

Wellington Submission Neighbourhood Development Plan
Paragraph 8 of Schedule 4b
'Basic Conditions' Statement

1.0 Legal Requirements

The Submission Plan is being submitted by a qualifying body

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

What is being proposed is a neighbourhood development plan

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

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

The proposed Neighbourhood Development Plan states the period for which it is to have effect. That period is from the Plan being made (2015) up to 2031 (the same period as the Herefordshire Core Strategy Local Plan).

The policies do not relate to excluded development

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

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

The Neighbourhood Plan proposal relates to the Wellington Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 Basic Conditions

Have Appropriate Regard to National Policy

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

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Wellington Neighbourhood Development Plan does not undermine the strategic policies of Herefordshire Council; the Plan aims to support these policies by allocating sites for future housing growth, protecting heritage assets and the natural environment and protecting existing community facilities and open spaces.

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

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

NPPF Core Planning Principle	Regard that Wellington Neighbourhood Development Plan has to guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Neighbourhood Development Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through informal and formal consultation, the Plan will empower local people to shape their surroundings. The emerging vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2031 The Neighbourhood Plan sets out a concise and practical suite of policies (12 in total) to guide development control decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Development Plan offers the local community the opportunity to shape the future development of Wellington Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the built and natural heritage</p>

	of the Parish, protect the rural landscape setting, whilst encouraging housing growth in the Parish.
<p>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.</p> <p>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.</p>	<p>This Submission Neighbourhood Development Plan refines and amplifies Herefordshire-wide policies and proposals set out in Hereford's UDP and emerging Core Strategy Local Plan policies. The Submission Neighbourhood Development Plan supports the provision of live work units in the Parish and a level of housing growth to support the Herefordshire Core Strategy.</p> <p>The Plan promotes improvements to connectivity through new and existing networks for walking and cycling, improving local traffic management and incorporating high quality design all development proposals.</p>
<p>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.</p>	<p>The Submission Neighbourhood Development Plan sets out policies to protect and enhance local character encourage high quality design in new development, which will help to ensure that amenity is protected.</p>
<p>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.</p>	<p>The Submission Neighbourhood Development Plan takes regard of this guidance fully in plan- making and decision- taking. The Plan recognises the rural character of this Parish and the area's existing and potential role as an accessible recreational area, providing opportunities for walking, cycling and quiet enjoyment of the countryside.</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission Neighbourhood Development Plan promotes an approach which seeks to reduce carbon emissions (W5) and reduce surface water run-off. The Plan seeks to maximise accessibility through footpath and cycleway connectivity.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land</p>	<p>The Submission Neighbourhood Development Plan is fully consistent with this principle.</p>

<p>for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Plan provides a policy framework for the protection and enhancement of the rural landscape in Policy W6. Proposals for increasing opportunities for walking and cycling have the potential to improve traffic flow through the area reducing carbon emissions.</p>
<p>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.</p>	<p>The Submission Plan actively encourages the re-use of brownfield sites and or the conversion of buildings for other uses in Policy W5.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Plan aims to ensure that the area continues to provide a high quality environment for the benefit of residents in the Wellington Parish.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The Submission Neighbourhood Development Plan is fully in line with this principle.</p> <p>The Plan area includes 54 statutory Listed Buildings and 1 Scheduled Monument, and 1 Conservation area. Incorporated into the document are appendices including an archaeological report, and a report detailing the distinctive attributes of Wellington (Wellington Distinctiveness). Policy W4 seeks to protect Heritage Assets.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission Neighbourhood Development Plan seeks to promote the use of sustainable forms of transport through policies promoting walking and cycling. .</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The Submission Neighbourhood Development Plan is fully in accord with this principle. Policies in the plan seek to protect and improve community facilities and the open countryside and rural landscape setting and promote walking and cycling.</p>

Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The Submission Neighbourhood Plan has special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policy W4

Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Submission Neighbourhood Plan has special regard to the desirability of preserving or enhancing the character and appearance of the Wellington Conservation area through Policy W4

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

The Neighbourhood Plan has been subjected to a separate Screening Process for Strategic Environmental Assessment Scoping and Habitat Regulations Assessment Screening prepared by Herefordshire Council and published for consultation with Natural England, Environment Agency and English Heritage. Plans that may have a significant effect on European Sites have to undertake a Habitat Regulations Assessment (HRA).

