

Brimfield and Little Hereford 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 Brimfield and Little Hereford Group 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 Plan states the period for which it is to have effect. That period is from 2011 up to 2031 (the same period as the emerging 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 Brimfield and Little Hereford 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 Brimfield and Little Hereford Neighbourhood 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 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 Brimfield and Little Hereford Neighbourhood Plan does not undermine the strategic policies of Herefordshire Council; the Plan aims to support these policies by protecting local built and natural heritage assets from insensitive new development, aiming to ensure appropriate landscaping and screening are in place if the proposed southern link road is brought forward, and supporting small scale housing development to meet local needs.

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 Brimfield and Little Hereford Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that Brimfield and Little Hereford Neighbourhood 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 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 (18 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 Plan offers the local community the opportunity to shape the future development of Brimfield and Little Hereford Group Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the rural landscape setting, and which support the provision of new housing over as phased period and on a site identified through consultation with local residents. The Plan includes policies to promote high quality design and the protection of built and natural heritage assets including local green space designations.</p>
<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. 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 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 Plan supports appropriate business and economic growth in the Parish in Policy BLH17. Policy BLH16 encourages new communication technologies.</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 Plan sets out policies which encourage high quality design in new development (BLH7), protect and enhance local landscape character (BLH8) and identify local green space (BLH9) 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 Plan takes regard of this guidance fully in plan-making and decision- taking. The Plan recognises the rural character of this sparsely populated Group Parish, and the important role of local facilities and community activities in the Parish which support the health and wellbeing of local people.</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 Plan takes into consideration the historic and ongoing problems related to flooding in some parts of the Parish and includes policies to help address these issues (Policies BLH11, BLH12, BLH13, BLH14 and BLH15). Policy BLH18 promotes the use of public transport, walking and cycling which together could assist with reducing carbon emissions associated with high levels of dependency on the private car associated with rural areas.</p>
<p>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 the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for the protection and enhancement of this highly sensitive rural landscape in Policy BLH8 Landscape Design Principles. This policy protects important local views and encourages the preservation and enhancement of local habitats and wildlife and use of appropriate local species in landscaping schemes.</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 includes a settlement boundary drawn fairly tight around the existing built up area and a housing allocation site.</p> <p>The re-use of existing buildings for rural enterprise is supported in Policy BLH17.</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>Overall the Plan supports an approach which should provide a sustainable future for this rural community, providing policies which protect existing community facilities in the villages, support a mix of new housing and small scale rural enterprise appropriate to the local character, and which protect the open countryside and valued green spaces.</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 Plan is fully in line with this principle.</p> <p>Policy BLH7 encourages high quality design sensitive to the character of existing built heritage assets in the area and BLH6 supports the preparation and adoption of a local list of non statutory built heritage assets in the Group Parish.</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	The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through policies promoting walking and cycling in Policy BLH18.
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	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve open countryside and rural landscape setting and promote walking and cycling.

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 Policies BLH6 and BLH7.

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

The Plan area has no Conservation Areas.

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 subject to a separate Screening Process for Strategic Environmental Assessment prepared by Herefordshire Council that accompanies the Submission Plan and this Basic Condition Statement. 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 on the Screening Assessment and these are detailed in the accompanying Consultation Statement. The Strategic Environmental Assessment Report was undertaken by Herefordshire Council and can be viewed at https://www.herefordshire.gov.uk/media/1137757/Brimfield_Little_Hereford_SEA_Scoping_Report.pdf.

The accompanying Consultation Statement for Brimfield and Little Hereford Neighbourhood Plan includes the full responses from Natural England and English Heritage.

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 economic development which is sensitive to the rural landscape and setting of the Group Parish, for example through conversion of former agricultural buildings for small scale rural enterprise.
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 supports new market and local needs housing and a mix of tenures, types and sizes of houses.
Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect local wildlife and biodiversity and protects rural landscapes.</p> <p>The Plan seeks to promote more sustainable transport patterns through walking and cycling.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the Group Parish’s identity.</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 Saved Policies of the Herefordshire UDP 2007.

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. Note is also made of the relevant policies in the emerging new Core Strategy Local Plan for Herefordshire, although this Plan has little weight in decision making at the time of Submission of the Neighbourhood Plan.

