

# **Fownhope Neighbourhood Plan - Basic Conditions Statement (August 2015)**

## **Section 1 - Introduction**

This **Basic Condition Statement** is prepared to accompany **Fownhope Neighbourhood Plan**.

It is submitted by Fownhope Parish Council, which is the qualifying body under Localism Act 2011. Fownhope Neighbourhood Plan covers the parish only and no other Neighbourhood areas. The Local Plan for the parish is Herefordshire Core Strategy (HCS). Herefordshire Council has also indicated it will prepare a Travellers Development Plan and a Minerals and Waste Local Plan. It is expected that, in combination, these will comprise the Development Plan Documents for the parish of Fownhope.

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

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

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

The parish of Fownhope is located in the south of the County of Herefordshire just to the south east of Hereford City and within the Wye Valley Area of Outstanding Natural Beauty.

## Section 2 – Contribution to the Achieving Sustainable Development

<b>Sustainable development – Core Planning Principles of the NPPF.</b>	<b>Fownhope Neighbourhood Plan Provisions</b>
Genuinely plan-led empowering local people through a positive local vision, based on co-operation to address larger issues.	The community within the parish contributed to the preparation of the Neighbourhood Plan at a number of stages and their views and comments were all given serious consideration. This included a stage which involved setting a vision for the plan. A positive approach has been taken to accommodating housing and other forms of development which Herefordshire Core Strategy has determined for its settlements and rural areas. Higher level planning documents do not set out any proposals for major development within the parish but Fownhope Parish Council is aware, in particular, that it must contribute towards ensuring the issue of water quality in relation to the River Wye is properly addressed and that an appropriate level of protection needs to be given to protecting the Wye Valley Area of Outstanding Natural Beauty, a nationally important landscape within which it sits.
Be creative in finding ways to enhance and improve places where people live.	The Plan shows how it is proposed to accommodate new housing; how development should ensure the character and appearance of Fownhope village, its surrounding rural area and the Wye valley Area of Outstanding natural Beauty is to be retained and enhanced; the designation of Local Greenspace; how the effect of road traffic is to be taken into account while promoting sustainable transport; what is required in terms of community infrastructure; and the support of local business. These are important priorities identified by the community. An example of the Plan being creative is the identification of “Common Hill Area of Special Character”.
Proactively drive and support sustainable economic development, delivering homes, business and industrial units, infrastructure, and thriving local places, taking account of market signals	The Plan provides significant flexibility to support business where this is in scale with and does not adversely affect the parish’s environment and local amenity. It also promotes home working and the provision of high speed broadband to support local economic activity.
Always seek high quality design and good standard of amenity.	Policies place particular emphasis upon ensuring the rural character of the parish is retained as well as Fownhope village. This includes setting criteria that would promote high standards of architecture and design.
Take account of different roles and character of different areas, promoting	The Plan differentiates between its rural area, Fownhope village, Fownhope Conservation Area, and Common Hill Area of Special Character. It highlights the importance of the natural and historic

vitality, the beauty of the countryside and supporting thriving rural communities.	environment. It provides flexibility to support development, including local community facilities to support what is considered to be a thriving community.
Support transition to a low carbon future, considering flood risk, re-use of resources and encouraging renewable resources	The community recognises the importance of addressing climate change issues and provides for the protection of new development from flood risk and the provision of appropriate renewable or low carbon energy generation. In relation to the latter it sets a criteria based policy, providing environmental safeguards, and in particular supports community renewables. Guidance is given upon the criteria considered important when considering proposals for renewable energy generation that need to be fully addressed in order to receive community support. The policy excludes support for wind turbines to reflect not only the community's view but also the importance of protecting the Wye Valley AONB.
Conserving and enhancing the natural environment and reduce pollution, using land of lesser environmental value	These elements are seen as very important reflected by policies being set out early in the Neighbourhood Plan. This approach recognises the local community gives protecting the environment a high priority. The high quality landscape setting is particularly defined. Appropriate policies are advanced to support those included in Herefordshire Core Strategy
Encourage effective use of land by re-using brownfield land where environmentally acceptable.	'Brownfield' options are limited. Significant efforts have been made to find housing sites within the existing settlement boundary for Fownhope. Conversion of rural buildings to residential will comprise a notable contribution to meeting the housing target for the parish. Growth and expansion of local businesses is expected to result from home working, small scale development within villages, and the conversion of rural buildings to workshops sites where environmentally acceptable.
Promote mixed use and encourage multiple benefits from the use of land	The parish is a rural one with Fownhope village at its heart, providing a range of services and facilities. Supporting this spatial arrangement will meet this sustainable development objective.
Conserving heritage according to significance and to contribute to quality of life	A high priority is given to this objective, with policies to cover assets that add to HCS policies by emphasising the importance to local character and distinctiveness. Specific reference is made to protecting Fownhope Conservation Area and Common Hill Area of Special Character. In addition The Neighbourhood Plan includes defining buildings and structures of local interest.
Manage pattern of growth to make fullest use of sustainable transport measures and focus significant development in locations that are or can be made sustainable.	The Plan has little opportunity to contribute in any meaningful way to this objective, but does require appropriate infrastructure to support sustainable transport in particular walking to facilities within the village and access to the countryside. The matter has to be addressed at the strategic level and it is assumed that HCS rural development strategy and policy provides support for this objective through the levels of development being promoted in rural communities and to which this plan is making a contribution.
Support local strategies for improving	Measures are included to support local services and facilities, including any expansion of medical

health, social and cultural well being

facilities, local green space and access to the countryside.

### Section 3 – Compliance with the NPPF and Herefordshire Core Strategy

National Planning Policy Guidance Provision	Relevant Herefordshire Core Strategy Policy/Requirement	Fownhope Neighbourhood Plan Policy (NP)/Approach
<b>Achieving Sustainable Development – Place Shaping Approach</b>		
<p>Set out a positive vision for the future of the area (NPPF para 17, bullet 1).</p> <p>Neighbourhood plans should develop a shared vision for their neighbourhood (NPPF para 183 - 185)</p> <p>There should be a presumption in favour of sustainable development (NPPF para 11 – 16)</p>	<p><b>Vision for the County</b>  <i>“Herefordshire will be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county’s self-reliance and resilience”.</i></p> <p><b>(Policy SS1 - extract)</b> When considering development proposals take a positive approach that reflects the presumption in favour of sustainable development. Always work proactively to find solutions so that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions.</p> <p>Planning applications that accord with the policies in this Core Strategy and, Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application then permission will be granted unless material considerations indicate</p>	<p>NP Policies are presented <b><u>in bold and underlined</u></b></p> <p>Fownhope NP (Section 5) sets out what the community consider to be a positive vision for the Parish in the form of objectives expanding upon those core planning principles set out in the NPPF. This is a shared vision following consultation with the community and which it overwhelmingly endorsed. Environmental elements of sustainable development were used as filter, in particular safeguarding from flood-risk and the protection of wildlife sites and important landscapes.</p> <p>These sustainability objectives were set out within <b>Policy FW1</b>, which forms the basis of the planning strategy for the parish, complementing HCS policy SS1 and ensuring the plan aligns with the strategic needs and priorities of the wider local area (NPPF para 184). It covers those sustainable development objectives which the community considers important, forming what it sees as its major contributions to those set out in the NPPF and</p>

	<p>otherwise -taking into account whether:</p> <ul style="list-style-type: none"><li>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against national policy taken as a whole; or</li><li>b) specific elements of national policy indicate that development should be restricted.</li></ul>	<p>HCS. It is considered that the provisions in this policy do not conflict with but contribute positively to the sustainable development requirements of the NPPF paras 6-10 and 14-17 and HCS Policy SS1.</p>
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## Achieving Sustainable Development – Economic Role

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

### **Buildings strong Competitive Economy**

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

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

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

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

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

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

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

**Sections 23 to 28** of this NP set out the Plan's policies which support local businesses in a manner consistent with the NPPF and HCS, in particular HCS Policy SS5.

