

Hampton Bishop Neighbourhood Development Plan (NDP)

Basic Conditions Statement

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

Hampton Bishop Parish Council

With assistance from



1.0 INTRODUCTION

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

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

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

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

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

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Hampton Bishop Parish Council.

2.2 What is being proposed is a neighbourhood development plan

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

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

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2017 to 2031 (the same period as the Adopted Herefordshire Core Strategy Local Plan).

2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

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

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

3.0 BASIC CONDITIONS

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

It should be noted that Hampton Bishop Neighbourhood Development Plan has been prepared to have regard to the previous National Planning Policy Framework, March 2012. This is in line with the guidance set out in the revised National Planning Policy Framework, July 2018 which sets out in Annex 1: Implementation paragraph 214 that "*The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.*"

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

Paragraph 184 also states that Neighbourhood Plans should "not promote less development than set out in the Local Plan or undermine its strategic policies". The Hampton Bishop Neighbourhood Plan does not undermine the strategic policies of Herefordshire Council. The Plan aims to support these policies by supporting appropriate housing development within the settlement boundary, taking account of the significant existing number of commitments in the Parish and the area's constraints such as areas at risk of flooding, promoting high quality design and protecting local landscape character.

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

Table 1 NPPF Core Planning Principles and the Hampton Bishop Submission Neighbourhood Development Plan

<p>NPPF Core Planning Principle</p>	<p>Regard that the Hampton Bishop Neighbourhood Development Plan has to guidance</p>
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance.</p> <p>It will provide a framework to ensure that development is genuinely plan-led, and by having involved the local community at all stages of shaping its policies and proposals, the Plan has provided local people with an opportunity to shape their surroundings.</p> <p>The vision, objectives, policies and proposals in the Plan have been developed through a thorough approach to community engagement. The Plan sets out a positive vision for the Parish up to 2031.</p> <p>The Neighbourhood Plan sets out a concise and practical suite of policies (11 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan has been prepared taking into careful consideration the results of various public consultation processes.</p> <p>These included the concerns of local residents about the need to protect the rural character of the village in relation to the proposed level of new</p>

NPPF Core Planning Principle	Regard that the Hampton Bishop Neighbourhood Development Plan has to guidance
	housing in the Parish around the urban fringe of the City of Hereford, and the need to protect local heritage and character. Plan policies have been prepared to help ensure new housing development in the village is sympathetic to the existing context, rather than generic in character and is of a high quality and that the landscape character of the urban fringe area is protected.
Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.	The NDP supports modest growth within the settlement boundary in line with the Herefordshire adopted Core Strategy. The NDP does not include site allocations as the existing significant existing commitments and recent developments in the Parish mean that the minimum housing requirement has been exceeded already.
Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	The Submission Neighbourhood Plan sets out policies to protect and enhance local character and ensure that amenity is protected. Policies encourage high quality design in new development.
Planning should take account of the different roles and character of different areas, promoting the vitality of our main	The NDP supports limited growth within the settlement boundary of the village, recognising the importance of protecting the landscape character

NPPF Core Planning Principle	Regard that the Hampton Bishop Neighbourhood Development Plan has to guidance
urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	of the rural area and in particular the area on the edge of the City of Hereford. The Plan promotes sensitive design in new housing which is appropriate to the local context.
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	<p>Flooding is a major issue in Hampton Bishop due to the village's low lying location close to 3 rivers; the Wye, the Lugg and the Frome. The NDP responds to this by including policies to steer development away from areas at high risk of flooding and policies which encourage development to be designed to be flood resistant and resilient and to minimise surface water run-off.</p> <p>The NDP also includes a policy which encourages developments to make safe provision for sustainable transport measures such as safe walking and cycling as alternatives to the private car.</p>
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	The NDP does not include site allocations but supports development within the development boundary of the village rather than in the surrounding countryside which has landscape and wildlife value.
Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.	NDP Policy HB6 supports proposals which re-use empty and unused buildings.