Table 3 Conformity with Local Strategic Policy

<i>Brimfield and Little Hereford Submission Neighbourhood Development Plan</i>	<i>Herefordshire Adopted Unitary Development Plan 2007 Saved Policies</i>	<i>Herefordshire Local Plan Core Strategy 2011 – 2031 Post Hearing Version Spring 2015</i>
<p>POLICY BLH1 – NEW HOUSING WITHIN THE BRIMFIELD SETTLEMENT BOUNDARY</p> <p>WITHIN THE DEFINED SETTLEMENT BOUNDARY FOR BRIMFIELD (SEE MAP 4 BELOW) NEW HOUSING DEVELOPMENT PROPOSALS WILL BE PERMITTED WHEN THEY MEET ALL OF THE FOLLOWING CRITERIA.</p> <p>A. THEY ARE WELL RELATED TO THE EXISTING VILLAGE IN TERMS OF ACCESSIBILITY AND LOCATION, ADJOINING THE BUILT UP AREA AND HAVING CONSIDERATION FOR RELEVANT FOOTPATHS, PAVEMENTS AND CYCLEWAYS;</p> <p>B. THEY DO NOT LEAD TO THE LOSS OF EXISTING COMMUNITY FACILITIES, OR DESIGNATED LOCAL GREEN SPACE AND ACCESS TO RECREATION;</p> <p>C. THEY DO NOT LEAD TO THE LOSS OF LOCAL EMPLOYMENT OPPORTUNITIES, INCLUDING TOURISM;</p> <p>D. THEY ARE NOT AT SIGNIFICANT RISK OF FLOODING AND THEY CAN DEMONSTRATE</p>	<p>H4 Main villages: settlement boundaries</p> <p>The following settlements are identified as main villages. The provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.</p> <p>Brimfield</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</p>

<p>THEY WILL NOT INCREASE THE RISK OF FLOODING ELSEWHERE;</p> <p>E. THEY HAVE SUITABLE PROVISION FOR ACCESS AND DO NOT IMPACT ADVERSELY ON EXISTING HIGHWAY NETWORKS AND PARTICULARLY COUNTRY LANES;</p> <p>F. THEY DO NOT LEAD TO A LOSS OF RESIDENTIAL AMENITY.</p> <p>PROPOSALS WHICH RE-USE EMPTY AND UNUSED BUILDINGS WILL BE ENCOURAGE</p>		<p>environmental factors will determine the appropriate scale of development.</p> <p>(Leominster 14% indicative growth target)</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>(Brimfield is identified in Fig 4.20 and Little Hereford is identified in Fig 4.21)</p>
<p>POLICY BLH2 - NEW HOUSING DEVELOPMENT</p> <p><u>SITE ALLOCATION - NEW HOUSING DEVELOPMENT</u></p> <p><u>SITE AT PADDOCKS ORCHARD, TENBURY ROAD</u></p>	<p>H4 Main villages: settlement boundaries</p> <p>The following settlements are identified as main villages. The provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will</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</p>

<p>THE SITE IDENTIFIED ON MAP 6 BELOW IS ALLOCATED FOR NEW HOUSING DEVELOPMENT. THE TOTAL AREA OF THE SITE IS 1.6 HECTARES. DEVELOPMENT WILL BE ACCEPTABLE UP TO A MAXIMUM OF 20 PROPERTIES ON AN APPROPRIATE PART OF THE SITE, PROVIDED AT A MAXIMUM DENSITY OF 25 DWELLINGS PER HECTARE.</p> <p><u>OTHER NEW HOUSING DEVELOPMENT IN THE GROUP PARISH</u></p> <p>PLANNING APPLICATIONS FOR ADDITIONAL NEW HOUSING DEVELOPMENT OF AT LEAST 38 NEW DWELLINGS IN BRIMFIELD AND LITTLE HEREFORD OVERALL WILL BE SUPPORTED, SUBJECT TO OTHER POLICIES IN THE BRIMFIELD AND LITTLE HEREFORD NEIGHBOURHOOD PLAN, AND POLICIES IN THE HEREFORDSHIRE UDP AND EMERGING LOCAL PLAN CORE STRATEGY. THE PRIMARY FOCUS FOR NEW HOUSING IN THE PARISH WILL BE BRIMFIELD.</p> <p><u>PHASING</u></p> <p>NEW HOUSING WILL BE PROVIDED IN A PHASED MANNER ACROSS THE GROUP PARISH OVER THE PLAN PERIOD (UP TO 2031) TO AVOID OVER PROVISION AT THE BEGINNING OF THE PLAN PERIOD AND TO MEET FUTURE DEMAND. FROM 2011 TO 2025 AT LEAST 30 NEW DWELLINGS SHOULD BE PROVIDED, AND FROM 2026 TO 2031 AT LEAST 28</p>	<p>be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.</p> <p>Brimfield</p>	<p>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>(Leominster 14% indicative growth target)</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</p>
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<p>UNITS SHOULD BE PROVIDED, TAKING INTO ACCOUNT EXISTING COMMITMENTS.</p>		<p>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>(Brimfield is identified in Fig 4.20 and Little Hereford is identified in Fig 4.21)</p>
<p>POLICY BLH3 - HOUSING TO MEET LOCAL NEEDS</p> <p>RESIDENTIAL DEVELOPMENT OF AT LEAST 58 UNITS WILL BE SUPPORTED ON ONE OR MORE SITES OVER THE PLAN PERIOD, SUBJECT TO POLICIES BLH 1 AND BLH2 ABOVE, AND POLICY RA2 IN HEREFORDSHIRE'S CORE STRATEGY, WHERE IT COMPRISES ONE OR A COMBINATION OF THE FOLLOWING TYPES:</p> <ol style="list-style-type: none"> 1. AFFORDABLE HOUSING FOR RENTAL OR SHARED OWNERSHIP BY THOSE WITH A LOCAL CONNECTION (AS DEFINED IN HEREFORDSHIRE COUNCIL'S LOCAL CONNECTION POLICY – SEE NOTE BELOW)¹; 2. PROPERTIES PREFERABLY SHOULD BE ONE OR TWO BEDROOMED TO MEET THE NEEDS 	<p>S3 Housing</p> <p>Housing will be provided to meet the needs of communities throughout the County, including the need for affordable housing (about 2,300 dwellings in the Plan period) and for the provision of a range of dwelling types and sizes, and taking advantage of opportunities to create and maintain sustainable and integrated communities.</p> <p>H7 Housing in the countryside outside settlements</p> <p>Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:</p> <ol style="list-style-type: none"> 1. the development is clearly necessary in connection with agriculture or forestry and cannot 	<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>H2 Rural exception sites</p> <p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p>

