

Basic Conditions Statement

Ross-on-Wye Neighbourhood Development Plan
Submission Version.1 2019

Appendices

Appendix 1: Map of the Designated Neighbourhood Plan Area

Appendix 2: Consultation Statement - Ross-on-Wye Neighbourhood Development Plan 2019

Appendix 3: Strategic Environmental Assessment Report 2019

Appendix 4: Habitats Regulations Assessment Report 2019

A Introduction

A1 Outline

- A1.1 This Basic Conditions Statement demonstrates how the *Ross-on-Wye Neighbourhood Development Plan* meets the basic conditions set out in paragraph 8 (2) of Schedule 4B to the *Town & Country Planning Act 1990* as applied to Neighbourhood Plans by section 38A of the *Planning & Compulsory Purchase Act 2004*¹.
- A1.2 The qualifying body (Ross-on-Wye Town Council) is required to produce this statement in line with regulation 15(1)(d) and regulation 22 (1)(e) of the *Neighbourhood Planning (General) Regulations 2012* (as amended).
- A1.3 This Basic Conditions Statement has been prepared with regard to the following guidance/legislation:
- The Locality *Template Basic Conditions Statement*²
 - The Planning Aid Guide *Approaches to Writing a Basic Conditions Statements*³
 - The Planning Advisory Service *Guide for Councils: Meeting your legal requirements for Neighbourhood Development Plans*⁴
 - The Herefordshire Council Neighbourhood planning Guidance Note 35 on Basic Conditions (Revised June 2015)⁵
 - The relevant extracts from the National Planning Practice Guidance⁶
 - The relevant Acts and Regulations which pertain to Neighbourhood Development Plans.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² <http://planning.communityknowledgehub.org.uk/resource/draft-template-basic-conditions-statement>

³ http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/Approaches_to_writing_a_basic_conditions_statement1.pdf

⁴ <http://www.pas.gov.uk/documents/332612/1099329/Legal+compliance+guide+NDP+March+2015.pdf/63e5106e-690e-4486-aed8-248a665c532b>

⁵ https://www.herefordshire.gov.uk/download/downloads/id/3726/guidance_note_35_basic_conditions.pdf

⁶ <http://planningguidance.planningportal.gov.uk/>

B Legal Requirements

This part of the Basic Conditions Statement confirms that in the view of Ross-on-Wye Town Council, the Ross-on-Wye Neighbourhood Development Plan meets the legal requirements for a Neighbourhood Development Plan.

B1 The plan is being submitted by a qualifying body

B1.1 The Ross-on-Wye Neighbourhood Development Plan is submitted by the qualifying body - Ross-on-Wye Town Council.

B2 What is being proposed is a Neighbourhood Development Plan

B2.1 The Ross-on-Wye Neighbourhood Development Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the *Town and Country Planning Act 1990* (as amended by the *Localism Act 2011*) and the *Neighbourhood Planning Regulations 2012*.

B3 The proposed Neighbourhood Development Plan states the period for which it is to have effect.

B3.1 The Ross-on-Wye Neighbourhood Development Plan specifies the time period for which is to have effect as 2019 – 2032.

B4 The policies do not relate to excluded development

B4.1 The Neighbourhood Development Plan proposals do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure nor any other matters set out in Section 61K of the *Town and Country Planning Act 1990*.

B5 The proposed Neighbourhood Development Plan does not relate to more than one neighbourhood area and there are no other Neighbourhood Development Plans in place within the neighbourhood area.

B5.1 The Neighbourhood Development Plan proposals relate to the Ross-on-Wye Neighbourhood Area and to no other area. There are no other neighbourhood development plans relating to this neighbourhood area.

B5.2 The Ross-on-Wye Neighbourhood Area was designated on 11th September 2014⁷, the Neighbourhood Area boundary is shown in **Appendix 1** to this statement and within the Neighbourhood Development Plan. The Neighbourhood Area follows the Ross-on-Wye parish boundary.

⁷ <https://myaccount.herefordshire.gov.uk/ross-on-wye>

C Basic Conditions

This part of the Basic Conditions Statement confirms that in the view of Ross-on-Wye Town Council, the Ross-on-Wye Neighbourhood Development Plan meets all of the basic conditions required for a Neighbourhood Development Plan.