**Policy FW18** provides positive support for proposals that will sustain or increase local business activity, meeting HCS Policy E1 provisions that support the diversification of the rural economy. It contains safeguards but these do not extent beyond those expressed in the NPPF or HCS. Although not location specific, it directs industrial activity, in particular, to converted buildings or brownfield land. This policy supports the development of local businesses with no distinction between traditional forms or those in new or emerging sectors, including high technology forms (meeting the provisions of NPPF para 21).

There is no requirement for proposals to bring forward strategic employment sites or suggestion that this is needed within HCS. Neither are there any specific local circumstances that indicate this is necessary. The parish does not contain any sites identified as higher quality employment land or land

<p>5).</p> <p>Facilitate flexibly working practices such as live/work units (NPPF 21, bullet 6).</p> <p>Avoid long term protection of sites allocated for employment where there is no reasonable prospect of it being used.(NPPF para 22)</p>	<p>live/work units as part of mixed use developments will also be encouraged.</p> <p><b>(Policy E2 – Extract)</b> Employment land and buildings rated as ‘best’ and ‘good’ using the methodology in the <i>Employment Land Study 2012</i> (or successor document) will be safeguarded from redevelopment to other non-employment uses. Proposals which would result in the loss of employment land rated as ‘moderate’ will be permitted where:</p> <ol style="list-style-type: none"> <li>1. the development of the site for other uses would not result in an overall shortage in the quality and quantity of employment land supply in the area; or</li> <li>2. there would be a net improvement in amenity through the removal of a nonconforming use from within a residential area, and where an alternative use would offer amenity benefits. For sites in existing employment use, consideration should also be given to the ability to relocate existing occupiers where this is necessary; or</li> <li>3. the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme;</li> </ol> <p>In all cases:</p> <ul style="list-style-type: none"> <li>-the viability of the development proposal must be confirmed through a comprehensive assessment; and</li> <li>-there must be evidence of appropriate and active marketing of at least 12 months for a change of use of a B Class employment use and it can be shown that this marketing has been unsuccessful.</li> </ul> <p>The provision of ancillary and complementary uses which help meet the day-to-day needs of employment sites and their employees and improve the sites’ attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land.</p>	<p>falling within the best or good categories of the County’s portfolio. The Parish is a rural area and the issue of scale (NPPF para 21; HCS policy SS5, E1 and E2) including effect upon the environment, is addressed through the criteria set out in <b><u>Policy FW18</u></b>.</p> <p>A flexible and positive criteria approach is adopted towards locational requirements for economic regeneration, infrastructure or environmental enhancements (meeting the provisions of NPPF para 21).</p> <p><b><u>Policy FW19</u></b> supports NPPF para 21 and HCS Policy E3 in promoting working from home</p> <p>No restrictions are placed on the provision of live/work units or other flexible working practices through <b><u>Policies FW18 and FW19</u></b> other than those that would protect amenity and the environment (meeting the provisions of NPPF para 21; HCS policy E3).</p> <p><b><u>Policy FW18</u></b> seeks to avoid the unnecessary loss of employment land reinforcing HCS policy E2.</p> <p>None of these policies or others elsewhere in this NP is considered inconsistent with the provisions relating to supporting business except where both the NPPF and HCS include similar provisions to safeguard amenity and the environment.</p>
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	<p><b>(Policy E3 – Extract)</b> The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following:</p> <ul style="list-style-type: none"> <li>- changes to the appearance of any building;</li> <li>- noise disturbance from the use or any increased traffic and parking generated;</li> <li>- unsociable hours of operation; and</li> <li>- the storage of hazardous materials or emissions from the site.</li> </ul>	
<p><b>Supporting a prosperous rural economy</b></p> <p>Assess the needs of the food production industry and any barriers to investment that planning can resolve (NPPF para 161, bullet 6)</p> <p>Promote growth and expansion of all types of businesses and enterprise through conversions and well-designed new buildings in rural areas (NPPF para 28, bullet 1).</p> <p>Promote diversification and development of agriculture and other land based rural businesses (NPPF para 28, bullet 2).</p>	<p><b>(Policy RA5 – Extract)</b> The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, making a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> <li>1. design respects the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;</li> <li>2. design proposals make adequate provision for protected and</li> </ol>	<p><b>Policy FW18</b> supports the development of all types of local businesses, including through the conversion of rural buildings. No distinction is drawn between different employment sectors except in terms of directing industrial operations to converted premises or brownfield sites. Support for tourism is specifically highlighted In addition no restrictions are placed upon development proposals for or associated with agricultural diversification, new technologies, and local services which are of appropriate scale and do not affect amenity (meeting the provisions of NPPF para 28; HCS policies RA5, RA6 and E4). The policy would also apply to local services. However specific</p>

<p>Promote provision and expansion of sustainable rural tourism, visitor facilities and leisure developments that respect the countryside (NPPF para 28, bullet 3).</p> <p>Promote the retention and development of local services and community facilities in villages (NPPF para 28, bullet 4).</p>	<p>priority species and associated habitats;</p> <ol style="list-style-type: none"> <li>3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;</li> <li>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</li> <li>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</li> </ol> <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><b>(Policy RA6 – Extract)</b> 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"> <li>- support and strengthen local food and drink production;</li> <li>- 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.</li> <li>- involve the small scale extension of existing businesses;</li> <li>- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 -Tourism;</li> </ul>	<p>policies indicate support for retail services and leisure facilities (<b>Policy FW21</b>), enabling their expansion to support viability. In addition it seeks to retain retail premises in that use unless it is clear that the business is no longer viable or alternate provision is made.</p> <p><b>Policy FW20</b> promotes the re-use of rural buildings for employment use including tourism and other forms of business (NPPF para 28)</p> <p><b>Policy FW22</b> promotes the retention of local services considered important within the village in accordance with NPPF para 28 by seeking early notice where it is possible that the premises accommodating the particular service may be lost to another use which is subject to planning controls. Through this the Parish Council would consider whether there may be measures it could take to seek to retain the locally important service.</p> <p>None of these or other policies elsewhere in this NP are considered inconsistent with the provisions relating to supporting rural business except where both the NPPF and HCS include similar provisions to safeguard amenity and the environment.</p>
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	<ul style="list-style-type: none"><li>- promote the sustainable use of the natural and historic environment as an asset which is valued and conserved;</li><li>- support the retention of existing military sites</li><li>- support the retention and/ or diversification of existing agricultural businesses.</li></ul> <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"><li>- ensure that the development is of a scale which would be commensurate with its location and setting;</li><li>- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;</li><li>- do not generate traffic movements that cannot safely be accommodated within the local road network; and</li><li>- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.</li></ul> <p><b>(Policy E4 – Extract)</b> Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county’s unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:</p> <ol style="list-style-type: none"><li>1. the development of sustainable tourism opportunities, capitalising on assets such as the county’s landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county’s assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;</li></ol>	
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	<ol style="list-style-type: none"> <li>2. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county,</li> <li>3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;</li> <li>4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity</li> <li>5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted</li> </ol>	
<p><b>Supporting high quality communications infrastructure</b></p> <p>Support the expansion of the electronic communications network, including broadband but keeping the number of masts to a minimum, using existing buildings and</p>	<p><b>(Policy SD1 – Extract)</b> Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals</p>	<p><b>Policy FW25</b> supports the provision of high speed broadband in accordance with HCS Policy SD1. The policy is also positive in recognising that changes are occurring rapidly within the telecommunications sector. The policy contains provisions to safeguard relevant protected species (bats) in instances where</p>

