

Stretton Sugwas Neighbourhood Development Plan 2019 - 2031

Basic Conditions Statement

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



Stretton Sugwas Parish Council with assistance from



March 2019

1.0 INTRODUCTION

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

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

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

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

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

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

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

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

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

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

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Stretton Sugwas 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 2019 to 2031 (the same period as the Herefordshire Local Plan Core Strategy, Adopted October 2015).

2.4 The policies do not relate to excluded development

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

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

The Neighbourhood Plan proposal relates to the designated Stretton Sugwas 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

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

2. Achieving Sustainable Development

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

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

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Stretton Sugwas NDP Policies and Proposals
<p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>Stretton Sugwas NDP provides a supportive framework for local business and investment in the economy which is appropriate to this semi -rural area on the edge of the City of Hereford.</p> <p>NDP Objective 4 is to provide a robust and appropriate planning framework to guide an appropriate and realistic level of (housing and) employment over the plan period and Objective 5 includes to ensure that changes of use of agricultural buildings to business uses are managed sensitively.</p>

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

	<p>These objectives should be delivered through Policy SS5 which aims to provide a supportive framework to guide new business development in former agricultural buildings. The Policy sets out criteria such as access, landscaping noise attenuation measures, managing traffic and car parking and providing appropriate signage, taking into account the narrow country lanes in the area and existing pressures.</p> <p>The NDP also notes the potential impacts on the area of the proposed Hereford Bypass, which is identified as a key strategic project by Herefordshire Council to support economic and housing growth. Policy SS9 sets out design criteria for new roads to reduce adverse impacts on landscape character, wildlife and quality of life and supports proposals for quiet lanes and traffic calming to discourage rat running.</p>
<p><i>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</i></p>	<p>Stretton Sugwas NDP recognises the importance of contributing to the social sustainability of the local community.</p> <p>NDP Objective 2 is to protect the identity and character of the existing local communities in the Parish, as a distinct rural area separate from the City of Hereford and Objective 4 is to provide a robust appropriate planning framework to guide a realistic level of new housing development over the plan period.</p> <p>Policy SS6 supports new housing within the identified settlement boundaries of Stretton Sugwas and Swainshill. Policy SS7 sets out criteria for new housing sites including the provision of a mix of house types and sizes to meet local needs and Policy SS8 recognises that the wider rural area is characterised by small clusters of houses and farmsteads and that there has been a history of small windfall development in and around these area. Policy SS8 therefore aims to provide more detailed guidance for rural exception housing to ensure any such development adjoins or is on small infill sites in these scattered settlements.</p>

	<p>In addition several policies address accessibility and the social and environmental impacts of traffic and transport. Policy SS4 requires developments to be accessible to all and houses to be capable of adaptation to suit different peoples' mobility needs, and Policies SS4 and SS7 also support and encourage walking and cycling as alternatives to the private car.</p>
<p><i>c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>Stretton Sugwas NDP has a strong emphasis on environmental sustainability.</p> <p>Objective 1 is to protect the rural landscape setting of the Parish, particularly from new development to the east and the proposed urban extension, Objective 2 is to protect the local identity and character of communities, and Objective 3 promotes high quality design.</p> <p>NDP Policy SS1 identifies and protects sensitive landscapes and Policy SS2 sets out a range of detailed landscape design principles to protect and enhance important local landscape features such as trees and hedgerows and the biodiversity of traditional orchards and to support attractive links to footpaths and the rural area.</p> <p>NDP Policies note the impacts of traffic (existing and likely future levels associated with the proposed Hereford Bypass and likely residential and economic growth) and set out mitigation measures to protect the amenity of local residents (See Policies SS5, SS7 and SS9).</p> <p>Managing flood risk is addressed in Policy SS3.</p>

