



Neighbourhood Development Plan

Basic Conditions Statement

May 2016

Sutton St. Nicholas Parish Council

**Supporting Communities
in Neighbourhood
Planning Programme**



Prepared by DJN Planning Ltd. for Sutton St. Nicholas NDP Project Group

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1. INTRODUCTION

1.1 This Statement has been prepared by Sutton St Nicholas Parish Council to demonstrate that the Neighbourhood Development Plan (NDP) meets legal requirements and the prescribed basic conditions.

1.2 The Statement confirms that:

- the legal requirements have been met (section 2)
- it is appropriate having regard to national policies and advice contained in guidance issued by the Secretary of State to make the Plan (section 3)
- the NDP contributes to sustainable development (section 4)
- the NDP is in general conformity with the strategic policies contained in the relevant development plan, the Herefordshire Local Plan Core Strategy (section 5)
- the NDP does not breach and is otherwise compatible with EU obligations including human rights obligations and requirements for environmental and habitats assessment (section 6).

2. LEGAL REQUIREMENTS

- 2.1 The NDP relates to the area that was designated by Herefordshire Council as a Neighbourhood Area on 15 January 2014. The NDP relates only to this Area. No other neighbourhood development plan has or is being made for the Area.
- 2.2 Sutton St. Nicholas Parish Council is a qualifying body.
- 2.3 The NDP is a plan which sets out policies in relation to the development and use of land in the Neighbourhood Area and which has been prepared in accordance with the statutory provisions.
- 2.4 The NDP specifies the period for which it is to have effect, which is 2011-2031.
- 2.5 The NDP does not include provision about development that is excluded development, such as mineral and waste matters, nationally significant infrastructure projects or other prescribed development under section 61K of the Town and Country Planning Act 1990.

3. REGARD TO NATIONAL POLICY

- 3.1 The Sutton St. Nicholas NDP has been prepared with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). The Plan reflects the core planning principles set out in the NPPF and will help achieve national planning policies at the local parish level. National Planning Practice Guidance has also been taken into account, for instance with regard to local green space and green infrastructure.
- 3.2 The NPPF sets out specific guidance on Neighbourhood plans at paragraphs 183 to 185:
- NPPF paragraph 183: Sutton St. Nicholas Parish Council has used neighbourhood planning powers to develop a local vision for the Neighbourhood Area and to set planning policies in the submission draft NDP.
 - NPPF paragraph 184: the NDP is in general conformity with the strategic policies of the Local Plan (see section 5 below). The Plan does not promote less development than set out in the Local Plan, or undermine its strategic policies.
 - NPPF paragraph 185: the NDP shapes and directs sustainable development in the Neighbourhood Area, through its policies and proposals.
- 3.3 The NPPF sets out twelve core planning principles, to which the Plan has had regard to as set out below.

Table 1: NPPF core planning principles

NPPF Core Planning Principle	How the submission draft Sutton St. Nicholas NDP has had regard to the guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.	The NDP provides planning policies covering housing, jobs and local services, and open spaces and the environment in order to ensure development is plan-led. Its preparation in consultation with the local community has enabled the people to shape their surroundings. It has been concerned to embody a positive vision and objectives for the parish and village in 2031, within the broader framework set by the Local Plan Core Strategy. A concise set of 9 policies provide a practical framework for development management.
Planning should not simply be about scrutiny, but instead be a creative exercise in finding	The Plan has been based on consultation around the key themes identified above to enable the community to positively and creatively engage with the future of the parish. The Plan