Responses were received from Natural England and English Heritage. Natural England provided a number of detailed comments in relation to improving the SEA and its usefulness in assessing the Neighbourhood Plan. The comments are set out in the accompanying Consultation Statement for Wellington Neighbourhood Development Plan. English Heritage advised that they have no substantive objection to the contents of the documents but provide a number of comments and recommendations for consideration before finalising the reports. There was no response from the Environment Agency.

Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

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

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

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

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

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

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

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

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan seeks to support appropriate local housing growth including live work units which is sensitive to the rural landscape and setting of the Parish and in keeping with the design and character.

Social	The plan protects local community facilities and recognises the role of the landscape and countryside in supporting health and wellbeing of parish residents. The plan also support housing for local needs.
Environmental	<p>The Submission Neighbourhood Development Plan sets out policies that protect the natural environment, the built environment and heritage assets and protects rural landscapes.</p> <p>The Plan seeks to promote more sustainable transport patterns through walking and cycling and supporting environmental improvements and sustainable design of new roads including the proposed new southern link road.</p> <p>Policies seek to reduce surface water run-off and encourage the reduction in carbon emissions.</p>

Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Herefordshire Core Strategy 2011-2031.

Planning Practice Guidance 2014 para 009 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Plan.

Table 3 Conformity with Local Strategic Policy

<i>Wellington Neighbourhood Development Plan</i>	<i>Herefordshire Local Plan Core Strategy 2011 – 2031</i>
<p><u>POLICY W1 – SCALE OF NEW RESIDENTIAL DEVELOPMENT</u></p> <p>Over the plan period, within the defined settlement boundary, and/or on an allocated site, (as defined on Map 1 – the proposals map), proposals for new small scale housing development will only be permitted where they meet the following criteria:</p> <ul style="list-style-type: none"> i. They reflect the size, role and function of the village and relate well to the existing layout of the village; ii. They are in accordance with Policy W3 in terms of size, type and tenure; iii. They give priority to the development of suitable brownfield sites; iv. They are of a high standard of design in accordance with policies W4 and W5 (where relevant) and make a positive contribution to the surrounding environment and rural landscape; v. They have a density of 25 dwellings per hectare or less; 	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Policy RA1 – Rural housing strategy</p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of 7 Housing Markets Areas (HMA)– as illustrated in Figure 4.18) This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <p>(Hereford 18% indicative growth target)</p>

<p>vi. They do not result in a loss of protected open space;</p> <p>vii. They do not result in the loss of a community facility;</p> <p>viii. They are in accordance with the guidance within 'Wellington Distinctiveness' (Appendix 3); and</p> <p>ix. Where contaminated land is present, they include appropriate remediation measures.</p> <p>Proposals for self-build will be actively encouraged on allocated and windfall sites. Live work units will be actively encouraged</p> <p>Proposals for new housing outside the settlement boundary, will only be permitted in accordance with the policies for Herefordshire Council.</p>	<p>Policy RA2 Housing in settlements outside Hereford and the market towns. Herefordshire's villages</p> <p>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 best able to support development, bolstering existing service provision, improve facilities and infrastructure and meet the needs of their communities concerned.</p> <p>(Wellington is identified in Fig 4.20)</p> <p>RA3 Herefordshire's countryside</p> <p>In rural locations away from Herefordshire's villages, residential development will be limited to proposals which satisfy one or more of the criteria listed.</p> <p>Policy RA4 – Agricultural Forestry and rural enterprise dwellings</p> <p>Policy RA5 – Re-use of rural buildings</p> <p>RA6 Rural economy</p> <p>Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported.</p> <p>Policy E1 - Employment provision</p> <p>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.</p> <p>Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:</p>
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	<ol style="list-style-type: none"> 1. the proposal is appropriate in terms of its connectivity, scale, design and size; 2. the proposal makes better use of previously developed land or buildings; 3. the proposal is an appropriate extension to strengthen or diversify an existing business operation; 4. the proposal provides for opportunities for new office development in appropriate locations. <p>The provision of viable live/work units as part of mixed use developments will also be encouraged.</p>
<p><u>POLICY W2 – PHASING OF NEW HOUSING DEVELOPMENT</u></p> <p>New housing will be provided in a phased manner over the plan period (up to 2031) to avoid over provision at the beginning of the plan period and to meet future demand, and to enable future capacity works to foul drainage systems to be undertaken.</p> <p>From 2014 to 2025 a maximum of 19 new dwellings should be provided on site 2 Mill Lane (15 dwellings) and site 3 Auberrow Road (4 dwellings); and</p> <p>From 2026 to 2031 a maximum of 12 new dwellings should be provided on site 1 (Adjacent graveyard).</p>	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Policy RA1 – Rural housing strategy</p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of 7 Housing Markets Areas (HMA)– as illustrated in Figure 4.18) This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p>