3. Plan Making

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

Table 2 Plan Making

NPPF Plan Making	Stretton Sugwas NDP
a) be prepared with the objective of contributing to the achievement of sustainable development;	The Stretton Sugwas NDP has been prepared to contribute to sustainable development; Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.
b) be prepared positively, in a way that is aspirational but deliverable;	<p>The NDP has been prepared positively over a lengthy period of time and has included 2 formal Regulation 14 public consultations and several informal public consultations on emerging policies and proposals. The Parish Council, through the Steering Group, has worked hard to ensure policies are positively worded to "support" suitable and appropriate development subject to locally relevant criteria. The identification of the settlement boundaries has included informal and formal consultation with residents and local landowners.</p> <p>The design policies in the NDP set out robust and aspirational criteria which reflect local concerns about the need for housing to respond to the existing local vernacular in terms of scale, density and materials and to be of a high quality in design terms.</p>
c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;	<p>The accompanying Consultation Statement sets out the details of the community consultation and engagement activities which have been undertaken since 2014. Briefly this has included:</p> <ul style="list-style-type: none"> • Initial, informal consultation with Parishioners, landowners and local businesses during December 2014 to March 2015

	<ul style="list-style-type: none"> • First Regulation 14 Formal Consultation on the Stretton Sugwas Draft Neighbourhood Development Plan – Monday 14th September to Monday 26th October 2015 • Informal Public Consultation - Summer 2018 on different options for the proposed settlement boundaries were considered at two public consultation events at the Village Hall on Friday, 15th June from 6 pm to 9 pm and on Saturday, 16th June from 9 am to 12 noon; • A second Regulation 14 public consultation from Monday 10th December 2018 to 5pm Monday 4th Feb 2019. <p>Consultations were promoted using leaflets, posters and the parish newsletter. The documents were placed on the NDP webpages and several open meetings and events were held.</p> <p>Comments and representations have been submitted throughout the process by residents, local organisations, landowners, the local authority and, at the formal stage by consultation bodies. At each consultation stage representations have been considered carefully and appropriate amendments to the NDP made.</p>
<p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p>	<p>The NDP policies and proposals have been prepared by a steering group of local residents, with support from a planning consultant and planning officers at Herefordshire Council.</p> <p>Amendments have been made at key stages to improve the clarity and reduce ambiguity, but it is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>
<p>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</p>	<p>Updates and documents have been provided on the NDP website at all stages of plan preparation.</p>

f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	The NDP has been amended and updated to reduce duplication both of policies within the Herefordshire Local Plan Core Strategy and duplication with national policies.
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The Plan Making Framework

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

Non-strategic policies

Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Stretton Sugwas NDP promotes more development than that proposed in the Core Strategy (as the minimum housing requirement for the Parish has already been exceeded) and supports the strategic policies and does not undermine them.

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

5. Delivering a sufficient supply of homes

Paragraph 65 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The Stretton Sugwas NDP has been prepared in the context of Core Strategy Policy RA1 which sets out the minimum growth figure for Hereford rural Housing Market Area as 18% or a minimum of 31 new houses in the Parish by 2031. Core Strategy Policy RA2 identifies two settlements for housing growth in the Parish. Stretton Sugwas and Swainshill are both identified in Table 4.14 as the settlements which are main focus of proportionate housing development. (Outside these settlements the rural area policies (Policies RA3, RA4 and RA5) will apply.) The NDP directs growth towards the 2 settlements by identifying settlement boundaries and including policies which support suitable housing development within these boundaries.

Paragraph 69 sets out that neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area. The NDP does not include site allocations as the minimum housing requirement has already been exceeded through existing commitments and recent developments.

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

6. Building a strong, competitive economy

Paragraph 83 advises that In rural areas planning policies should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. The NDP addresses economic development in Policy SS5 and notes the limited community facilities in the area (including a school, village hall and church) in the introductory section.

8. Promoting healthy and safe communities

Paragraph 91 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. The NDP includes policies which promote walking and cycling and access to the open countryside using footpaths and pedestrian links.

9. Promoting sustainable transport

Paragraph 102 advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. Walking, cycling and use of public transport are promoted in NDP policies addressing housing, business and roads.

11. Making effective use of land

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

Achieving appropriate densities

Paragraph 122 sets out that planning policies and decisions should support development that makes efficient use of land, taking into account, amongst other things, d) the desirability of maintaining an area's prevailing character and setting (including residential gardens). The NDP recognises and refers to the scattered character of existing settlements in the Parish and requires development to respond to traditional village and landscape patterns.