NPPF Core Planning Principle	How the submission draft Sutton St. Nicholas NDP has had regard to the guidance
ways to enhance and improve the places in which people live their lives.	Area will be enhanced and improved <i>inter alia</i> by Plan objectives and policies to provide for new housing to meet requirements; to ensure good design; to protect local services and support the provision of new facilities; to protect landscape character, and to safeguard local green spaces.
Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.	The Plan has considered how best to provide for local housing and business needs within the framework of the Local Plan Core Strategy. The Plan supports housing growth including through positive site allocation and a windfall allowance (policy 2). It also enables small-scale employment consistent with amenity and the local village and rural area character (policy 4).
Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	Building design is addressed by policy 7 which focuses on the contribution that good design can make to protecting and enhancing the distinctive character and appearance of the Area, including by an awareness of context. Design is further addressed by policy 3, where criteria to protect amenity are included.
Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	The Plan's vision succinctly identifies the role and character of the Plan Area in 2031 in terms of a thriving local community with new development balanced with the protection of the environment. The Plan takes into account the Area's village focus; the primary agricultural arable land use; and landscape character and local distinctiveness. Plan policies identify, protect and seek to enhance landscape character and the countryside setting of the village (policy 6); and to protect open spaces, including valued local green spaces (policy 8) and elements of green infrastructure (policy 9). The Plan also recognises the important role of local community facilities and the need to provide for their protection and enhancement (policy 5), whilst providing for proportionate housing growth and small-scale employment.

NPPF Core Planning Principle	How the submission draft Sutton St. Nicholas NDP has had regard to the guidance
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	Flood risk is a factor within the Area as the village sits above the flood plain of the River Lugg. Surface water drainage has also been considered. The Plan's housing allocations take account of flood risk and require sustainable drainage solutions to be provided (policy 3). Active travel is supported, helping to reduce carbon emissions (policies 3, 4, 5 and 9). Small-scale employment use is particularly supported through the re-use of redundant rural buildings (policy 4). Regard has been had to renewable energy (paragraph 6.18).
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.	The Plan provides for the conservation and enhancement of the natural environment through policy 6 on landscape, policy 8 on open spaces and policy 9, green infrastructure. The safeguards incorporated within policy 3 will ensure that wastewater can be managed to meet water quality requirements and without adverse effect on the River Wye SAC or River Lugg SSSI.
Planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.	The effective use of land is supported by the definition of a settlement boundary around the village of Sutton St. Nicholas and in supporting the provision of small-scale employment in redundant rural buildings. Reflecting the rural environment of the Area, there are no significant areas of previously developed land.
Planning should promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	The Plan recognises that green infrastructure and Local Green Spaces are multi-functional. Open land to be kept free from development at The Lane housing allocation, as prescribed by policy 3, will serve landscaping, wildlife habitat and sustainable drainage roles.
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and	The Plan provides for designated heritage assets to be conserved in accordance with national and Local Plan policy in the development of land at The Lane (policy 3). The Plan also emphasises the importance of building design in providing a locally distinctive approach which relates to the character of the village (policy 7).

NPPF Core Planning Principle	How the submission draft Sutton St. Nicholas NDP has had regard to the guidance
future generations.	
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.	Active travel (walking and cycling) is promoted by policies 3, 4, 5 and 9. Sutton St. Nicholas village is an identified settlement for housing development within Local Plan policy RA2, and the NDP implements this strategic approach.
Planning should take account of, and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs.	As above, walking and cycling are supported throughout the Plan and specific policy attention is given to meeting local community needs (policy 5).

4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

- 4.1 The making of the Sutton St. Nicholas NDP will contribute to the achievement of sustainable development.
- 4.2 The NPPF sets out that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.3 The NPPF goes on to emphasise that to achieve sustainable development the economic, social and environmental roles should be sought jointly and simultaneously as they are mutually dependent. The three roles are then set out in greater detail in the NPPF's core planning principles, which the submission draft supports (see Table 1). Table 2 sets out how the Plan's policies will help achieve sustainable development by contributing to each of the three roles.
- 4.4 The submission draft Plan is in general conformity with the Local Plan Core Strategy, which sets out a spatial strategy to achieve the sustainable development of the County based on the three themes of social progress, economic prosperity, and environmental quality. These echo the three roles as defined in the NPPF. Conformity with the Core Strategy further ensures that the Plan will deliver sustainable development by virtue of setting out policies for each of these strategic themes.