<p>structures, with new sites sympathetically designed (NPPF para 43).</p>	<p>should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"><li>• ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development;</li></ul>	<p>relevant proposals for telecommunication equipment are brought forward, thereby meeting provisions NPPF paras 113 and 119.</p> <p>This will support the sustaining and development of local businesses including promoting home working. The provision in NPPF para 43 in relation to masts needs to be considered at a wider level so HCS Policy SD1 is considered more appropriate than a local policy. However <b><u>Policies FW2, FW5 and FW7</u></b> are relevant in that they encompass protection of both the natural and historic landscape.</p>
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<p><b>Provision of Infrastructure</b></p> <p>Work with other authorities and providers to assess the quality and capacity of (among others) infrastructure for transport, water supply and wastewater and its treatment (NPPG para 162, bullet 1)</p> <p>Encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion (NPPF para 30).</p> <p>Developments that generate significant amounts of movements should be supported by Transport Statements or Transport Assessments to show sustainable transport modes have been taken into account, safe and suitable access can be achieved, and improvements to the transport network to limit impacts on development can be undertaken (NPPF paras 32 and 36)</p> <p>Locate development that generate significant movements where the need to travel will be minimised and sustainable transport modes maximise, but take into account</p>	<p><b>(Policy SS4 – extract)</b> New developments should be designed and located to minimise the impacts on the transport network; ensuring that the efficient and safe operation of the network are not detrimentally impacted. Where possible development proposals should be accessible by and facilitate a genuine choice of modes of travel. Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car or alternatively, be required to demonstrate that they can be made sustainable by reducing unsustainable transport as required in future local or neighbourhood development plans and developer contributions, which meet the statutory tests, patterns and promoting travel by walking, cycling and public transport. Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded and developer contributions sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.</p> <p>Herefordshire Council will work with the Highways Agency, Network Rail, bus and train operators, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices.</p> <p>Development proposals incorporating commercial vehicular movements that could detrimentally impact on the environmental</p>	<p>HCS has determined where development should be located and this takes into account the needs of rural areas (NPPF para 34).</p> <p>There are no proposals at this time for transport infrastructure affecting the Parish (NPPF para 41).</p> <p>HCS policies SS4, MT1 and SD1 cover requirements in terms of ensuring traffic generated by developments in general should be accommodated on the highway network and on-site arrangements for vehicles and sustainable transport measures. <b>Policy FW27</b> sets emphasises support for a criteria based approach including additional criteria identified to address local community concern. This includes the use of shared space which is considered beneficial to pedestrian and cycle movement in accordance with NPPF para 35.</p> <p><b>Policy FW27</b> requires safe and convenient vehicular access and the provision of off-road parking in order that the traffic resulting from development can be absorbed safely (HCS policy MT1). There is no evidence to suggest different standards from those promoted by HC are required (NPPF 39).</p> <p>None of these or other policies elsewhere in</p>
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<p>policies for rural areas (NPPF para 34).</p> <p>Give priority to pedestrians and cycle movements (NPPF para 35, bullet 2).</p> <p>Create safe and secure layouts, minimising conflicts between users, avoiding clutter (NPPF para 35, bullet 3)</p> <p>Consider the needs of people with disabilities by all modes of transport (NPPF para 35, bullet 5).</p> <p>Balance land uses so people can be encouraged to minimise journey length (NPPF para 37).</p> <p>Set local parking standards taking account of accessibility, type of development, availability of public transport, car ownership and need to reduce the use of high emission vehicles (NPPF para 39).</p> <p>Identify and protect sites and routes critical in developing infrastructure to widen transport choices (NPPF para 41)</p>	<p>quality, amenity, safety and character of the surrounding locality will be expected to incorporate evidence demonstrating how the traffic impacts are to be mitigated.</p> <p><b>Policy SS7- Extract)</b> Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> <li>• delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport.</li> </ul> <p><b>(Policy MT1 – Extract)</b> Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> <li>1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</li> <li>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</li> <li>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</li> <li>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</li> <li>5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value</li> </ol>	<p>this NP are considered inconsistent with Government or HCS provisions relating to infrastructure requirements and constraints.</p>
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<p>Local Plans should take account of climate change over the longer term including factors such as (inter alia) water supply (NPF para 99).</p> <p>Minimise pollution on the local and natural environment (NPPG para 10)</p>	<p>can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</p> <p>6. have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p> <p><b>(Policy SD3 – Extracts)</b> Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <p>2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;</p> <p>3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;</p> <p>4. development will not result in the loss of open watercourse, and</p>	<p>No constraints have been identified in terms of water supply within the Parish either currently or in the future (NPPF para 162).</p> <p>No specific constraint in terms of sewage treatment is anticipated in relation to the levels of development envisaged through this Plan. <b>Policy FW4</b> however recognises there may be a need to assess whether existing arrangements are sufficient in particular to ensure the effect of foul drainage does not result in adverse effects upon water courses. The wastewater treatment needs of development away from Fownhope village which are not on mains drainage are recognised with developers having to identify the arrangements that are to be made. This policy will work in a complementary fashion with HCS policies SD3 and SD4 and there would be no purpose in replicating these in full.</p>
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	<p>culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;</p> <p>5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;</p> <p>7. the separation of foul and surface water on new developments is maximised;</p> <p>9. development should not cause an unacceptable risk to the availability or quality of water resources; and</p> <p>10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact</p>	
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**(Policy SD4 – Extract)**

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 nutrient levels do not exceed conservation objectives within a SAC designated river. Proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:

- measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, in accordance with policy SD3;
- phasing or delaying development until capacity is available;
- developer contributions to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;
- planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC; and
- where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.

Where connection to the wastewater infrastructure network is not practical, alternative options should be considered in the order:

- provision of or connection to a package sewage treatment works ;
- septic tank.

With either of these non-mains alternatives, proposals should be

	<p>accompanied by the following:</p> <ul style="list-style-type: none"><li>- information to show there will be no likely significant effect on the water quality of the River Wye and the River Clun SACs; or</li><li>- where there will be a likely significant effect upon a SAC river, information to enable the council to ascertain that there will be no adverse effect on the integrity of the SAC;</li><li>- in relation to then SACs, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.</li></ul> <p>The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.</p>	
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## Achieving Sustainable Development – Social Role