¹ <https://www.herefordshire.gov.uk/housing/advice/definition-of-affordable-housing>

<p>OF FIRST TIME BUYERS AND SMALL FAMILIES, BUT HAVE NO MORE THAN A MAXIMUM OF THREE BEDROOMS;</p> <p>3. PROPERTIES DESIGNED TO BE SUITABLE FOR THE ELDERLY (LIFETIME HOMES STANDARD)², WHICH ARE LOCATED CLOSE TO KEY FACILITIES.</p> <p>ALL PROPOSALS FOR NEW HOUSING WILL BE REQUIRED TO BE SUPPORTED BY AN UP TO DATE LOCAL NEEDS SURVEY TO BE PROVIDED BY THE DEVELOPER.</p>	<p>be located in a settlement and complies with policy H8; or</p> <p>2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or</p> <p>3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or</p> <p>4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or</p> <p>5. it is an extension to an existing dwelling in accordance with policy H18; or</p> <p>6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or</p> <p>7. it is rural exception housing in accordance with policy H10.</p> <p>Development should be in accordance with the housing design and other policies of this Plan.</p> <p>H10 Rural exception housing</p> <p>Exceptionally, affordable housing may be permitted on land within or adjoining an established rural</p>	<p>1. the proposal could assist in meeting a proven local need for affordable housing; and</p> <p>2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and</p> <p>3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2.</p> <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</p>
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² <http://www.lifetimehomes.org.uk/>

	<p>settlement which would not normally be released for development, provided that:</p> <ol style="list-style-type: none"> 1. the scheme will contribute to meeting a proven genuine and quantifiable local need for affordable housing as ascertained from an up-to-date local affordable housing needs survey. In the case of a single affordable dwelling, clear evidence of a long-term local need will be required; 2. it is evident that local housing conditions could not otherwise satisfy the need; 3. the scheme respects both the character and size of the settlement concerned and the identified scale of need; 4. arrangements are made to ensure that the benefits of affordable housing, for single dwellings as well as larger schemes, will be enjoyed in perpetuity by subsequent occupants in local need as well as by the initial occupiers; 5. the site's location affords reasonable access to facilities and where possible public transport; 6. proposals do not involve mixed developments consisting of open market housing to offset the lower return on affordable housing on the same site; and 7. in settlements other than Kington (policy H2), the main villages (policy H4) or smaller settlements (policy H6) the proposal is limited to the 	<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>
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	<p>construction of a single affordable dwelling which does not exceed the dwelling and plot size limits set in policy H6 unless clear evidence is provided to indicate a need exists for a larger dwelling.</p>	
<p>POLICY BLH4 - ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES</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.</p> <p>ON SITES OF ONE AND TWO DWELLINGS THE CONTRIBUTION SUCH SITES MAKE TO HOUSING VARIETY AND MIX WILL BE 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 THREE OR MORE DWELLINGS A MIX OF TENURES, TYPES AND SIZES MUST BE PROVIDED.</p> <p>WHERE A DEVELOPMENT COMPRISES 11 OR MORE DWELLINGS AND WHERE THE COMBINED FLOOR SPACE EXCEEDS 1,000 SQ M ON ONE SITE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE</p>	<p>S3 Housing</p> <p>Housing will be provided to meet the needs of communities throughout the County, including the need for affordable housing (about 2,300 dwellings in the Plan period) and for the provision of a range of dwelling types and sizes, and taking advantage of opportunities to create and maintain sustainable and integrated communities.</p> <p>H7 Housing in the countryside outside settlements</p> <p>Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:</p> <ol style="list-style-type: none"> 1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or 2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or 3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or 	<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>H2 Rural exception sites</p> <p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> 4. the proposal could assist in meeting a proven local need for affordable housing; and 5. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and