Table 2: Sustainable development

Sustainable development role	How the submission draft Sutton St. Nicholas NDP contributes
Economic	The Plan seeks to enable new employment proposals of suitable scale and uses, consistent with the rural character of the Area and residential amenity. This includes making use of existing premises through the re-use of redundant rural buildings and homeworking (policy 4). The Plan also supports planned improvements to broadband which will benefit local business and support economic activity.
Social	<p>The Plan will contribute to meeting local housing requirements for both market and affordable housing through its policies, including by the definition of a settlement boundary (policy 1) and a clear approach to enabling housing delivery (policy 2). Policy 3 also requires dwellings to be provided of a size, type and tenure which meet local requirements.</p> <p>The Plan seeks to protect, retain and enhance local community facilities and gives voice to household survey responses seeking a local shop (policy 5). This policy will also serve to meet social needs through the provision of infrastructure addressing community requirements including walking and cycling.</p> <p>The Plan will serve to protect open spaces, including two areas of Local Green Space within the village (policy 8).</p>
Environmental	<p>The Plan includes policies to protect and enhance the environment, including the valued landscape character of the Area and the open countryside setting of the village (policy 6) and other open spaces. Good design will be sought which enhances the distinctive local village and rural character (policy 7).</p> <p>New housing development will be required to meet a number of environmental requirements, including flood risk, drainage, design and landscaping, and with regard to the River Wye SAC and River Lugg SSSI (policy 3).</p> <p>Existing green infrastructure will be protected and enhanced, and opportunities for new provision sought (policy 9).</p>

5. GENERAL CONFORMITY WITH STRATEGIC POLICY

- 5.1 The submission draft NDP is in general conformity with the strategic policies contained in the development plan for the area, namely the Herefordshire Local Plan Core Strategy. Herefordshire Council has confirmed this position in its consultation response to the draft Plan, indicating that the Plan supplements Core Strategy policies in a local context and demonstrates it can deliver the required housing targets. Table 3 sets out more detail as to how each of the NDP's policies support the strategic policies. The text of cited Core Strategy policies can be seen at Appendix 1, and the full Core Strategy viewed here <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>.
- 5.2 Remaining saved policies of the Herefordshire Unitary Development Plan are not relevant to the NDP.

Table 3: General conformity of NDP policies with strategic policies.

Submission draft NDP policies	Herefordshire Local Plan Core Strategy
<p>POLICY 1: SETTLEMENT BOUNDARY A SETTLEMENT BOUNDARY IS DEFINED FOR SUTTON ST. NICHOLAS. WITHIN THE BOUNDARY, NEW HOUSING AND OTHER DEVELOPMENT WHICH IS IN ACCORDANCE WITH THE PLAN'S POLICIES WILL BE PERMITTED. LOCAL PLAN POLICY RA3 WILL APPLY TO HOUSING PROPOSALS OUTSIDE THE BOUNDARY.</p>	<p>Policy 1 supports the rural housing delivery strategy and specifically policy RA2 <i>Housing in settlements outside Hereford and the market towns</i>. Sutton St. Nicholas is identified in Core Strategy figure 4.14 (settlements to be the main focus of proportionate housing development). The Core Strategy envisages that settlement boundaries will be defined for policy RA2 settlements in neighbourhood plans, and Policy 1 meets this expectation. The policy serves to define the extent of the village for planning purposes and thus the locations within the Area where policy RA3 <i>Herefordshire's countryside</i> applies.</p>
<p>POLICY 2: DELIVERING NEW HOUSING THE PLAN WILL ENABLE THE DEVELOPMENT OF A MINIMUM OF 86 NEW DWELLINGS IN THE PARISH OVER THE PLAN PERIOD. SUTTON ST. NICHOLAS VILLAGE WILL BE THE MAIN FOCUS OF HOUSING DEVELOPMENT. TAKING INTO ACCOUNT COMPLETIONS AND COMMITMENTS, HOUSING REQUIREMENTS WILL BE MET BY:</p> <ol style="list-style-type: none"> 1 THE ALLOCATION OF LAND AT THE LANE (20 DWELLINGS) AND LAND ADJACENT TO THE LINNINGS (18 DWELLINGS): TOTAL 38 DWELLINGS; AND 2 AN ALLOWANCE FOR WINDFALLS: 15 DWELLINGS. 	<p>Policy 2 further supports rural housing delivery by demonstrating how housing is intended to be delivered to meet the indicative housing growth targets established in policy RA1 <i>Rural housing distribution</i> and policy RA2. The minimum required level of growth is met through a combination of site allocation and windfall, and the village of Sutton St. Nicholas confirmed as the main focus for housing development within the Area.</p>