12. Achieving well-designed places

Paragraph 124 explains that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 125 goes on to say that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The Stretton Sugwas NDP includes several policies which promote high quality design which responds to existing character and context and these have been prepared taking into account a design guide for the Hereford estate prepared by the Duchy of Cornwall - a major local landowner. All policies have been consulted upon with the local community.

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

Planning and flood risk

Paragraph 148 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 157 sets out that plans should avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by various measures including c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques). Stretton Sugwas NDP includes Policy SS3 to help manage flood risk and encourages walking and cycling to help reduce reliance on the private car (a contributor to carbon emissions).

15. Conserving and enhancing the natural environment

Paragraph 170 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside. NDP Policies SS1 and SS2 protect and enhance local landscape character and wildlife habitats such as traditional orchards which are prevalent in the area.

Ground conditions and pollution

Paragraph 180 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes considering such matters as noise and light pollution. Stretton Sugwas NDP Policies SS4 and SS5 protect local residential amenity and address matters such as noise and light pollution.

16. Conserving and enhancing the historic environment

Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 185 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. NDP Policy SS5 aims to protect and enhance built heritage and to use designs and materials which reflect the local vernacular.

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 7 Listed Buildings and Scheduled Monuments in the neighbourhood area, including Grade II* Church of St Mary Magdalene. NDP Policy SS4 Building Design Principles and Protecting Heritage requires development to be sensitive to local built character and materials and to take account of archaeology.

[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 does not include any Conservation Areas.

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

3.4 d. Contributes to the Achievement of Sustainable Development

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

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Herefordshire Local Plan Core Strategy 2011 - 2031 which was adopted in October 2015. Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Core Strategy.

Table 3 General Conformity with Strategic Planning Policies in the Herefordshire Local Plan Core Strategy 2011 - 2031

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>Policy SS1 Protecting Sensitive Landscapes</p> <p>Development proposals which impact on areas of medium, high medium and high sensitivity landscapes as identified on Map 4 will be expected to provide detailed landscape impact analysis and demonstrate how proposals have been designed to enhance local landscape character and reduce potential urbanisation of the rural area.</p> <p>Development proposals should set out how any adverse impacts on designated sites will be avoided or mitigated.</p> <p>Development should be designed to take account of local topography and should not break the skyline when viewed from public rights of way or highways within the parish. Developments should be of a small scale (ie clustered groups of 5 units or less are preferred within overall schemes of up to 12 units) wherever possible and new buildings should be of a height, scale and massing</p>	<p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention 	<p>NDP Policy SS1 aims to protect sensitive landscape areas by requiring proposals to provide landscape impact analysis and to mitigate adverse impacts on local landscape character.</p> <p>This is in general conformity with Core Strategy Policy LD1 which provides broad, strategic criteria to protect landscape and townscape at a Herefordshire level.</p> <p>The NDP Policy also refers to the need for development to not compromise the nutrient management plan’s ability to deliver nutrient reductions along the River Wye in line with Core Strategy Policy SD4 which requires that development should not undermine the achievement of water quality targets for rivers within the county.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>appropriate to the rural character of the parish. Development will only be permitted when it does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.</p>	<p>of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</p> <p>Policy SD4 - Wastewater treatment and river water quality</p> <p>Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater. In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development.</p>	
<p>Policy SS2 Landscape Design Principles</p> <p>All new development proposals will be required to demonstrate consideration of the following landscape design principles:</p> <p>1. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible. Schemes should include local species where</p>	<p>Policy LD1 – Landscape and townscape</p> <p>As above.</p> <p>Policy LD2 – Biodiversity and geodiversity</p> <p>Development proposals should conserve, restore and enhance the biodiversity and</p>	<p>Policy SS2 seeks to protect local landscape character by protecting local features such as mature native trees and hedgerows, and traditional orchards and to use locally appropriate species in new planting schemes.</p> <p>This is in general conformity with Core Strategy Policy LD1 which requires development to incorporate landscaping schemes which integrate appropriately into</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>possible and 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. Existing hedgerows should be retained and opportunities should be taken to incorporate new native hedges.</p> <p>2. Developers are required to consider and take account of the importance of the biodiversity value of traditional orchards. Development which involves the removal of existing traditional local orchards will be resisted. Where orchards are lost as a result of new development proposals, developers will be expected to include fruit species traditional to the local area in landscaping schemes.</p> <p>3. Footpaths and other walking routes through development sites are protected. Existing and new routes should not be enclosed by high walls or other boundary treatments to form narrow corridors, but should be designed sensitively to provide safe, open, attractive and appealing routes linking to the public rights of way network in the open countryside.</p>	<p>geodiversity assets of Herefordshire, through the:</p> <p>1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows: a) Development that is likely to harm sites and species of European Importance will not be permitted; b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations; c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species. d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.</p> <p>1. restoration and enhancement of existing biodiversity and geodiversity features</p>	<p>their surroundings and to maintain and extend tree cover. In addition Core Strategy Policy LD2 requires development to conserve, restore and enhance biodiversity.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
	<p>on site and connectivity to wider ecological networks; and</p> <p>2. creation of new biodiversity features and wildlife habitats.</p> <p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p>	
<p>Policy SS3 Managing Flood Risk</p> <p>Where possible development should be located within flood zone 1 (low risk). Where development is deemed necessary within flood zones 2 and 3 (in accordance with the sequential test) proposals must demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.</p> <p>All new development must incorporate sustainable urban drainage systems (SuDS) which are fully compliant with the most recently adopted national and local standards.</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>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,</p>	<p>NDP Policy SS4 recognises that some areas within the Parish are at risk of flooding and seeks to guide development towards areas of lowest flood risk or to demonstrate that they are safe and provide betterment where possible. Suitable SuDS should be incorporated.</p> <p>This is in general conformity with Core Strategy Policy SD3 which requires development to be located in accordance with the sequential test and to be safe and to use SuDS where appropriate.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
	<p>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,</p> <p>...</p>	