NPPF Core Planning Principle	Regard that the Hampton Bishop Neighbourhood Development Plan has to guidance
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Hampton Bishop NDP supports a Green Infrastructure approach to development, encouraging development to protect priority habitats and incorporate features which support local wildlife.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The NDP includes a policy to protect heritage assets in an manner appropriate to their significance.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>Traffic and transport are significant issues for Hampton Bishop.</p> <p>The Plan includes a policy seeking developer contributions towards traffic management measures and enhancements to support walking and cycling.</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The plan includes a policy which encourages a green infrastructure approach to development and a transport policy which encourages walking and cycling.</p>

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

The NDP notes that there are 36 Listed Buildings in the Neighbourhood Plan area including Grade I Listed Church of St Andrew. Policy HB4 requires development to be designed to be sensitive to any nearby built heritage assets and archaeology and Policy HB5 protects historic farmsteads.

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

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

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

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

3.4 d. Contributes to the Achievement of Sustainable Development

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

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

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

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

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

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

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

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

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

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	By supporting appropriate housing growth as identified in the emerging Local Plan the Neighbourhood Plan recognises the need to plan for housing and jobs together.
Social	The plan includes an identified settlement boundary to guide development to more sustainable locations which are accessible to village facilities such as the village hall and associated open space.
Environmental	The Submission Neighbourhood Plan includes policies to protect built heritage assets and local character, landscape character and wildlife. The Plan notes the area's record and continued high

	risk of flooding and includes policies which address flood risk. Traffic is also an issue for the village and the Plan supports walking and cycling as alternative methods of transport.
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3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Herefordshire Core Strategy Local Plan Adopted October 2015. Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from this Local Plan.

Table 3 Conformity with Strategic Local Planning Policy

Hampton Bishop NDP Policies	Herefordshire Core Strategy Local Plan 2011 - 2031	General Conformity
<p>Policy HB1 Development in Areas of Flood Risk</p> <p>New development in Hampton Bishop should be located in areas with the lowest probability of flooding (Flood Zone 1).</p> <p>Proposals in Zones 2 and 3 will be required to submit a Sequential Test of alternative sites in lesser Flood Zones to identify if a more suitable site is available. If following the sequential test, it is not possible to locate the development within a lower probability of flooding then the Exception Test should be applied.</p> <p>For the Exception Test to be passed:</p>	<p>Policy SD3 – Sustainable water management and water resources</p> <p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <p>1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire;</p>	<p>Policy HB1 requires new development to be located in areas at lowest risk of flooding, and to be located in Flood Zone 1 until adequate surface water drainage measures have been installed. New development will be required to provide effective surface water drainage measures.</p> <p>Core Strategy Policy SD3 requires development to be located in accordance with the Sequential Test and to reduce flood risk through flood storage or other measures.</p>

<ul style="list-style-type: none"> ● it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and ● a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. <p>Both elements of the test will have to be passed for development to be allocated or permitted.</p> <p>Until adequate surface water drainage measures have been installed to protect both existing properties and any new development, proposals for new residential development in Hampton Bishop Parish will only be considered acceptable in Flood Zone 1 Low Probability.</p> <p>Development proposals within the identified Settlement Boundary (see Map 6) will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding.</p> <p>Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of the development, and</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>6. water conservation and efficiency measures are included in all new developments, specifically:</p>	
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<p>the appropriate application of sustainable drainage systems. Proposals for new residential development in Flood Zone 3 will be resisted.</p>	<p>- 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> <p>7. the separation of foul and surface water on new developments is maximised;</p> <p>8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;</p> <p>9. development should not cause an unacceptable risk to the availability or quality of water resources; and</p> <p>10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment.</p> <p>Proposals which are specifically aimed at the sustainable management of the water</p>	
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	<p>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 HB2 Design for Flood Resilience and Resistance</p> <p>Policy HB2 Design for Flood Resilience and Resistance</p> <p>All new development in Hampton Bishop is required to be flood resilient. Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.</p> <p>Such measures should include the following:</p> <ul style="list-style-type: none"> - the use of water-resistant materials for floors, walls and fixtures - the siting of electrical controls, cables and appliances at a higher than normal level - setting the ground floor level where practical / feasible sufficiently high not to be affected by the flood 	<p>Policy SS7- Addressing climate change</p> <p>Development proposals will be required to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport; • designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate; • 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>Policy HB2 sets out how development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.</p> <p>Core Strategy Policy SS7 requires design approaches to be resilient to climate change impacts and to minimise risk of flooding including making use of sustainable drainage.</p>