Submission draft NDP policies	Herefordshire Local Plan Core Strategy
<p>POLICY 3: CRITERIA FOR NEW HOUSING DEVELOPMENT PROPOSALS FOR NEW HOUSING DEVELOPMENT SHOULD INCLUDE:</p> <ol style="list-style-type: none"> 1 DWELLING TYPES, SIZES AND TENURES TO MEET LOCAL HOUSING REQUIREMENTS, AND TO INCLUDE AFFORDABLE HOUSING TO MEET LOCAL PLAN REQUIREMENTS; AND 2 THE USE OF SUSTAINABLE DRAINAGE SYSTEMS TO MANAGE SURFACE WATER AND ADDRESS FLOOD RISK. WINDFALL HOUSING DEVELOPMENT SHOULD BE LOCATED IN ACCORDANCE WITH THE SEQUENTIAL TEST AND EXCEPTION TEST IN ORDER TO MANAGE FLOOD RISK; AND 3 WASTEWATER TREATMENT TO MEET WATER QUALITY REQUIREMENTS. DEVELOPMENT THAT MAY RESULT IN THE CAPACITY OF THE WASTEWATER TREATMENT WORKS AND/OR THE PUBLIC SEWERAGE NETWORK BECOMING OVERLOADED WILL NOT BE PERMITTED. IN EITHER CASE, DEVELOPMENT WILL NEED TO BE PHASED OR DELAYED UNTIL CAPACITY BECOMES AVAILABLE THROUGH REGULATORY INVESTMENT, OR DEVELOPER FUNDING IN ADVANCE OF SUCH INVESTMENT. DEVELOPMENT THAT WILL HAVE AN ADVERSE EFFECT ON THE RIVER WYE SPECIAL AREA OF CONSERVATION OR RIVER LUGG SITE OF SPECIAL SCIENTIFIC INTEREST WILL NOT BE PERMITTED; AND 4 LAYOUT, DESIGN AND LANDSCAPING WHICH RESPECTS THE LANDSCAPE SETTING, THE SETTING OF ADJOINING HERITAGE ASSETS AND DWELLING AMENITY. PROPOSALS WHERE THE AMENITY OF FUTURE RESIDENTIAL OCCUPANTS MAY BE ADVERSELY AFFECTED BY THE OPERATION OF EXISTING USES, INCLUDING AGRICULTURAL AND INDUSTRIAL, WILL NOT BE PERMITTED; AND 5 SUITABLE VEHICULAR ACCESS TO THE HIGHWAY AND SAFE PEDESTRIAN AND CYCLIST ACCESS INTO THE VILLAGE TO ENCOURAGE ACTIVE TRAVEL. <p>IN THE CASE OF LAND AT THE LANE, NO DEVELOPMENT SHOULD BE</p>	<p>Policy 3 establishes detailed planning criteria for new housing proposals coming forward either within the allocated sites or as windfalls. The policy supplements the following Local Plan strategic policies: H1 <i>Affordable housing</i>; H3 <i>Ensuring an appropriate range and mix of housing</i>, SD1 <i>Sustainable design and energy efficiency</i>, OS1 <i>Requirement for open space, sport and recreation facilities</i> and MT1 <i>Traffic management, highway safety and promoting active travel</i>.</p> <p>Particular regard is had in the local context to policies SD3 <i>Sustainable water management and water resources</i> and SD4 <i>Waste water treatment and river water quality</i>.</p>

