

Holmer and Shelwick Neighbourhood Development Plan (NDP)

Basic Conditions Statement

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

Holmer and Shelwick 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 Holmer and Shelwick 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 Holmer and Shelwick Parish Council. The area was designated by Herefordshire Council on 23rd February 2017

https://www.herefordshire.gov.uk/directory_record/3127/holmer_and_shelwick_neighbourhood_development_plan

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 2011 to 2031 (the same period as the adopted Herefordshire Local Plan Core Strategy 2011 - 2031).

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 Holmer and Shelwick 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 Figure 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 Holmer and Shelwick Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, February 2019)².

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 Holmer and Shelwick NDP delivers the 3 overarching Objectives:

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Holmer and Shelwick 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>Holmer and Shelwick NDP includes policies to support economic growth: including housing development in the villages of Munstone (HS1) and Shelwick (HS1); housing development in Holmer (HS2); growth of local businesses (HS6); and the Hereford Western Relief Road (HS9).</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</i></p>	<p>Holmer and Shelwick NDP recognises the importance of contributing to the social sustainability of the local community.</p> <p>The NDP identifies settlement boundaries and supports housing growth for the Parish as set out in the adopted Core Strategy.</p>

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

<p><i>accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;</i></p>	<p>Policy HS7 identifies existing community facilities in the parish for protection and supports investment in improved facilities. Development for new community facilities will also be supported.</p> <p>Policy HS8 seeks to designate a number of areas as Local Green Space. These provide a number of social functions, including various forms of informal recreation.</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>Holmer and Shelwick NDP has a strong emphasis on environmental sustainability.</p> <p>The NDP seeks to:</p> <ul style="list-style-type: none"> • Protect local heritage assets (HS4) • Local landscape and natural environment (HS5) • Local Green Spaces (HS8) • Policy HS9 includes a number of criteria that seek to minimise the impact of the Hereford Western Relief Road

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 Holmer and Shelwick NDP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making	Holmer and Shelwick NDP
a) be prepared with the objective of contributing to the achievement of sustainable development;	The Holmer and Shelwick 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 to support new housing development to meet the minimum housing target in the Core Strategy.</p> <p>The Parish Council, through the Steering Group, has worked hard to ensure policies are positively worded to 'support' and 'encourage' suitable and appropriate development. Policy criteria have been prepared through a thorough approach to community engagement and reflect local aspirations for high quality design which considers local context and character.</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>All the policies have been prepared through an extensive and thorough approach to community engagement. This has led to regular and constructive involvement of the local community in the plan-making process.</p> <p>The accompanying Consultation Statement sets out the details of the extensive and wide ranging community consultation and engagement activities which have been undertaken at all stages of the Plan's preparation.</p>

	At each consultation stage representations have been considered carefully and appropriate amendments to the NDP made.
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;	The NDP policies and proposals have been prepared by a Steering Group on behalf of the Parish Council, with support from a planning consultant and planning officers at Herefordshire Council. 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.
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	Updates and documents have been provided on the NDP website at all stages of plan preparation. Responses by email were invited at informal and formal consultation stages.
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 with policies in the Herefordshire Local Plan Core Strategy and duplication with national policies. Again, it is understood that the Examination may lead to further changes to policies and supporting text.

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 Holmer and Shelwick NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Herefordshire Local Plan 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. Holmer and Shelwick NDP supports development in line with Local Plan Core Strategy Policy RA1 Rural housing distribution. Holmer and Shelwick is

in the Hereford Rural Housing Market Area rural HMA which has a 18% indicative housing growth target over the plan period up to 2031. To ensure the indicative growth target is met, the Core Strategy (Policy RA2) then goes on to identify a number of villages that will be the main focus of housing development, Munstone and Shelwick are identified as “other settlements” where proportionate housing growth is appropriate. If Munstone and Shelwick were to meet the indicative growth target in full of 18%, this would mean new housing growth of 99 dwellings. This is a result of the built development associated with Hereford and would clearly be disproportionate to the size of the two settlements. Based on advice from Herefordshire Council a pragmatic approach has been taken and the proportional growth target for the two villages has been set as 17 new homes April 2011 to April 2031. This figure has been calculated by basing the growth target on the number of houses in 2011 in the rural area, i.e. outside of the built form on the Roman Road. Existing commitments (houses completed, houses under construction and planning permissions for new homes) totalled 18 in October 2017. The growth target has already been met.