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>Policy SS4 Building Design Principles and Protecting Heritage</p> <p>Development proposals should seek to preserve or enhance the character of the villages and rural settlements, especially those buildings dating from previous centuries. The demolition of buildings and structures that contribute to the character and appearance of these areas will be resisted.</p> <p>All new development proposals will be required to demonstrate how they have taken account of the following:</p> <ol style="list-style-type: none"> 1. Development should respond to traditional local village and landscape patterns. Designs should enhance and reinforce the local distinctiveness and sense of place of the local area. Proposals should fit in with the “grain” of the neighbouring settlements and forge strong physical and visual connections and linkages with them. 2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the streetscape and impact on 	<p>Policy SS6 - Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; 	<p>Policy SS5 seeks to protect local character by requiring new development to respond to local distinctiveness. The criteria have been prepared taking into consideration a local design guide prepared by the Duchy of Cornwall for its Herefordshire Estate.</p> <p>This is in general conformity with Core Strategy Policy SS6 which provides broad, strategic criteria requiring development to respond to the county's distinctiveness and to consider landscapes and townscapes.</p> <p>In addition Core Strategy Policy LD1 requires development proposals to demonstrate how the character of the landscape and townscape has positively influenced the design.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>any significant wider landscape views. Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited. Small groupings and clusters of buildings are preferred to linear layouts of regularly spaced detached houses.</p> <p>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.</p> <p>4. Reclaimed materials and timber from sustainable sources are encouraged, and materials should be chosen to match the existing building stock, for example elevations tend to be rendered in light off white colours or are of traditional dark red brick, and doors and window frames are wooden. Roofs can be of thatch, slate or tile with mitred hips or hip tiles and chimneys should be of brick, stone or</p>	<ul style="list-style-type: none"> • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p> <p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding 	

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>render and rise generously above roofs. The use of local resources to assist the local economy and sustainability objectives is encouraged wherever possible.</p> <p>5. Window design is critical to the overall appearance of a building. Stained timber, UPVC, aluminium or plastic coated timber frames are not encouraged. Unstained window frames and doors should be used wherever possible.</p> <p>6. Particular attention is encouraged to be paid to the following aspects of building design:</p> <ul style="list-style-type: none"> • The silhouette produced by roof forms and chimneys • Balance of vertical and horizontal emphasis in building composition • Roof span and pitch • Distribution and proportion of windows within the overall “grid” of the elevation • Relationship of the upper floor windows to the eaves • Progressive changes in material as horizontal strata • The texture of materials and repetition / tessellation of small elements of construction (bricks, tiles, slates, window panes) 	<p>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;</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. 	

