

Border Group Neighbourhood Development Plan Basic Conditions Statement (October 2017)

Section 1 - Introduction

This **Basic Conditions Statement** is prepared to accompany the **Border Group Neighbourhood Development Plan**.

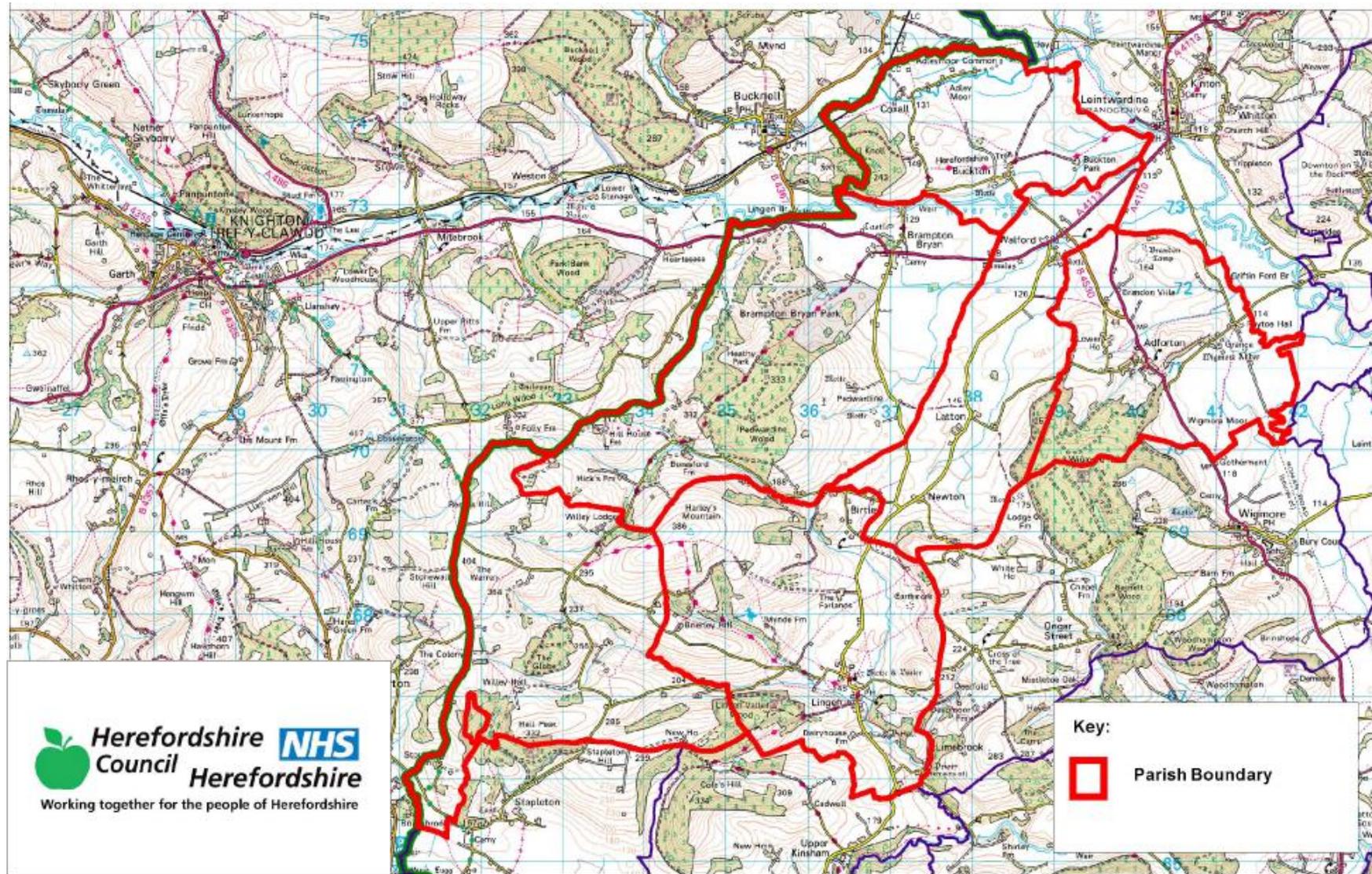
It is submitted by Border Group Parish Council, which is the qualifying body under the Localism Act 2011. Border Group Neighbourhood Development Plan covers the parishes of Adforton, Brampton Bryan, Buckton and Coxall, Lingen and Walford Letton and Newton only and no other Neighbourhood Plan areas. The Local Plan for the parishes is the Herefordshire Local Plan Core Strategy (HCS) which was adopted on 16 October 2015. Herefordshire Council has also indicated it will prepare a Travellers Development Plan and a Natural Resources/Minerals and Waste Development Plan. It is expected that, in combination, these will comprise the Development Plan Documents for Border Group Parish.

This Basic Conditions Statement has been prepared to show that the Border Group Neighbourhood Development Plan complies with the provisions of Schedule 4B of the Town and Country Planning Act 1990, as amended. The basic conditions required by this provision are that such plans should:

- i) Pay appropriate regard to national planning policies and advice as is set out in the National Planning Policy Framework (NPPF) and, in particular, contribute to the achievement of sustainable development according to the principles set out in that NPPF;
- ii) Be in general conformity with the strategic policies set out in the Herefordshire Core Strategy;
- iii) Meet relevant European obligations, in particular with regard to the environment and human rights.

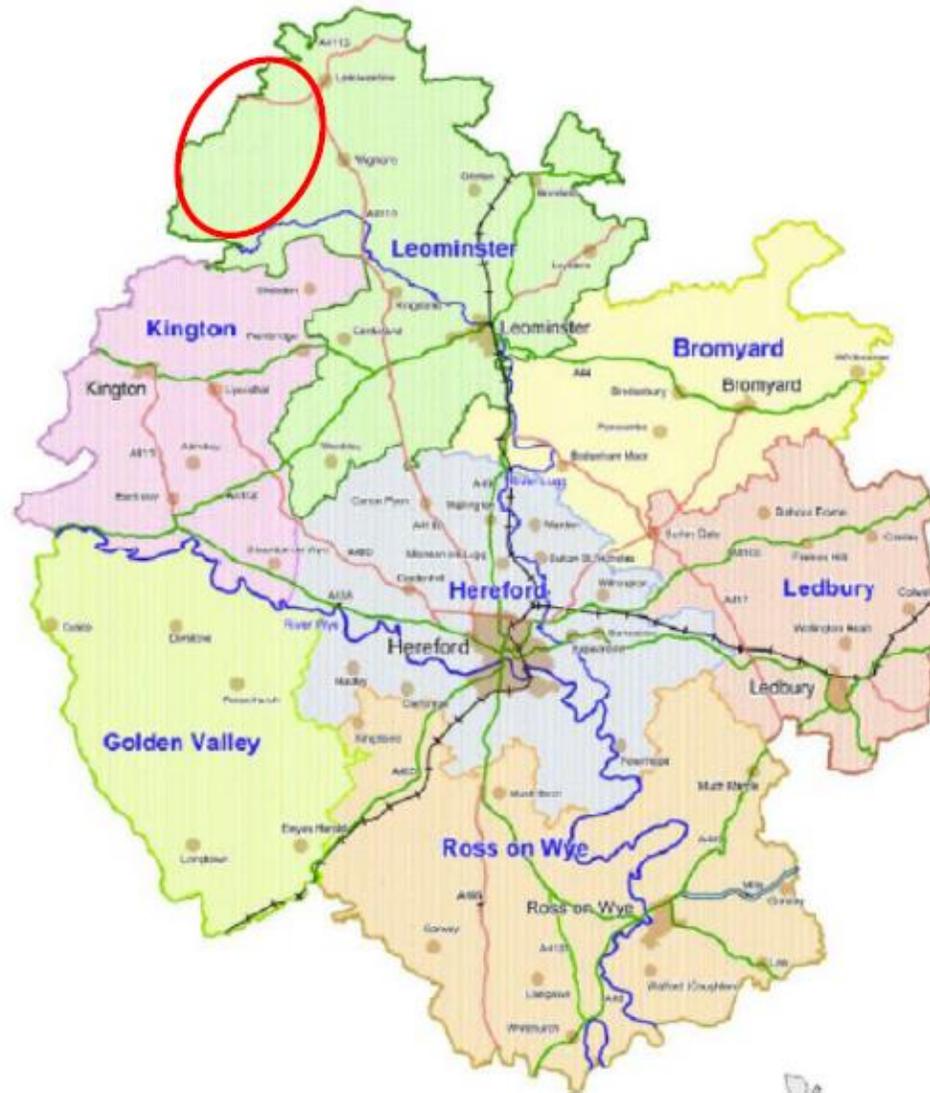
The first matter is covered within the schedules in sections 2 and 3 of this document. The second matter is considered within section 3 in association with the requirements of the NPPF in order to show how the three levels of planning policies are integrated. The third matter is covered in section 4.