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 Holmer and Shelwick NDP has been prepared in the context of Herefordshire Local Plan Core Strategy Policies RA1 and RA2 and demonstrates that the indicative target of 17 dwellings (18% growth target) has been met.

Holmer and Shelwick 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 within the identified settlement boundaries of Munstone and Shelwick. The settlements of Munstone and Shelwick are identified as “Other areas where proportionate development is appropriate” (Table 4.15 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 Holmer and Shelwick NDP supports appropriate economic development in the rural area by including a policy to support the growth of local businesses (HS6).

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 protect and encourage investment in local facilities and local green spaces.

9. Promoting sustainable transport

Policy HS9 seeks to set detailed design criteria for the Hereford Western Relief Road. These are intended to minimise the impact of this strategic infrastructure on the local environment.

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 Holmer and Shelwick NDP includes several detailed policies which together promote high quality design (HS3, HS4 and HS9) which respond to existing character and context. All policies have been prepared with the close involvement of the local community.

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. Policy HS4 aims to protect local landscape and local wildlife and sets out how landscaping and building design should enhance habitats and lighting should be sensitive to the dark skies which are a characteristic of 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. Policies HS6 and HS9 seek to minimise such impacts within the local landscape.

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 18 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Policy HS4 identifies and seeks to protect local heritage assets.

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 13 listed buildings in the Parish. Where proposed housing sites could affect the setting of heritage assets this is noted and addressed in policy criteria.

[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 NDP area does not include a conservation area.

[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 adopted Herefordshire Local Plan Core Strategy 2011-2031. Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Local Plan.

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

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>POLICY HS1 - NEW HOUSING DEVELOPMENT IN MUNSTONE AND SHELWICK</p> <p>New housing development to meet local needs will be supported within or adjacent to the settlement boundaries of Munstone (Figure 7) and Shelwick (Figure 8) when it is appropriate and proportionate to the size, role and function of the villages. To ensure this is managed appropriately proposals must satisfy the following criteria:</p> <ul style="list-style-type: none"> a. Be within or immediately adjacent to the settlement boundary of the villages; b. Be a small-scale development of a small number of homes; c. Cumulatively such development does not lead to the erosion of the villages’ existing character and setting; d. Re-uses previously developed land, where possible; e. It enhances the character of the area; f. It will not lead to isolated homes, detached from the settlement boundary in the open countryside; 	<p>Policy SS2 - Delivering new homes</p> <p>A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.</p> <p>Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi -functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.</p> <p>The use of previously developed land in sustainable locations will be encouraged.</p>	<p>Policy RA1 of the Core Strategy identifies seven rural housing market areas for the county. Holmer and Shelwick falls within the Hereford Rural Housing Market Area (HRHMA). Policy RA1 sets an indicative growth target for this whole area of 18%, 2011-2031.</p> <p>To ensure the indicative growth target is met, the Core Strategy (Policy RA2) then goes on to identify a number of villages that will be the main focus of housing development, Munstone and Shelwick are identified as “other settlements” where proportionate housing growth is appropriate. If Munstone and Shelwick were to meet the indicative growth target in full of 18%, this would mean new housing growth of 99 dwellings. This is a result of the built development associated with Hereford and would clearly be disproportionate to the size of the two settlements. Based on advice from Herefordshire Council a pragmatic approach has been taken and the proportional growth target for the two villages has been set as 17 new homes April 2011 to April 2031. This figure has been calculated by basing the growth target on the number of houses in 2011 in the rural area, i.e. outside of the built form on the Roman Road. Existing</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>g. The proposed homes are of high-quality sustainable design appropriate to their surrounding context; and</p> <p>h. They protect and enhance the surrounding environment and rural landscape:</p> <p>i. The proposed homes will not adversely impact existing agricultural or commercial activity.</p>	<p>Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.</p> <p>The broad distribution of new dwellings in the county will be a minimum of:</p> <p>Place: Rural settlements – see list in Place Shaping section Facilities: More limited range of services and some limited development potential but numerous locations</p> <p>New homes: 5,300.</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>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</p>	<p>commitments (houses completed, houses under construction and planning permissions for new homes) totalled 18 in October 2017. The growth target has already been met.</p> <p>To help manage future housing growth and to ensure that the countryside and local environment are protected Policy HS1 identifies settlement boundaries for the two villages of Munstone and Shelwick. These boundaries have been drawn around the main built form of the settlements using the advice and guidance published by Herefordshire Council. Policy HS1 will allow for appropriate development within the settlement boundary and in certain circumstances for small scale development immediately adjacent to the defined settlement boundary of each village.</p> <p>This approach helps to meet the Core Strategy target and will help manage future housing growth. Policy HS1 is in general conformity with strategic planning policy.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity						
	<p>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 data-bbox="884 735 1449 986"> <tr> <td>Rural HMA</td> <td>Hereford</td> </tr> <tr> <td>Approximate number of dwellings 2011 - 2031</td> <td>1870150</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 settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision,</p>	Rural HMA	Hereford	Approximate number of dwellings 2011 - 2031	1870150	Indicative housing growth target (%)	18%	
Rural HMA	Hereford							
Approximate number of dwellings 2011 - 2031	1870150							
Indicative housing growth target (%)	18%							