C1 Have appropriate regard to national policy

C1.1 The National Planning Policy Framework 2019 (NPPF)⁸ sets out the Planning Policies for England, together with the National Planning Practice Guidance (NPPG)⁹. **Table 1** below, briefly summarises how the national policies and guidance have been taken into account for each planning policy in the **Ross-on-Wye Neighbourhood Development Plan (NDP)**. This approach follows the format employed by Arundel District Council in their Basic Conditions Statement, as referenced in Planning Aid Guidance as good practice¹⁰. The non land-use policies included in the NDP (referred to as Projects throughout the plan) have not been assessed.

Table 1 (below): Ross-on-Wye NDP General Planning/Land Use Policies – Conformity with the NPPF and Planning Practice Guidance (PPG)

Policy Ref	Planning Policy Title	Key NPPF para. Cross Ref	Commentary
EN1	Ross Design Policy	124, 125, 126, 127	The policy promotes high quality design. It is supported by work from the local community (Ross-on-Wye Character Assessment Portfolio) to update Herefordshire Council's existing evidence base on design and conservation issues, in line with the NPPF which highlights the important role of NDPs in identifying the special qualities of each area and explaining how this should be reflected in new development.
EN2	Shopfronts and Signage	132	The policy ensures that signage is subject to control in the interest of amenity within the Town Centre and the Conservation Area.
EN3	Settlement Boundary	117	By defining the settlement boundary, the policy works to make effective use of land in Ross, directing sustainable development within the settlement boundary.

⁸ <http://planningguidance.planningportal.gov.uk/blog/policy/>

⁹ <http://planningguidance.planningportal.gov.uk/blog/guidanc>

¹⁰ [http://community21.org/downloads/Arundel%20Neighbourhood%20Plan_Basic%20Conditions%20Stateme
nt_Nov%202013.pdf](http://community21.org/downloads/Arundel%20Neighbourhood%20Plan_Basic%20Conditions%20Statement_Nov%202013.pdf)

EN4	Infill and Backland Development	122	The policy supports development that makes efficient use of land in Ross, whilst respecting and enhancing its existing character.
EN5	Eco-building	149, 150, 151	The policy supports design proposals that take a proactive approach to mitigating and adapting to climate change through low carbon development. It encourages designs that incorporate low carbon and renewable energy resources.
EN6	Solar / Photovoltaic Energy	151	The policy encourages an increase in the use and supply of low carbon energy and heat, whilst taking account of the visual impacts of any proposals for solar and photovoltaic energy panels.
EN7	Landscape Setting	170, 171, 172	The policy works to protect the Wye Valley AONB and land that contributes to its setting. It also identifies locally valued landscapes which form an important part of the landscape setting of Ross.
EN8	Key Views	127	The policy works to ensure that development is sympathetic to local character, including the surrounding built environment and landscape setting.
EN9	Green Infrastructure	91, 96, 97, 98	The policy plans positively for a green infrastructure network across Ross which includes green spaces and the connections between them.
EN10	Hard Surfacing of Drives and Parking Areas	148, 149, 150	The policy takes a positive approach to mitigating and adapting to flood risk in Ross, and plans for development that avoids increased vulnerability to flood risk arising from climate change.
EN11	Pre-Application Community Engagement	39, 40, 41, 42	The policy encourages early and effective pre-application engagement between developers, communities, and other relevant stakeholders.
H1	Custom and Self-Build	59 PPG para. 016 Reference ID: 57-016-20170728	<p>The policy encourages support for self and custom build projects, supporting the government's objective of significantly boosting the supply of homes.</p> <p>The policy is in line with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).</p>

H2	Home-working	80, 81	The policy supports proposals that enable home-working, helping to create conditions in which businesses can adapt. The policy also allows for new and flexible working practices.
H3	A Ross-on-Wye Community Land Trust (CLT)	59	By supporting a CLT in Ross, the policy contributes towards the government's overall objective of increasing the supply of homes. The policy helps to deliver and support groups using the government's Community Housing Fund (2018).
H4	Town Centre Housing	85	The policy recognises the important role that residential uses can play within the Town Centre, and encourages appropriately designed homes here.
H5	Living and Working Over Shops	85, 91, 118	The policy recognises the important role that residential uses can play within the Town Centre, and encourages appropriately designed homes here. It plans for mixed use spaces to help create inclusive and healthy communities.
E1	New Employment Development	80	The policy puts significant weight on the need to support economic growth and productivity in Ross.
E2	Resisting Out of Town Retail	85, 86,	By resisting out-of-town and edge of centre retail proposals, the NDP works to support the role of its town centre and focus retail development there.
E3	Town Centre Uses	85	The policy supports the town centre as a focus for town centre uses that play an important role at the heart of the community.
A1	Active Travel	102	The policy shapes development to contribute towards encouraging active travel; promoting and identifying opportunities for walking, cycling and public transport.
A2	Walking and Cycling	102, 104	The policy encourages development proposals which give priority first to pedestrian and cycle movements over those of the private car.