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

(Hereford 18% indicative growth target)

Policy RA2 Housing in settlements outside Hereford and the market towns. Herefordshire's villages

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 best able to support development, bolstering existing service provision, improve facilities and infrastructure and meet the needs of their communities concerned.

(Wellington is identified in Fig 4.20)

RA3 Herefordshire's countryside

In rural locations away from Herefordshire's villages, residential development will be limited to proposals which satisfy one or more of the criteria listed.

Policy RA4 – Agricultural Forestry and rural enterprise dwellings

Policy RA5 – Re-use of rural buildings

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.

Policy E1 - Employment provision

	<p>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.</p> <p>Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:</p> <ol style="list-style-type: none"> 1. the proposal is appropriate in terms of its connectivity, scale, design and size; 2. the proposal makes better use of previously developed land or buildings; 3. the proposal is an appropriate extension to strengthen or diversify an existing business operation; 4. the proposal provides for opportunities for new office development in appropriate locations. <p>The provision of viable live/work units as part of mixed use developments will also be encouraged.</p>
<p><u>POLICY W3 – ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES</u></p> <p>All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the Parish. In particular smaller dwellings of one or two bedrooms will be appropriate in order to even out the size range of dwellings available in the Parish.</p> <p>On sites of up to 10 dwellings the contribution such sites make to housing variety and mix will be</p>	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Policy RA2 Housing in settlements outside Hereford and the market towns. Herefordshire’s villages</p> <p>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</p>

<p>monitored over time. Proposals that could cumulatively lead over time to an over provision of one tenure, type or size of dwelling will not be permitted.</p> <p>On sites of 10 or more dwellings a mix of tenures, types and sizes must be provided.</p> <p>Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.</p> <p>The amount of space in each dwelling must be as a minimum, but ideally exceed, the minimum standard recommended by the RIBA in “The Case for Space” 2011. Adequate storage must be provided in all new homes.</p>	<p>that has the ability to best able to support development, bolstering existing service provision, improve facilities and infrastructure and meet the needs of their communities concerned.</p> <p>(Wellington is identified in Fig 4.20)</p> <p>Policy H1 -Affordable housing – thresholds and targets</p> <p>All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000 sq m will be expected to contribute towards meeting affordable housing needs.</p> <p>H3 Ensuring an appropriate range and mix of housing</p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.</p>
<p><u>POLICY W4 – PROTECTING HERITAGE ASSETS</u></p> <p>All new development within the conservation area (Map 2) and/or within the setting of a listed building (Appendix 2) will be expected to enhance the positive attributes of the heritage asset.</p> <p>Development will not be permitted where it has a detrimental impact on the character of the conservation area, the setting of a listed building or on the identified views into the conservation area and the village as a whole (Map 3 – protected views, and Map 4 – wider views).</p> <p>All new development will be expected to</p>	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition, proposals should</p>

<ul style="list-style-type: none"> • Achieve continuity in street frontage building lines set on the back edge of the pavement; • Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area; • Complement the human scale, height and massing of the existing historic development in the immediate streetscape and the wider conservation area; • Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features or detailing; • Reinforce local identity by the use of the traditional materials used in the conservation area; • Re-use traditional buildings which contribute to townscape quality; and • Take account of the guidance within ‘Wellington Distinctiveness’ (Appendix 3). 	<p>maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy.</p> <p>Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity; • historic environment and heritage assets; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity and soils; • physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation. <p>LD1 Landscape and townscape</p> <p>Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the following objectives.</p> <ul style="list-style-type: none"> • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including 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
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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.