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<p>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; 3. They result in the development of high quality, sustainable schemes which are 	

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<p>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 4.15: Other areas where proportionate development is appropriate</p> <p>Munstone</p> <p>Shelwick</p>	
<p>POLICY HS2 - NEW HOUSING DEVELOPMENT IN HOLMER</p> <p>Within the settlement boundary for Holmer (Figure 9) new housing development will be supported. Development outside of this boundary will be considered to be in the open countryside and will be assessed against Policy RA3 of the Herefordshire Local Plan Core Strategy 2011-2031. The proposed</p>	<p>Policy HD1- Hereford</p> <p>Hereford will accommodate a minimum of 6,500 new homes within the plan period and a minimum of 15ha of new employment land. Major residential development will take place in the following locations:</p> <ul style="list-style-type: none"> • 800 new dwellings in Hereford City Centre (HD2) 	<p>The neighbourhood area includes built development that forms part of Hereford City. This area also falls within the boundary of the emerging Hereford Area Plan (HAP). The existing built-up area has been defined on the NDP Policies Map and a settlement boundary shown. This boundary includes the existing built form and unfinished builds with planning approvals to date. Within this boundary new housing development under Policy HS2 will be</p>

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<p>homes will not adversely impact existing agricultural or commercial activity. Development sites within the settlement boundary for Holmer may be adversely impacted by road traffic noise from the A49 and A4103. The design and layout of such sites must take into account the acoustic environment with a view to mitigating any adverse effects of road traffic noise.</p>	<ul style="list-style-type: none"> • 500 dwellings at the Northern Urban Expansion Area (HD4) • 1,000 dwellings at the Western Urban Expansion Area (HD5) • 1,000 dwellings at the Southern Urban Expansion Area (HD6) <p>The remaining housing requirement of around 3,200 dwellings will be provided through the implementation of existing commitments, windfall development and the development of non-strategic sites allocated through the production of the Hereford Area Plan or Neighbourhood Development Plans. Major employment development will take place in the following locations:</p> <ul style="list-style-type: none"> • 10ha of employment land at the Western Urban Expansion area • Around 5ha of employment land at the Southern Urban Expansion area. <p>Further employment land provision will be made in accordance with Policy HD7.</p> <p>Policy HD4 – Northern Urban Expansion (Holmer West)</p> <p>Land at Holmer West will deliver a comprehensively planned sustainable urban expansion. The new development will be</p>	<p>supported. Beyond this settlement boundary any new development will be treated as in the open countryside, such development will be assessed against Policy RA3 Herefordshire’s Countryside in the Herefordshire Local Plan Core Strategy 2011-2031. This approach supports the Core Strategy’s plans for development at Holmer West but seeks to manage such growth so that it remains at an appropriate level and further development does not lead to loss of open countryside, agricultural land or the merging of smaller settlements such as Munstone and Shelwick with the City.</p> <p>This approach is in general conformity with the two relevant strategic planning policies:</p> <p>Policy HD1- Hereford</p> <p>That sets a minimum of 6,500 new homes within the plan period with 500 dwellings to be at the Northern Urban Expansion Area (HD4) The NDP does supports this policy by including existing planning commitments within the Holmer Settlement Boundary.</p> <p>Policy HD1 goes on to state that the remaining housing requirement of around 3,200 dwellings will be provided through the implementation of existing commitments,</p>