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<ul style="list-style-type: none"> • Characteristic weatherings such as hoods and pentice boards • The use of garden walls, hedges and other appropriate boundary treatment to establish the building within the site and connect with other buildings. timber palisade fencing should only be used to separate adjacent domestic rear gardens and not used to screen front elevations from the road. <p>7. Wherever possible private pavements adjoining the public pavement should be hard landscaped with cobbles, stone or soft landscaped with gravel or planting in soil pockets, or a combination of these. Private pathways, visible from the street should be of gravel or stone construction.</p> <p>8. Developments should be accessible to all. Houses should be capable of adaptation to suit the physical needs of people with impaired mobility and wheelchair users, including visitors.</p> <p>9. Where possible vehicles and parking should not dominate developments. On-plot vehicle hard standings to the front of properties are not encouraged and strategies such as the use of rear-court parking should be used wherever possible. Schemes should include provision for cycle storage and will</p>		

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>need to ensure safe access to highway network.</p> <p>10. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Herefordshire farmstead assessment framework and associated guidance and statements .</p> <p>11. 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 appropriate, unobtrusive and energy efficient.</p> <p>Protecting Heritage</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>		

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>Policy SS5 Managing New Business</p> <p>Development in Former Agricultural Buildings Where planning permission is required for either changes of use of former agricultural buildings to business development, or new buildings are to be constructed for business development within existing agricultural holdings, development will be required to demonstrate that consideration has been given to all the following criteria:</p> <ol style="list-style-type: none"> 1. Access is suitable and adequate for proposed increases in traffic associated with new uses; 2. Landscaping is provided to screen industrial buildings, parking etc and the proposed re-use will not have an unacceptable impact on the local landscape; 3. Adequate noise attenuation measures and other measures where necessary are provided to prevent nuisance and measures to mitigate the effects of external lighting; 4. The amenity of nearby residential occupants will be protected from any adverse impacts resulting from additional traffic such as noise, disturbance and pollution; 	<p>Policy RA5 – Re-use of rural buildings The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> 1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting; 2. design proposals make adequate provision for protected and priority species and associated habitats; 3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and; 4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and 5. the building is capable of accommodating the proposed new use 	<p>NDP Policy SS6 supports conversions of former agricultural buildings to business use subject to locally appropriate criteria.</p> <p>This is in general conformity with Core Strategy Policy RA5 which supports the re-use of rural buildings subject to criteria and Policy RA6 which supports rural diversification.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>5. Appropriate provision for on-site parking should be demonstrated and should be commensurate for the proposed use; and</p> <p>6. Signage should be sited and designed carefully to minimise adverse visual impacts on the rural landscape setting.</p>	<p>without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</p> <p>Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.</p> <p>Policy RA6 - Rural economy Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> • support and strengthen local food and drink production; • support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses; • involve the small scale extension of existing businesses; 	