Figure 1 – Border Group Neighbourhood Plan Area



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Figure 2 - Location of Border Group Parish within Leominster Housing Market Area.



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Section 2 – Contribution to the Achievement of Sustainable Development

Sustainable development – Core Planning Principles of the NPPF	Border Group Neighbourhood Development Plan Provisions
Genuinely plan-led empowering local people through a positive local vision, based on co-operation to address larger issues.	The community contributed to the preparation of the Neighbourhood Plan at a number of stages, and their views and comments were all given serious consideration. Events and surveys were undertaken to seek views. This included a stage which involved setting a vision and objectives for the plan. A positive approach has been taken to accommodating housing and other forms of development which the Herefordshire Core Strategy has determined for its settlements identified in Herefordshire Local Plan Core Strategy and also for their surrounding rural area. Higher level planning documents do not set out any proposals for major development within the Group Parish, but the Group Parish Council is aware, in particular, that it must contribute towards ensuring that heritage assets and designated habitats in particular, and the historic and natural environment more generally are properly addressed as a number of these are not only of local but national importance. The extent of community involvement is set out in greater detail within the Consultation Statement.
Be creative in finding ways to enhance and improve places where people live.	The Plan shows how it has accommodated the required level of proportional housing growth; how development should ensure the character and appearance of its settlements and its surrounding rural area is to be retained and enhanced; what support is given to community facilities; how the effect of road traffic is to be taken into account; what support is given to local business, and the significant emphasis given to protecting of the environment. These are important priorities identified by the community.
Proactively drive and support sustainable economic development, delivering homes, business and industrial units, infrastructure, and thriving local places, taking account of market signals	The Plan provides flexibility to support business where this is in scale with and does not adversely affect the Group Parish’s local character and in particular the capacity of the local highway network. It also promotes the conversion of rural buildings to employment uses and the provision of high speed broadband including where this supports local economic activity.
Always seek high quality design and good standard of amenity.	Policies place particular emphasis upon ensuring the rural character of the Group Parish is protected and enhanced. Policies also seek to retain the character and appearance of Lingene village, much of which is a conservation area. This includes setting criteria that would promote high standards of architecture and sustainable design for residential development.
Take account of different roles and character of different areas, promoting vitality, the beauty of the countryside and supporting thriving rural communities.	The Plan supports the needs of the community for housing and local facilities which are necessary for a thriving community while seeking to protect settlement and landscape character, the qualities of the surrounding countryside and the relationships between them. Essentially the Group Parish is a group of rural communities which the plan seeks to support in terms of economic prosperity, social progress and its local distinctive environmental qualities.
Support transition to a low carbon future, considering flood risk, re-use of resources and encouraging renewable resources	The community recognises the importance of addressing climate change. The plan avoids proposals within areas considered at risk of flooding and provision is made to ensure the sequential and exception tests are followed, especially for those areas close to areas of flood risk, where detailed

	flood-risk assessments are required. Provision for appropriate renewable or low carbon energy generation is made with environmental safeguards relating to scale and particularly where there are community benefits. Design criteria promoting sustainability are incorporated in the plan.
Conserving and enhancing the natural environment and reducing pollution; using land of lesser environmental value	These elements are seen as very important having a high priority for the local community. An appropriate policy is advanced in relation to the natural environment and landscape supported by design policy that strengthens support for the retention and enhancement of particular landscape features.
Encourage effective use of land by re-using brownfield land where environmentally acceptable.	Housing development requirements has been met through planning permissions already granted, through site allocations, and the defining of a settlement boundary within which infilling can take place and where sites are known to be available. Growth and expansion of local businesses is expected to result predominantly from the conversion of rural buildings to workshops and appropriate tourism enterprises where this is environmentally acceptable, of an appropriate scale and do not affect local amenity.
Promote mixed use and encourage multiple benefits from the use of land	Limited need for mixed use developments exist. The location in relation to the market towns of Ludlow, Knighton, Presteigne and Leominster reduces the viability of many services and other land use needs that might be accommodated through a mixed-use scheme. However, flexibility is promoted in terms of accommodating community facilities, rural diversification and live/work.
Conserving heritage according to significance and to contribute to quality of life.	Support is given to this objective through two particular policies. Reference is made to protecting the archaeological resource, heritage assets and Lingen Conservation Area.
Manage pattern of growth to make fullest use of sustainable transport measures and focus significant development in locations that are or can be made sustainable.	The Plan has little opportunity to contribute in any meaningful way to this objective. The matter has to be addressed at the strategic level and it is assumed that HCS rural development strategy and policy provides support for this objective through the levels of development being promoted in rural communities. A number of broad initiatives are however referred to as requested by Herefordshire Council.
Support local strategies for improving health, social and cultural well being	The Plan can only address a limited number matters given its sparsely rural nature. Measures are included to support and expand local facilities. Funding remains an issue in terms of expanding local community facilities necessary to accommodate growth.

Section 3 – Compliance with the NPPF and Herefordshire Core Strategy

National Planning Policy Guidance Provision	Relevant Herefordshire Core Strategy Policy/Requirement	Border Group Neighbourhood Development Plan (NDP) Policy /Approach NDP Policies and references are presented in bold
Achieving Sustainable Development – Place Shaping Approach		
<p>Set out a positive vision for the future of the area (NPPF para 17, bullet 1).</p> <p>Neighbourhood plans should develop a shared vision for their neighbourhood (NPPF para 183 - 185)</p> <p>There should be a presumption in favour of sustainable development (NPPF para 11 – 16)</p>	<p>Vision for the County <i>“Herefordshire will be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county’s self-reliance and resilience”.</i></p> <p>(Policy SS1 - extract) When considering development proposals take a positive approach that reflects the presumption in favour of sustainable development. Always work proactively to find solutions so that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions.</p> <p>Planning applications that accord with the policies in this Core Strategy and, Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application then permission will be granted unless material considerations indicate otherwise -taking into account whether:</p> <p>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against national policy taken as a whole; or b) specific elements of national policy indicate that development should be restricted.</p>	<p>The NDP (Section 2) sets out a positive vision for the Group Parish, supported by a number of objectives addressing the core planning principles set out in the NPPF and those sustainability objectives relevant to the Group Parish’s area. This is a shared vision following consultation with and endorsement by the community.</p> <p>Policy BG1 sets out the high level sustainable development priorities forming the basis of the strategy for the Group Parish, complementing HCS policy SS1 and ensuring the plan aligns with the strategic needs and priorities of the wider local area (NPPF para 184). It seeks compliance of development through an integrated policy with those sustainable development objectives that are promoted in the NPPF and HCS and which are considered relevant to this rural community. It is considered that the provisions in this policy do not conflict with but contribute positively to the sustainable development requirements of the NPPF paragraphs 6-10 and 14-17 and HCS Policy SS1.</p>

Achieving Sustainable Development – Economic Role

Building a strong, responsive and competitive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and co-ordinating development requirements including the provision of infrastructure.

Building a strong Competitive Economy

Set out a clear economic vision and strategy to positively and proactively encourage sustainable economic growth, to meet development needs of business, address potential barriers to investment and support and economy fit for 21st century. (NPPF paras 18-21)

Provide strategic sites for inward investment to meet anticipated needs (NPPF para 21, bullet 2);

Support existing business sectors (including expansion or contraction) planning for new or emerging sectors (NPPF para 21, bullet 3).

Plan for employment/business clusters or networks of knowledge driven, creative or high technology industries (NPPF para 21, bullet 4)

Identify and plan for priority areas for economic regeneration, infrastructure provision and environmental enhancement (NPPF para 21, bullet 5).