A3	Changes to Car Parks	106	The policy seeks to maintain the quality of town centre car parking so that it is convenient, safe, secure and accessible.
A4	Provision of Electric Charging Points	148, 150, 151	<p>The policy promotes use of electric vehicles to reduce greenhouse gas emissions and increase the use of renewable and low carbon energy.</p> <p>The policy helps to support the government's Electric Vehicle Homecharge Scheme, updated in 2019.</p>
SC1	Retaining Community Facilities	91, 92, 97	The policy promotes healthy and safe communities by protecting and improving the places that help to address health and wellbeing needs. It also safeguards against the unnecessary loss of existing community facilities in Ross, allowing the community to continue to meet its daily needs.
SC2	New Community Facilities	91, 92, 97	The policy plans positively for the provision and use of new community facilities within Ross town centre.
SC3	Allotments	91, 92, 96, 97	The policy promotes the provision of new, and protection of existing, allotments in Ross, to enable and support healthy lifestyles and encourage access to healthier food and outdoor recreational activities.
SC4	Play Areas	91, 92, 96, 97	The policy protects the existing provision of outdoor play areas and network of opportunities for sport and physical activity around the neighbourhood area. It positively plans for the enhancement of the existing provision by requiring new recreation facilities as part of new development.
SC5	Local Green Space Designations	99, 100, 101	The policy identifies local green spaces for designation in line with national planning policy criteria. The spaces are in reasonable proximity to the community, demonstrably special to the community, as well as local in character.
SC6	Telecommunications Infrastructure	112	The policy supports the expansion of electronic communications network, including mobile technology and broadband connections.

5A.1	Cleeve Field Allocation	28, 29, 59, 69, 98, 125, 127, 148, 170, 174	<p>This is a non-strategic site allocation, which contributes towards the NPPF's aim of delivering a sufficient supply of homes, and Herefordshire Council's housing target. The site allocation is supported by the 'Development Sites Appraisal Report' which demonstrates the site assessment methodology and that reasonable alternatives were tested.</p> <p>The allocation incorporates the public footpath adjacent to the site and therefore works to protect and enhance PROWs and access.</p> <p>By requiring full surveys of the watercourses on site and the use of SUDs if appropriate, the site allocation minimizes vulnerability and improves resilience to flooding.</p> <p>The design criteria for the site has been drawn from the Character Portfolio which has been drafted by and with local people, working to ensure that the design of any development proposal for the site is sympathetic to local character.</p> <p>By requiring the retention and reinforcement of existing hedgerows on site, the allocation contributes to enhancing the natural environment.</p>
5A.2	Merrivale Lane Allocation	28, 29, 59, 69, 127, 170, 174, 184,	<p>This is a non-strategic site allocation, which contributes towards the NPPF's aim of delivering a sufficient supply of homes, and Herefordshire Council's housing target. The site allocation is supported by the 'Development Sites Appraisal Report' which demonstrates the site assessment methodology and that reasonable alternatives were tested.</p> <p>The design criteria for the site has been drawn from the Character Portfolio which has been drafted by and with local people, working to ensure that the design of any development proposal for the site is sympathetic to local character.</p> <p>By requiring the retention and reinforcement of the existing hedgerows,</p>