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

<p><b>Delivering a wide choice of high quality homes</b></p> <p>Identify sites that are key to delivery of the strategy within the housing market area over the plan period (NPPF para 47, bullet 1).</p> <p>Illustrate housing delivery over the plan period showing of a 5 – year supply of housing land (NPPF para 47 bullet 4)</p> <p>Set out approach to housing density to reflect local circumstances (NPPF para 47, bullet 5).</p> <p>Make allowance for windfalls in the 5-year supply where compelling evidence (NPPF para 48).</p> <p>Plan for a mix of housing based on demographic trends, market trends and needs of different groups (NPPF para 50, bullet 1)</p> <p>Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local</p>	<p><b>(Policy SS2 – extract)</b> In the rural areas new housing development will be acceptable where it helps to meet local housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.</p> <p>The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare may be less in sensitive areas.</p> <p><b>(Policy SS3 – Extract)</b> A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed through the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:</p>	<p>The strategy for delivering housing within the parish and its settlements is set out in <b>Sections 13 to 22</b> and the suite of policies these contain.</p> <p>HC guidance indicated initially that provision for some 85 dwellings should be made within the parish over the plan period although 16 dwellings have already been built or granted planning permission. Consequently the outstanding target would be 69 dwellings for the period 2015 to 2031. A windfall allowance of 16 further dwellings has been calculated based on previous trends and agreed with HC (NPPF para 48). HCS Policy RA2 indicates the need for any development resulting from the housing market assessment and indicated level of proportional growth should be appropriate to its context and make a positive contribution to the surrounding environment and its landscape setting. A thorough assessment of Fownhope’s environment, in particular its setting within the Wye Valley AONB, identified particular difficulty in identifying sufficient sites that met the terms of sustainable development. This has recently been tested at appeal in relation to one</p>
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<p>demand (NPPF para 50, bullet 2).</p> <p>Set policies to meet identified affordable housing need on site unless offsite provision can be robustly justified but ensuring mixed and balanced communities (NPPF para 50, bullet 3).</p> <p>Bring back into use empty houses and buildings (NPPF para 51)</p> <p>Consider utilising extensions to existing villages where this follows the principles of Garden Cities where support from local communities (NPPF para 52).</p> <p>Restrict inappropriate development of residential gardens where will cause harm to the local area (NPPF para 53)</p> <p>In rural areas be responsive to local circumstances, reflecting local need, particularly for affordable housing on 'exception sites' and whether allowing some market housing would facilitate additional affordable housing form local need (NPPF para 54).</p> <p>In rural areas locate housing to maintain or enhance the vitality of rural communities, enabling development in one village where it</p>	<ul style="list-style-type: none"> <li>• A partial review of the Local Plan – Core Strategy; or</li> <li>• The preparation of new Development Plan Documents; or</li> <li>• The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land</li> </ul> <p>Appendix 5 sets out the relationships between the delivery of housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure of environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place **. **</p> <p>The delivery and supply of new housing will be monitored on a regular basis and through the annual monitoring process in particular. Appendix 4 sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period. In the event that the monitoring process demonstrates that the rate of completions have fallen below targets, an early assessment will be made as to the most appropriate mechanism to boost housing delivery depending upon the scale and nature of the issue.</p> <p><b>(Policy RA1 – Extract)</b> 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</p>	<p>potential site and the premise of the assessment supported. Notwithstanding the environmental constraints the NP makes a meaningful contribution towards achieving the target for the relevant Housing Market Area by bringing forward sites that would provide an estimated further 39 dwellings. These sites will require compromise in terms of safeguarding the environment in order to meet the social dimension of sustainable development and enable housing development that will provide sufficient for local needs. In total some 70 dwellings will result from the approach advocated through <b>Policy FW9</b> and it is understood HC accept this level of contribution given the environmental constraints.</p> <p>There is every indication that the sites indicated will come forward within the plan period in that they comprise land submitted through the call for sites.</p> <p><b>Policy FW15</b> reflects local concern to ensure the accommodation of new households is undertaken in a manner consistent with the size of the settlement, supports an integrated community, and promotes housing development over the whole of the plan period. Although the speed during which housing will come forward will depend upon the market, concern for the amenity of existing residents should be recognised in that phasing should ensure sites do not remain in a constant state of development over a long period. In this way development will be responsive to the local community in accordance with NPPF para 54.</p>
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<p>will support services in a nearby one (NPPF para 55).</p> <p>Avoid isolated housing in the countryside by restricting to special circumstances (NPPF para 55 with bullets setting out circumstances).</p>	<p>areas on the basis of seven Housing Markets Areas (HMA) and illustrated in Figure 4.18 This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p> <p>(An 18% growth target for the parish of Fownhope is indicated in HCS and this would amount to 85 dwellings over the period 2011 to 2031. This should inform the approach to housing provision to meet future housing needs much of which should be provided through the neighbourhood plan and to be met in a locally focussed way.)</p> <p><b>(Policy RA2 – Extract)</b> To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in those settlements identified in Figures 4.20 and 4.21. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of their communities concerned.</p> <p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.20 and 4.21. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets.</p> <p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>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 4.21 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;</li> <li>2. Their locations make best and full use of suitable brownfield sites</li> </ol>	<p><b>Policies FW13 and FW14</b> seek to promote proposals to meet the local requirement for affordable homes. HCS Policy RA2 indicates that the type of housing reflecting local demand is a criterion (No 4) that can be set and the combination of the two policies reflect the local assessment of needs, including taking into account the need set out in Herefordshire Council's Local Housing Market Assessment. These comply with NPPF paras 50 and 54. The reference to a Fownhope Community Trust enables local involvement in the process which will support the Local Planning Authority, inter-alia, in monitoring compliance with arrangements to ensure affordable housing is retained for that purpose. This is considered essential in meeting the provisions of NPPF para 54 in particular.</p> <p>There are no strategic site locations identified in HCS for Fownhope parish and consequently the Neighbourhood Plan is able to give a full local focus to the distribution of housing across its settlements.</p> <p>The allocation of sites to contribute towards the housing target for the Parish is supported by a number of other policies that provide for a contribution of windfall development within Fownhope settlement boundary and the open countryside. Windfall provision includes sites for individual or small development within the settlement boundary as defined through <b>Policy FW17</b> and in compliance with <b>Policy FW10</b>. The latter includes reference to inappropriate</p>
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	<p>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><b>(Policy RA3 – Extract)</b> In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or</li> <li>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</li> <li>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;</li> <li>5. is rural exception housing in accordance with Policy H2; or</li> <li>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</li> </ol>	<p>development within gardens in accordance with NPPF para 53 as well as other design related issues. Windfall development may also take place within the open countryside and <b>Policy FW11</b> which confirms a number of those exceptions listed in HCS Policy RA3. Although other legitimate proposals set out in HCS Policy RA3 Numbers 2 [RA4] and 6 [NPPF para 55]) are not referred to in this policy there is no suggestion these should be resisted but rather they should be judged against HCS and the NPPF. The windfall allowance is based upon past trends and a forecast of future provision in accordance with NPPF48.</p> <p>No particular cases where houses can be brought back into use have been identified (NPPF para 51).</p> <p>It has not been considered appropriate to duplicate HCS Policy H3 which indicates range and mix of housing units should be provided (NPPF para 50) as it is understood the market will take precedence and the sites allocated for development are small. However advice is given in <b>para 13.6</b> that there is a need for smaller properties within the village.</p> <p><b>Policy FW13</b> set the affordable housing target for allocated sites.</p> <p><b>NB. HCS policy H1 is the proposed Modified Policy which may need to be revised again following a High Court decision that returns a change put forward by Government. It is assumed that the previous policy in the pre-</b></p>
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	<p>7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.</p> <p><b>(Policy H1 – Extract)</b> All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm_will be expected to contribute towards meeting affordable housing needs.</p> <p>The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county’s housing market and housing value areas:</p> <ol style="list-style-type: none"> <li>1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas;</li> <li>2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard);</li> <li>3. a target of 25% affordable housing provision on sites in the Leominster housing value area.</li> </ol> <p>Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.</p> <p><b>(Policy H2 – Extract)</b> Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> <li>1. the proposal could assist in meeting a proven local need; and</li> <li>2. the housing provided is made available to, and retained in</li> </ol>	<p><b>submission draft may now be considered relevant. At this time a decision upon this is unknown but should this become clearer during the next stage of plan preparation appropriate representations will be made to the Inspector appointed to examine this plan.</b></p> <p><b>Policy FW13</b> expands upon HCS Policy H1 by varying criterion 1 to require on site provision where there are 6 or more dwellings rather than 3. This reflects the anticipated levels of development on the allocated sites and the figure of 40% of housing being required to be affordable. It is considered this is a realistic approach that meets the principle set out in Policy H1 and NPPF para 50 (3).</p> <p><b>Policy FW14</b> confirms support for HCS Policy H2 where rural exception sites might be utilised to provide affordable housing, particularly where there is a requirement elsewhere in the parish away from Fownhope village (meeting the provisions of NPPF para 54). This together with <b>Policy FW13</b> responds to NPPF para 54 by defining those local circumstances that would define local need. However it does not restrict tenancy overall, but defines the approach based upon accommodating those with local connections in the first instance. The provisions reflect the approach preferred by Herefordshire Council’s Strategic Housing Section.</p> <p><b>Policies FW12 and FW16</b> are design policies that include requiring housing development</p>
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	<p>perpetuity for local people in need of affordable housing; and</p> <p>3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement.</p> <p>In order to enable the delivery some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required to demonstrate that the proposed scale of market housing is that required for the delivery of affordable housing.</p> <p><b>(Policy RA5 – Extract)</b></p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. design proposals make adequate provision for protected and priority species and associated habitats;</li> <li>3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;</li> <li>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</li> <li>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually</li> </ol>	<p>(including extensions) to meet criteria that reflect existing scale and character, density and massing of existing properties in the vicinity. It is considered this addresses the density issue in the most appropriate way (meeting the provisions of NPPF para 47, bullet 5). HCS policy SS2 recognises that lower densities may be appropriate in sensitive areas and given the village’s location within the Wye valley AONB and the presence of a large conservation area, this provision is met. The various design references are considered sufficient to cover the issue of development within rear gardens (NPPF para 53).</p> <p>None of these or other policies elsewhere in this NP are considered inconsistent with Government or HCS provisions relating to supporting the sustainable provision of both market and affordable housing to meet local and wider needs while protecting environmental and social considerations of acknowledged importance.</p>
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	<p>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><b>(Policy H3 – Extract)</b> Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on sites of more than 50 dwellings, developers will be expected to:</p> <ol style="list-style-type: none"> <li>1. provide a range of house types and sizes to meet the needs of all households, including younger single people;</li> <li>2. provide housing capable of being adapted for people in the community with additional needs; and</li> <li>3. provide housing capable of meeting the specific needs of the elderly population by: -providing specialist accommodation for older people in suitable locations; -ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population; -ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.</li> </ol> <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><b>Promoting healthy communities</b></p> <p>Promote mixed-use developments, strong neighbourhood centres and active street frontages (NPPG para 69, bullet 1)</p>	<p><b>(Policy SD1 – Extract)</b> Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• safeguard residential amenity for existing and proposed residents;</li> </ul>	<p>Fownhope is a rural parish with a limited but nevertheless notable range of services and facilities. The level and extent of new development is not such that would require the future provision in terms of additional mixed-</p>