Facilitate flexibly working practices such as live/work units (NPPF 21, bullet 6).

Avoid long term protection of sites allocated for employment where

(Policy SS5 - extract) Safeguard existing higher quality employment land from alternative uses. New strategic employment land and smaller scale employment sites will be delivered through the plan period. Development of the more traditional employment sectors such as farming, and food and drink manufacturing will be supported. The diversification of the business base, through the development of knowledge intensive industries, environmental technologies and creative industries as well as business hubs, live-work schemes and the adaptive design of residential development, will be facilitated where they do not have an adverse impact on the community or local environment. The provision of high speed broadband to facilitate diversification will be supported.

(Policy E1 –Extract) The focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate. Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where: the proposal is appropriate in terms of its connectivity, scale, design and size; the proposal makes better use of previously developed land or buildings; the proposal is an appropriate extension to strengthen or diversify an existing business operation. The provision of viable live/work units as part of mixed use developments will also be encouraged.

(Policy E2 – Extract) Employment land and buildings rated as ‘best’ and ‘good’ using the methodology in the *Employment Land Study 2012* (or successor document) will be safeguarded from redevelopment to other non-employment uses. Proposals which would result in the loss of employment land rated as ‘moderate’ will be permitted where:

1. the development of the site for other uses would not result in an

Section 4 of the plan supports local businesses in a manner consistent with the NPPF and HCS, in particular HCS Policy SS5.

The plan sets an objective to increase economic activity within its area through diversification and support such development generally and as part of an overall strategy through **Policy BG1 c)**.

HCS does not include any proposal to bring forward strategic employment sites, clusters or networks within the Group Parish. The Group Parish does not contain any sites identified as higher quality employment land or land falling within the best or good categories of the County’s portfolio within the Employment Land Study. The Group Parish is a rural area where provision for employment should be in scale with its community and character (NPPF para 21; HCS policy SS5, E1 and E2).

Policy BG14 positively supports the development of local businesses, meeting HCS Policy E1 provisions that support the diversification of the rural economy, with no distinction between traditional forms or those in new or emerging sectors, including high technology forms (NPPF para 21). It contains safeguards, but these do not extend beyond those expressed in the NPPF or HCS.

Policy BG14 supports traditional employment

<p>there is no reasonable prospect of it being used.(NPPF para 22)</p>	<p>overall shortage in the quality and quantity of employment land supply in the area; or</p> <ol style="list-style-type: none"> 2. there would be a net improvement in amenity through the removal of a nonconforming use from within a residential area, and where an alternative use would offer amenity benefits. For sites in existing employment use, consideration should also be given to the ability to relocate existing occupiers where this is necessary; or 3. the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme; <p>In all cases:</p> <ul style="list-style-type: none"> -the viability of the development proposal must be confirmed through a comprehensive assessment; and -there must be evidence of appropriate and active marketing of at least 12 months for a change of use of a B Class employment use and it can be shown that this marketing has been unsuccessful. <p>The provision of ancillary and complementary uses which help meet the day-to-day needs of employment sites and their employees and improve the sites' attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land.</p> <p>(Policy E3 – Extract) The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following:</p> <ul style="list-style-type: none"> - changes to the appearance of any building; - noise disturbance from the use or any increased traffic and parking generated; - unsociable hours of operation; and - the storage of hazardous materials or emissions from the site. 	<p>sectors including farming, business diversification and new forms of business provided they are in scale with the rural character of the area and do not have any adverse effect on the community (amenity), transport and environment (HCS policy SS5).</p> <p>Works to support the provision of high speed broadband and telecommunications infrastructure are supported (Policy BG15).</p> <p>Policy BG14 also seeks to avoid the unnecessary loss of business premises and supports the similar requirement set out in HCS policy E2</p> <p>The plan enables working from home, with safeguards, and this might also include extensions/works to create live-work units through Policy BG14.</p> <p>The NDP in so far as it relates to economic development and the promotion of business is considered consistent with the provisions contained within the NPPF and HCS. The criteria which may restrict such development are similar to safeguarding provisions in both the NPPF and HCS and relate primarily to amenity and the environment.</p>
<p>Supporting a prosperous rural economy</p> <p>Assess the needs of the food</p>	<p>(Policy RA5 – Extract) The sustainable re-use of individual and</p>	<p>Policy BG14 supports the development of all</p>

<p>production industry and any barriers to investment that planning can resolve (NPPF para 161, bullet 6)</p> <p>Promote growth and expansion of all types of businesses and enterprise through conversions and well-designed new buildings in rural areas (NPPF para 28, bullet 1).</p> <p>Promote diversification and development of agriculture and other land based rural businesses (NPPF para 28, bullet 2).</p> <p>Promote provision and expansion of sustainable rural tourism, visitor facilities and leisure developments that respect the countryside (NPPF para 28, bullet 3).</p> <p>Promote the retention and development of local services and community facilities in villages (NPPF para 28, bullet 4).</p>	<p>groups of redundant or disused buildings, including farmsteads in rural areas, making a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> 1. design respects 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; 4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and 5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting. <p>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 RA6 – Extract) Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> - support and strengthen local food and drink production; - support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public 	<p>types of local businesses, including through the conversion of rural buildings. (NPPF para 28; HCS policies RA5, RA6 and E4).</p> <p>Policy BG14 supports agricultural diversification and does not restrict development that would support forestry or other rural enterprises (NPPF paras 28 and 161).</p> <p>In all instances specific protection is provided to retain the character of the rural area with references to scale, traffic generation and amenity. As previously indicated these accord with both the NPPF and HCS</p> <p>Policies BG14 and BG19 supports development that would enhance the viability of local services and community facilities (NPPF para 28).</p> <p>No distinction is drawn between different employment sectors except indicating particular support for activities commonly found within rural areas. Any restrictions stipulated relate to appropriate scale, character, environment and amenity – as already referred to above but which are particularly indicated as relevant to rural areas (meeting the provisions of NPPF para 28; HCS policies RA5, RA6 and E4).</p> <p>The NDP in so far as it relates to the rural economy is considered consistent with the provisions contained within the NPPF and HCS.</p>
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	<p>houses.</p> <ul style="list-style-type: none"> - involve the small-scale extension of existing businesses; - promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 -Tourism; - promote the sustainable use of the natural and historic environment as an asset which is valued and conserved; - support the retention of existing military sites - support the retention and/ or diversification of existing agricultural businesses. <p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they;</p> <ul style="list-style-type: none"> - ensure that the development is of a scale which would be commensurate with its location and setting; - do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell; - do not generate traffic movements that cannot safely be accommodated within the local road network; and - do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. <p>(Policy E4 – Extract) Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county’s unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:</p> <ol style="list-style-type: none"> 1. the development of sustainable tourism opportunities, capitalising on assets such as the county’s landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county’s assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty; 2. retaining and enhancing existing, and encouraging new, 	
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	<p>accommodation and attractions throughout the county,</p> <p>3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;</p> <p>4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity</p> <p>5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted</p>	
<p>Supporting high quality communications infrastructure</p> <p>Support the expansion of the electronic communications network, including broadband but keeping the number of masts to a minimum, using existing buildings and structures, with new sites sympathetically designed (NPPF para 43).</p>	<p>(Policy SD1 – Extract) 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 (among others):</p> <ul style="list-style-type: none"> ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; 	<p>Policy BG15 meets the provision in NPPF para 43 by supporting the expansion of broadband infrastructure for businesses and residential property to enable working from home. It supports the provision in HCS policy SD1 for new properties to have the appropriate infrastructure included in the construction of properties to provide for broadband. Provision for broadband is a local and site-specific issue. Other electronic communication equipment utilising masts needs to be considered and infrastructure for</p>

