal lighting to be seen externally will have to demonstrate the following:</p> <p><b>a.</b> They have undertaken an appropriate assessment and can demonstrate the need for the lighting;</p> <p><b>b.</b> The nature of the proposed lighting is appropriate for its use and location and has minimal impact.</p>	<p>This policy is in general conformity with criterion 4 of Core Strategy policy SD1.</p>
<p><b>LANP14 – PROMOTING A HEALTHY COMMUNITY</b></p> <p>All major development proposals will be assessed for the contribution they make to making Leominster a healthier community. This assessment will include the following:</p> <p><b>a.</b> Suitable measures to ensure the safety of residents, workers and visitors and</p>	<p>This policy is in general conformity with Core Strategy policy SS1 – the presumption in favour of sustainable development. Such development, to meet the NPPF’s definition of sustainable development should support strong, vibrant and healthy communities.</p>

<p>other users;</p> <p><b>b.</b> Opportunities for different sections of the community to meet;</p> <p><b>c.</b> Improvement of tourism, recreation and leisure facilities in the town;</p> <p><b>d.</b> Opportunities to provide Community gardens and green spaces;</p> <p><b>e.</b> Priority for the needs of pedestrians and cyclists; and</p> <p><b>f.</b> Impact on amenity of adjoining occupiers.</p>	
<p><b>LANP15 – PROVISION FOR A NEW HEALTH CENTRE</b></p> <p>Should a site for a new health centre be identified it should be capable of incorporating the following:</p> <p><b>a.</b> Sufficient space for existing and future health services;</p> <p><b>b.</b> Accessible to all users by a range of modes of transport; and</p> <p><b>c.</b> Include sufficient car parking for both</p>	<p>This policy is in general conformity with Core Strategy Policy SC1 and adds specific local detail.</p>



<p>staff and patients.</p>	
<p><b>LANP16 – ASSETS OF COMMUNITY VALUE</b></p> <p>Assets of community and public value, such as community centres, buildings, health centres, and halls, will be protected for community uses. Redevelopment for non-community uses will only be permitted where there is no longer a proven need for the existing use and alternative provision is available elsewhere in the town.</p> <p>A list of community assets is given in Appendix 3.</p>	<p>This policy is in general conformity with Core Strategy policy SC1.</p>
<p><b>LANP17 – LANDSCAPES</b></p> <p>Development proposals will be expected to protect and enhance the character of the local landscape. In particular, proposals should:</p> <ul style="list-style-type: none"> <li><b>a.</b> Protect and enhance the low lying river corridors to the north, east and south of the town of the Lugg, Kenwater and Arrow;</li> <li><b>b.</b> Retain the remaining orchards;</li> <li><b>c.</b> Protect and enhance heritage buildings and areas that have traditional “black and white” timber buildings;</li> <li><b>d.</b> Retain mature trees, hedgerows and</li> </ul>	<p>This policy is in general conformity and adds locally specific criteria to Core Strategy policy LD1.</p>

<p>other vegetation;</p> <p><b>e.</b> Protect existing features such as field boundaries, drains and ditches; and</p> <p><b>f.</b> Seek to retain a strong distinction between the town’s urban core and the surrounding rural area of the parish.</p>	
<p><b>LANP18 – PROTECTING AND ENHANCING THE CHARACTER OF LEOMINSTER TOWN CENTRE</b></p> <p>Development proposals in Leominster town centre will be permitted when:</p> <p><b>a.</b> They respect the character and appearance of the town centre;</p> <p><b>b.</b> They do not have a negative impact on the heritage of the town;</p> <p><b>c.</b> They propose a suitable town centre use and improve, or bring back into use, vacant or under-used buildings;</p> <p><b>d.</b> They improve the streetscape and make a positive contribution to the character of the area; and</p> <p><b>e.</b> They include trees and suitable areas</p>	<p>This policy is in general conformity with Core Strategy policies L01, LD1 and LD4.</p>