<p>Promote safe and accessible environments to avoid fear of crime and promote cohesion (NPPF paragraph 69, bullet 2)</p> <p>Promote safe and accessible developments with clear legible pedestrian routes, high quality public spaces to encourage active and continual use of public areas (NPPG para 69, bullet 3).</p> <p>Plan positively for the provision and use of shared space, community facilities (e.g. meeting places, public houses) and other local services (NPPG para 70, bullet 1).</p> <p>Guard against unnecessary loss of valued facilities and service, enabling them to develop and modernise in sustainable ways (NPPG para 70, bullets 2 &amp; 3)</p> <p>Integrate location of housing, economic uses and community facilities and services (NPPG para 70, bullet 4)</p> <p>Work with those involved with schools to identify and resolve key issues to enable them to be created, expanded and altered (NPPG para 72, bullet 2).</p> <p>Protect and provide opportunities for</p>	<ul style="list-style-type: none"> <li>• 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 the location of establishments where hazardous substances are present;</li> </ul> <p><b>(Policy SC1 – Extract)</b> Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported where in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities - that cannot be met through existing social facilities – will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.</p> <p>. Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative is available, or can be provided or it can be shown that the facility is no longer required, viable or no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing or provision of new, training and skills facilities will be actively promoted.</p>	<p>use development, but should support those existing facilities present (NPPF paras 69 and 70).</p> <p><b>Policies FW23 and FW24</b> support the expansion and improvement of services and facilities, namely its medical services and community buildings by enabling their development, subject to appropriate safeguards relating to protection of amenity, (NPPF para 70; HCS policy SC1).</p> <p>The needs of the village primary school and pre-school/playgroups (NPPF para 72) are identified as important although currently no proposals are advanced. Should such proposals be brought forward the amenity criterion set out in <b>Policy FW24</b> should inform any decision in relation to acceptability, location and design. Their protection in terms of enabling them to continue through avoiding sensitive development that might not be able to co-exist nearby is also indicated.</p> <p><b>Policy FW28</b> identifies and protects areas identified as Local Green Space (meeting the provisions of NPPF paras 76-78; HCS policy OS2). A specific need in terms of allotments has been identified which this policy also seeks to provide for, recognising that there are however potential constraints in bringing forward any site(s).</p> <p>There are no proposals that would result in the loss of open or play space (HCS policy OS3).</p>
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<p>new open space, sports and recreational facilities and land based on robust and up-to-date assessments (NPPF paras 73 &amp;74).</p> <p>Protect and enhance public rights of way and access (NPPF para 76).</p> <p>Identify and provide special protection for green areas by designating Local Green Space (NPPG paras 76-78).</p>	<p><b>(Policy OS2 – Extract)</b> In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:</p> <ol style="list-style-type: none"> <li>1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility; and</li> <li>2. provision of open space, sports and recreation facilities should be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which are of benefit to the local community.</li> </ol> <p><b>(Policy OS3 – Extract)</b> In determining proposals which result in the loss of an open space, sports or recreation facility, the following principles will be taken into account:</p> <ol style="list-style-type: none"> <li>1. clear evidence that the resource is surplus to the applicable quantitative standard;</li> <li>2. the loss of the resource results in an equally beneficial replacement or enhanced existing facility for the local community;</li> <li>3. the loss of the resource is for the purpose of providing an ancillary development which improves the functioning, usability or viability of the resource, e.g. changing rooms, toilets, grandstand accommodation, and function uses;</li> <li>4. the loss of the resource will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.</li> </ol>	<p><b>Policies FW1, FW6, FW16 and FW27</b> require variously that developments should make provision for walking, cycling and reducing the need to travel by car (meeting the provisions of NPPF para 69).</p> <p>The provision of HCS policy SD1 in relation to creating safe environments, addressing crime prevention and community safety are not duplicated in this NP and will be a matter left to be considered through the Core Strategy policy (NPPF para 69).</p> <p>No proposals for new public rights of way are proposed (NPPF para 75). However <b>Policy FW6</b> indicates that support will be given to such proposals should any come forward where they increase access to the countryside without adversely affecting amenity. Furthermore specific support would be given to proposals for a new foot/cycle crossing of the River Wye, acknowledging this could link with recent provision of a new route to the south of Hereford City</p> <p>None of these or other policies elsewhere in this NP are considered inconsistent with Government or HCS provisions relating to community facilities, services and infrastructure requirements.</p>
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## Achieving Sustainable Development – Environmental Role

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

### Requiring good design

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

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

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

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

Reflect the identity of local surroundings and materials contributing to local distinctiveness

**(Policy SD1 – Extract)** Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):

- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- include elements that contribute to the provision of green

Fownhope NP contains a range of policies to protect and enhance the natural and historic environment, to maintain the landscape, built environment and, especially to preserve the setting of Fownhope village within the Wye Valley AONB. These are included in **Sections 7, 9, 11, 12 and 21** of the NP.

**Policy FW16** seeks to a high standard of housing design supporting the sense of place and local distinctiveness although specifically indicates that innovative design will not be restricted where this is sympathetic to the existing character of the area’s settlements or buildings elsewhere. In this regard it complements and enhances HCS policy SD1. It sets out the need to address sustainable design issues in an integrated way through considering those features important to the design of individual buildings, those appropriate at the site level and the contribution to the wider community. The policy does not seek to replicate HCS policy SD1 but to expand its intentions to address matters of local concern.

In addition **policies FW2, FW7, FW8 and**

but without discouraging innovation and originality (NPPF para 58, bullet 4).

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

Be visually attractive with good architecture and appropriate landscaping (NPPF para 58, bullet 6).

Consider using design codes to deliver high quality outcomes (NPPF para 59)

Seek to promote and reinforce local distinctiveness (NPPF para 60).

Address the connection between people and places and the integration of new development into the natural , built and historic environment (NPPF para 61)

Require developers to work closely with those affected by proposals to evolve design, and take into account the views of the community (NPPF para 66).

Consider the need for policies to resist inappropriate development in residential gardens (NPPF para 53).

**FW12** indirectly support design **policy FW16**, including in relation to non-residential development, seeking to ensure new development respects the character of the area and surroundings and their local distinctiveness. The extent and coverage of these policies is such that the Plan seeks to address the issue comprehensively in order to retain the sense of place (meeting the provisions of NPPF paras 57, 58, 60 and 61).

**Policy FW28** seeks to retain specific areas of green space within the Fownhope village (meeting the provisions of NPPF para 58).

The design policies would also be relevant should proposals be brought forward for development in rear gardens NPPF para 53.

In combination the suite of policies covering design is considered appropriate as a mechanism to deliver high quality design within a neighbourhood plan and the preparation and use of a design code would be more appropriately undertaken by Herefordshire Council covering a wider geographic area. (NPPF para 59).