Submission draft NDP policies	Herefordshire Local Plan Core Strategy
<p>PROPOSED ON THE SOUTHERN PART OF THE ALLOCATION, WHICH IS TO INCORPORATE SUSTAINABLE DRAINAGE AND STRUCTURAL LANDSCAPING, DESIGNED AND SPECIFIED WITH A VIEW TO ENHANCING WILDLIFE POTENTIAL.</p>	
<p>POLICY 4: SMALL-SCALE EMPLOYMENT PROPOSALS FOR SMALL-SCALE EMPLOYMENT DEVELOPMENT CONSISTENT WITH RESIDENTIAL AMENITY AND LOCAL VILLAGE AND RURAL AREA CHARACTER WILL BE PERMITTED. PROPOSALS SHOULD:</p> <ol style="list-style-type: none"> 1 WHEREVER POSSIBLE, MAKE USE OF EXISTING PREMISES INCLUDING THROUGH THE RE-DEVELOPMENT AND CHANGE OF USE OF REDUNDANT RURAL BUILDINGS, AND BY HOMEWORKING; AND 2 NOT CREATE UNACCEPTABLE ADVERSE IMPACTS TO THE AMENITY OF LOCAL RESIDENTS, INCLUDING THROUGH NOISE, DUST, LIGHT LEVELS, WORKING HOURS, AND INCREASES IN TRAFFIC; AND 3 ENABLE TRAFFIC GENERATED TO BE SAFELY ACCOMMODATED ON LOCAL ROADS WITHOUT UNDUE OPERATIONAL, SAFETY OR ENVIRONMENTAL CONSEQUENCES, INCLUDING ROAD WIDENING OR LOSS OF HEDGEROWS, AND ENCOURAGE ACTIVE TRAVEL. 	<p>Policy 4 provides additional detail to supplement policy RA6 <i>Rural economy</i>, with which it is in general conformity, and will assist in implementing policy RA5, <i>Re-use of rural buildings</i>, E3 <i>Home working</i> and E4 <i>Tourism</i>.</p>
<p>POLICY 5: LOCAL COMMUNITY FACILITIES LOCAL COMMUNITY FACILITIES WILL BE PROTECTED, RETAINED AND ENHANCED. SUPPORT WILL BE GIVEN TO APPROPRIATE DIVERSIFICATION PROPOSALS WHERE THESE CAN BE SHOWN TO ENABLE VIABILITY. PROPOSALS FOR NEW COMMUNITY FACILITIES IN AND ADJACENT TO THE VILLAGE AND WHICH ARE ACCESSIBLE BY A CHOICE OF TRANSPORT MODES WILL BE SUPPORTED. PROPOSALS SHOULD TAKE ACCOUNT OF THE POTENTIAL FOR THE CO-LOCATION OF</p>	<p>Policy 5 is in general conformity with policy SC1 <i>Social and community facilities</i>. The policy also supplements and provides more detail in respect of policy ID1 <i>Infrastructure requirements</i> by identifying local parish requirements for new and improved community facilities infrastructure.</p>