		<p>these is also covered.</p> <p>The policy will support the sustaining development of local businesses including promoting home working.</p>
<p>Provision of Infrastructure</p> <p>Work with other authorities and providers to assess the quality and capacity of (among others) infrastructure for transport, water supply and wastewater and its treatment (NPPF para 162, bullet 1)</p> <p>Encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion (NPPF para 30).</p> <p>Developments that generate significant amounts of movements should be supported by Transport Statements or Transport Assessments to show sustainable transport modes have been taken into account, safe and suitable access can be achieved, and improvements to the transport network to limit impacts on development can be undertaken (NPPF paras 32 and 36)</p> <p>Locate development that generate significant movements where the need to travel will be minimised and sustainable transport modes maximise, but take into account policies for rural areas (NPPF para 34).</p>	<p>(Policy SS4 – extract) New developments should be designed and located to minimise the impacts on the transport network; ensuring that the efficient and safe operation of the network are not detrimentally impacted. Where possible development proposals should be accessible by and facilitate a genuine choice of modes of travel. Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car or alternatively, be required to demonstrate that they can be made sustainable by reducing unsustainable transport as required in future local or neighbourhood development plans and developer contributions, which meet the statutory tests, patterns and promoting travel by walking, cycling and public transport. Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded, and developer contributions sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.</p> <p>Herefordshire Council will work with the Highways Agency, Network Rail, bus and train operators, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices.</p> <p>Development proposals incorporating commercial vehicular movements that could detrimentally impact on the environmental quality, amenity, safety and character of the surrounding locality will be expected to incorporate evidence demonstrating how the traffic impacts are to be mitigated.</p> <p>Policy SS7- Extract) Development proposals will be expected to</p>	<p>HCS has determined where development should be located, and this takes into account the needs of rural areas (NPPF para 34).</p> <p>There are no specific proposals in HCS or the Local Transport Plan at this time for transport infrastructure which directly affect the Group Parish (NPPF para 41).</p> <p>Policy BG17 indicates that the Parish Council will work with Herefordshire Council in relation to transport infrastructure (NPPF para 162; HCS policy SS4) in particular to promote accessibility including through public transport (NPPF para 30; HCS policy SS7). The extent of development and local highway network does not contain any specific cycle network for new development to link into (NPPF para 35). There are very few footpaths within the Group Parish principally within Brampton Bryan.</p> <p>There are notable traffic concerns within Adforton village although other concerns exist throughout the Group Parish as a whole. One of the aims of Policy BG17 is to address these. In terms of potential further significant traffic generating proposals there are considered to be no proposed developments that should generate significant amounts of movements (NPPF paras 32/36 and HCS policy SS4).</p>

<p>Give priority to pedestrians and cycle movements (NPPF para 35, bullet 2).</p> <p>Create safe and secure layouts, minimising conflicts between users, avoiding clutter (NPPF para 35, bullet 3)</p> <p>Consider the needs of people with disabilities by all modes of transport (NPPF para 35, bullet 5).</p> <p>Balance land uses so people can be encouraged to minimise journey length (NPPF para 37).</p> <p>Set local parking standards taking account of accessibility, type of development, availability of public transport, car ownership and need to reduce the use of high emission vehicles (NPPF para 39).</p> <p>Identify and protect sites and routes critical in developing infrastructure to widen transport choices (NPPF para 41)</p> <p>Local Plans should take account of climate change over the longer term including factors such as (inter alia) water supply (NPPF para 99).</p> <p>Minimise pollution on the local and natural environment (NPPF para 10)</p>	<p>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"> • 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. <p>(Policy MT1 – Extract) 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; 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; 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; 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; 5. protect existing local and long-distance footways, cycle-ways 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 6. have regard to 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>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding</p>	<p>Policy BG17 also complements HCS policies SS4, MT1 and SD1 covering requirements in terms of ensuring traffic generated by developments in general can be accommodated on the highway network and sustainable transport measures. Policies BG1, BG3, BG6, BG7, BG10, BG16 and BG19 supplement and strengthen these because of local community concerns.</p> <p>Policy BG17 promotes the provision of off-road parking which has been identified as an issue (HCS policy MT1). No specific parking standards are referred to, but provision should be adequate for the purpose. Herefordshire Council as local highway authority would be best placed to judge this taking into account the provisions listed in NPPF 39.</p> <p>No constraints have been identified in terms of water supply within the Parish (NPPF para 162).</p> <p>No constraints in terms of sewerage or wastewater treatment have been identified. The matter needs to be kept under review in terms of potential effects on designated nature conservation sites (Policy BG20) but this would be through HCS policy SD4 (NPPF para 10)</p> <p>The NDP in so far as it relates to the provision of infrastructure is considered consistent with the provisions contained within the NPPF and HCS.</p>
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	<p>area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p> <p>(Policy SD3 – Extracts) 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> <p>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;</p> <p>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;</p> <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>7. the separation of foul and surface water on new developments is maximised;</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 of surface water or</p>	
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	<p>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> <p>(Policy SD4 – Extract)</p> <p>Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.</p> <p>In the first instance developments should seek to connect to the existing mains wastewater infrastructure network where nutrient levels do not exceed conservation objectives within a SAC designated river. Proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:</p> <ul style="list-style-type: none"> • measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, in accordance with policy SD3; • phasing or delaying development until capacity is available; • developer contributions to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development; • planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC; and • where the nutrient levels set for conservation objectives are 	
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	<p>already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.</p> <p>Where connection to the wastewater infrastructure network is not practical, alternative options should be considered in the order:</p> <ul style="list-style-type: none">- provision of or connection to a package sewage treatment works;- septic tank. <p>With either of these non-mains alternatives, proposals should be accompanied by the following:</p> <ul style="list-style-type: none">- information to show there will be no likely significant effect on the water quality of the River Wye and the River Clun SACs; or- where there will be a likely significant effect upon a SAC river, information to enable the council to ascertain that there will be no adverse effect on the integrity of the SAC;- in relation to then SACs, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring. <p>The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.</p>	
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Achieving Sustainable Development – Social Role

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; creating a high-quality built environment, with accessible local services that reflect the community’s needs and supports its health, social and cultural well-being.