<p>of planting, when appropriate.</p>	
<p><b>LANP19 – NEW BUILDING IN LEOMINSTER</b></p> <p>All new buildings in Leominster will be encouraged to exceed minimum government sustainable development standards. Developers will be expected to justify their design according to the points listed in this and other policies. A design guide is given in Appendix 4.</p> <p>To make Leominster a sustainable and distinctive town, development will be encouraged to include the following:</p> <p>a. Design that is appropriate to the local context and setting, taking into account:</p> <ul style="list-style-type: none"> <li>• streetscape,</li> <li>• building heights and lines,</li> <li>• scale and mass,</li> <li>• density,</li> <li>• plot sizes, especially burgage plots,</li> <li>• layout,</li> <li>• means of enclosure - walls, fences and hedges,</li> <li>• measures to reduce crime and increase</li> </ul>	<p>This policy seeks to encourage development to exceed minimum government sustainable development standards. The policy is in general conformity with Core Strategy policies SD1, SD2 and SD3.</p>

<p>personal</p> <p>safety;</p> <p>b. Design that creates high quality buildings that respond to local character and styles, taking into account:</p> <ul style="list-style-type: none"><li>• characteristic architectural design,</li><li>• building materials,</li><li>• form, colour and detailing,</li><li>• scope for innovation,</li><li>• scale and proportion,</li><li>• retain and where possible incorporate existing site features contributing to the quality of the local environment;</li></ul> <p>c. Design that provides variety in the size, type and design of houses, including external and internal flexibility to allow adaptation to changing lifestyles and meets specific</p> <p>needs;</p> <p>d. Design that results in low carbon emissions and running costs and increases sustainability, taking into account:</p> <ul style="list-style-type: none"><li>• orientation of the building to maximise solar gain,</li></ul>	
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<ul style="list-style-type: none"> <li>• opportunities to enhance biodiversity,</li> <li>• sustainable drainage,</li> <li>• retaining important open spaces;</li> </ul> <p>e. Design that is sensitive to neighbours and the local area, taking into account:</p> <ul style="list-style-type: none"> <li>• impact on the privacy and amenity of neighbours,</li> <li>• provision of off road parking appropriate to the character and needs of the area,</li> <li>• provision of safe vehicular and pedestrian access,</li> <li>• connections to schools, public transport and the town centre,</li> <li>• avoidance of areas with known noise and air pollution;</li> </ul> <p>f. High levels of connectivity and appropriate community spaces;</p> <p>g. Avoidance of adverse impact on the natural environment and in particular the River Wye SAC.</p>	
<p><b>LANP20 - TOURISM</b></p>	<p>This policy is in general conformity with Core Strategy Policy E4.</p>

<p>Leominster currently lacks sufficient quality hotel accommodation while being a focus for visits to the surrounding area. Proposed tourist developments must not be located where they could have adverse effects on the environment and should enhance biodiversity (for example by installing bat and bird boxes etc.)</p> <p>The parish will be developed as a primary tourist destination by supporting the following developments:</p> <ul style="list-style-type: none"><li><b>a.</b> A permanent location for the Tourist Information Centre in the town centre;</li><li><b>b.</b> More Bed &amp; Breakfast and short-stay accommodation in the town centre, villages and on farms;</li><li><b>c.</b> Proposals for a hotel and conference centre on the main routes through the parish (A49, A44), in the town and improvements to existing hotels.</li><li><b>d.</b> Proposals that enhance the visitor facilities and enhance the visitor experience;</li><li><b>e.</b> Proposals that enhance the Priory's potential for attracting visitors;</li><li><b>f.</b> Proposals to relocate the Museum within the town centre and to upgrade this facility as a first-rate tourist attraction;</li></ul>	
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<p><b>g.</b> Conversion of existing buildings in the town and new buildings to support tourist related development; and</p> <p><b>h.</b> Re-use and improvement of key historic properties that currently have a particularly negative impact on the quality of the town centre environment.</p> <p>Sections of the River Wye Special Area of Conservation already have sections that exceed targets for nutrient levels. All new development proposals must not compromise the ability of the Nutrient Management Plan to deliver the necessary overall reductions in nutrient levels along these sections of the SAC.</p>	
<p><b>LANP21 – PROTECTING IMPORTANT VIEWS</b></p> <p>Development that would obscure or impair the following views will not be permitted:</p> <ul style="list-style-type: none"> <li>• Views of the Priory;</li> <li>• View from Eaton Hill;</li> <li>• View north from Aulden;</li> <li>• View from Cockcroft Hill;</li> <li>• View from Newlands across the Arrow Valley;</li> <li>• Northward views across the Kenwater and</li> </ul>	<p>There is no strategic policy in the Core Strategy dealing with views.</p>