<p>REQUIRED, AND THIS WILL BE NEGOTIATED ON A SITE BY SITE BASIS.</p> <p>AFFORDABLE HOUSING MUST BE PROVIDED ON SITE AND INTEGRATED WITH MARKET HOUSING ACROSS THE SITE. DEVELOPMENT THAT LEADS TO CONCENTRATIONS OF SINGLE TYPES AND TENURES OF HOMES IN SEPARATE GROUPS ON A SITE WILL NOT BE PERMITTED.</p>	<p>4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or</p> <p>5. it is an extension to an existing dwelling in accordance with policy H18; or</p> <p>6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or</p> <p>7. it is rural exception housing in accordance with policy H10.</p> <p>Development should be in accordance with the housing design and other policies of this Plan.</p> <p>H10 Rural exception housing</p> <p>Exceptionally, affordable housing may be permitted on land within or adjoining an established rural settlement which would not normally be released for development, provided that:</p> <p>1. the scheme will contribute to meeting a proven genuine and quantifiable local need for affordable housing as ascertained from an up-to-date local affordable housing needs survey. In the case of a single affordable dwelling, clear evidence of a long-term local need will be required;</p> <p>2. it is evident that local housing conditions could not otherwise satisfy the need;</p>	<p>6. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2.</p> <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</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>
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	<p>3. the scheme respects both the character and size of the settlement concerned and the identified scale of need;</p> <p>4. arrangements are made to ensure that the benefits of affordable housing, for single dwellings as well as larger schemes, will be enjoyed in perpetuity by subsequent occupants in local need as well as by the initial occupiers;</p> <p>5. the site's location affords reasonable access to facilities and where possible public transport;</p> <p>6. proposals do not involve mixed developments consisting of open market housing to offset the lower return on affordable housing on the same site; and</p> <p>7. in settlements other than Kington (policy H2), the main villages (policy H4) or smaller settlements (policy H6) the proposal is limited to the construction of a single affordable dwelling which does not exceed the dwelling and plot size limits set in policy H6 unless clear evidence is provided to indicate a need exists for a larger dwelling.</p>	
<p>POLICY BLH5 - CRITERIA FOR NEW HOUSING SITES IN LITTLE HEREFORD</p>	<p>H7 Housing in the countryside outside settlements</p> <p>Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:</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</p>

<p>ALL PROPOSED SITES FOR NEW HOUSING DEVELOPMENT IN LITTLE HEREFORD WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA :</p> <ol style="list-style-type: none"> 1. THE PROPOSED SITE MUST BE APPROPRIATE TO THE SIZE AND CHARACTER OF THE SETTLEMENT WITHIN WHICH IT IS LOCATED. 2. THE PROPOSED SITE MUST BE WITHIN OR ADJACENT TO AN EXISTING SETTLEMENT, AND NOT AN ISOLATED SITE. 3. THE SCALE OF ANY PROPOSED DEVELOPMENT MUST NOT: <ol style="list-style-type: none"> A. ADVERSELY AFFECT THE NEIGHBOURS' ENJOYMENT OF THEIR HOMES AND GARDENS; B. HAVE A DETRIMENTAL IMPACT ON THE OPENNESS OF THE COUNTRYSIDE; C. INCREASE SIGNIFICANTLY THE SCALE OR SIZE OF POPULATION OF THE SURROUNDING AREA OR ADJACENT SETTLEMENT AND ITS IMPACT ON LOCAL SERVICES. 	<ol style="list-style-type: none"> 1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or 2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or 3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or 4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or 5. it is an extension to an existing dwelling in accordance with policy H18; or 6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or 7. it is rural exception housing in accordance with policy H10. <p>Development should be in accordance with the housing design and other policies of this Plan.</p> <p>H10 Rural exception housing</p> <p>Exceptionally, affordable housing may be permitted on land within or adjoining an established rural settlement which would not normally be released for development, provided that:</p>	<p>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>H2 Rural exception sites</p> <p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> 1. the proposal could assist in meeting a proven local need for affordable housing; and 2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and 3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally
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	<ol style="list-style-type: none"> 1. the scheme will contribute to meeting a proven genuine and quantifiable local need for affordable housing as ascertained from an up-to-date local affordable housing needs survey. In the case of a single affordable dwelling, clear evidence of a long-term local need will be required; 2. it is evident that local housing conditions could not otherwise satisfy the need; 3. the scheme respects both the character and size of the settlement concerned and the identified scale of need; 4. arrangements are made to ensure that the benefits of affordable housing, for single dwellings as well as larger schemes, will be enjoyed in perpetuity by subsequent occupants in local need as well as by the initial occupiers; 5. the site's location affords reasonable access to facilities and where possible public transport; 6. proposals do not involve mixed developments consisting of open market housing to offset the lower return on affordable housing on the same site; and 7. in settlements other than Kington (policy H2), the main villages (policy H4) or smaller settlements (policy H6) the proposal is limited to the construction of a single affordable dwelling which does not exceed the dwelling and plot size limits set 	<p>in a settlement identified in Policy RA2; and</p> <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</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>
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	<p>in policy H6 unless clear evidence is provided to indicate a need exists for a larger dwelling.</p>	
<p>POLICY BLH6 - PROTECTION OF COMMUNITY FACILITIES</p> <p>LOCAL COMMUNITY FACILITIES SUCH AS VILLAGE HALLS, SPORTS FACILITIES AND RELIGIOUS BUILDINGS WILL BE PROTECTED AS COMMUNITY ASSETS. THERE WILL BE A PRESUMPTION IN FAVOUR OF THE RE-USE OF SUCH FACILITIES FOR COMMUNITY AND RECREATION TYPE USES.</p> <p>THE PARISH COUNCIL WILL NOT PERMIT THE CHANGE OF USE OF EXISTING FACILITIES TO OTHER USES 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 MUST BE ACCESSIBLE BY PUBLIC TRANSPORT, WALKING AND CYCLING AND HAVE ADEQUATE CAR PARKING; OR</p> <p>B. THERE IS NO LONGER A NEED FOR THE FACILITY, AND THIS CAN BE</p>	<p>S11 Community facilities and services</p> <p>The needs of the community for services and facilities will be addressed by:</p> <ol style="list-style-type: none"> 1. ensuring that the provision of necessary infrastructure minimises environmental consequences; 2. supporting the use of renewable energy resources where they are economically and environmentally sustainable; and 3. making provision for the retention of existing community facilities, particularly where there is under provision, and for the further development of social, health, education and community care facilities which are located close to the community they serve. <p>CF5 New community facilities</p> <p>Proposals which would result in the provision of new or improved community facilities or the enhanced use of existing facilities will be permitted where they:</p>	<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 -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 para 204 of the NPPF.</p>