			<p>and requiring a detailed arboricultural survey of the trees on site, the site allocation policy contributes to enhancing the natural and local environment.</p> <p>The site allocation requires a desk-based archaeological study of the site, working to conserve any archaeologically significant assets on the site as part of any development there.</p>
5A.3	Stoney Stile Allocation	28, 29, 59, 69, 91, 98, 127, 148	<p>This is a non-strategic site allocation, which contributes towards the NPPF's aim of delivering a sufficient supply of homes, and Herefordshire Council's housing target. The site allocation is supported by the 'Development Sites Appraisal Report' which demonstrates the site assessment methodology and that reasonable alternatives were tested.</p> <p>By allocating a proportion of the site for allotments, the policy works to achieve healthy communities by providing accessible facilities to address local health and well-being needs.</p> <p>The policy works to retain the public path that runs across the site, protecting and enhancing PROWs and access.</p> <p>The design criteria for the site has been drawn from the Character Portfolio which has been drafted by and with local people, working to ensure that the design of any development proposal for the site is sympathetic to local character.</p> <p>The policy requires solutions to local surface water run-off to be incorporated into any development proposal for the site, and so minimizes vulnerability and improves resilience to flooding.</p>
5A.4	The Ryefield Centre Allocation	28, 29, 59, 69, 102, 118, 127	<p>This is a non-strategic site allocation, which contributes towards the NPPF's aim of delivering a sufficient supply of homes, and Herefordshire Council's housing target. The site allocation is supported by the 'Development Sites Appraisal Report' which demonstrates the site assessment</p>

			<p>methodology and that reasonable alternatives were tested.</p> <p>By requiring parking on site, the allocation considers the existing pattern of parking in the town to be considered from the earliest stage of any potential development proposal here.</p> <p>By requiring potential developers to first study the potential reuse of the existing buildings on site, the site allocation gives weight to the value of using suitable brownfield land for homes.</p> <p>The design criteria for the site has been drawn from the Character Portfolio which has been drafted by and with local people, working to ensure that the design of any development proposal for the site is sympathetic to local character.</p>
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Table 1 (above): Ross-on-Wye NDP General Planning/Land Use Policies – Conformity with the NPPF

C2 Contributes to the achievement of sustainable development

C2.2 The above approach follows the format employed by Broughton Astley Parish Council in their Basic Conditions Statement, as referenced in Planning Aid Good Practice Guidance¹¹.

C2.1 The keys ways that the Ross-on-Wye NDP will help contribute to meeting the objectives of sustainable development are detailed below:

- The Neighbourhood Plan contains policies which relate to the environmental, social and economic aspects of the town. [Policies: All]
- The Neighbourhood Plan seeks to set out a coherent local strategy for the development of Ross-on-Wye; considering housing, employment, recreation, and community facilities. [Policies: All]
- The Neighbourhood Plan supports the protection and enhancement of environmental and historic assets. [Policies: EN1, EN2, EN7, EN8, EN9]
- The Neighbourhood Plan supports the protection and enhancement of local facilities and infrastructure. [Policies: SC1, SC2, SC3, SC4, SC5, SC6]
- The Neighbourhood Plan supports the creation of an accessible and well-connected town for all [Policies: A1, A2, A3, A4]

¹¹ <http://broughtonastley.leicestershireparishcouncils.org/uploads/1752a98c6512905414323017.pdf>

- The Neighbourhood Plan is positive and proactive. It seeks to shape and direct housing, employment and retail development to the most appropriate locations in line with national policy considerations. [Policies: All, especially site allocations 5A.1, 5A.2, 5A.3, 5A.4 and other sites (not policies) 5B.1, 5B.2, 5B.3]

C3 Be in general conformity with strategic local policy

C3.1 The Local Policy which applies to the Ross-on-Wye Neighbourhood Plan Area can be found in the following key policy documents:

- Herefordshire Council Local Plan Core Strategy (Adopted October 2015)¹²;
- Draft Minerals and Waste Local Plan 2019;
- Draft Travellers’ Sites DPD (currently under examination), and
- Draft Rural Areas Sites Allocations DPD.

Only the Core Strategy is considered pertinent for the purposes of this Basic Conditions Statement, as there are no overlapping policies with the other draft documents.

C3.2 As the Local Plan is strategic in nature, general conformity will be considered against this.

C3.3 The qualifying body considers that the NDP is in general conformity with the adopted Herefordshire Council Local Plan Core Strategy. This is outlined in more detail in **Table 2** below.