Fownhope Parish Council is aware of Herefordshire Council's Statement of Community Involvement and will use this to ensure those affected are involved in the design process (NPPF para 66)

In combination **PoliciesFW16 and FW27** will work with relevant policies in HCS to seek safe

		<p>and accessible environments through the promotion of walking and cycling within new developments (meeting the provisions of NPPF para 58) and links to the existing network. The need for developers to assist with this as part of their proposals is recognised in particular in <b>Policy FW16</b> (bullet 6).</p>
<p><b>Conserving and enhancing the natural environment</b></p> <p><b>Landscape</b></p> <p>Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside (NPPF para 17, bullet 5)</p> <p>Protect and enhance valued landscapes, geological conservation interests and soils (NPPG para 109, bullet 1).</p> <p>Set criteria based policies against which proposals for any development landscape areas will be judged (NPPF para 113).</p> <p>Give great weight to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty (NPPG para 115). Major development needs to be in the public interest – cannot</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> </ul> <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><b>Policy FW2</b> seeks to retain the rural landscape character of the Parish (meeting the provisions of NPPF paras 17, 109 and 113). The parish falls wholly within the Wye Valley AONB, which is a nationally important landscape (NPPF para 115). This policy supports HCS policies SS6 and LD1. The intention is that the policy complements those in HCS by giving them local support. It is considered there is no inconsistency between landscape character elements of the NP and the relevant policies in HCS. It supports and adds to the criteria against which development should be judged within the AONB. It supports in particular NPPF paras 115 and 116 relating, inter alia, to AONBs.</p>

<p>be met outside (NPPG para 116).</p> <p><b>Efficient use of land</b></p> <p>Encourage the effect use of land – reuse previously developed land where not of high environmental value (NPPG para 11)</p> <p>Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land (NPPF para 109, bullet 5)</p>	<p><b>(Policy LD1 – Extract)</b> Development proposals should:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>• 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.</li> </ul> <p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness. In addition proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p>	<p>There are no specific policies relating to the efficient use of land within this plan but the principles have been utilised in weighing the development options that were considered and indirectly within a number of policies, e.g. FW20 relating to redundant rural buildings. The general County-wide HCS policies SS3, SS6, SS7, SD1 are considered sufficient for the needs of the Parish.</p> <p>This NP makes a contribution to the required</p>
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<p>Allocate land with least environmental or amenity value, consistent with other policies (NPPG para 110).</p> <p>Take into account economic and other benefits of best and most versatile agricultural land, using areas of poorer quality land in preference (NPPG para 112)</p> <p><b>Biodiversity</b></p> <p>Recognise the wider benefits of ecosystem services (NPPG para 109, bullet 2).</p> <p>Minimise impacts on biodiversity providing net gains where possible, especially establishing coherent ecological networks (NPPG para 109, bullet 3)</p> <p>Set criteria based policies against</p>	<ul style="list-style-type: none"> <li>• agricultural and food productivity;</li> <li>▪ physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation;</li> </ul> <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><b>Policy SS7- Extract)</b> Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> <li>• supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles*;</li> <li>• protecting the best agricultural land where possible.</li> </ul> <p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its biodiversity and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they</p>	<p>number of houses within the Hereford Housing Market Area in the most efficient way by concentrating development adjacent to the existing built up area of Fownhope village. The areas of land proposed do not represent high value to agriculture (meeting the provisions of NPPF para 110).</p> <p><b>Policy FW5</b> seeks to maintain and enhance the ecological network and requires development to contribute to the network, in particular to advance measures to enhance the biodiversity value of the parish (meeting the provisions of NPPF paras 109, 114 and 117), <b>Policies FW2 and FW16</b> support this policy requiring natural assets such as hedgerows, ponds, hedgerows and orchards to be retained. These are included as criteria within the policy (NPPF para 113) These are seen as</p>
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<p>which proposals for any development affecting protected geodiversity and wildlife sites will be judged (NPPF para 113).</p> <p>Distinction should be made between the hierarchy of international, national and locally designated sites, so protection is appropriate to their status and gives appropriate weight to their importance and contribution to the wider ecological network (NPPF para 113)</p> <p>Set out a strategic approach and plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (NPPF para 114, bullet 1)</p> <p>Plan for biodiversity at the landscape scale (NPPF para 117, bullet 1)</p> <p>Identify and map constraints of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, and areas identified by LNP for habitat restoration or creation (NPPF para 117, bullet 2).</p> <p>Promote the preservation, restoration and recreation of priority habitats,</p>	<p>are relevant (among others):</p> <ul style="list-style-type: none"> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• the network of green infrastructure;</li> </ul> <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><b>(Policy LD2 – Extract)</b> Development proposals should conserve, restore and enhance the biodiversity and 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:</p> <p>a) Development that is likely to harm sites and species of European Importance will not be permitted;</p> <p>b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;</p> <p>c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that</p>	<p>complementary to HCS Policies SS6 and LD2, working in tandem.</p> <p><b>Policy FW5</b> also draws distinctions between the hierarchy of sites, making specific provisions to protect the River Wye SAC. In this regard it also ensures development should not prejudice the implementation of measures included within the River Wye Nutrient Management Plan. The approach is consistent with the requirements of NPPF paras 113 and 119 and also with HCS Strategic Policy SS6 and General Policy LD2.</p> <p>There are also policy requirements to maintain and enhance the value of biodiversity features together with, in particular, local ecological corridors. These would form part of HCS ecological network. In addition this would support green infrastructure within the Parish in accordance complying not only with the NPPF requirements but also HCS policies SS6, SD1 LD2 and LD3.</p> <p>A safeguarding zone of 100 metres is indicated reflecting Herefordshire Council's insistence following recommendations by Natural England. This is in accordance with the criteria based approach and the hierarchy of sites promoted in NPPF para 113. Herefordshire Council has mapped sites and given Special Areas of Conservation a threshold following consultation with Natural England (NPPF para 117).</p> <p>There is no apparent conflict between the</p>
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<p>ecological networks and the protection and recovery of priority species linked to national and local targets and identify suitable indicators for monitoring (NPPF para 117, bullet 3).</p> <p>Prevent harm to geological conservation interests.(NPPF para 117, bullet 4)</p> <p>Where Nature Improvement Areas are identified specify the types of development that may be appropriate in those areas (NPPF para 117, bullet 5).</p> <p>If significant harm cannot be avoided, adequately mitigated or compensated for then planning permission should be refused. (NPPF para 118, bullet 1).</p> <p>The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Habitats Directive is being considered, planned or determined (NPPF para 119).</p> <p><b>Control of pollution and land</b></p>	<p>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>2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and</p> <p>3. creation of new biodiversity features and wildlife habitats.</p> <p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p> <p><b>Policy LD3 – Green infrastructure</b></p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p> <ol style="list-style-type: none"> <li>1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;</li> <li>2. provision of on-site green infrastructure, in particular proposals will be supported where this enhances the network; and</li> <li>3. integration with, and connection to, the surrounding green infrastructure network.</li> </ol>	<p>policies in this plan covering biodiversity and those in HCS.</p>
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<p><b>stability</b></p> <p>Minimise pollution on the local and natural environment (NPPG para 10)</p> <p>Prevent development contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (NPPG para 109, bullet 4)</p> <p>Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land (NPPG para 109 bullet 5)</p> <p>Ensure development is appropriate to the location taking into account the effects (including cumulative) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects of pollution (NPPF para 120).</p> <p>Developers should secure the safe development of sites affected by contaminated land or land stability issues (NPPF para 120).</p> <p>Ensure any site for a new use takes account of ground conditions and land instability including mining, pollution arising from previous uses, and any mitigation impacts on</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• local amenity, including light pollution, air quality and tranquillity;</li> </ul> <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><b>(Policy SD1 – Extract)</b> Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• safeguard residential amenity for existing and proposed residents;</li> <li>• ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</li> <li>• where contaminated land is present, undertake appropriate</li> </ul>	<p>The provisions of HCS policies SS6 and SD1 are considered sufficient for most of the needs of the Parish in relation to addressing pollution, contaminated land and land stability which are issues requiring high levels of professional advice not available to the parish council. Consequently no specific local policy is considered necessary. However a number of policies (<b>FW10, FW12, FW18, FW19, FW21, FW23, FW24 and FW26</b>) require proposals for development to ensure they do not detract from the amenity of existing premises these policies relate to a range of developments and uses. It is considered these are sufficient combined with policies in HCS to ensure contaminated land, soil, water, light, noise and air pollution to provide the necessary level of protection without being overly restrictive..</p>
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<p>remediation or impacts on the natural environment arising from remediation (NPPF para 121, bullet 1).</p> <p>The development itself should be an acceptable use of land, and the impacts of use, rather than the control processes or emissions themselves which are subject to approval under pollution control regimes (NPPF para 122).</p> <p>Avoid noise giving rise to significant adverse impacts on health and quality of life (NPPF para 123, bullet 1)</p> <p>Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through use of conditions (NPPF para 123, bullet 2).</p> <p>Not have unreasonable restrictions to continuance of business (NPPF para 123, bullet 3).</p> <p>Identify and protect areas of tranquillity (NPPF para 123, bullet 4).</p> <p>Comply with EU limit values or national objectives for pollutants, taking into account Air Quality Management Areas (NPPF para 124).</p>	<p>remediation where it can be demonstrated that this will be effective;</p>	
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Limit impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation through good design (NPPF para 125).