LD4 – Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

1. the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
3. the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
4. the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

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>POLICY W5 – GENERAL DESIGN PRINCIPLES</p> <p>All new development will be expected to enhance the positive attributes of the villages and local design features. Development will not be permitted where it has a detrimental impact on the character of the area in which it is located.</p> <p>All new development within the designated area will be permitted when it is in accordance with “Wellington Distinctiveness” (Appendix 3) and meets the following criteria:</p> <ul style="list-style-type: none"> (a) Locates development in areas of the lowest level of flood risk in accordance with the NPPF; (b) Gives priority to the use of brownfield sites/conversion of existing buildings; (c) exploits existing services and facilities; (d) does not have a detrimental effect on residential amenity by reason of noise or other nuisance; (e) does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure; (f) does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function; 	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and 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.</p> <p>Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity; • historic environment and heritage assets; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity and soils;
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<p>(g) Includes measures that encourage the use of active travel, wherever possible;</p> <p>(h) Makes a contribution to local identity, and sense of place;</p> <p>(i) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene;</p> <p>(j) Uses, and where appropriate re-uses, local and traditional materials or suitable artificial alternatives;</p> <p>(k) Contributes to reducing carbon emissions, where possible;</p> <p>(l) Includes adequate parking, garaging and private and public amenity space for future residents;</p> <p>(m) Takes account of the Building for Life 12 criteria.¹;</p> <p>(n) No development will be permitted within 100 metres of the River Wye SAC. Development can only proceed where any adverse effects on the River Wye SAC can be avoided or mitigated; and</p>	<ul style="list-style-type: none"> • physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation. <p>Policy SS7: Addressing climate change</p> <p>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"> • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport; • designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate; • supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles*; • protecting the best agricultural land where possible; <p>Key considerations in terms of responses to climate change include:</p> <ul style="list-style-type: none"> • Taking into account the known physical and environmental constraints when identifying locations for development; • Ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading
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¹ <http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12-third-edition>

(o) New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

- Minimising the risk of flooding and making use of sustainable drainage methods;
- Reducing heat island effects (through the provision of open space and water, planting and green roofs, for example);
- Reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites and;
- Developments must demonstrate water efficiency measures to reduce demand on water resources.

Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document

LD1 Landscape and townscape

Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the listed objectives.

LD4 – Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

1. the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
3. the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
4. the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

	<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><u>POLICY W6 – PROTECTING LANDSCAPE CHARACTER</u></p> <p>All development proposals will have to show regard to the distinctive landscape character of the National Character Area of Herefordshire Lowlands (Appendix 4) by:</p> <ul style="list-style-type: none"> • Outside the Wellington settlement boundary, retaining the development form of scattered hamlets and farmsteads within the wider setting of the area; • Using appropriate local building materials, including timber-framed buildings with stone and red brick; • Retaining existing field patterns and boundaries, including hedgerows and tree cover; • Protecting important views identified on Map 3 and Map 4; • Protecting and enhancing areas of woodland. 	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and 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.</p> <p>Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity; • historic environment and heritage assets;

- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquillity;
- agricultural and food productivity and soils;
- physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation.

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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><u>POLICY W7 – PROTECTION OF LOCAL GREEN SPACES</u></p> <p>The following local green spaces as shown on Map 1 are designated in accordance with paragraphs 76 and 77 of the NPPF:</p> <p>Playing fields.</p> <p>Land adjacent to Millway.</p> <p>New development which impacts adversely on the openness of this site will not be permitted.</p>	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and 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.</p> <p>Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity; • historic environment and heritage assets; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity and soils;
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- physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation.

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 (for example, schools, pre-schools, children's centres, child minding provision, youth provision, pubs and local shops) -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 contribution where appropriate.

Policy OS3 – Loss of open space, sports or recreation facilities

In determining the appropriateness of proposals which results in the loss of an open space, sports or recreation facility, the following principles will be taken into account:

1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;
2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;
3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses;

	<p>4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.</p>
<p><u>POLICY W8 - PROTECTION OF LOCAL COMMUNITY FACILITIES</u></p> <p>There will be a presumption in favour of the protection of existing facilities. The proposed re-use of local community facilities such as the shop and post office; pub; social club; community centre; leisure and sports facilities; education facilities; community library; and religious buildings will only be permitted for other health, education or community type uses.</p> <p>The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:</p> <p>a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</p>	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and 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.</p> <p>Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity;