Table 2 (below): Ross-on-Wye NDP General Planning/Land Use Policies – Conformity with Herefordshire Local Plan

Policy Ref	Planning Policy Title	Key Herefordshire Local Plan Para. / Policy Cross Ref	Commentary
EN1	Ross Design Policy	RW1, LD1, LD4, SS6	<p>The policy works to encourage new development where it reflects and enhances the characteristics and built historic elements of Ross-on-Wye.</p> <p>The policy refers to evidence in the Ross-on-Wye Character Assessment Portfolio, providing extra detail against which to assess planning applications’ landscape and townscape qualities, as described in LD1.</p> <p>By noting the particular importance of the Conservation Area, the policy also ensures that historic environment and heritage assets are protected, conserved and where possible enhanced, as required in LD4.</p>

¹² https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

EN2	Shopfronts and Signage	RW1, LD4	The policy promotes signage and shopfronts only where they respect the characteristics and built historic elements of Ross-on-Wye, especially within the Town Centre and Conservation Area.
EN3	Settlement Boundary	RA1, para. 4.8.16	The NDP defined settlement boundary helps to sustainably distribute the housing allocated to Ross-on-Wye in policy RA1. The policy directs development to within or adjacent to the main built up areas of the settlement. The policies map accompanying the Core Strategy does not define settlement boundaries, so there is no conflict with this and NDP policy EN3.
EN4	Infill and Backland Development	RW1, LD1, LD4, SS6	The policy requires planning applications for backland and infill development to contribute positively to the character of Ross (and refer to the Ross-on-Wye Character Portfolio to do this).
EN5	Eco-building	SS7, SD1	<p>The policy supports development proposals which include measures to mitigate their impact on climate change, including a range of eco-building methods.</p> <p>The policy also supports onsite renewable energy generation where possible.</p>
EN6	Solar / Photovoltaic Energy	SS7, SD1, SD2	<p>The policy encourages solar/photovoltaic energy, contributing to addressing climate change through provision of renewable energy methods.</p> <p>The policy requires proposals for solar and voltaic energy to demonstrate that there is no harm to visual amenity, in line with the requirements of SD2.</p>
EN7	Landscape Setting	RW1, SS6	The policy works to ensure that proposed development within or affecting the Area of Outstanding Natural Beauty (AONB) protects and enhances the landscape, townscape and local distinctiveness of Ross-on-Wye.
EN8	Key Views	SS6	By identifying and working to protect key views in and towards Ross-on-Wye (from within and outside the neighbourhood area), the policy protects an important element of the local distinctiveness of the landscape.

EN9	Green Infrastructure	RW1, SS6, LD2, LD3	<p>By proposing the establishment of a green infrastructure network in the neighbourhood area, the policy works to enhance green infrastructure and biodiversity in Ross-on-Wye.</p> <p>The policy requires development proposals to demonstrate how they retain and protect existing green infrastructure, as well as how they link to wider ecological networks and create new biodiversity features and wildlife habitats where appropriate.</p>
EN10	Hard Surfacing of Drives and Parking Areas	SS7, SD3	The policy works to minimize the risk of flooding in the neighbourhood area by making use of sustainable drainage methods.
EN11	Pre-Application Community Engagement	RW1	In setting out the Ross-on-Wye Pre-Application Community Engagement Protocol, and strongly encouraging applicants to follow its procedure, the policy follows on from RW1 which encourages development which has demonstrated engagement and consultation with the community and the Town Council.
H1	Custom and Self-Build	Core Strategy Strategic Objective 1, Para. 3.38	The policy supports self or custom build projects, in line with Herefordshire Council's support for these types of projects. Custom and Self-Build projects will also contribute to delivering new homes and meeting the housing needs of all sections of the community.
H2	Home-working	SS5, E1, E3	The policy supports home-working in line with SS5 and E3, which facilitate adaptive design of residential development for the diversification of employment sectors in Ross-on-Wye.
H3	A Ross-on-Wye Community Land Trust	H1, H2, H3	By supporting a Community Land Trust (CLT) in Ross, the policy supports a mechanism through which affordable housing, as outlined in policy H1, can be provided. A CLT could also be the mechanism through which rural exception sites (as outlined in policy H2) could be delivered. This contributes to the delivery of the housing targets given in policy H1.