### **Conserving and enhancing the historic environment**

Set out a positive strategy for the conservation and enjoyment of the historic environment (NPPF para 126).

Are there any heritage assets most at risk through neglect, decay or other threats that can be addressed through enabling development (NPPF para 126)?

Take account of the desirability of sustaining and enhancing the significance of heritage assets (NPPG para 126, bullet 1)

Take account of the wider social; cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF para 126, bullet 2)

Take account of the desirability of new development making positive contribution to local character and

**(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):

- landscape, townscape and local distinctiveness especially Special Areas of Conservation and Sites of Special Scientific Interest,
- historic environment and heritage assets especially Scheduled Monuments and Listed Buildings;
- the network of green infrastructure;

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

**Policy FW7** protects the Parish’s heritage as a whole, covering historic landscape features, vistas and views; important buildings and archaeological sites and their settings; the character and appearance of Fownhope Conservation Area; and features contributing to local distinctiveness. This policy complies with the provisions of NPPF para 126 in particular. It does not just cover designated assets but includes those heritage assets of local importance (NPPF para 135). The use of the Local Greenspace Designation is indicated in **Policy FW28** as a tool that that may be used to ensure adequate protection for sites of historic value in accordance with NPPF paragraph 77 (bullet 2).

HCS policies SS6 and LD4 which set out provisions that reflect important criteria such as significance (meeting the provisions of NPPF paras 128 and 129), and the assessment of importance (NPPF para 131), among other matters. **Policy FW7** complements these.

**Policy FW20** requires conversions of tradition

<p>distinctiveness (NPPG para 126, bullet 3)</p> <p>Developers should describe the significance of any heritage asset and its setting affected by proposals and LPAs should also identify and assess significance, taking this into account when considering the impact of proposals on heritage assets (NPPF paras 128 and 129).</p> <p>Ensure policies for development affecting historic assets and their settings are properly assessed, including considering uses consistent with their conservation, their contribution to the community, their economic viability, and contribution to local character and distinctiveness (NPPF para 131).</p> <p>Harm or loss should require clear and convincing justification. Substantial harm or loss of a designated heritage asset should be exceptional and wholly exceptional for assets of higher weight (NPPF paras 132 and 133).</p> <p>Less than substantial harm should be weighed against public benefit (NPPF para 134)</p> <p>The effect of development on the</p>	<p>documents should inform decisions upon proposals.</p> <p><b>(Policy LD4 – Extract)</b> Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> <li>1. preserve or where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;</li> <li>2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</li> <li>3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;</li> <li>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</li> <li>5. where appropriate, improve the understanding of and public access to the heritage asset.</li> </ol> <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>rural buildings to take into account those rural buildings identified in the Herefordshire Farmstead Characterisation Project and reference should be made to the objectives in set out by English Heritage for these buildings when considering their development. This would help in assessing significance in accordance with NPPF paras 28 and 29.</p> <p>Policy FW8 is a specifically local policy to protect a particularly culturally and historically important landscape. Emphasis is upon retaining this locally distinctive character and the components that contribute towards this. The restrictions in relation to dwellings do not exceed those set out in HCS Policy RA3. The policy is considered to conform to NPPF paras 132 to 135.</p> <p>None of these or other policies elsewhere in this NP are considered inconsistent with Government of HCS provisions relating to protecting and enhancing the environment and sustainable use of land.</p>
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<p>significance of locally important assets should be balanced against the scale of the harm (NPPF para 135).</p> <p>Look for opportunities for new development within conservation areas or within the setting of a heritage asset to enhance or better reveal their significance (NPPF para 137)</p> <p>Non designated heritage assets of archaeological interest that are demonstrably equivalent to a scheduled monument should be considered subject to policies for designated heritage assets.(NPPF para 139)</p> <p>Make information about the significance of the historic environment gathered as part of the plan making process publicly assessable (NPPF para 141).</p> <p>Developers should record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, making evidence publicly accessible (NPPF para 141)</p>		
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<p><b>Waste Planning</b></p> <p>Local authorities should have regard to policies in National Waste Management Plan and other policies in the NPPF so far as they may be relevant (NPPF para 5).</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• physical resources, including management of waste.</li> </ul> <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents where undertaken to define local distinctiveness, should inform decisions upon proposals.</p> <p><b>(Policy SS7- Extract)</b> Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>Key considerations in terms of responses to climate change include (among others):</p> <ul style="list-style-type: none"> <li>• reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites;</li> </ul>	<p>No specific strategic proposals for dealing with waste are included in HCS and no local issues have been identified to be included in Fownhope NP. The matter needs to be addressed upon a strategic basis and in an integrated way and it is accepted that the Minerals and Waste Local Plan will be the most appropriate plan to cover this issue.</p> <p>However <b>Policy FW16 bullet 2</b> requires housing development to make provision for recycling storage and this is considered a measure that would encourage recycling in support of significant emphasis that is likely to be promoted through any Minerals and Waste Local Plan. <b>Bullet 7</b> requires housing developers to consider how they might minimise construction waste as part of its overall approach and through design.</p>
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	<p><b>Policy SD1 – Sustainable design and energy efficiency</b></p> <p>Development proposals should include high quality sustainable design that also creates a safe, accessible, well integrated environment for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• 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;</li> </ul>	
<p><b>Meeting the challenge of climate change, flooding and coastal change</b></p> <p>Plan in locations and ways to reduce greenhouse gas emissions (NPPG para 95, bullet 1).</p> <p>Actively support energy efficiency improvements to existing buildings (NPPG para 95, bullet 2).</p> <p>Positively promote and maximise energy from renewables and low carbon sources while ensuring adverse effects are addressed satisfactorily, including cumulative effects (NPPG para 97, bullets 1 &amp; 2).</p>	<p><b>(Policy SS7- Extract)</b> Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> <li>• focussing development to the most sustainable locations;</li> <li>• designing developments to reduce carbon emissions and use resources more efficiently;</li> <li>• promoting the use of decentralised and renewable or low carbon energy where appropriate;</li> </ul> <p>Key considerations in terms of responses to climate change include:</p>	<p>The location of development, in particular proposed housing sites, meets the requirements of HCS policies RA1 and RA2 which will have been assessed against NPPF para 95, bullet 1 and HCS policy SS7.</p> <p><b>Policy FW26</b> indicates that the community will take a positive role in promoting renewable or low carbon energy generation as required by the NPPF. However it also recognises that the forms of such energy it might accommodate are limited because of its particular topography, resources, supporting infrastructure and landscape character. The Policy does not support proposals for wind-turbine, reflecting</p>