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
	<ul style="list-style-type: none"> • promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism; • promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced; • support the retention of existing military sites; • support the retention and/ or diversification of existing agricultural businesses; Planning applications which are submitted in order to diversify the rural economy will be permitted where they: <ul style="list-style-type: none"> • ensure that the development is of a scale which would be commensurate with its location and setting; • do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise, dust, lighting and smell; • do not generate traffic movements that cannot safely be accommodated within the local road network; and • do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. 	
<p>Policy SS6 Settlement Boundaries</p> <p>Proposals for new development will be supported on sites within the identified</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</p>	<p>Stretton Sugwas NDP area and parish lies within the Hereford rural HMA.</p> <p>NDP Policy SS7 identifies settlement boundaries for Stretton Sugwas and Swainshill</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity						
<p>settlement boundaries of Stretton Sugwas and Swainshill as defined on Maps 5 and 6.</p> <p>Housing development in Stretton Sugwas and Swainshill should be limited to small to medium scale schemes of up to 12 units in any one proposal in order to maintain the local character of small and fragmented groups of houses and smallholdings.</p> <p>Proposals will be required to demonstrate physical and visual linkages to the existing built up area.</p> <p>New development along the A438 at Swainshill will be impacted by road traffic noise and any proposals along this stretch of road will be subject to undertake a road traffic noise risk assessment and noise factors, taking into account in the design and layout of any new residential site.</p> <p>The re-development and re-use of existing brownfield sites and buildings has a priority over greenfield sites provided the site or buildings do not have a high environmental value. Development proposals for greenfield sites will be required to demonstrate that suitable brownfield alternatives have been explored and that they are not deliverable within a three year period.</p>	<p>2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and 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="1" data-bbox="875 1061 1458 1316"> <thead> <tr> <th data-bbox="875 1061 1187 1093">Rural HMA</th> <th data-bbox="1191 1061 1458 1093">Hereford</th> </tr> </thead> <tbody> <tr> <td data-bbox="875 1133 1187 1204">Approximate number of dwellings 2011 - 2031</td> <td data-bbox="1191 1133 1458 1204">1870</td> </tr> <tr> <td data-bbox="875 1244 1187 1316">Indicative housing growth target (%)</td> <td data-bbox="1191 1244 1458 1316">18%</td> </tr> </tbody> </table>	Rural HMA	Hereford	Approximate number of dwellings 2011 - 2031	1870	Indicative housing growth target (%)	18%	<p>and sets out locally appropriate criteria to guide new development proposals.</p> <p>Core Strategy Policy RA1 identifies a housing growth target of at least 18% for Hereford rural Housing Market Area. This has been exceeded in Stretton Sugwas NDP area through recent developments and existing commitments which leave a net housing requirement of -2. However the Parish Council is committed to some further growth to provide for local needs and to support local services.</p> <p>Policy RA2 sets out criteria for new development in identified settlements, including Stretton Sugwas and Swainshill.</p>
Rural HMA	Hereford							
Approximate number of dwellings 2011 - 2031	1870							
Indicative housing growth target (%)	18%							

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>Outside of the settlement boundaries, the neighbourhood area is defined as open countryside.</p>	<p>Policy RA2 – Housing in settlements outside Hereford and the market towns.</p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the 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 	

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
	<p>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;</p> <p>2. Their locations make best and full use of suitable brownfield sites wherever possible;</p> <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 Hereford: Stretton Sugwas and Swainshill</p>	