H4	Town Centre Housing	RW1, E5	<p>By encouraging new town centre housing, the policy works to maintain and enhance the vitality and viability of the town centre by supporting a range of uses.</p> <p>It follows on from policy E5 which supports the use of upper floors within town centres for residential uses.</p>
H5	Living and Working Over Shops	RW1, E1, E5	<p>The policy supports the use of space above town centre shops, working to maintain and enhance the vitality and viability of the town centre by promoting a range of uses in currently under-used space.</p> <p>It also follows on from policy E5 which supports the use of upper floors within town centres for residential uses, and E1 which aims to provide employment opportunities in a range of locations.</p>
E1	New Employment Development	RW1, SS5, E1, E4	<p>The policy encourages and allows for new employment development in the wider town area. It identifies suitable types of proposals to provide this.</p> <p>The policy works to diversify employment provision in the neighbourhood area, and provides detail of the types of employment that Ross needs. It also encourages enhancement to the leisure and tourism offer of the town, promoting Ross as a destination for quality leisure visits and sustainable tourism.</p>
E2	Resisting Out of Town Retail	RW1 E5	<p>The policy reflects the need for a Retail Impact Assessment at the same threshold outlined in RW1. The NDP has identified a new Town Centre boundary to use in relevant retail applications. In doing so, the policy focuses retail uses within the Town Centre.</p>
E3	Town Centre Uses	RW1, E5	<p>The policy sets out criteria with which to focus town centre uses within the defined town centre, maintaining and enhancing the vitality and viability of the area.</p>

A1	Active Travel	RW1, SS4, MT1	By expecting developments within the town to show how they contribute to the provision of active travel choices, the policy works to improve accessibility, as required in RW1, MT1 and SS4.
A2	Walking and Cycling	RW1, SS4, MT1	The policy encourages walking and cycling to improve accessibility within Ross-on-Wye. It works to improve walking and cycling links so that these active modes of travel can be preferred over that of the private car.
A3	Changes to Car Parks	RW1	The policy recognises the key role that car parks play within the town centre, and works to protect them to maintain the accessibility of key facilities here.
A4	Provision of Electric Charging Points	SS7, SD2	The policy encourages the provision of electric charging points in employment, leisure or retail developments, and requires it within residential developments where parking per house is provided. This contributes to addressing climate change and the use of renewable and low carbon energy generation.
SC1	Retaining Community Facilities	RW1, SC1, OS3	<p>The policy safeguards against the unnecessary loss of, and encourages the improvement of, existing community facilities (including open space, sports or recreation fields) in the area.</p> <p>The evidence base identifies the social and community facilities within Ross which the policy works to protect and improve. The policy wording reflects that within SC1.</p>
SC2	New Community Facilities	RW1, SC1, OS1, OS2	The policy works to support further community facilities in the town centre, outlining particular facilities that the community suggested a need for during consultation.
SC3	Allotments	RW1, SC1, OS1, OS2, OS3	<p>By identifying and protecting existing, and encouraging new allotments as part of development, the policy works to support new and improved community facilities in the area.</p> <p>It also seeks to meet the needs of the community for open space, sports and recreation facilities by seeking the provision</p>

			of these on site, or elsewhere where this is equally beneficial.
SC4	Play Areas	RW1, OS1, SC1, OS2, OS3	<p>By identifying and protecting existing, and encouraging new play areas as part of development, the policy works to support new and improved community facilities in the area.</p> <p>The policy requires the provision of open space, sports and recreation facilities in line with OS1.</p>
SC5	Local Green Space Designations	SC1, OS3	<p>By designating local green spaces of community value, the policy works to retain existing facilities in Ross-on-Wye.</p> <p>As a designation, local green space contributes towards the aims of OS3, which is to protect existing open space, sports and recreation facilities as far as possible.</p>
SC6	Telecommunications Infrastructure	SS5	By supporting proposals to enhance telecommunications infrastructure, the policy reflects SS5 which also supports this in relation to diversification of employment provision.
5A.1	Cleeve Field Allocation	RA1, RW1, H3, SS6, LD1, LD2, LD3, SD3, MT1	<p>The site allocation contributes to the housing distribution targets outlined in RA1 and RW1. By allocating for custom build housing, the policy is in line with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) – though this was introduced after the adoption of the Herefordshire Local Plan.</p> <p>The policy requires the design of any development proposal for the site to be informed by the relevant parts of the Ross-on-Wye Character Portfolio, taking account of local environmental quality and distinctiveness. The criteria that includes the important glimpsed views to the wider landscape from the site also ensures that the design of any future development proposal is informed by the character of the wider landscape.</p> <p>By requiring the retention and reinforcement of the existing hedgerows on site, the policy ensures that any future</p>