<p>- raising land to create high ground where this would not result in increased flood risk elsewhere</p> <p>The lowest floor level should be raised above the predicted flood level, and consideration must be given to providing access for those with restricted mobility.</p> <p>New development should also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and fencing such as solid gates with waterproof seals, and where possible integral drains or fencing where the lower levels are constructed to be more resistant to flooding.</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); • reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and • developments must demonstrate water efficiency measures to reduce demand on water resources. <p>Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.</p>	
<p>Policy HB3 Design to Reduce Surface Water Run Off</p> <p>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff.</p>	<p>Policy SD3 – Sustainable water management and water resources</p> <p>Policy SS7- Addressing climate change</p>	<p>Policy HB3 requires development to be designed to maximise the retention of surface water on the development site and to minimise runoff.</p> <p>Core Strategy Policy SD3 requires development to incorporate flood storage</p>

<p>Sustainable Drainage Systems (SUDS) should be implemented wherever possible.</p> <p>The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.</p> <p>Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.</p> <p>Sustainable design of buildings such as use of “green” or “living” roofs and “blue roofs” which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</p> <p>Landscaping and the public realm should be designed to reduce surface water flooding and to enhance local biodiversity.</p>		<p>compensation measures or similar in areas where flooding is an issue and to include SuDS.</p> <p>Core Strategy Policy SS7 requires development to minimise the risk of flooding and make use of sustainable drainage methods.</p>
<p>Policy HB4 Protecting Heritage Assets and Archaeology</p> <p>Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage</p>	<p>Policy SS6 - Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition,</p>	<p>Policy HB4 seeks to protect and enhance designated and non-designated heritage assets and historic landscape character.</p> <p>Core Strategy Policy SS6 requires development to be shaped through an integrated approach including consideration of the historic environment and heritage assets.</p>

<p>assets and historic landscape character and put in place measures to avoid or minimise impact or mitigate damage.</p> <p>New development must take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p>	<p>proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore</p>	<p>Core Strategy Policy LD1 requires development to consider its effect on the historic environment.</p> <p>Core Strategy Policy LD4 requires development to protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p>
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	<p>assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p> <p>Policy LD1 – Landscape and townscape 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.	
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	<p>Policy LD4 – Historic environment and heritage assets</p> <p>Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> 1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas; 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes; 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and 5. where appropriate, improve the understanding of and public access to the heritage asset. <p>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</p>	
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	any asset and, where appropriate, improve the understanding of and public access to them.	
<p>Policy HB5 Protection of Historic Farmsteads</p> <p>Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish for employment or residential uses should be sensitive to their distinctive character, materials and form. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.</p>	Core Strategy Policies SS6 and LD4 as above.	<p>Policy HB5 seeks to protect historic farmsteads in the plan area and its inclusion was suggested by Historic England in their response to the Regulation 14 public consultation.</p> <p>Core Strategy Policy SS6 requires development to be shaped through an integrated approach including consideration of the historic environment and heritage assets.</p> <p>Core Strategy Policy LD1 requires development to consider its effect on the historic environment.</p> <p>Core Strategy Policy LD4 requires development to protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p>
<p>Policy HB6 Hampton Bishop Settlement Boundary</p> <p>The settlement boundary is defined on Map 5 below.</p> <p>New housing development proposals will be supported within the identified settlement boundary when they meet all of the following criteria:</p>	<p>Policy RA1 – Rural housing distribution</p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p>	<p>Hampton Bishop lies within the Hereford rural HMA.</p> <p>Policy HB6 supports new housing development within the identified settlement boundary of Hampton Bishop village, subject to local criteria. The relatively tight settlement boundary reflects the existing number of commitments and recent developments in the Parish which exceeds the</p>