Submission draft NDP policies	Herefordshire Local Plan Core Strategy
<p>SERVICES IN ACHIEVING VIABILITY. A VILLAGE SHOP WILL BE PARTICULARLY WELCOMED.</p> <p>APPROPRIATE DEVELOPER CONTRIBUTIONS WILL BE SOUGHT TOWARDS MEETING IDENTIFIED COMMUNITY NEEDS, INCLUDING:</p> <ol style="list-style-type: none"> 1 NEW AND ENHANCEMENT OF EXISTING PLAY AREAS, PUBLIC OPEN SPACE, SAFE CYCLE AND WALKING ROUTES AND OTHER MEASURES TO ENCOURAGE ACTIVE TRAVEL; 2 SUPPORT FOR CONTINUED USE OF THE LENGTHSMAN SCHEME FOR MINOR HIGHWAY WORKS; 3 TRAFFIC SPEED MONITORING AND ENFORCEMENT. 	
<p>POLICY 6: LANDSCAPE</p> <p>PROPOSALS SHOULD ENSURE THAT THE PREVAILING LANDSCAPE CHARACTER TYPE, INCLUDING KEY FEATURES AND ATTRIBUTES, HAS POSITIVELY INFLUENCED THEIR DESIGN, LAYOUT AND SCALE, AS APPROPRIATE TO THE LOCATION AND CONTEXT OF THE SITE. ANY LANDSCAPING PROPOSALS SHOULD BE COMPATIBLE WITH AND SERVE TO CONSOLIDATE THE ESTABLISHED LANDSCAPE CHARACTER. PROPOSALS SHOULD PARTICULARLY RESPECT THE OPEN COUNTRYSIDE SETTING OF SUTTON ST. NICHOLAS. DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT UPON THE LANDSCAPE SETTING OF THE VILLAGE, CONSIDERED IN TERMS OF THE ASSESSED LANDSCAPE CHARACTER, WILL NOT BE PERMITTED.</p>	<p>Policy 6 is in general conformity with policy LD1 <i>Landscape and townscape</i>, providing more detail on local landscape character and the importance of the open countryside setting of the village.</p>
<p>POLICY 7: BUILDING DESIGN</p> <p>PROPOSALS SHOULD BE DESIGNED SO AS TO PROTECT AND ENHANCE THE DISTINCTIVE CHARACTER AND APPEARANCE OF THE VILLAGE AND RURAL AREAS OF THE PARISH. REGARD SHOULD BE HAD TO THE ESTABLISHED BUILT, NATURAL AND HISTORIC CHARACTERISTICS AND THE WIDER TOWNSCAPE AND LANDSCAPE CONTEXTS.</p>	<p>Policy 7 is in general conformity with policy SD1 and provides more detail on relevant local aspects of building design to be considered in the determination of planning applications.</p>
<p>POLICY 8: OPEN SPACES</p> <p>LAND AT THE OLD POST OFFICE ORCHARD AND WEST OF UPPER</p>	<p>Policy 8 complements strategic policies LD1 and LD3 <i>Green infrastructure</i>, notably by identifying areas of local green space for</p>

Submission draft NDP policies	Herefordshire Local Plan Core Strategy
<p>HOUSE FARM IS IDENTIFIED AS LOCAL GREEN SPACE. DEVELOPMENT OF LOCAL GREEN SPACES WILL NOT BE PERMITTED UNLESS VERY SPECIAL CIRCUMSTANCES ARISE WHICH OUTWEIGH THE NEED FOR PROTECTION. PROPOSALS THAT WOULD RESULT IN THE LOSS OF PUBLIC OPEN SPACE WILL NOT BE PERMITTED.</p>	<p>protection.</p>
<p>POLICY 9: GREEN INFRASTRUCTURE GREEN INFRASTRUCTURE, INCLUDING IDENTIFIED PRIORITY HABITATS, WILL BE PROTECTED AND ENHANCED. OPPORTUNITIES WILL BE SOUGHT FOR THE PROVISION OF NEW ELEMENTS OF GREEN INFRASTRUCTURE AND FOR THE STRENGTHENING OF THE GREEN INFRASTRUCTURE NETWORK. PROPOSALS SHOULD:</p> <ol style="list-style-type: none"> 1 IDENTIFY AND RETAIN EXISTING GREEN INFRASTRUCTURE WITHIN THE SITE SUCH AS TREES, HEDGEROWS AND WATER FEATURES, PROVIDING FOR ENHANCEMENT WHEREVER POSSIBLE; AND 2 INCORPORATE NEW GREEN INFRASTRUCTURE AND DELIVER ECOLOGICAL ENHANCEMENTS; AND 3 BE DESIGNED TO CONTRIBUTE WHEREVER POSSIBLE TO THE WIDER GREEN INFRASTRUCTURE NETWORK BY LINKING GREEN SPACES AND STRENGTHENING EXISTING CORRIDORS. 	<p>Policy 9 identifies particular components of green infrastructure which are of note within the Area, in support of strategic policy LD3. This includes reference to the protected line of the Herefordshire and Gloucestershire Canal, pursuant to policy E4 <i>Tourism</i>. Policy 9 also identifies examples of new green infrastructure which may be provided in new developments, including sustainable drainage.</p>