<p>DEMONSTRATED TO THE SATISFACTION OF THE PARISH COUNCIL.</p>	<ol style="list-style-type: none"> 1. are appropriate in scale to the needs of the local community and reflect the character of the location; 2. are located within or around the settlement or the area they serve; 3. would not significantly impact upon the amenity of neighbouring residents; and 4. incorporate safe and convenient pedestrian access together with appropriate provision of car and cycle parking and operational space. <p>CF6 Retention of existing facilities</p> <p>Development proposals that would result in the loss of existing facilities which contribute to the needs of the community, will not be permitted unless:</p> <ol style="list-style-type: none"> 1. alternative provision of at least equivalent community benefit is provided in a convenient and accessible location; or 2. the facilities can be best enhanced or complemented through the development of a small part of the site; or 3. there is continuing evidence that the facility is no longer required and that it could not accommodate an alternative community facility for which there is a need. 	
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	Other development which would reduce or restrict the ability of such facilities to be used for the function they are intended to fulfil will not be permitted.	
<p>POLICY BLH7 - LOCAL HERITAGE LIST</p> <p>ONCE THE LOCAL HERITAGE LIST FOR BRIMFIELD AND LITTLE HEREFORD HAS BEEN ADOPTED BY HEREFORDSHIRE COUNTY COUNCIL, PROPOSALS REQUIRING CONSENT WHICH AFFECT A BUILDING OR STRUCTURE ON THE LOCAL HERITAGE LIST MUST DEMONSTRATE HOW THEY PROTECT OR ENHANCE THE HERITAGE ASSET.</p> <p>THE RENOVATION OR ALTERATION OF BUILDINGS OR STRUCTURES IDENTIFIED ON THE LOCAL HERITAGE LIST MUST BE DESIGNED SENSITIVELY, AND WITH CAREFUL REGARD TO THE HERITAGE ASSET'S HISTORICAL AND ARCHITECTURAL INTEREST AND SETTING.</p> <p>LOSS OF NON-DESIGNATED HERITAGE ASSETS (LOCALLY LISTED BUILDINGS) WILL BE RESISTED.</p>	<p>HBA8 Locally important buildings</p> <p>Development proposals which would adversely affect the appearance or setting of locally important buildings of architectural or historic interest, or buildings that make a valuable contribution to the character and appearance of the area, will not be permitted.</p>	<p>LD4 – Historic environment and heritage assets</p> <p>Development proposals affecting heritage assets and the wider historic environment should achieve listed objectives</p>
<p>POLICY BLH8 - BUILDING DESIGN PRINCIPLES</p>	<p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of</p>	<p>SS1 Presumption in favour of sustainable development</p> <p>When considering development proposals Herefordshire Council will take</p>