<p>b) Satisfactory evidence is produced that there is no longer a need for the facility</p>	<ul style="list-style-type: none"> • historic environment and heritage assets; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity and soils; • physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation. <p>SC1 Social and community facilities</p> <p>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.</p> <p>New development that creates a need for additional social and community facilities (for example, schools, pre-schools, children’s centres, child minding provision, youth provision, pubs and local shops) -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 contribution where appropriate.</p> <p>Policy OS3 – Loss of open space, sports or recreation facilities</p> <p>In determining the appropriateness of proposals which results 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"> 1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;
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	<p>2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;</p> <p>3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses;</p> <p>4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.</p>
<p><u>POLICY W9 - NEW COMMUNITY FACILITIES</u></p> <p>The Neighbourhood Plan will support proposals for new, and improvements to, existing community facilities including the allocation on Map 1 provided that:</p> <ul style="list-style-type: none"> • the site is, wherever possible, located in or adjacent to the settlement boundary; • the site is accessible by walking and cycling; • there are opportunities to integrate services; • detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and 	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and 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.</p> <p>Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based</p>

<ul style="list-style-type: none"> • the proposal would not have an adverse effect on residential amenity <p>All residential developments will be expected to make space for allotments, where possible (where a need is identified by the community).</p>	<p>upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity; • historic environment and heritage assets; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity and soils; • physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation. <p>SC1 Social and community facilities</p> <p>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.</p> <p>New development that creates a need for additional social and community facilities (for example, schools, pre-schools, children’s centres, child minding provision, youth provision, pubs and local shops) -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 contribution where appropriate.</p>
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<p><u>W10 – NEW COMMUNICATIONS TECHNOLOGIES</u></p> <p>The development of new high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and when appropriate suitably camouflaged.</p> <p>All new development will be required to make provision for high speed broadband and other communication networks.</p>	<p>LD1 - Landscape and townscape</p> <p>SD1 – Sustainable design and energy efficiency</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:</p> <ul style="list-style-type: none"> ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development;
<p><u>W11 – DESIGN FOR FLOOD RESILIENCE AND RESISTANCE</u></p> <p><u>This policy is now removed.</u></p>	<p>N/A</p>
<p><u>W12 – DESIGN TO REDUCE SURFACE WATER RUN OFF</u></p> <p>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.</p> <p>The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.</p>	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition, proposals should</p>

<p>Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.</p> <p>Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</p> <p>Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.</p>	<p>maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy.</p> <p>Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity; • historic environment and heritage assets; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity and soils; • physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation. <p>Policy SS7: Addressing climate change</p> <p>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"> • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport;
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- designing developments to reduce carbon emissions and use resources more efficiently;
- promoting the use of decentralised and renewable or low carbon energy where appropriate;
- supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles*;
- protecting the best agricultural land where possible;

Key considerations in terms of responses to climate change include:

- Taking into account the known physical and environmental constraints when identifying locations for development;
- Ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading
- Minimising the risk of flooding and making use of sustainable drainage methods;
- Reducing heat island effects (through the provision of open space and water, planting and green roofs, for example);
- Reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites and;
- Developments must demonstrate water efficiency measures to reduce demand on water resources.

Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document

SD1 – Sustainable design and energy efficiency

	<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 a list of requirements:</p> <p>Policy SD3 – Sustainable water management and water resources</p> <p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation.</p> <p>Policy SD4 -Wastewater treatment and river water quality</p> <p>Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.</p> <p>In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development.</p>
<p><u>W13 – CONNECTIVITY</u></p> <p>Proposals for improved linkages and accessibility within Wellington and to the areas beyond will be supported.</p> <p>All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:</p> <ul style="list-style-type: none"> • enhanced public access and appropriate signage from residential areas; 	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>SS4 Movement and Transportation</p>

<ul style="list-style-type: none"> • new footpaths and cycle routes linking to existing and new networks; • linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland and orchards, new hedgerows, grassland and wetland habitats. 	<p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>MT1 Traffic management, highway safety and promoting active travel</p> <p>Development proposals should incorporate various principle requirements covering movement and transportation.</p>
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Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment undertaken by Herefordshire Council.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below. The Plan contains a criteria based policy for assessing proposals for gypsy and traveller accommodation as there is an existing site on the edge of the Parish and there may be proposals to extend the site during the Plan period.

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

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

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

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

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Group Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.