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	<p>sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The development will be expected to provide:</p> <ul style="list-style-type: none"> • 500 new homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the <i>Herefordshire Local Housing Market Assessment</i>; • a target of 35% of the total number of dwellings shall be affordable housing; • Park and Choose site (land and infrastructure) adjacent to the western side of the A49 in close proximity to the Hereford Relief Road and land or a contribution to facilitate the construction of the adjoining phase of the Hereford Relief Road; • walking and cycle routes and green infrastructure corridors linking to the Park and Choose site the existing public right of way network and existing education and community facilities and employment sites in the locality; • appropriate new green buffers and linear green routes, particularly along Ayles Brook; • measures to mitigate flood risk both for the new homes within the expansion area 	<p>windfall development and the development of non-strategic sites allocated through the production of the Hereford Area Plan or Neighbourhood Development Plans. Major employment development will take place in the following locations:</p> <p>The NDP does not seek to make allocations in relation to Hereford city, this matter, if necessary, can be addressed through the Hereford Area Plan.</p> <p>Policy HD4 – Northern Urban Expansion (Holmer West)</p> <p>The NDP also supports the northern urban expansion site. The planning approvals related to this site have been incorporated into the Holmer Settlement Boundary.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<p>and for the benefit of existing residents and businesses in other parts of the city through the incorporation of sustainable urban drainage solutions, as part of the green infrastructure network and measures to control water levels within Ayles Brook;</p> <ul style="list-style-type: none"> • appropriate provision of and contributions towards indoor and outdoor sports and play facilities, open space and allotments; • where appropriate a contribution towards pre-school facility and contributions towards the enhancement of existing primary and secondary school provision and any identified need for other community infrastructure/facilities; and • sustainable standards of design and construction. <p>This expansion area will be accessed primarily off the A4103 Roman Road. The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure.</p>	
<p>POLICY HS3 - DESIGN</p> <p>Development within the neighbourhood area should be of good quality design sensitively</p>	<p>Policy SS6 – Environmental Quality and Local Distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets</p>	<p>Policy HS3 is in general conformity with the principles set out in HLPCS Policy SS6 that seek to promote environmental quality and distinctiveness. Policy hS3 provides locally</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>integrated into both the existing urban fabric and the surrounding rural landscape. To ensure this is achieved development should take account of site characteristics and surroundings and meet the following criteria:</p> <ul style="list-style-type: none"> a) Layout design should create a sense and appearance of incremental growth. Each phase should be comprised of a layout of legible streets that inter-connect with previous and subsequent phases. Typical, suburban estate type layouts with “loops and lollipops” should be avoided; b) Highway design and car parking should allow for adequate off-street parking, excluding garages at a rate of one space per bedroom; c) Individual properties should be sited so as to provide strong, active frontages and to take advantage of the best position on a site to maximise environmental benefits and create opportunities for natural surveillance; d) Scale and height should vary across the site – with a maximum of two storeys to be the norm – 	<p>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; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; 	<p>specific guidance to ensure new design is sensitively integrated into both the existing urban fabric and the surrounding rural landscape.</p> <p>Policy HS3 is also in general conformity with Policy LD1 of the HLPCS in that it seeks to provide more local guidance so that:</p> <ul style="list-style-type: none"> - 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; and • new development incorporates new landscape schemes and their management to ensure development integrates appropriately into its surroundings. <p>Policy HS3 is also in general conformity with HLPCS Policy SD1 – Sustainable Design and Energy Efficiency. Both of these policies seek to create safe, sustainable, well integrated environments for all members of the community. Policy HS3 does not repeat or duplicate Policy contained in HLPCS Policy SD! But provides more detailed neighbourhood area policy.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>with “landmark” buildings, sometimes being larger, occupying key positions, such as corners, on the site;</p> <p>e) Individual house designs, materials and architectural detailing should vary across the site, but have a coherence within each phase. Flat roof designs must be avoided;</p> <p>f) Landscaping should be an integral part of the design, should take account of, and where possible, preserve existing trees, hedges and other green infrastructure on site. New roads and streets should include street trees, and other landscape features that create green, walkable, multi-use thoroughfares;</p> <p>g) The design should provide easy access for all members of the community and create a network of streets and other routes that allows significant movement around the site. Strong links should be created with the existing surrounding communities so that the site is fully integrated;</p> <p>h) The layout and form of new development should ensure that</p>	<ul style="list-style-type: none"> • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <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 	