<p>Delivering a wide choice of high quality homes</p> <p>Identify sites that are key to delivery of the strategy within the housing market area over the plan period (NPPF para 47, bullet 1).</p> <p>Illustrate housing delivery over the plan period showing of a 5 – year supply of housing land (NPPF para 47 bullet 4)</p> <p>Set out approach to housing density to reflect local circumstances (NPPF para 47, bullet 5).</p> <p>Make allowance for windfalls in the 5-year supply where compelling evidence (NPPF para 48).</p> <p>Plan for a mix of housing based on demographic trends, market trends and needs of different groups (NPPF para 50, bullet 1)</p> <p>Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (NPPF para 50, bullet 2).</p> <p>Set policies to meet identified affordable housing need on site unless offsite provision can be robustly justified but ensuring mixed and balanced communities (NPPF para 50, bullet 3).</p>	<p>(Policy SS2 – extract) In the rural areas new housing development will be acceptable where it helps to meet local housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.</p> <p>The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare may be less in sensitive areas.</p> <p>(Policy SS3 – Extract) A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed though the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:</p> <ul style="list-style-type: none"> • A partial review of the Local Plan – Core Strategy; or • The preparation of new Development Plan Documents; or • The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land <p>Appendix 5 sets out the relationships between the delivery of</p>	<p>The strategy for delivering housing (and other forms of development) within the Group Parish is set out in Section 2, (Policy BG2) and Section 3 of the NDP. Policy BG2 (bullet point 5) restricts new houses in the open countryside to special cases, indicating that relevant policies in HCS will be applied, complying in particular with HCS Policy RA3 (and thereby NPPF paras 54 and 55).</p> <p>There are no strategic housing site locations identified within the Parish.</p> <p>HCS sets a target of 36 dwellings for the Parish over the period 2011 to 2031. The provision of sites to meet this housing target (NPPF paras 47, 52 and 55), will be met partly through dwellings built since 2011 and planning permissions already granted and at April 2017 in combination these amounted to only 2 dwellings. A modest allowance for windfall development of a further 3 dwellings through HCS Policies such as RA3 is also suggested based on local knowledge and an analysis of recent trends both within the Parish and across the County (NPPF para 48).</p> <p>The plan makes provision for 34 dwellings upon allocated sites or small sites within settlement boundaries that are known to be available are suitable. Settlement boundaries has been defined for three of the four settlements identified within HCS – Adforton Lingen and Walford (i.e. settlements listed</p>
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<p>Bring back into use empty houses and buildings (NPPF para 51)</p> <p>Consider utilising extensions to existing villages where this follows the principles of Garden Cities where support from local communities (NPPF para 52).</p> <p>Restrict inappropriate development of residential gardens where will cause harm to the local area (NPPF para 53)</p> <p>In rural areas be responsive to local circumstances, reflecting local need, particularly for affordable housing on 'exception sites' and whether allowing some market housing would facilitate additional affordable housing form local need (NPPF para 54).</p> <p>In rural areas locate housing to maintain or enhance the vitality of rural communities, enabling development in one village where it will support services in a nearby one (NPPF para 55).</p> <p>Avoid isolated housing in the countryside by restricting to special circumstances (NPPF para 55 with bullets setting out circumstances).</p>	<p>housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure of environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place. The delivery and supply of new housing will be monitored on a regular basis and through the annual monitoring process in particular. Appendix 4 sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period. In the event that the monitoring process demonstrates that the rate of completions has fallen below targets, an early assessment will be made as to the most appropriate mechanism to boost housing delivery depending upon the scale and nature of the issue.</p> <p>(Policy RA1 – Extract) In Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county's housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA) and illustrated in Figure 4.13 This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p> <p>(A 14% growth target for the parish of Border Group is indicated in HCS and this would amount to 36 dwellings over the period 2011 to 2031. This should inform the approach to housing provision to meet future housing needs much of which should be provided through the neighbourhood plan and to be met in a locally focussed way.)</p> <p>(Policy RA2 – Extract) To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in those settlements identified in Figures 4.14 and 4.15. This will enable development</p>	<p>within HCS table 4.14 and 4.15). The numbers assessed for site allocations (Policies BG4, BG8, BG9, BG11) are indicative of the minimum number that each should contribute towards the required level of proportional growth based upon the anticipated current market which comprises principally detached larger dwellings. However, the approach based upon the NDP and HC's policies to seek a mix of houses sizes depends upon the ability of development management to negotiate provision in line with its housing market assessment. Although Brampton Bryan is also listed in one of these tables, a settlement boundary has not been defined as it has a particular character based on historic farmsteads and estate cottages that needs to be preserved and the estate that owns nearly all of the properties does not wish to carry out any new development but to convert an important range of buildings to dwellings. This has been the approach taken during recent history and the estate is adamant that it will continue (see NDP paragraph 3.20).</p> <p>Through these provisions it is considered that the NP plans positively for growth. The settlement boundaries and site commitments are supported by Policies BG3 to BG11. These are shown on the Settlement Policies Maps. This meets the housing target set out in HCS polices RA1 and RA2. The defining of a settlement boundaries for the settlements of Adforton, Lingen and Walford complies with HC paragraph 4.8.23 and its Guidance Note 20, as described in the NDP (NDP paragraphs 3.6; 3.24 and 3.35).</p> <p>No particular cases where houses can be brought back into use have been identified (NPPF para 51).</p>
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	<p>that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of their communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 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.</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 context and make a positive contribution to the surrounding environment and its landscape setting; and 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand. <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p>(Policy RA3 – Extract) In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or 	<p>Policies BG3 to BG11 and BG13 and Appendix 1 contain a range of specific and important criteria that need to be complied with in order that appropriate safeguards are provided and general design. This is in addition to policies in HCS. A mix of properties reflecting evidence issued by Herefordshire Council and that would meet the provisions of NPPF paras 50, 54 and 55 is promoted for sites proposed under policies DG8 and BG11.</p> <p>Flexibility is provided to meet wellbeing objectives in particular to maintain community cohesion by allowing steady growth over the plan period across all four settlements. There are no or very limited facilities in all four villages and each is close to a different higher order settlement (Adforton to Wigmore; Brampton Bryan to Knighton; Lingen to Presteigne; and Walford to Leintwardine) and the amount of development so limited as to have little effect on the facilities in those settlements (NPPF para 55).</p> <p>There are no sites that would require an element of affordable housing to be provided and no recent evidence to suggest there is currently a need. Furthermore, it is questionable whether any of the settlements are appropriate for such housing that would comply with sustainable development requirements, especially in terms of minimising travel to work. The higher order settlements referred to in the previous paragraph are better served are considered more appropriate for younger families (NPPF paragraph 55). There is support for self-build housing that would provide most appropriately for local needs.</p> <p>Policies BG3, BG7 and BG10 require housing</p>
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	<ol style="list-style-type: none"> 2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or 3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or 4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5; and leads to an enhancement of its immediate setting; 5. is rural exception housing in accordance with Policy H2; or 6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or 7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4 <p>(Policy H1 – Extract) All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm will be expected to contribute towards meeting affordable housing needs.</p> <p>The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county’s housing market and housing value areas:</p> <ol style="list-style-type: none"> 1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas; 2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard); 3. a target of 25% affordable housing provision on sites in the Leominster housing value area. <p>Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.</p>	<p>development to reflect the existing scale, density and massing of existing properties in its vicinity. It is considered this addresses the density issue in the most appropriate way (NPPF para 47, bullet 5). HCS policy SS2 recognises that lower densities may be appropriate in sensitive areas.</p> <p>It is considered these policies and others elsewhere in this NDP are consistent with Government or HCS provisions relating to supporting the sustainable provision of both market and affordable housing to meet local and wider needs while protecting environmental and social considerations of acknowledged importance.</p>
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	<p>(Policy H2 – Extract) 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; and 2. the 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. <p>In order to enable the delivery 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 to demonstrate that the proposed scale of market housing is that required for the delivery of affordable housing.</p> <p>(Policy RA5 – Extract)</p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social 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; 4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and 5. the building is capable of accommodating the proposed new use 	
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	<p>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 H3 – Extract) 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 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: -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>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes</p>	
<p>Promoting healthy communities</p> <p>Promote mixed-use developments, strong neighbourhood centres and active street frontages (NPPF para 69, bullet 1)</p> <p>Promote safe and accessible environments to avoid fear of crime and promote cohesion (NPPF paragraph 69, bullet 2)</p>	<p>(Policy SD1 – Extract) 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 (among others):</p> <ul style="list-style-type: none"> • safeguard residential amenity for existing and proposed residents; • create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of 	<p>The Group Parish’s rural location and its small population are such that many of the planning provisions in the NPPF relating to promoting healthy communities are not relevant.</p> <p>The Group Parish contains a very limited number of services and facilities. The current pattern of accessibility to community facilities and services is unlikely to be affected by</p>