			<p>development proposal conserves and enhances existing biodiversity and green infrastructure assets.</p> <p>The policy also requires suitable water management and SUDs to manage the water courses at the north of the site.</p> <p>The policy requires road access from Archenfield Road, ensuring that future development here is designed and laid out to achieve safe entrance and exit, and incorporates existing routeways.</p>
5A.2	Merrivale Lane Allocation	RA1, RW1, SS6, LD1, LD2, LD3, LD4, MT1	<p>The site allocation contributes to the housing distribution targets outlined in RA1 and RW1.</p> <p>The policy requires the design of any development proposals for the site to be informed by the relevant parts of the Ross-on-Wye Character Portfolio, taking account of environmental quality and local distinctiveness, and protecting and enhancing the Conservation Area that the site is located within.</p> <p>The site allocation requires future development proposals to be informed by a detailed arboricultural survey, and for existing hedgerows on site to be retained and reinforced. This helps to conserve and enhance existing green infrastructure and biodiversity assets on the site.</p> <p>The policy requires road access from Merrivale Lane and additional pedestrian access from the existing path at the north west of the site, ensuring that future development here is designed and laid out to achieve safe entrance and exit, and incorporates existing routeways.</p>
5A.3	Stoney Stile Allocation	RA1, RW1 SS6, SC1, LD1, SD3, MT1	<p>The site allocation contributes to the housing distribution targets outlined in RA1 and RW1.</p> <p>By allocating part of the site for allotment use, the policy helps to ensure that new social / community facilities are available as locally as possible. It also enhances the</p>

			<p>existing social and community infrastructure in Ross-on-Wye.</p> <p>The policy requires the design of any development proposals for the site to be informed by the relevant parts of the Ross-on-Wye Character Portfolio, taking account of environmental quality and local distinctiveness.</p> <p>The policy also requires suitable water management and SUDs to manage the water courses at the north of the site.</p> <p>The policy notes that access from Middleton Avenue only being possible if Ashfield Park Primary School is relocated, ensuring that future development here is designed and laid out to achieve safe entrance and exit.</p>
5A.4	The Ryefield Centre Allocation	RA1, RW1, SS6, LD1, MT1	<p>The site allocation contributes to the housing distribution targets outlined in RA1 and RW1.</p> <p>The policy requires the design of any development proposals for the site to be informed by the relevant parts of the Ross-on-Wye Character Portfolio, taking account of environmental quality and local distinctiveness.</p> <p>By requiring parking on site, the policy takes account of the location of the site and its existing and future car parking requirement.</p>

Table 2 (above): Ross-on-Wye NDP General Planning/Land Use Policies - Conformity with Herefordshire Local Plan

C4 Be compatible with EU obligations

C4.1 The Neighbourhood Plan is compatible with EU obligations around human rights, habitat protection and environmental impacts. Specifically:

- i. Where local green space designations and development locations are proposed, consultation and notification of inclusion in the NDP has occurred with the landowners concerned. In addition, others who are affected by the proposals have been adequately consulted and have had the opportunity to comment on the proposals. The details of the consultation on the Plan are outlined in the Consultation Statement, which is found on Herefordshire Council's website.