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>the privacy, outlook, sunlight and daylight of existing residents on the site's boundaries are not adversely affected;</p> <p>i) The layout and form of new development will not be adversely impacted by existing agricultural or commercial activity; and</p> <p>j) Public rights of way (PROWs) should be protected and enhanced and have 2 metre margins either side of the PROWs. They could form the lines of the landscape corridors.</p>	<p>development and new planting to support green infrastructure.</p> <p>Policy SD1 – Sustainable Design and Energy Efficiency</p> <p>Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> • ensure that proposals make efficient use of land - taking into account the local context and site characteristics, • new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air 	

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<p>contamination, land instability or cause ground water pollution;</p> <ul style="list-style-type: none"> • where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored; • utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure • where possible, on-site renewable energy generation should also be incorporated • create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly • ensuring designs can be easily adapted and accommodate new technologies to 	

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<p>meet changing needs throughout the lifetime of the development; and</p> <ul style="list-style-type: none"> • utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials; <p>All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.</p>	
<p>POLICY HS4 – PROTECTING LOCAL HERITAGE ASSETS</p> <p>Development proposals should conserve and enhance the local heritage assets listed below:</p> <ul style="list-style-type: none"> ▪ Duck Pond – Situated in Coldwell’s road ▪ Trig Point – One of the highest points in Hereford situated at the top of Patch Hill <p>(See Figure 10 - Map of protected Views Page 34)</p> <p>Any development proposals will have to ensure that:</p>	<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, heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; 2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design, where opportunities 	<p>Policy HS4 is in general conformity with HLPCS Policy LD4 that seeks to “protect, conserve and where possible enhance heritage assets and their settings, heritage assets and their settings in a manner appropriate to their significance”. Policy HS4 has two aspects, firstly, it identifies two non-designated heritage assets; secondly, it sets policy affecting those assets and assets identified on the Herefordshire Historic Environment Record.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>a. No heritage asset will be damaged by building or associated work.</p> <p>b. There is no detrimental effect on the visual aspect of any heritage asset.</p> <p>Proposals for new development should consult the Herefordshire Historic Environment Record. Where there is an indication or potential that there may be assets of heritage or archaeological interest suitable desk-based and site investigation should be carried out. Site investigations must follow the appropriate professional practices so that there is no detriment to the rural environment.</p>	<p>exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</p> <p>3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;</p> <p>4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and.</p> <p>5. where appropriate, improve the understanding of and public access to the heritage asset.</p> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p>	
<p>POLICY HS5 – LANDSCAPE AND NATURAL ENVIRONMENT</p> <p>To protect and enhance the landscape of the area development proposals will have to demonstrate that:</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</p>	<p>In seeking to protect the local landscape Policy HS5 is in general conformity with LPCS Policy SS6 that seeks to conserve environmental quality and contribute to the County's local distinctiveness. Including landscape.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<ul style="list-style-type: none"> a. The character of the local landscape has influenced the design, scale, form and siting of the development proposed; b. They protect and enhance the differing settings of the various settlements in the area; c. They protect and enhance the following views (Figure 10, P33): <ul style="list-style-type: none"> i. View to Hay Bluff from above Highfield House; ii. View to and from Patch Hill, the highest point in the parish; iii. Views of Lyde Hill from footpath HO10 at Shelwick; and iv. Views towards Pyon Hill. d. Local Wildlife Sites in and around our parish: at Lugg Meadows; Hereford and Gloucester Canal (overgrown); and the disused railway are conserved; e. They retain and enhance any non-designated heritage assets that may be identified; f. They include lighting and other measures to retain the neighbourhood area's Dark Skies; 	<p>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: 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>	<p>Policy HS5 is also in general conformity with LPCS Policy LD1. Policy HS5 sets more detailed local development management criteria to assess impact on the local landscape.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<ul style="list-style-type: none"> g. They incorporate appropriate landscaping schemes and future on-going management to ensure the proposal integrates into the surrounding landscape; h. They use, maintain and extend native tree species, hedgerows, and other important vegetation; and i. They do not have an adverse impact on the environmental quality of the area's rivers, streams, brooks, ponds and rights of way. 	<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 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 	