<p>Promote safe and accessible developments with clear legible pedestrian routes, high quality public spaces to encourage active and continual use of public areas (NPPF para 69, bullet 3).</p> <p>Plan positively for the provision and use of shared space, community facilities (e.g. meeting places, public houses) and other local services (NPPF para 70, bullet 1).</p> <p>Guard against unnecessary loss of valued facilities and service, enabling them to develop and modernise in sustainable ways (NPPF para 70, bullets 2 & 3)</p> <p>Integrate location of housing, economic uses and community facilities and services (NPPF para 70, bullet 4)</p> <p>Work with those involved with schools to identify and resolve key issues to enable them to be created, expanded and altered (NPPF para 72, bullet 2).</p> <p>Protect and provide opportunities for new open space, sports and recreational facilities and land based on robust and up-to-date assessments (NPPF paras 73 & 74).</p> <p>Protect and enhance public rights of way and access (NPPF para 76).</p> <p>Identify and provide special</p>	<p>fire safety measures, particularly the location of establishments where hazardous substances are present;</p> <p>(Policy SC1 – Extract) Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported where in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities - that cannot be met through existing social facilities – will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative is available, or can be provided or it can be shown that the facility is no longer required, viable or no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing or provision of new, training and skills facilities will be actively promoted.</p> <p>(Policy OS2 – Extract) In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:</p> <ol style="list-style-type: none"> 1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility; and 2. provision of open space, sports and recreation facilities should 	<p>proposals or other options (NPPF paras 69 and 70).</p> <p>It is hoped that the current albeit very low level of facilities can be retained (Policy Bg19). There is currently no proposal for any facilities, but the policy would enable such to come forward subject to funding and a number of amenity safeguards This policy also seeks to safeguard existing facilities in particular through measures that would increase their viability. (NPPF para 70; HCS policy SC1).</p> <p>Policy BG22 (8) identifies and protects Local Green Space that is also important to the character or appearance of Lingen Conservation Area (NPPF paras 76-78; HCS policy OS2).</p> <p>The site allocations are small in size and unlikely to require for onsite provision of open space and play space in accordance with HCS policies OS1 and OS2. There is no off-site provision of open space other than a village green at Brampton Bryan. The most appropriate approach to provide for children’s play is considered to be requiring gardens of sufficient size and utility (Policy 13 (g)).</p> <p>No proposals are advanced that would result in the loss of any open space.</p> <p>The provision of HCS policy SD1 in relation to creating safe environments, addressing crime prevention and community safety are not duplicated in this NDP and will be a matter left to be considered through that policy (NPPF para 69).</p> <p>No proposals for new public rights of way are proposed (NPPF para 76) although measures</p>
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<p>protection for green areas by designating Local Green Space (NPPF paras 76-78).</p>	<p>be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which are of benefit to the local community.</p> <p>(Policy OS3 – Extract) In determining proposals which result in the loss of an open space, sports or recreation facility, the following principles will be taken into account:</p> <ol style="list-style-type: none"> 1. clear evidence that the resource is surplus to the applicable quantitative standard; 2. the loss of the resource results in an equally beneficial replacement or enhanced existing facility for the local community; 3. the loss of the resource is for the purpose of providing an ancillary development which improves the functioning, usability or viability of the resource, e.g. changing rooms, toilets, grandstand accommodation, and function uses; 4. the loss of the resource will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor. 	<p>to increase accessibility are supported through Policies BG13 (i).</p> <p>None of the policies referred to in this section are considered inconsistent with Government or HCS provisions relating to community facilities, services and related health and wellbeing measures.</p>
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Achieving Sustainable Development – 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.

Requiring good design

Plan positively for the achievement of high quality design based on robust and comprehensive objectives for the future of the area and defined characteristics (NPPF para 57).

Development should function well and add to the overall quality of the area over its lifetime (NPPF para 58, bullet 1)

Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit by (NPPF para 58, bullet 2).

Optimise potential of site to accommodate development, sustaining a mix of uses and including green and open space, local facilities and transport networks (NPPF para 58, bullet 3)

Reflect the identity of local surroundings and materials contributing to local distinctiveness but without discouraging innovation and originality (NPPF para 58, bullet 4).

Create safe and accessible environments, maintaining community cohesion (NPPF para 58, bullet 5).

(Policy SD1 – Extract) 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 (among others):

- 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 that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- include elements that contribute to the provision of green

Border Group NDP requires development to be designed to a high standard and to reflect the quality and character of its settlements and the countryside.

Policies BG3 to BG11 and Policy BG13

complement HCS policy SD1 and sets out the need to address design issues, including those related to sustainability, in an integrated way through considering those features important to the design of individual buildings, those appropriate at the site level and the contribution to the wider community. It does not seek to replicate HCS policy SD1 but is consistent with it.

In addition, **Policies BG3, BG7 and BG10** address design, seeking to ensure new development respects the scale, density and massing which forms the character of the particular location within the settlement concerned. New development also needs to integrate well into the natural and historic environment (**Policies BG20 to BG22**), again to be in sympathy with its surroundings (NPPF para 61).

Policies BG20 and BG21 also support the approach to achieving high quality design through, in particular, seeking to retain specific designated areas (NPPF para 58).

The levels of development required are not such that a design code would be appropriate (NPPF para 59) although a Development Brief

<p>Be visually attractive with good architecture and appropriate landscaping (NPPF para 58, bullet 6).</p> <p>Consider using design codes to deliver high quality outcomes (NPPF para 59)</p> <p>Seek to promote and reinforce local distinctiveness (NPPF para 60).</p> <p>Address the connection between people and places and the integration of new development into the natural , built and historic environment (NPPF para 61)</p> <p>Require developers to work closely with those affected by proposals to evolve design, and take into account the views of the community (NPPF para 66).</p> <p>Consider the need for policies to resist inappropriate development in residential gardens (NPPF para 53).</p>		<p>has been produced setting out particular requirements for one site (Policy BG8 and Appendix 1).</p> <p>Important areas comprising Local Green Space are protected through Policy BG22.</p> <p>Border Group Parish Council is aware of Herefordshire Council's Statement of Community Involvement and will use this to ensure those affected are involved in the design process (NPPF para 66).</p>
<p>Conserving and enhancing the natural environment</p> <p>Landscape</p> <p>Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside (NPPF para 17, bullet 5)</p>	<p>(Policy SS6 – Extract) Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, and especially those with specific environmental designations. In addition, proposals should maintain and improve</p>	<p>PolicyBLG1 requires development to reflect and support landscape character. Policy BG20 is more specific in this regard and support HCS policy LD1 (NPPF paras 17, 109 and 113). Both Policies refer specifically to</p>