<ol style="list-style-type: none"> 1. Proposals are designed to respond positively to the character of the surrounding area and enhance heritage assets such as the conservation area, listed buildings or other locally significant assets; 2. Development is well related to the existing village in terms of accessibility and location; 3. Development reflects the existing settlement pattern and density of the village which predominantly comprises single dwellings set in large garden plots. Residential development in rear gardens will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, and a substantial increase in the density of built form; 4. Proposals do not lead to the loss of existing community facilities, or access to recreational facilities; 5. Development will not increase the risk of flooding elsewhere and meets the requirements set out in Policies HB1, HB2 and HB3; 	<p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13 This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Rural HMA</td> <td style="width: 50%;">Hereford</td> </tr> <tr> <td>Approximate number of dwellings 2011 - 2031</td> <td>1870</td> </tr> <tr> <td>Indicative housing growth target (%)</td> <td>18%</td> </tr> </table> <p>Policy RA2 – Housing in settlements outside Hereford and the market towns.</p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those</p>	Rural HMA	Hereford	Approximate number of dwellings 2011 - 2031	1870	Indicative housing growth target (%)	18%	<p>minimum housing requirement of 18% or 32 units.</p> <p>Core Strategy Policy RA1 identifies a housing growth target of at least 18% for Hereford rural Housing Market Area. Policy RA2 sets out criteria for new development in identified settlements, including Hampton Bishop.</p>
Rural HMA	Hereford							
Approximate number of dwellings 2011 - 2031	1870							
Indicative housing growth target (%)	18%							

<p>6. Proposals have suitable provision for access and do not impact adversely on existing highway networks and particularly rural lanes; and</p> <p>7. They do not lead to a loss of residential amenity.</p> <p>Proposals which re-use empty and unused buildings will be encouraged.</p>	<p>settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned; 2. Their locations make best and full use of suitable brownfield sites wherever possible; 	
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	<p>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</p> <p>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p> <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p>Figure 4.14: The settlements which will be the main focus of proportionate housing Development</p> <p>Hereford - Hampton Bishop</p>	
<p>Policy HB7 Building Design Principles for New Development</p> <p>All new development proposals will be required to demonstrate how they have addressed the following design principles:</p> <ol style="list-style-type: none"> 1. Poor quality design in new development will not be accepted. New development should add to the 	<p>Policy RA2 – Housing in settlements outside Hereford and the market towns.</p> <p>As above.</p>	<p>The criteria in Policy HB7 require new development to add to local distinctiveness, be of appropriate design, responding to the characteristics of the conservation area, to be energy efficient and to minimise light pollution.</p> <p>Core Strategy Policy RA2 includes criteria covering design, use of brownfield sites, sustainability and suitable mix of housing.</p>