<p>ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE HOW THEY HAVE TAKEN ACCOUNT OF THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. NEW DEVELOPMENT MUST ENHANCE AND REINFORCE THE LOCAL DISTINCTIVENESS OF THE AREA AND PROPOSALS MUST SHOW CLEARLY HOW THE GENERAL CHARACTER, SCALE, MASS, AND LAYOUT OF THE SITE, BUILDING OR EXTENSION FITS IN WITH THE “GRAIN” OF THE SURROUNDING AREA WITHIN DESIGN AND ACCESS STATEMENTS. 2. NEW DEVELOPMENT MUST BE OF A SCALE, MASS AND BUILT FORM WHICH RESPONDS TO THE CHARACTERISTICS OF THE SITE AND ITS SURROUNDINGS. CARE MUST BE TAKEN TO ENSURE THAT BUILDING(S) HEIGHT, SCALE, AND FORM, INCLUDING THE ROOFLINE, DO NOT DISRUPT THE VISUAL AMENITIES OF THE STREET SCENE AND IMPACT ON ANY SIGNIFICANT WIDER LANDSCAPE VIEWS. PROPOSALS MUST NOT FEATURE DESIGNS SPECIFIC TO A GENERIC SCHEME AND MUST DISPLAY HOW THEY TAKE ACCOUNT OF THE LOCALLY DISTINCTIVE CHARACTER OF THE AREA IN WHICH THEY ARE TO BE SITED WITHIN DESIGN AND ACCESS STATEMENTS. 	<p>sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets; 2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity; 3. conserving and minimising use of natural resources - particularly non-renewables - and encouraging resource enhancement and alternatives to the use of non-renewable resources; 4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible; 5. increasing energy conservation, energy-efficiency, and energy generation from renewable sources; 6. minimising waste and pollution and adopting sustainable treatment systems; 	<p>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>RA2 Herefordshire’s villages</p> <p>RA3 Herefordshire’s countryside</p> <p>H2 Rural exception sites</p> <p>LD1 Landscape and townscape</p>
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<p>3. EXTENSIONS MUST BE SMALL IN SCALE AND SUBORDINATE IN SCALE TO THE ORIGINAL BUILDING.</p> <p>4. NEW BUILDINGS MUST FOLLOW A CONSISTENT DESIGN APPROACH IN THE USE OF MATERIALS, FENESTRATION AND THE ROOFLINE TO THE BUILDING. MATERIALS MUST BE CHOSEN TO COMPLEMENT THE DESIGN OF A DEVELOPMENT AND ADD TO THE QUALITY OR CHARACTER OF THE SURROUNDING ENVIRONMENT. WHERE POSSIBLE MATERIALS MUST INCLUDE TRADITIONAL BRICK COLOURS SUCH AS DARK RED OR BROWN BRICK FOR ELEVATIONS, WELSH SLATE OR CLAY TILES FOR ROOFS, WOODEN DOORS AND WINDOW FRAMES AND TIMBER FRAMES. RECLAIMED MATERIALS MUST BE USED WHERE POSSIBLE.</p> <p>5. REDEVELOPMENT, ALTERATION OR EXTENSION OF HISTORIC FARMSTEADS AND AGRICULTURAL BUILDINGS WITHIN THE PARISH MUST BE SENSITIVE TO THEIR DISTINCTIVE CHARACTER, MATERIALS AND FORM. DUE REFERENCE AND CONSIDERATION MUST BE MADE TO THE</p>	<p>7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria;</p> <p>8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration;</p> <p>9. ensuring that development respects the needs of local communities and encouraging greater self-sufficiency within local communities;</p> <p>10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services;</p> <p>11. supporting sustainable economic activity and high and stable levels of employment;</p> <p>12. supporting more sustainable approaches to land use and land management in rural areas;</p> <p>13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating opportunities to move safely and conveniently by modes other than personal motor transport;</p> <p>14. improving health and safety through reduced pollution and safer design of the built environment and landscaping;</p>	<p>LD4 Historical environment and heritage assets</p> <p>SD1 Sustainable design and environmental efficiency</p> <p>Development proposals should create safe, sustainable, well integrated environments for all members of the community.</p>
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<p>HEREFORDSHIRE FARMSTEAD ASSESSMENT FRAMEWORK³.</p> <p>6. PROPOSALS MUST MINIMISE THE IMPACT ON GENERAL AMENITY AND GIVE CAREFUL CONSIDERATION TO NOISE, ODOUR AND LIGHT. WHERE PROPOSALS REQUIRE PLANNING CONSENT LIGHT POLLUTION MUST BE MINIMISED, AND SECURITY LIGHTING MUST BE APPROPRIATE, UNOBTRUSIVE AND ENERGY EFFICIENT.</p> <p>7. DEVELOPERS WILL BE REQUIRED TO DEMONSTRATE INCLUSION OF DESIGN PRINCIPLES SET OUT IN SECURED BY DESIGN</p>	<p>15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment.</p> <p>S2 Development requirements</p> <p>The contribution that developments can make to a sustainable pattern of land use and development which respects the County’s environmental resources will be secured by:</p> <ol style="list-style-type: none"> 1. ensuring that new development achieves a high standard of design and layout which respects the townscape, landscape, ecological and historic character of the area; is sustainable in terms of its construction materials and methods, use of energy, water and other resources; and includes positive environmental benefits including landscaping schemes and provision of wildlife habitats; 2. promoting land use patterns and developments which favour mixed uses subject to amenity considerations, which respect the development potential of adjoining land, and which wherever possible secure the reclamation and beneficial use of degraded or contaminated land, environmental improvements and the reduction or removal of environmental conflicts; 	
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³ <http://www.english-heritage.org.uk/publications/wm-county-summaries/569611/>