<p>Protect and enhance valued landscapes, geological conservation interests and soils (NPPF para 109, bullet 1).</p> <p>Set criteria based policies against which proposals for any development in landscape areas will be judged (NPPF para 113).</p> <p>Give great weight to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty (NPPF para 115). Major development needs to be in the public interest – cannot be met outside (NPPF para 116).</p>	<p>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 (among others):</p> <ul style="list-style-type: none"> landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; <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 – Extract) Development proposals should:</p> <ul style="list-style-type: none"> demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. 	<p>the landscape character of the Group Parish while Policy BG21 refers to the historic landscape which would cover the Registered Historic park and garden at Brampton Bryan. These policies address the issues covered by HCS policy SS6 in addition to policies LD1 and LD4. The intention is that they complement those in HCS. It is considered there is no tension between the NDP policy and those in HCS.</p>
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<p>Efficient use of land</p> <p>Encourage the effect use of land – reuse previously developed land where not of high environmental value (NPPF para 11)</p> <p>Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land (NPPF para 109, bullet 5)</p> <p>Allocate land with least environmental or amenity value, consistent with other policies (NPPF para 110).</p> <p>Take into account economic and other benefits of best and most versatile agricultural land, using areas of poorer quality land in preference (NPPF para 112)</p>	<p>(Policy SS6 – Extract) Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness. 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 (among others):</p> <ul style="list-style-type: none"> • 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 SS7- Extract) Development proposals will be expected 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"> • 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>No new proposals for the use of notable areas of agricultural land for housing are included within the NDP with only that at Walford affecting a small area of Grade 3 agricultural land. Any further land released for this purpose will be through small parcels within the settlement boundary. In addition, no specific proposals for new or expanded sites to serve local businesses is proposed and should proposals for economic development arise they are most likely to be through the conversion of rural buildings to workshops, and appropriate extensions of existing employment sites where environmentally acceptable Policy BG14 emphasises these requirements and includes the use of brownfield rather than greenfield sites for small scale light and general industry.</p> <p>With the exception of a number of small rural buildings, no derelict or despoiled land has been identified. Most of the provisions of the NPPF - paras 109 bullet 5 are specifically covered by HCS policies SS3, SS6, SS7, SD1 although contaminated land covered through Policy BG13 (f) so far is it related to housing sites, which are the only sites advanced through this NDP.</p> <p>Provision for the required number of houses is already made through this NDP and the granting of planning permissions by Herefordshire Council and it is presumed these considered whether provision is made in the most efficient way.</p> <p>No mineral protection area is affected.</p>
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<p>Biodiversity</p> <p>Recognise the wider benefits of ecosystem services (NPPF para 109, bullet 2).</p> <p>Minimise impacts on biodiversity providing net gains where possible, especially establishing coherent ecological networks (NPPF para 109, bullet 3)</p> <p>Set criteria based policies against which proposals for any development affecting protected geodiversity and wildlife sites will be judged (NPPF para 113).</p> <p>Distinction should be made between the hierarchy of international, national and locally designated sites, so protection is appropriate to their status and gives appropriate weight to their importance and contribution to the wider ecological network (NPPF para 113)</p> <p>Set out a strategic approach and plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (NPPF para 114, bullet 1)</p> <p>Plan for biodiversity at the landscape scale (NPPF para 117, bullet 1)</p> <p>Identify and map constraints of the local ecological networks, including the hierarchy of international, national and locally designated sites</p>	<p>(Policy SS6 – Extract) Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its biodiversity 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 (among others):</p> <ul style="list-style-type: none"> • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • the network of green infrastructure; <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 LD2 – Extract) Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:</p> <ol style="list-style-type: none"> 1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows: <ol style="list-style-type: none"> a) Development that is likely to harm sites and species of European Importance will not be permitted; b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations; 	<p>The River Clun SAC lies just outside the NDP area although a tributary fall within it. Downton Gorge SAC lies to the east. A tributary to the River Lugg which forms part of the River Wye SAC to the south of Leominster Flows through Lingen and the south of the NDP area. (NPPF para 119). The River Teme SSSI also flows through the Group Parish. PolicyBG20 seeks to protect these and to use development to improve the ecological network that might thereby support or improve the conservation status of appropriate assets in accordance with relevant legislation.</p> <p>This approach is in accordance with the NPPF requirements and also HCS policies SS6, SD1, LD2 and LD3.</p> <p>There is no Nature Improvement Area within the Group Parish (NPPF 17).</p> <p>Polies BG20 and BG22 would support the approach to Green Infrastructure set out in HCS.</p> <p>It is considered there is no apparent conflict between the policies in this plan covering biodiversity and those in HCS.</p>
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<p>of importance for biodiversity, wildlife corridors and stepping stones that connect them, and areas identified by LNP for habitat restoration or creation (NPPF para 117, bullet 2).</p> <p>Promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species linked to national and local targets and identify suitable indicators for monitoring (NPPF para 117, bullet 3).</p> <p>Prevent harm to geological conservation interests.(NPPF para 117, bullet 4)</p> <p>Where Nature Improvement Areas are identified specify the types of development that may be appropriate in those areas (NPPF para 117, bullet 5).</p> <p>If significant harm cannot be avoided, adequately mitigated or compensated for then planning permission should be refused. (NPPF para 118, bullet 1).</p> <p>The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Habitats Directive is being considered, planned or determined (NPPF para 119).</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> <p>Policy LD3 – Green infrastructure</p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p> <ol style="list-style-type: none"> 1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain; 2. provision of on-site green infrastructure, in particular proposals will be supported where this enhances the network; and 3. integration with, and connection to, the surrounding green infrastructure network. 	
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<p>Control of pollution and land stability</p> <p>Minimise pollution on the local and natural environment (NPPF para 10)</p> <p>Prevent development contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (NPPF para 109, bullet 4)</p> <p>Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land (NPPF para 109 bullet 5)</p> <p>Ensure development is appropriate to the location taking into account the effects (including cumulative) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects of pollution (NPPF para 120).</p> <p>Developers should secure the safe development of sites affected by contaminated land or land stability issues (NPPF para 120).</p> <p>Ensure any site for a new use takes account of ground conditions and land instability including mining, pollution arising from previous uses, and any mitigation impacts on remediation or impacts on the natural environment arising from remediation</p>	<p>(Policy SS6 – Extract) Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, 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 (among others):</p> <ul style="list-style-type: none"> • local amenity, including light pollution, air quality and tranquillity; <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 SD1 – Extract) 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 (among others):</p> <ul style="list-style-type: none"> • 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 air contamination, land instability or cause ground water pollution; • where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective; 	<p>The provisions of HCS policies SS6 and SD1 are considered sufficient for most of the needs of the Parish in relation to addressing pollution and land stability which are issues requiring high levels of professional advice not available to the Group Parish Council. PolicyBG13 does however cover the issue of contaminated land where this might affect residential development as Herefordshire Council suggests this may be relevant when, in particular, agricultural land is developed. There are general references to the protection of amenity within many of the NP’s policies including Policies BG1, BG2, BG3, BG10, BG14, BG16, and BG19. Policy BG13 specifically refers to light pollution.</p> <p>Accordingly, these provisions in addition to HCS policies SS6 and SD1 are considered sufficient for the needs of the Parish and to meet national and strategic requirement.</p>
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<p>(NPPF para 121, bullet 1).</p> <p>The development itself should be an acceptable use of land, and the impacts of use, rather than the control processes or emissions themselves which are subject to approval under pollution control regimes (NPPF para 122).</p> <p>Avoid noise giving rise to significant adverse impacts on health and quality of life (NPPF para 123, bullet 1)</p> <p>Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through use of conditions (NPPF para 123, bullet 2).</p> <p>Not have unreasonable restrictions to continuance of business (NPPF para 123, bullet 3).</p> <p>Identify and protect areas of tranquillity (NPPF para 123, bullet 4).</p> <p>Comply with EU limit values or national objectives for pollutants, taking into account Air Quality Management Areas (NPPF para 124).</p> <p>Limit impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation through good design (NPPF para 125).</p>		
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<p>Conserving and enhancing the historic environment</p> <p>Set out a positive strategy for the conservation and enjoyment of the historic environment (NPPF para 126).</p> <p>Are there any heritage assets most at risk through neglect, decay or other threats that can be addressed through enabling development (NPPF para 126)?</p> <p>Take account of the desirability of sustaining and enhancing the significance of heritage assets (NPPF para 126, bullet 1)</p> <p>Tale account of the wider social; cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF para 126, bullet 2)</p> <p>Take account of the desirability of new development making appositive contribution to local character and distinctiveness (NPPF para 126, bullet 3)</p> <p>Developers should describe the significance of any heritage asset and its setting affected by proposals and LPAs should also identify and assess significance, taking this into account when considering the impact of proposals on heritage assets (NPPF paras 128 and 129).</p>	<p>(Policy SS6 – Extract) Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness 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>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 LD4 – Extract) Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> 1. preserve or 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. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic 	<p>Policy BG21 protects the Parish’s range of heritage as a whole, including the possibility that unexpected important archaeological finds may arise. The importance of their settings is identified as a material consideration. Specific reference is made to the need for archaeological evaluations or even a full archaeological investigation where necessary, together with what should happen should significant of extensive remains be found.</p> <p>This overall approach is considered to meet the provisions of NPPF para 126 in particular. This policy includes those heritage assets of local importance (NPPF para 135).</p> <p>Policy BG22 specifically relates to the approach that should be taken to preserving and enhancing Lingen Conservation Area, to meet the requirements of legislation and also in accordance with para 137.</p> <p>Neither of these or other policies elsewhere in this NP are considered inconsistent with Government of HCS provisions relating to protecting and enhancing the environment and sustainable use of land.</p>
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<p>Ensure policies for development affecting historic assets and their settings are properly assessed, including considering uses consistent with their conservation, their contribution to the community, their economic viability, and contribution to local character and distinctiveness (NPPF para 131).</p> <p>Harm or loss should require clear and convincing justification. Substantial harm or loss of a designated heritage asset should be exceptional and wholly exceptional for assets of higher weight (NPPF paras 132 and 133).</p> <p>Less than substantial harm should be weighed against public benefit (NPPF para 134)</p> <p>The effect of development on the significance of locally important assets should be balanced against the scale of the harm (NPPF para 135).</p> <p>Look for opportunities for new development within conservation areas or within the setting of a heritage asset to enhance or better reveal their significance (NPPF para 137)</p> <p>Non designated heritage assets of archaeological interest that are demonstrably equivalent to a scheduled monument should be considered subject to policies for</p>	<p>design. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</p> <p>3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;</p> <p>4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and</p> <p>5. where appropriate, improve the understanding of and public access to the heritage asset.</p> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p>	
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<p>designated heritage assets.(NPPF para 139)</p> <p>Make information about the significance of the historic environment gathered as part of the plan making process publicly assessable (NPPF para 141).</p> <p>Developers should record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, making evidence publicly accessible (NPPF para 141)</p>		
<p>Waste Planning</p> <p>Local authorities should have regard to policies in National Waste Management Plan and other policies in the NPPF so far as they may be relevant (NPPF para 5).</p>	<p>(Policy SS6 – Extract) Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, 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 (among others):</p> <ul style="list-style-type: none"> • physical resources, including management of waste. <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 where undertaken to define local distinctiveness, should inform decisions upon proposals.</p>	<p>No specific strategic proposals for dealing with waste are included in HCS and no local issues have been identified to be included in this NDP. The matter needs to be addressed on a strategic basis and in an integrated way and it is accepted that the Minerals and Waste Local Plan will be the most appropriate plan to cover this issue.</p> <p>However, Policy BG13 requires housing development proposals to make provision for recycling storage and this is considered a measure that would encourage recycling which is important and likely to be promoted through any Natural Resources/Minerals and Waste Local Plan. In addition, Policy BG13 requires developers to consider how they might reduce construction waste as part of an overall approach.</p>