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<p>integrates appropriately into its surroundings; and</p> <ul style="list-style-type: none"> - 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 HS6 – TO SUPPORT THE GROWTH OF LOCAL BUSINESSES</p> <p>Proposals for the development of small-scale business enterprises suitable to a rural area will be encouraged when they do not adversely affect the rural character and existing residential amenity and they are for the following:</p> <ul style="list-style-type: none"> a. for the conversion or reuse of an existing building; b. homeworking proposals; c. live/work units; and diversification of an existing rural business 	<p>Policy RA6 - Rural Economy</p> <p>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; • promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism; 	<p>Policy HS6 is in general conformity with LPCS Policy RA6. Both policies support the development of small-scale rural business. Policy HS6 seeks to address particular local issues and needs in terms of conversions, homeworking and live/work units.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<ul style="list-style-type: none"> • 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; <p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they;</p> <ul style="list-style-type: none"> • ensure that the development is of a scale which would be commensurate with its location and setting; • do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell; • do not generate traffic movements that cannot safely be accommodated within the local road network and • do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. 	
POLICY HS7 – COMMUNITY FACILITIES	<p>Policy SC1 – Social and community facilities</p> <p>Development proposals which protect, retain or enhance existing social and community</p>	<p>NDP Policy HS7 protects the church, local pub and stores for community type uses and supports investment to improve local provision.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>The community facilities listed below and shown on the Policies Map Figure 11, will be protected:</p> <ul style="list-style-type: none"> ☒ Church of St Bartholomew and Church Hall ☒ The Rose Garden/Secret Garden ☒ Holmer Stores, Belle Bank Avenue <p>Development to enhance or improve these facilities will be supported when it preserves local character and distinctiveness and does not harm the landscape or residential amenity.</p> <p>Development leading to the loss of these facilities will only be supported when equivalent, or better, provision is made elsewhere in the area. OR where it can be proven that the facility is no longer needed, viable or fit for purpose.</p> <p>To help create a heathy community, proposals for new facilities that serve the urban and rural communities in the neighbourhood area and help to bring these communities together will be supported</p>	<p>infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF .</p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use</p>	<p>This Policy is in general conformity with Core Strategy Policy SC1 which sets out that existing facilities should be retained unless certain criteria are addressed and supports proposals which enhance existing provision.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
	<p>without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p>	
<p>POLICY HS8 – PROTECTING LOCAL GREEN SPACES</p> <p>The Local Green Spaces designated below and shown on the Policies Map, Figure 12 will be protected.</p> <ol style="list-style-type: none"> 1. Children’s Play area, Turnberry Drive 2. Children’s Play area, Furlongs Estate 3. Green open space, Coldwells Road, Munstone 4. Green open space, adjacent to St Bartholomew’s Church, Holmer 5. Open space, Coldwells Road, Holmer 6. Wetlands bordering Bran Rose Way 7. Former meadow land at Holmer, bordering Meadows Edge Estate. 8. Meadow land at Holmer bordering Meadow Park Estate 	<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>	<p>The HLPCS, as a strategic plan does not have a specific policy on local green spaces. Nor does the HLPCS mention designated local green spaces as a criterion in any policy. Designated local green spaces is a national designation.</p> <p>However, Policy GP10 raises no issues of general conformity and Policy SS6 of the HLPCS seeks to protect the network of green infrastructure of which the designated local green spaces are key components.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>9. Dense woodland behind Holmer Court Residential Home and adjacent to a public footpath at Holmer.</p> <p>10. Open land between woodland, Holmer Court, Tanners Red Walk and Attwood Lane</p> <p>Development of designated Local Green Spaces will only be permitted when in accordance with national policy for Green Belt.</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; <p>physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</p>	
<p>POLICY HS9 – HEREFORD WESTERN RELIEF ROAD</p> <p>Proposals for the Hereford Western Relief Road within the neighbourhood area should seek to incorporate the following, where appropriate:</p> <p>1) Measures to mitigate any significant adverse impact on landscape character, wildlife and quality of life.</p> <p>2) Routing that integrates sympathetically with the natural landscape.</p>	<p>Policy HD3 - Hereford movement</p> <p>Herefordshire Council will:</p> <ul style="list-style-type: none"> • improve Hereford’s economy by increasing connectivity to the national and local transport networks by reducing congestion and improving journey time; • improve health, wellbeing and the environment by improving air quality and reducing noise through maximising opportunities for the use of sustainable transport modes, particularly for short distance journeys. 	<p>Policy HS9 of the NDP is in general conformity with Policy HD3 of the LPCS. Policy HS9 supports the western relief road identified in Policy HD3. Policy HS9 sets out a number of detailed development management criteria for the neighbourhood area, these, if implemented will help to meet the policy objective of Policy HD3 that the western relief road should “<i>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</i></p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>3) Includes measures to discourage “rat running” in villages and other residential areas.</p> <p>4) Use of lighting should be minimised. Where provision of highway lighting is considered essential it should be designed using appropriate luminosity and direction of light flow to achieve a low impact on the surrounding landscape and housing. No light should unnecessarily leak into the night sky.</p> <p>5) The new road should form part of a high-quality landscaping scheme. It should include short and long term planting using indigenous and locally appropriate tree and shrub species. It should provide screening and sound/visual barriers.</p> <p>6) 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.</p> <p>7) Access for wildlife should be provided where wildlife corridors are truncated or severed such as the use of under passes or bridges.</p> <p>8) Roads should include provision of appropriate water management and storage to minimise run-off into neighbouring fields and properties.</p> <p>9) Roads should have controlled access for public footpaths, cycleways and</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; • 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 	<p><i>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.”</i></p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
<p>bridleways via foot bridges which are of a high-quality design.</p> <p>10) Appropriate proposals for the introduction of quiet lanes and traffic management schemes including traffic calming and the introduction of lower speed limits will be supported.</p> <p>11) Opportunities for improving provision for walking, cycling and horse riding and public transport provision will be encouraged.</p>	<p>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 assessments will be undertaken as part of the Hereford Area Plan and subsequent planning application(s).</p> <ul style="list-style-type: none"> The pace of delivery of transport and movement infrastructure will be aligned with that of housing provision in accordance with policy SS3. 	
<p>POLICY HS10 – COMMUNITY INFRASTRUCTURE LEVY AND PLANNING OBLIGATIONS</p> <p>The Community Infrastructure Levy (CIL) made available to Parish Councils will be used by Holmer and Shelwick Parish Council in accordance with the Community Infrastructure Levy Regulations.</p> <p>CIL and other monies made available through planning obligations e.g. Section 106 agreements will be based on priorities identified in this NDP and the Community-Led Plan. It will be based on decisions made using the Parish Council’s existing decision-</p>	<p>Policy ID1- Infrastructure Delivery</p> <p>Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.</p> <p>Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance</p>	<p>Policy GP11 is in general conformity with the approach set out in HLPCS Policy ID1 and provides local detail on how CIL priorities will be identified.</p>