	<p>3. ensuring that developments include suitable provision for public transport, cycling and walking, and that their likely effect in relation to the capacity and safety of both the trunk road and local highway network is taken fully into account;</p> <p>4. ensuring that development is designed having full regard to and within environmental constraints, including groundwater protection, land stability, contamination, and the location of hazardous uses;</p> <p>5. taking a risk-based precautionary approach to flood risk and the effects of flooding elsewhere, having regard to indicative flood risk in the major flood plains of the Rivers Wye and Lugg and their tributaries. Where development is proposed in locations at risk of flooding, it should be demonstrated that there are no reasonable options available in a lower risk category, consistent with other sustainable development objectives;</p> <p>6. ensuring that development does not lead to an unacceptable risk to human health and safety, and that risks of pollution of water, air, or land, or in terms of noise or lighting, are minimised;</p> <p>7. ensuring that development which would result in significant negative effects is avoided, but where environmental impact is unavoidable, requiring mitigation or compensation measures which provide benefits at least equal to any environmental loss;</p>	
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	<p>8. taking proper account of the ability of existing and proposed infrastructure including foul drainage, water supply and water resources, and the highway network to serve the development proposed without undue environmental impact; and</p> <p>9. making use of planning conditions and planning obligations to further the strategy of the Plan.</p> <p>DR1 Design</p> <p>Where relevant to the proposal, all development will be required to:</p> <ol style="list-style-type: none"> 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials; 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species; 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines; 	
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	<p>4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and</p> <p>5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.</p> <p>Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.</p> <p>Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.</p> <p>H13 Sustainable residential design</p> <p>Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:</p> <p>1. take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality;</p>	
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	<ol style="list-style-type: none">2. provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features;3. create environments which are safe and secure for all members of the community;4. design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy;5. address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation;6. make provision for recycling and composting in the use of dwellings;7. provide for the conservation of resources such as water;8. make provision for sustainable drainage measures for both surface and foul water;9. include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme;10. avoid building on open space with recreational and amenity value; and	
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	<p>11. provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties.</p> <p>Design statements should address these issues in setting out the design principles adopted and the regard had to context.</p> <p>HBA12 Re-use of rural buildings</p> <p>Proposals for the re-use and adaptation of rural buildings will be permitted where:</p> <ol style="list-style-type: none"> 1. the building is of permanent and substantial construction capable of conversion without major or complete reconstruction; 2. 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; 3. the proposal does not lead to dispersal of activity on such a scale as to prejudice town and village vitality; and 4. the proposal is compatible with neighbouring uses, particularly agricultural operations and does not itself cause undue environmental impacts. 	
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<p>POLICY BLH9 - LANDSCAPE DESIGN PRINCIPLES</p> <p>ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE CONSIDERATION OF THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:</p> <p>1. THE FOLLOWING VIEWS ARE PROTECTED. DEVELOPMENT WHICH OBSCURES THESE VIEWS WILL NOT BE ACCEPTABLE. THE PROTECTED VIEWS ARE SHOWN ON MAPS 7a and 7b PROTECTED VIEWS BELOW. THEY ARE:</p> <ol style="list-style-type: none"> 1) VIEW WEST FROM A456 BETWEEN LITTLE HEREFORD AND BRIMFIELD 2) VIEW SOUTH TOWARDS LITTLE HEREFORD CHURCH AND SURROUNDING LAND FROM A456 3) VIEWS SOUTH EAST AND NORTH EAST TOWARDS ST MICHAELS CHURCH BRIMFIELD FROM A49 / APPROACH TO THE VILLAGE. 	<p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <ol style="list-style-type: none"> 1. protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets; 2. respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity; 3. conserving and minimising use of natural resources - particularly non-renewables - and encouraging resource enhancement and alternatives to the use of non-renewable resources; 4. regenerating or recycling previously-used resources – including previously-developed land, buildings and infrastructure – and perpetuating the use of existing infrastructure and facilities wherever possible; 	<p>SS1 Presumption in favour of sustainable development</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. 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;
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	<p>5. increasing energy conservation, energy-efficiency, and energy generation from renewable sources;</p> <p>6. minimising waste and pollution and adopting sustainable treatment systems;</p> <p>7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria;</p> <p>8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration;</p> <p>9. ensuring that development respects the needs of local communities and encouraging greater self-sufficiency within local communities;</p> <p>10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services;</p> <p>11. supporting sustainable economic activity and high and stable levels of employment;</p> <p>12. supporting more sustainable approaches to land use and land management in rural areas;</p> <p>13. reducing the need to travel, securing safe and convenient accessibility between different land uses and maintaining, improving and integrating</p>	<ul style="list-style-type: none"> • biodiversity and geodiversity especially SACs and SSSIs; • historic environment and heritage assets especially SMs and Listed Buildings; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <p>RA3 Herefordshire’s countryside</p> <p>In rural locations outside of settlements as to be defined in either ndps or the rural areas site allocations dpd, residential development will be limited to proposals which satisfy one or more of the criteria listed.</p> <p>LD1 Landscape and townscape</p> <p>LD3 Green infrastructure</p>