6. EU OBLIGATIONS

6.1 The submission draft Plan is compatible with European Union obligations as detailed in Table 4 and as transposed into UK law.

Table 4: EU obligations

EU Obligation	Compatibility of the submission draft Sutton St. Nicholas NDP.
Strategic Environmental Assessment (SEA) Directive	<p>A process of strategic environmental assessment on the Plan has been undertaken by Herefordshire Council (HC) for the Parish Council. An initial screening report in December 2013 confirmed that further environmental assessment would be required; a Scoping Report was produced in October 2014 and published for consultation. Subsequently, an SEA of the draft Plan was undertaken and the resultant Environmental Report was published for consultation alongside the draft Plan in December to January 2016.</p> <p>The Environmental Report concludes that the Sutton St. Nicholas NDP is in general conformity with both national planning policy contained in the NPPF and strategic policies set within the Herefordshire Local Plan (Core Strategy). 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. The cumulative impact of the policies over the plan period is generally positive. No changes to the draft NDP are recommended as a result of the SEA.</p> <p>Natural England welcomed the production of the Environmental Report, and confirmed that it meets the requirements of the SEA Directive and national regulations, and that they concurred with its conclusions.</p> <p>Amendments to the draft Plan following regulation 14 consultation were assessed in the final Environmental Report (March 2016), which confirmed the above conclusions.</p> <p>The submission draft NDP has been prepared in conjunction with a formal process of environmental appraisal in accordance with the SEA Directive, whose requirements are considered to have been met.</p>

EU Obligation	Compatibility of the submission draft Sutton St. Nicholas NDP.
Habitats Directive	<p>A process of assessment pursuant to the Habitats Directive has been undertaken by HC for the Parish Council. Initial screening identified that the River Wye SAC (which includes the River Lugg) would need to be taken into account. A full Screening Assessment was prepared in October 2015 to assess whether the draft Plan was likely to have a significant effect on any European site. The Assessment concluded that the draft NDP will not have a likely significant effect on the River Wye SAC, either alone or in-combination with other neighbouring NDPs.</p> <p>On consultation, Natural England agreed with this conclusion, as the draft Plan conforms with the adopted Local Plan Core Strategy and the proposed housing allocations fall within the level of growth proposed for the Housing Market Area in the Core Strategy.</p> <p>Amendments to the draft Plan following the regulation 14 consultation were assessed in an Addendum Report in March 2016. The amendments made were not considered to affect the previous findings; on the contrary, they serve to strengthen the likelihood of there being no adverse impacts. The conclusion that the NDP will not have a likely significant effect on the River Wye SAC remains valid.</p> <p>The submission draft NDP has been prepared in conjunction with a formal screening process in accordance with the Habitats Directive, whose requirements are considered to have been met.</p> <p>The making of the Sutton St. Nicholas NDP is not likely to have a significant effect on a European site, either alone or in combination with other plans or projects.</p>
Water Framework Directive	<p>The Local Plan Core Strategy (policies SD3 and SD4) requires that development proposals are considered against Water Framework Directive objectives, including that development should not undermine the achievement of water quality targets. The submission draft NDP supports this requirement at the local level (policy 3). Consultation comments to the draft Plan from Dwr Cymru Welsh Water, Environment Agency and Natural England on this issue have been addressed and changes incorporated in the submission draft Plan. The submission draft Plan is considered to be compatible with the Water Framework Directive.</p>

EU Obligation	Compatibility of the submission draft Sutton St. Nicholas NDP.
Human Rights	The submission draft NDP is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and County-level strategic planning policies. In accordance with established process, its preparation has included consultation with the local community and independent examination. The policies within the Plan are considered to comply with the requirements of EU obligations in relation to Human Rights.