<p>local distinctiveness of an area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the “grain” of the surrounding area.</p> <ol style="list-style-type: none">2. New development should be of an overall scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.4. Building alterations or extensions in the Conservation Area especially should be sensitive to the local		
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<p>context in terms of materials, design, colour scheme, scale and structure. The use of natural materials from environmentally responsible sources is encouraged such as Herefordshire sandstone and traditional red brick for elevations, timber frames, wooden window frames and doors and slate roofs.</p> <ol style="list-style-type: none">5. The use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled is supported.6. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be minimal, unobtrusive and energy efficient.7. Proposals for the redevelopment, alteration or extension of existing or redundant farm or commercial buildings for new commercial enterprises or residential uses will be supported provided that proposals do not result in any net loss to biodiversity or increase risk of flooding, and do not negatively impact on water quality, soil health and landscape.		
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<p>Policy HB8 Landscape Design Principles</p> <p>All new development proposals will be required to demonstrate consideration of the following landscape design principles:</p> <ol style="list-style-type: none"> 1. Development proposals should seek to protect and enhance the character of the village both within and outside the conservation area. The demolition of buildings and structures that contribute to the character and appearance of the conservation area will be resisted. 2. Local habitats and wildlife should be preserved and enhanced. Landscaping schemes should protect existing and include new hedgerows and orchards where possible. The creation of areas of new wet meadows and woodland is encouraged. 3. Any loss of public open space will be resisted. 4. Minimal and discreet signage will be supported to promote compliance with rules and regulations in respect of access to paths for walkers and the control of dogs and horses. 5. Development schemes should protect deciduous woodlands, as well as retain and enhance open green spaces. Mature and established trees should be protected and incorporated 	<p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. 	<p>Policy HB8 seeks to protect local landscape character by providing more local detail such as protecting local built character, habitats, trees and traditional orchards.</p> <p>Core Strategy Policy LD1 provides broad, strategic criteria to protect landscapes at a Herefordshire level.</p>
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<p>into landscaping schemes wherever possible. The planting of local species such as ash and oak will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used.</p> <p>6. Any proposed increase in the development of poly-tunnels and glasshouses should take account of the visual impact on the landscape of the Parish.</p> <p>7. Locally distinct landscapes such as traditional fruit orchards should be retained wherever possible.</p>		
<p>Policy HB8 Green Infrastructure</p> <p>New development proposals are required to include ecological enhancements as part of landscaping and building design.</p> <p>Proposals should include enhancements such as sustainable drainage systems, re-naturalising watercourses, woodland planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.</p> <p>Priority habitats such as the traditional orchards around the settlements of Hampton</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 	<p>Policy HB9 requires development to take a GI approach and to incorporate locally relevant ecological enhancements.</p> <p>Core Strategy Policy LD3 sets out how proposals should protect, manage and plan for new GI.</p>

<p>Bishop and wet meadows and other environmental assets in the area are protected to preserve the existing eco-system network.</p> <p>Development which results in substantial harm to or loss of irreplaceable habitats such as traditional orchards, hedgerows or veteran trees, will be refused.</p>	<p>3. integration with, and connection to, the surrounding green infrastructure network.</p>	
<p>Policy HB10 Development on the Urban Fringe of the City of Hereford</p> <p>Any development in areas of high and high medium landscape sensitivity on the urban fringe of the City of Hereford must be avoided in order to protect both the rural and historic character of the Parish and the visually unique approaches to Hereford from Lugwardine and Mordiford.</p> <p>The planting of trees within the urban fringe area of the Parish is strongly encouraged to assist with reduction of excess surface water. Trees and orchards are preferred to large areas of grassland. Existing trees should be protected wherever possible.</p> <p>Where possible, buildings should not break skylines but should be sited within slopes of hills. Landscaping schemes should be designed to reflect the wider rural area and</p>	<p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. 	<p>Policy HB8 seeks to ensure that development within the Parish on the urban fringe of the City of Hereford is sited and designed sensitively and incorporates appropriate tree planting and protects existing mature trees.</p> <p>Core Strategy LD1 requires development to incorporate new landscape schemes to ensure development integrates into surroundings and to maintain and extend tree cover.</p>

<p>provide an appropriate transition from urban to rural character.</p>		
<p>Policy HB11 Improving Traffic Management and Accessibility in Hampton Bishop</p> <p>Developer contributions and other funding, will be sought to support improvements in traffic management and accessibility in Hampton Bishop Parish.</p> <p>Proposals will be supported where they will have a positive impact on traffic, such as:</p> <ul style="list-style-type: none"> a) slowing vehicle speed on entry into Hampton Bishop village; b) managing vehicle speed through Hampton Bishop along the B4224; and c) enabling safe pedestrian crossing on the B4224. <p>Proposals that will reduce the impact of traffic on Hampton Bishop through better access to and use of public transport, cycling and walking links and safer routes to Hereford, will also be supported.</p> <p>Traffic management proposals will be progressively introduced during the Plan period in association with Herefordshire Council and include utilising developer contributions resulting from development within the Plan area.</p>	<p>Policy MT1 – Traffic management, highway safety and promoting active travel</p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> 1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development; 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 	<p>Policy HB8 seeks to encourage traffic management and accessibility improvements and supports investment in public transport facilities and walking and cycling to reduce local reliance on the private car.</p> <p>Core Strategy Policy MT1 requires development proposals to incorporate various measures to minimise adverse impacts from traffic and to promote travel by walking and cycling as alternatives to the car.</p>