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>Policy SS7 Criteria for New Housing Sites</p> <p>All proposed sites for new housing development within the settlement boundaries of Stretton Sugwas and Swainshill will be required to meet the following criteria:</p> <ol style="list-style-type: none"> 1. The proposed site should be appropriate to the size and character of the settlement within which it is located. 2. The scale of any proposed development should not: <ol style="list-style-type: none"> A. Adversely affect the neighbours' enjoyment of their homes and gardens through for instance disturbance from excess noise, odours, loss of light or traffic movements; B. Have a detrimental impact on the openness of the countryside; C. Increase significantly the scale or size of population of the surrounding area or adjacent settlement and its impact on local services. D. Have an adverse impact on local rural road networks. 3. Housing development in Stretton Sugwas and Swainshill should be limited to schemes of up to 12 units in any one proposal in order to maintain the local character of 	<p>Policy RA2– Housing in settlements outside Hereford and the market towns.</p> <p>As above</p> <p>Policy H3 – Ensuring an appropriate range and mix of housing</p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:</p> <ol style="list-style-type: none"> 1. provide a range of house types and sizes to meet the needs of all households, including younger single people; 2. provide housing capable of being adapted for people in the community with additional needs; and 3. provide housing capable of meeting the specific needs of the elderly population by: <ul style="list-style-type: none"> - providing specialist accommodation for older people in suitable locations; . ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population; . ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation. 	<p>NDP Policy SS8 sets out how new housing should respond to local character, protect amenity and the countryside, be of an appropriate scale and provide a range of house types and sizes.</p> <p>This is in general conformity with Core Strategy Policy RA2 which provides general criteria for residential development in rural areas and Policy H3 which sets out that residential developments should provide a range and mix of housing to meet needs of all households.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>small and fragmented groups of houses and smallholdings. Overall development schemes should be of a modest scale and commensurate to the size of the existing settlement.</p> <p>4. Layout and design of medium to larger schemes (5 to 12 houses) should break groups of houses up into smaller groups or clusters of up to 5 properties wherever possible.</p> <p>5. Development should seek to reduce the environmental impacts of traffic and transport and support walking and cycling.</p> <p>6. Schemes should include a mix of housing types and sizes to meet local needs.</p>	<p>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.</p>	
<p>Policy SS8 Housing in the Countryside</p> <p>Housing development in the wider rural area (as under policy RA3 in the adopted Herefordshire Local Plan Core Strategy) will be required to adjoin existing built form or occupy infill sites within the scattered settlements of Roman Way, Priory and Stretton Court, Barnfields, Railway Terrace, Morningside, Sugwas and Roman Road.</p>	<p>Policy RA3 – Herefordshire’s countryside</p> <p>In rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <p>1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or</p>	<p>NDP Policy SS9 guides exception development in the wider countryside towards the existing scattered smaller settlements in the parish and seeks to prevent merging and to protect distinctiveness.</p> <p>This provides more local detail to Core Strategy Policy RA3 which sets out the limited circumstances where development may be permitted in the wider rural area.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>Development on land in the wider open countryside outside these small settlements will be resisted to ensure that individual settlements remain distinct from one another and do not merge together.</p> <p>Preference will be given to the sensitive conversion of existing redundant buildings and re-use of brownfield sites provided that the amenity of new residential occupants will be not be adversely impacted by existing agricultural or commercial activity.</p> <p>Where a case is made for a genuine local need and affordable housing, a suitable proportion of market housing will be supported in order to make the scheme deliverable (as in policy H2 of the adopted Herefordshire Local Plan Core Strategy). All schemes should be carefully integrated into the existing farmsteads and holdings and be of a high quality design.</p>	<p>2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or</p> <p>3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or</p> <p>4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or</p> <p>5. is rural exception housing in accordance with Policy H2; or</p> <p>6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or</p> <p>7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.</p>	
<p>Policy SS9 New Roads</p> <p>Proposals for any new roads and in particular the proposed Hereford Bypass within Stretton Sugwas Parish, will be required to incorporate the following to reduce adverse impacts on</p>	<p>Policy SS4 - Movement and transportation</p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of</p>	<p>NDP Policy SS10 recognises the potential impacts on the area from the proposed Hereford Relief road and seeks to set out mitigation measures for this and any other road schemes to protect local residential amenity, sensitive landscapes and wildlife habitats.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>local landscape character, wildlife and local quality of life:</p> <ol style="list-style-type: none"> 1. New roads should be routed carefully to integrate sympathetically with the natural landscape, and designed and sited to avoid encouragement of “rat running”. 2. Any artificial lighting should be minimised; where provision of highway lighting is considered essential, lighting should be designed through use of appropriate luminosity and direction of lightflow to have a low impact on the surrounding landscape and housing, and should not leak unnecessary light into the night sky. 3. Any new roads should be part of a high quality landscaping scheme involving short term and long term planting using indigenous and locally appropriate tree and shrub species to provide screening and sound and visual barriers. 4. Suitable road surface materials should be used to reduce noise impacts. Use of concrete should be avoided. Use of artificial earth bunding is encouraged to reduce noise and improve visual amenity. 5. Access for wildlife should be provided where wildlife corridors are truncated or severed, such as use of under passes, bridges or other appropriate means to support movement. 	<p>the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>...</p> <p>Herefordshire Council will work with the Highways Agency, Network Rail, bus and train operators, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices, including the provision of the following major schemes:</p> <ul style="list-style-type: none"> • Hereford Relief Road; <p>Policy HD3 - Hereford movement</p> <p>....</p> <p>Herefordshire Council will use a variety of funding mechanisms to deliver the following:</p> <ul style="list-style-type: none"> • packages of transport improvements focussing on key routes into the city delivering a range of public realm improvements and improving access and connectivity for sustainable mode users; 	<p>This is in general conformity with Core Strategy Policies SS4 which notes the proposed Hereford Relief Road and the more detailed policy HD3 which provides guidelines for the Relief Road to the west of Hereford.</p>