	<p>(Policy SS7- Extract) Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>Key considerations in terms of responses to climate change include (among others):</p> <ul style="list-style-type: none"> • reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; <p>Policy SD1 – Sustainable design and energy efficiency</p> <p>Development proposals should include high quality sustainable design that also creates a safe, accessible, well integrated environment for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> • 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; 	
<p>Meeting the challenge of climate change, flooding and coastal change</p> <p>Plan in locations and ways to reduce greenhouse gas emissions (NPPF para 95, bullet 1).</p> <p>Actively support energy efficiency improvements to existing buildings (NPPF para 95, bullet 2).</p> <p>Positively promote and maximise energy from renewables and low</p>	<p>(Policy SS7- Extract) Development proposals will be expected 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; • 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>The location of housing sites allocated for development and the settlement boundary meets the requirements of HCS policies RA1 and RA2 which it is assumed have been assessed against NPPF para 95, bullet 1 and HCS policy SS7.</p> <p>The NDP has accepted that the community should take a positive role in promoting renewable or low-carbon energy generation as</p>

<p>carbon sources while ensuring adverse effects are addressed satisfactorily, including cumulative effects (NPPF para 97, bullets 1 & 2).</p> <p>Identify opportunities for renewable energy and low carbon sources and/or supporting infrastructure (NPPF para 97, bullet 3).</p> <p>Support community-led initiatives for renewable and low carbon energy (NPPG para 97, bullet 4).</p> <p>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 (NPPF para 97, bullet 5).</p> <p>Ministerial Statement, 18 June 2015 requires that proposals for wind energy development, local planning authorities should only grant planning permission if the development is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing.</p> <p>Take account of climate change on water supply and changes to biodiversity and landscape, or manage risk through suitable adaptation measures (NPPF para 99).</p>	<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); • developments must demonstrate water efficiency measures to reduce demand on water resources. <p>(Policy SS6 – Extract) 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 (among others):</p> <ul style="list-style-type: none"> • physical resources, including minerals, soils, management of waste the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p> <p>(Policy SD2 – Extract) Development proposals that seek to deliver</p>	<p>required by the NPPF. However, it also recognises that the forms of such energy it might accommodate are limited and likely to arise through small scale or community based proposals. Policy BG16 is a criteria-based policy that complements HCS policy SD2, containing similar environmental criteria which the community supports. The criteria within the policy will ensure that the effect of any proposal upon relevant environmental assets will be fully and properly considered. Policy BG16 seeks to protect the character of the area of which the landscape comprises and important part. The natural environment is also protected. Other policies in the plan expand upon the environmental criteria that are relevant. The character of the Parish suggests that the scale of any measures would need to be small and therefore an appropriate criteria-based policy which includes provision that would benefit the community is advocated (NPPF para 97).</p> <p>Policy BG13 supports the above policy through seeking carbon reduction measures in association with new housing, including those relating to sustainable design within residential development, promoting sustainability elements within an integrated approach that needs to be pursued for individual buildings, site based matters and also off-site measures that should be considered. The combination support and expand upon the provisions of HCS policies SS7 and SD1 as well as NPPF para 95.</p> <p>With one exception, no development is proposed that falls within Flood Risk Zones 2 and 3 although there are some areas close to settlements and allocations that fall within me flood plains (at risk areas).For the site that may</p>
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<p>Development should avoid increased vulnerability arising from climate change in terms of flood risk, including through suitable adaptive measures such as green infrastructure where necessary (NPPF para 99).</p> <p>Use the sequential and exception tests (NPPF para 100)</p> <p>Safeguard land needed for current and future flood management (NPPF para 100, bullet 3)</p> <p>Use development opportunities to reduce causes and impacts of flooding (NPPF para 100, bullet 4)</p>	<p>renewable and low carbon energy targets 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>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 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. <p>(Policy SD3 – Extract) 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 <i>Strategic Flood Risk Assessment (SFRA) 2009</i> for Herefordshire; 2. development is designed to be safe taking into account the 	<p>be affected by flooding, it comprises a small area that should not be built upon and specific reference is made to the need to carry out a detailed flood risk assessment to determine the exact location of the area prone to flooding and what is required to protect properties (Policy BG8 and Appendix 1). The amount of development that is likely to be accommodated reflects this and the Environment Agency has recognised this has been taken into account. In addition, Policy BG18 should provide appropriate protection. No specific flood relief proposals have been identified within the parish (NPPF para 100, bullet 3).</p> <p>In combination Policies BG13 and BG18 requires developers to take a co-ordinated approach to sustainable design incorporating a number of site-based features including the provision of a sustainable drainage system and use of permeable surfaces (HCS policy SD3).</p> <p>None of these or other policies elsewhere in this NDP are considered inconsistent with Government or HCS approach to mitigating the effects of or adapting to climate change.</p>
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	<p>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;</p> <p>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;</p> <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 sq. m. gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum; <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</p>	
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	<p>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>	
<p>Facilitating the sustainable use of minerals</p> <p>Avoid needlessly sterilising specific mineral resources of local and national importance by allowing non-mineral development.</p>	<p>A Minerals and Waste Local Plan is to be prepared by Herefordshire Council and this will not be a matter for neighbourhood plans.</p> <p>There is one primary consideration that neighbourhood plans should consider, however, and this is expressed in Saved Herefordshire Unitary Plan Policy M5 relating to safeguarding mineral reserves:</p> <p>M5 Safeguarding mineral reserves</p> <p>Proposals which could sterilise potential future mineral workings will be resisted in order to safeguard identified mineral resources. Where such development is proposed, the applicant may be required:</p> <ol style="list-style-type: none"> 1. to undertake a geological assessment of the site; and/or 2. to protect the minerals in question; and/or 3. to extract all or part of the mineral reserves as part of or before the other development is permitted. <p>In such cases mineral extraction will only be required when the need for the other development significantly outweighs the harm which extraction might cause to other matters of acknowledged importance.</p>	<p>Mineral issues are not appropriate to a neighbourhood plan. However, no proposals are advanced in this plan that might affect any currently defined area where mineral reserves are to be safeguarded.</p>

Section 4 – Compliance with European Obligations

European Obligation	Border Group Neighbourhood Development Plan Provisions
Strategic Environmental Assessment	<p>The conclusions of the SEA for Border Group Neighbourhood Development Plan (November 2017) indicates:</p> <p>“6.14 The refinements made to the policies through both the resubmission regulation 14 draft and the submission regulation 16 version of the plan have a positive effect on the baseline and are considered to have strengthened the policies in many cases.</p> <p>“6.15 It is considered that the submission Border 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). Nor does it propose any growth that would be over and above that prescribed by strategic policies. Therefore no changes to the NDP are recommended as a result of the SEA.”</p>
Habitats Directive	<p>Screening of the draft Border Group Neighbourhood Development Plan (under the Habitats Regulations (November 2017) concluded in paragraph 2.8 that it will not have a likely significant effect on the water quality of the River Wye SAC and the River Clun SAC nor air quality on the Downton Gorge SAC.</p> <p>In this regard the HRA Addendum (November 2017) section 4 confirmed that the modifications made to earlier draft plans, which themselves were found not to have a likely significant effect the River Wye SAC, River Clun SAC and Downton Gorge SAC remains valid (para 4.2).</p> <p>The Habitats Regulation report and addendums are available on both Border Group Parish Council website and Herefordshire Council website.</p>
Human Rights	<p>The policies within the Plan are considered to comply with the requirements of the EU obligations in relation to human rights.</p>
Water Framework Directive	<p>The Environment Agency has not indicated that any proposals within this Plan would conflict with measures and provisions it is advocating to meet its obligations under this Directive as set out in the Severn River Basin Management Plan.</p>