<p>Lugg;</p> <ul style="list-style-type: none"> <li>• Views from Millenium Wood to Priory (tree trimming needed); and</li> <li>• Views and vistas within the defined town centre, see Map 3 for the boundary of the town centre.</li> </ul> <p>Development that obscures or detracts from views of important and historic buildings, key areas of landscape <b>and large areas of open countryside will not be permitted.</b></p>	
<p><b>LANP22 – REDUCING THE NEED TO TRAVEL</b></p> <p><b>a.</b> All development proposals should include measures aimed at reducing the need to travel.</p> <p><b>b.</b> Development proposals should prioritise the needs of pedestrians and then cyclists over the needs of other transport users.</p> <p><b>c.</b> All proposals that are part of the Sustainable Urban Extension (SUE) should prioritise and include measures to maximise walking and cycling within, to, and from, the SUE and Leominster. The SUE should also include suitable public transport measures and be accompanied by a travel plan.</p>	<p>This policy is considered to be in general conformity with Core Strategy Policy MT1, particularly criterion 3 that seeks to:</p> <p>“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><b>LANP23 – IMPROVING WALKING, CYCLING AND PUBLIC TRANSPORT</b></p> <p>Proposals to create new and improved walking,</p>	<p>This policy is considered to be in general conformity with Core Strategy Policy MT1.</p>



<p>cycling and public transport routes will be encouraged.</p> <p>This includes the following:</p> <ul style="list-style-type: none"> <li>• Movement to and from Barons’ Cross;</li> <li>• Movement to and from the SUE;</li> <li>• Approaches to and from Leominster Railway Station;</li> <li>• Additional cycle racks to be installed around the town centre.</li> </ul> <p style="text-align: right;"><b>a.</b></p>	
<p><b>LANP24 – MOVING AROUND LEOMINSTER TOWN CENTRE</b></p> <p>A comprehensive Travel Plan should be prepared for Leominster. Proposals to improve movement around Leominster town centre will be permitted. Proposals that will be particularly supported are those that:</p> <p>a. Prioritise pedestrians in the town centre (e.g. by designating Broad Street, High Street, West Street, Victoria Street and Corn Street as pedestrian priority zones) (to be explored in the Travel Plan);</p> <p>b. Designate Corn Square as a motorized traffic free zone (except for disabled drivers and deliveries). Deliveries should be limited to before 10 a.m. and</p>	<p>This policy is considered to be in general conformity with Core Strategy Policy MT1.</p>

<p>after 4 p.m. unless by small, pollution free vehicles e.g. pedi-vans, enforced by a Traffic Regulation Order (TRO);</p> <p>c. Provide additional car parking at the railway station (the use of land east of the station should be explored);</p> <p>d. Improve footpath and cycle routes linking the railway station to the town centre and the bus station (to be explored in the Travel Plan);</p> <p>e. Provide better quality pavements (perhaps paid by  Community Infrastructure Levy funds);</p> <p>f. Improve street furniture (including seating) to improve appearance, ease of movement and to provide a better visitor experience.</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. The Environmental report is submitted with this Basic Conditions Statement.

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 Town 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.