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
<p>6. Roads should include provision of appropriate water management and storage to minimise run off into neighbouring fields and properties.</p> <p>7. Roads should have continued access for public footpaths, cycleways and bridleways via foot bridges which are of a high quality design and sited appropriately.</p> <p>8. Continued access for landowners and farmers is a priority particularly where land holdings are affected by severance.</p> <p>9. Existing local lanes should not be severed by the link road if at all possible.</p> <p>Proposals for introducing quiet lanes, traffic calming and maximum speed limits of 20mph will be supported in principle on heavily used routes through the Parish to discourage heavy traffic, if and when the proposed western relief road is completed. particular consideration should be given to reducing opportunities for “rat running”.</p>	<ul style="list-style-type: none"> • behavioural change campaigns which will complement infrastructure delivery to encourage sustainable mode use and healthy lifestyles; • reduced reliance on car use by incorporating sustainable mode routes within new developments and connecting them with existing networks; • improvements to public transport infrastructure enabling improved access and integration between bus and to rail services; • convenient, safe and secure car parking facilities which attract shoppers and visitors and deter commuter parking in the city centre, through the development of Park and Choose sites; and • a Relief Road to the west of Hereford to reduce the volume of traffic from the city centre and enable the delivery of walking, cycling and bus improvements on the existing highway network. The road will be designed and developed in such a way which avoids and mitigates adverse impacts or physical damage to or loss of habitats, noise pollution and vibration, light pollution, air pollution, flood risk and water quality on the River Wye SAC, as well as residential amenity and business interests. Consideration of the impact of the road on heritage assets, their significance and setting, as well as the historic character of the wider landscape will also be required. Further 	

Stretton Sugwas NDP Policies	Herefordshire Local Plan Core Strategy Policies	General Conformity
	assessments will be undertaken as part of the Hereford Area Plan and subsequent planning application(s). The pace of delivery of transport and movement infrastructure will be aligned with that of housing provision in accordance with policy SS3.	

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).

Additional Basic Conditions (December 2018)

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

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

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

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 Environmental Report for Stretton Sugwas Neighbourhood Area was published by Herefordshire Council in November 2018 based on the revised and updated Regulation 14 Draft Plan. The non-technical summary (p1) sets out that:

"The Stretton Sugwas Parish have undertaken to prepare an NDP and this process has been subject to environmental appraisal pursuant to the SEA Directive. The Parish comprises the Parishes of Stretton Sugwas the parish lies to the west of Hereford. The Draft Stretton Sugwas NDP includes 6 objectives and it is intended that these objectives will be delivered by 10 criteria based planning policies, a settlement boundary is proposed for Stretton Sugwas and Swainshill. The environmental appraisal of the Stretton Sugwas 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. Stretton Sugwas has previously has a regulation 14 consultation in September 2018, however their plan has significantly changed therefore will conduct another regulation 14 consultation. The previous environmental reports can be found on the Herefordshire Council website.

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

On the whole, it is considered that the Stretton Sugwas NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). Once made (adopted) by Herefordshire Council, the effects of the policies within the Stretton Sugwas NDP will be monitored annually via the Council's Annual Monitoring Report (AMR)."

The full report is published on the NDP website and Herefordshire Council's webpages for Stretton Sugwas NDP.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context

of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

The Habitats Regulations Assessment Regulation 14 Report for Stretton Sugwas Neighbourhood Area (Regulation 14 Draft Plan) was published by Herefordshire Council in November 2018. The report sets out that the initial Screening report (October 2013) found that the River Wye (including the River Lugg) SAC borders the southern edge of the parish and the parish falls within the hydrological catchment of the River Wye

The report concludes that *"the Reg 14 NDP is not considered to affect the findings of the previous HRA report. Equally the review in light of the Sweetman case is also not considered to affect the previous findings. Therefore the earlier conclusions that the **Stretton Sugwas NDP will not have a likely significant effect on the River Wye SAC.**"*

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.

Stretton Sugwas Parish Council
March 2019