APPENDIX 1: STRATEGIC POLICIES

Policy RA1 – Rural housing distribution

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.

New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13 This acknowledges that different areas of Herefordshire have different housing needs and requirements.

The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.

Rural HMA	Approximate number of dwellings 2011-2031	Indicative housing growth target (%)
Bromyard	364	15
Golden Valley	304	12
Hereford	1870	18
Kington	317	12
Ledbury	565	14
Leominster	730	14
Ross on Wye	1150	14
	5300	

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;

2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
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.

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.

Policy RA3 – Herefordshire’s countryside

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:

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
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
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
4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
5. is rural exception housing in accordance with Policy H2; or
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
7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

Policy RA5 – Re-use of rural buildings

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:

1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
2. design proposals make adequate provision for protected and priority species and associated habitats;
3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and

5. the building is capable of accommodating the proposed new use 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.

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.

Policy RA6 - Rural economy

Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;

Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting ;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

Policy H1 - Affordable housing – thresholds and targets

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.

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:

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;
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);
3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.

Policy H3 – Ensuring an appropriate range and mix of housing

Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.

In particular, on larger housing sites of more than 50 dwellings developers will be expected to:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of being adapted for people in the community with additional needs; and
3. provide housing capable of meeting the specific needs of the elderly population by:
 - 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.

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

Policy SC1 – Social and community facilities

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. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

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.

Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).

Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.

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.

Policy OS1 - Requirement for open space, sports and recreation facilities

The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; or
2. retail and employment proposals where there is need to provide informal areas of amenity greenspace for the use of employees and visitors; and
3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

Policy MT1 – Traffic management, highway safety and promoting active travel

Development proposals should incorporate the following principle requirements covering movement and transportation:

1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;
2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;
3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;
4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;
5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and
6. have regard to with both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.

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.

Policy E3 – Homeworking

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:

- changes to the appearance of any building;
- noise disturbance from the use or any increased traffic and parking generated;
- unsociable hours of operation; and
- the storage of hazardous materials or emissions from the site.

Policy E4 – Tourism

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:

1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;
2. 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 varied natural and heritage 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;
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 in Hereford will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;
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; and
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.

Policy LD1 – Landscape and townscape

Development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

Policy LD3 –Green infrastructure

Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and
3. integration with, and connection to, the surrounding green infrastructure network.

Policy SD1 –Sustainable design and energy efficiency

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:

- ensure that proposals make efficient use of land -taking into account the local context and site characteristics,
- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure;
- where possible, on-site renewable energy generation should also be incorporated;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;
- ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
- utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.

Policy SD3 – Sustainable water management and water resources

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:

1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the *Strategic Flood Risk Assessment (SFRA) 2009* for Herefordshire;
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;

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;
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;
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;
6. water conservation and efficiency measures are included in all new developments, specifically:
 - residential development should achieve Housing - Optional Technical Standards - Water efficiency standards At the time of adoption the published water efficiency standards were 110 litres/person/day; or
 - non-residential developments in excess of 1,000 sq.m gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;
7. the separation of foul and surface water on new developments is maximised;
8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;
9. development should not cause an unacceptable risk to the availability or quality of water resources; and
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.

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.

Policy SD4 - Wastewater treatment and river water quality

Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:

- incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;
- phasing or delaying development until further capacity is available;
- the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;

- in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; 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 evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:

- provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway);
- septic tank (discharging to soakaway).

With either of these non-mains alternatives, proposals should be accompanied by the following:

- information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or
- where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC;
- in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.

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.

Policy ID1- Infrastructure Delivery

Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach. Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation. A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.