<p>New development proposals should, where appropriate, make provision for sustainable transport measures, for example through:</p> <ul style="list-style-type: none"> • providing pavements and cycle paths to enable residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village facilities and the City of Hereford; • providing public transport infrastructure such as bus shelters; and • including provisions for cycle storage. 	<p>provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</p> <p>5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</p> <p>6. have regard to with both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p>	
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3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

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

Strategic Environmental Assessment (SEA)

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

The Non Technical Summary (p1) sets out:

" Non-technical summary

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

Hampton Bishop Parish has undertaken to prepare an NDP and this process has been subject to environmental appraisal pursuant to the SEA Directive. Hampton Bishop Parish is a small rural parish adjoining the western edge of the built up area of Hereford. There is no post office or shop within the parish. The Bunch of Carrots is the local pub.

The Draft Hampton Bishop NDP includes 2 main objectives and it is intended that these objectives will be delivered by 11 criteria based planning policies; no site allocations are proposed here.

The environmental appraisal of the Hampton Bishop NDP has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. Stage A of the SEA process involved Scoping and Stage B provided a review and analysis of the NDP. Stage C involved preparing an Environmental Report and Stage D comprises a formal consultation on both this and the Draft Plan itself.

Habitat Regulations Assessment (HRA) screening has been carried out on the Parish and have shown it falls within the catchment for the River Wye (including River Lugg). The River Wye runs along the western and southern borders. The River Lugg runs along the eastern border. The HRA assesses the potential effects of the NDP on the River Wye SAC, which is a European site (Special Area of Conservation).

On the whole, it is considered that the Hampton Bishop 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.

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

Requirement for Habitats Regulations Assessment (HRA)

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

A Habitats Regulations Assessment Addendum Report for Hampton Bishop Neighbourhood Area was prepared in March 2018. The conclusions from the Screening Matrix are set out in Section 8 and provided below:

"8 Conclusions from the Screening Matrix

8.1 None of the Draft Hampton Bishop Plan (Autumn 2016) policies were concluded to be likely to have a significant effect on the River Wye SAC. Based on assumptions and information contained within the Hampton Bishop Plan, Herefordshire Core Strategy and the Pre-

submission version / proposed modifications addendum of the HRA for the Core Strategy all of the NDP policies were found to be unlikely to result in significant effects on the River Wye SAC.

8.2 In many cases this is because the policy itself is criteria based and would not directly result in development. In a number of cases the policies also included measures to help support the natural environment, including biodiversity and therefore no significant effect conclusion could be reached. In addition, these policies have the potential to mitigate some of the possible adverse effects arising from other policies.

8.3 The plan is very much criteria based, and does not allocate sites for development.

8.4 Dwr Cymru Welsh Water (DCWW) has stated for the Core Strategy that there is sufficient existing permitted headroom in the Sewerage Treatment Works serving the Hampton Bishop area, which is covered by the Eign STW, to continue to treat the water from the amount of housing provided for in the Core Strategy policies. In addition, the preparation of the Nutrient Management Plan for the River Wye SAC should ensure that development within Herefordshire which can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.

8.5 It is unlikely that the Hampton Bishop Plan will have any in-combination effects with any Plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Housing Market Area in the Herefordshire Core Strategy.

8.6 It is therefore concluded that the Hampton Bishop Plan will not have a likely significant effect on the River Wye SAC.

8.7 Any further amendments to policies will be rescreened if required and an addendum to this report will be produced."

European Convention on Human Rights

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

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

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

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

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.”

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

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

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

Prepared on behalf of Hampton Bishop Parish Council by Kirkwells Town Planning Consultants www.kirkwells.co.uk