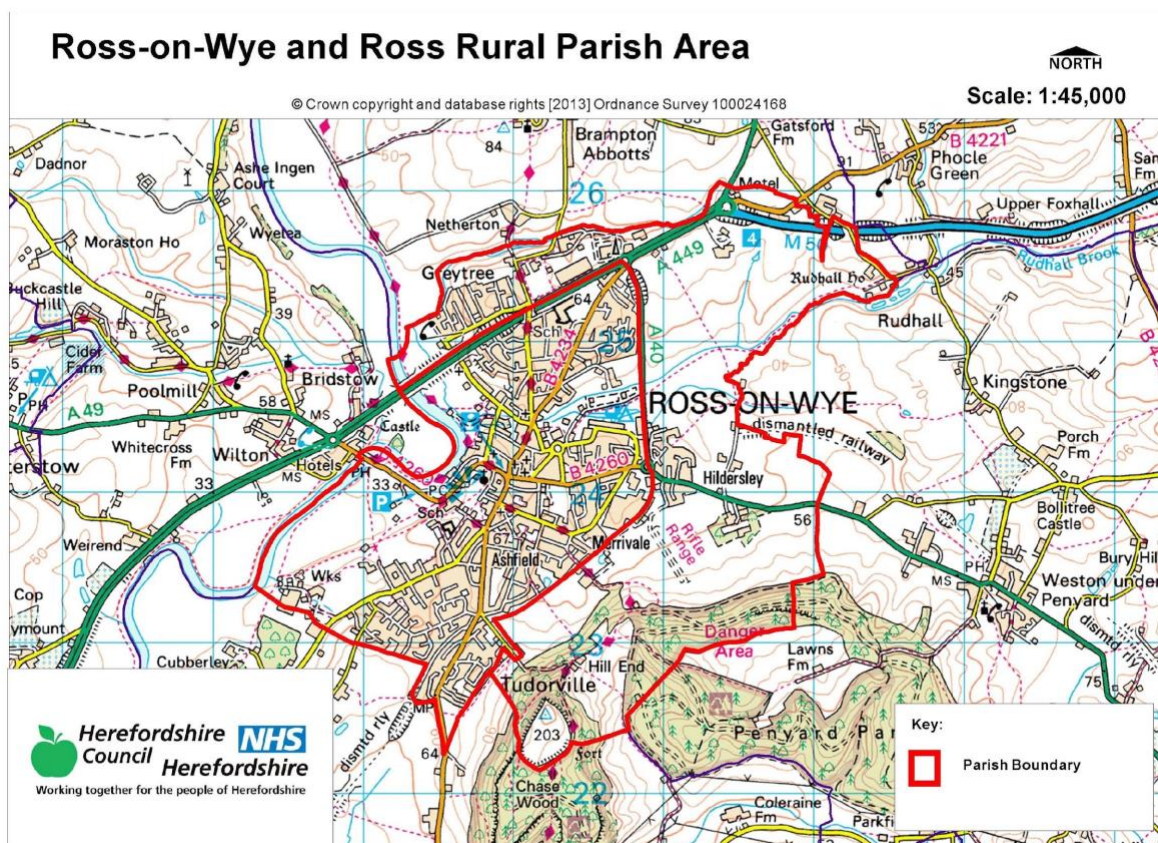
- ii. The Ross-on-Wye Neighbourhood Plan group has prepared an evidence base which includes well documented evidence to underpin the policy approach. A summary of the local evidence which has been prepared to support the NDP is found in Appendix 1 to the NDP.
- iii. Herefordshire Council, in line with the requirements of the European Directive 2001/42/EC, has an obligation to determine whether the Plan is likely to have significant environmental effects. To this end, Herefordshire Council prepared a Strategic Environmental Assessment Screening Opinion¹³, in October 2014, which confirmed that the NDP will require further environmental assessment for Habitat Regulations Assessment and Strategic Environmental Assessment. Herefordshire Council have prepared the Strategic Environmental Assessment Report (2019), which is found at Appendix 2. The Report concludes that the NDP is in general conformity with both national and local planning policy, and does not propose any growth that would be over and above that prescribed by strategic policies.
- iv. In line with the requirements of Article 6(3) of the EU Habitats Directive, Herefordshire Council also has an obligation to determine whether the NDP is likely to have any harmful effects on any European sites, including Special Protection Areas and Special Areas of Conservation. Herefordshire Council have prepared the Habitats Regulations Assessment Report (2019), which is found at Appendix 3. The Report concluded that the NDP will not have a likely significant effect on the River Wye SAC and the Wye Valley Woodland SAC and Wye Valley Forest of Dean Bat Sites SAC.

¹³ https://myaccount.herefordshire.gov.uk/media/1128085/Ross_SEA_Scoping_Report.pdf

Appendices

Appendix 1: Map of the Designated Neighbourhood Plan Area

From: https://myaccount.herefordshire.gov.uk/media/6977685/ross_ross_rural.pdf



Appendix 2: Consultation Statement - Ross-on-Wye Neighbourhood Development Plan 2019 (separate document, see Herefordshire Council website)

Appendix 3: Strategic Environmental Assessment Report 2019 (separate document, see Ross-on-Wye Town Council website)

Appendix 4: Habitat Regulations Assessment Report 2019 (separate document, see Ross-on-Wye Town Council website)