Holmer and Shelwick NDP Policies	Herefordshire Local Plan Core Strategy (HLPCS) Policies	General Conformity
making structures to ensure that local people are involved in identifying projects and establishing priorities.	with national planning policies and other relevant legislation.	

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 Holmer and Shelwick NDP has been subject to an iterative SEA screening process at all key stages of the plan’s preparation. The latest screening has been conducted against the Submission Draft Plan. This concludes:

“The environmental appraisal of the Holmer and Shelwick 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 NDP and has shown that a further HRA is not required.

On the whole, it is considered that the Holmer and Shelwick 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.”

The full report is published on the NDP website and Herefordshire Council's webpages for Holmer and Shelwick 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 Holmer and Shelwick Neighbourhood Area (Regulation 14 Draft Plan) was published by Herefordshire Council in April 2019. In Section 3 Methodology the report sets out that *"as the Holmer and Shelwick NDP is not directly connected with the management of any European sites, and includes proposals for development which may affect European sites, it is necessary under Regulation 102(1)(a) of the Habitats Regulations 2010 to undertake screening for likely significant effects on European sites."*

Section 4 Results of the Initial Screening Report and options advises in 4.1 that *"the initial Screening report (26 July 2017) found that the Neighbourhood Area is in the hydrological catchment of the River Wye (including the River Lugg) SAC. Therefore a full screening assessment is required. The west of the Parish is in the hydrological catchment."*

The report concludes in Section 8. that *"the Holmer and Shelwick Parish NDP will not have a likely significant effect on the River Wye SAC and Parish Councillors will welcome the conclusion as to no likely significant effect."*

This initial screening was updated using the Submission Draft NDP and concludes at section 9.1 that:

*"9.1 With reference to sections 6 to 9 above, it is concluded that the submission Holmer and Shelwick Parish NDP **will not have a likely significant effect on the River Wye (including the River Lugg) SAC.**"*

Both screenings are submitted alongside this Statement.

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.

Holmer and Shelwick Parish Council

July 2019