<p>Identify opportunities for renewable energy and low carbon sources and/or supporting infrastructure (NPPG para 97, bullet 3).</p> <p>Support community-led initiatives for renewable and low carbon energy (NPPG para 97, bullet 4).</p> <p>Identify opportunities for development to draw its energy supply from decentralised renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers (NPPG para 97, bullet 5).</p> <p>Ministerial Statement, 18 June 2015 requires that proposals for wind energy development, local planning authorities should only grant planning permission if the development is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing.</p> <p>Take account of climate change on water supply and changes to biodiversity and landscape, or manage risk through suitable</p>	<ul style="list-style-type: none"> <li>• taking into account the known physical and environmental constraints when identifying locations for development;</li> <li>• ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading;</li> <li>• minimising the risk of flooding and making use of sustainable drainage methods;</li> <li>• reducing heat island effects (for example through the provision of open space and water, planting and green roofs);</li> <li>• developments must demonstrate water efficiency measures to reduce demand on water resources.</li> </ul> <p><b>(Policy SS6 – Extract)</b> Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• physical resources, including minerals, soils, management of waste the water environment, renewable energy and energy conservation.</li> </ul> <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>the community's view upon such development and the location of the parish within the Wye Valley AONB. Then nature of such proposals would conflict with the purposes of the AONB and in many instances would fall under the heading of major development, contravening NPPF paras 115 and 116. Other forms of renewable energy may be possible although the scale would need to be small, and hence a criteria based policy is appropriate. The policy complements HCS policy SD2, containing similar but expanded environmental criteria as well as matters to cover scale and local amenity. It sets out those criteria considered important when considering proposals for renewable energy generation that need to be fully addressed in order to receive community support. Specific note should be made of the criterion to protect sites of nature conservation importance and biodiversity thereby meeting provisions NPPF paras 113.</p> <p><b>Policy FW16</b> supports other carbon reduction measures through sustainable design, promoting these as elements within an integrated approach that needs to be pursued for individual buildings, site based matters and those off-site measures that should be considered. The combination support and expand upon the detail related to the provisions of HCS policies SS7 and SD1 as well as NPPF para 95.</p> <p>Although some land within the parish falls within Flood Zones 2 and 3 no land is proposed</p>
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<p>adaptation measures (NPPG para 99).</p> <p>Development should avoid increased vulnerability arising from climate change in terms of flood risk, including through suitable adaptive measures such as green infrastructure where necessary (NPPG para 99).</p> <p>Use the sequential and exception tests (NPPG para 100)</p> <p>Safeguard land needed for current and future flood management (NPPG para 100, bullet 3)</p> <p>Use development opportunities to reduce causes and impacts of flooding (NPPG para 100, bullet 4)</p>	<p><b>(Policy SD2 – Extract)</b> Development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> <li>1. the proposal does not adversely impact upon international or national designated natural and heritage assets;</li> <li>2. the proposal does not adversely affect residential amenity;</li> <li>3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and</li> <li>4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.</li> </ol> <p>In the case of energy generation through wind power developments, permission will only be granted for such proposals where:</p> <ul style="list-style-type: none"> <li>• the proposed site is identified in a Neighbourhood Plan or other Development Plan Document as a suitable site for wind energy generation; and</li> <li>• following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.</li> </ul> <p><b>(Policy SD3 – Extract)</b> 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,</p>	<p>for development within these zones in the NP. No specific flood relief proposals have been identified within the parish (NPPF para 100, bullet 3). <b>Policy FW3</b> seeks to ensure that development proposals should be located in areas defined as Flood Risk Zone 1 recognising that pressures can be accommodated outside of Flood Risk Zones 2 and 3. Proposals contrary to this would have to present material considerations that would indicate why an exception should be made.</p> <p><b>Policy FW16</b> requires developers to take a co-ordinated approach to sustainable design incorporating a number of site-based features including the provision of a sustainable drainage system (complementing HCS policy SD3).</p> <p><b>Policy FW16</b> does not restrict other HCS provisions, in particular those in policy SD3, related to surface water and local water courses which are supported.</p> <p>None of these or other policies elsewhere in this NP are considered inconsistent with Government or HCS approach to mitigating the effects of or adapting to climate change.</p>
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	<p>health and recreation. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"><li>1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the <i>Strategic Flood Risk Assessment (SFRA) 2009</i> for Herefordshire;</li><li>2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;</li><li>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;</li><li>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;</li><li>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;</li><li>6. water conservation and efficiency measures are included in all new developments, specifically:<ul style="list-style-type: none"><li>• residential development should achieve Housing - Optional Technical Standards - Water efficiency standards At the time of adoption the published water efficiency standards were 110 litres/person/day ; or</li></ul></li></ol>	
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	<ul style="list-style-type: none"> <li>• non-residential developments in excess of 1,000 sq. m. gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;</li> </ul> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.</p>	
<p><b>Facilitating the sustainable use of minerals</b></p> <p>Avoid needlessly sterilising specific mineral resources of local and national importance by allowing non-mineral development.</p>	<p>A Minerals and Waste Local Plan is to be prepared by Herefordshire Council and this will not be a matter for neighbourhood plans.</p> <p>There is one primary consideration that neighbourhood plans should consider, however, and this is expressed in Saved Herefordshire Unitary Plan Policy M5 relating to safeguarding mineral reserves:</p> <p><b>M5 Safeguarding mineral reserves</b></p> <p>Proposals which could sterilise potential future mineral workings will be resisted in order to safeguard identified mineral resources. Where such development is proposed, the applicant may be required:</p>	<p>Mineral issues are not appropriate to a neighbourhood plan. However no proposals are advanced in this plan that might affect any currently defined area where mineral reserves are to be safeguarded.</p>

	<ol style="list-style-type: none"><li>1. to undertake a geological assessment of the site; and/or</li><li>2. to protect the minerals in question; and/or</li><li>3. to extract all or part of the mineral reserves as part of or before the other development is permitted.</li></ol> <p>In such cases mineral extraction will only be required when the need for the other development significantly outweighs the harm which extraction might cause to other matters of acknowledged importance.</p>	
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## Section 4 – Compliance with European Obligations

European Obligation	Fownhope Neighbourhood Plan Provisions
Strategic Environmental Assessment	<p>The SEA for Fownhope NP, May 2015 Section 6 indicates that</p> <ul style="list-style-type: none"> <li>i) The NP objectives are either compatible with or have no relationship with SEA objectives;</li> <li>ii) The NP policies largely score as a positive against the SEA objectives and will not, therefore, have an adverse impact on the baseline characteristics and immediate environmental impacts; and</li> <li>iii) The cumulative impact of the NDP policies over the course of the plan period is generally positive. Although some policies may have a neutral or uncertain impact during the first 5 years of the plan period. There is nevertheless no reason why they cannot have a positive effect in the medium to long-term due to policy safeguards included in both the NP and the Local Plan (Core Strategy); these safeguards should avoid or mitigate unacceptable adverse impacts.</li> </ul> <p>Paragraph 6.7 of the SEA goes on to report:</p> <p><i>“(The SEA).....reveals that the objectives and policies contained in the Fownhope NDP are by and large in general conformity with the Local Plan (Core Strategy), which means that the cumulative effect of the plan will contribute to the achievement of the SEA objectives.”</i></p> <p>Paragraph 6.8 indicates:</p> <p><i>“None of the NDP policies are considered to be in direct conflict with or propose greater levels of growth and development than strategic policies contained in the Local Plan (Core Strategy), which themselves have undergone a full Sustainability Appraisal, though Policy FW13: Affordable housing may need minor amendments to ensure its compatibility with national planning policy.”</i></p> <p>In relation to FW13, the relevant national planning policy referred to was reversed following a legal judgement, returning to that expressed in the NPPF (March 2012). This matter may be subject to further review and should this take place prior to adoption of this NP, the matter will be reconsidered in accordance with such changes as may be made.</p>



<p>Habitats Directive</p>	<p>The Habitats Regulation Assessment of Fownhope NP, May 2015 indicated that a change was needed to housing policies that would safeguard the River Wye Special Area of Conservation. This has been taken on board and amendments made to Policies FW5 and FW9. Development of sites through the latter policy must comply with Policy FW5 which indicates development of housing sites can only proceed should any adverse effects on the SAC be avoided or mitigate, and furthermore does not compromise the ability to deliver the River Wye Nutrient Management Plan.</p> <p>With this change the screening of the NP indicates that none of its policies or proposals is likely to have a significant effect upon any site or qualifying species protected under the European Habitats Directive. Furthermore it is unlikely to have any 'in combination' effects with any plans from neighbouring parishes which are in the early stages of preparation with no draft plans having been published at this time.</p> <p>With the addition of safeguarding criteria within the biodiversity and housing policies of the plan (FW5 and FW9), it is concluded that the <b>Fownhope NDP will not have a likely significant effect on the River Wye SAC.</b></p>
<p>Humans Rights</p>	<p>The policies within this NP are considered to comply with the requirements of the EU obligations in relation to human rights.</p>
<p>Water Framework Directive</p>	<p>Changes have been made to ensure that any proposals within this plan would not conflict with measures and provisions the Environment Agency is advocating to meet its obligations under this Directive as set out in the Severn River Basin Management Plan</p>