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	<p>opportunities to move safely and conveniently by modes other than personal motor transport;</p> <p>14. improving health and safety through reduced pollution and safer design of the built environment and landscaping;</p> <p>15. avoiding or minimising adverse impacts of human activities, land uses and development on the physical environment.</p> <p>S7 Natural and historic heritage</p> <p>The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity; 3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and 4. landscape features that contribute positively to local distinctiveness and quality of the local environment. <p>DR1 Design</p> <p>Where relevant to the proposal, all development will be required to:</p>	<p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the listed objectives.</p>
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	<ol style="list-style-type: none"> 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials; 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species; 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines; 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability. <p>Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.</p> <p>Within major development proposals, the provision of public art will be expected as a integral part of</p>	
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	<p>the overall design to enhance identity and local distinctiveness.</p> <p>H7 Housing in the countryside outside settlements</p> <p>Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:</p> <ol style="list-style-type: none">1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or5. it is an extension to an existing dwelling in accordance with policy H18; or6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or7. it is rural exception housing in accordance with policy H10.	
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	<p>Development should be in accordance with the housing design and other policies of this Plan.</p> <p>LA2 Landscape character and areas least resilient to change</p> <p>Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.</p> <p>Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.</p> <p>LA3 Setting of settlements</p> <p>Development outside the built up areas of Hereford, the market towns and rural settlements, which is acceptable in terms of other Plan policies, will only be permitted where it would not have an adverse effect upon the landscape setting of the settlement concerned.</p> <p>Important visual approaches into settlements, views of key buildings, open areas into development, green corridors, ridgelines and surrounding valued open countryside will be</p>	
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	<p>particularly protected and, where necessary, enhanced.</p> <p>In appropriate new developments around existing settlements the creation of open space, urban parks, green wedges, and tree lines will be promoted where they complement and enhance landscape character and townscape.</p> <p>NC1 Biodiversity and development</p> <p>In determining all development proposals, the effects upon biodiversity and features of geological interest will be taken fully into consideration. Prior to determination of applications for development on sites where there is reason to believe that such features of importance exist, a field evaluation may be required. Proposals should:</p> <ol style="list-style-type: none">1. seek to retain existing semi-natural habitat, wildlife corridors, species or geological features within their layouts and design; and2. demonstrate that the proposal will have no adverse effects on any adjacent biodiversity and features of geological interest, or lead to the fragmentation, increase isolation, or damage to protected or priority habitats and / or priority or protected species.	
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<p>POLICY BLH10 - LOCAL GREENSPACE DESIGNATIONS</p> <p>THE FOLLOWING SITES ARE ALLOCATED AS LOCAL GREENSPACE UNDER PARAGRAPHS 76 AND 77 OF THE NATIONAL PLANNING POLICY FRAMEWORK:</p> <p><u>BRIMFIELD</u></p> <ol style="list-style-type: none"> 1. AREA OF LAND AT TOP OF WYSON AVENUE, BRIMFIELD 2. ST MICHAEL’S GATE AMENITY AREA, BRIMFIELD <p>NEW DEVELOPMENT WHICH IMPACTS ADVERSELY ON THE OPENNESS OF THESE SITES WILL NOT BE ACCEPTABLE.</p>	<p>S7 Natural and historic heritage</p> <p>The following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:</p> <ol style="list-style-type: none"> (1. Areas of Outstanding Natural Beauty;) 2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity; 3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and 4. landscape features that contribute positively to local distinctiveness and quality of the local environment. 	<p>LD3 Green infrastructure</p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the listed objectives.</p>
<p>POLICY BLH11 - ALLOTMENTS AND OPEN SPACE</p> <p>DEVELOPMENT WHICH CONTRIBUTES TOWARDS THE IMPROVEMENT OF EXISTING, OR PROVISION OF NEW ALLOTMENT FACILITIES WILL BE ENCOURAGED.</p> <p>A GREEN INFRASTRUCTURE (GI) APPROACH WILL BE PROMOTED FOR ALL NEW PUBLIC OPEN SPACE PROPOSALS IN ORDER TO SUPPORT COMMUNITY ACCESS AND PROTECT AND ENHANCE THE NATURAL AND HISTORIC ENVIRONMENT. PROPOSALS MUST BE DESIGNED TO PROVIDE OPEN SPACE, SPORT AND RECREATION USES WHICH:</p>	<p>CF5 New community facilities</p> <p>Proposals which would result in the provision of new or improved community facilities or the enhanced use of existing facilities will be permitted where they:</p> <ol style="list-style-type: none"> 1. are appropriate in scale to the needs of the local community and reflect the character of the location; 2. are located within or around the settlement or the area they serve; 	<p>Policy 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>

<ul style="list-style-type: none"> • ARE ACCESSIBLE TO ALL; • SAFEGUARD AND ENHANCE THE NATURAL AND HISTORIC ENVIRONMENT; AND • PROTECT PRIORITY SPECIES AND ENHANCE HABITATS AND SITES OF SPECIAL BIODIVERSITY INTEREST. 	<p>3. would not significantly impact upon the amenity of neighbouring residents; and</p> <p>4. incorporate safe and convenient pedestrian access together with appropriate provision of car and cycle parking and operational space.</p>	
<p>POLICY BLH12 - WATER MANAGEMENT</p> <p>THE HEREFORDSHIRE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)⁴ WILL BE USED TO INFORM THE LOCATION OF FUTURE DEVELOPMENT WITHIN THE PARISH. NEW DEVELOPMENTS WILL BE REQUIRED TO INCORPORATE APPROPRIATE SUSTAINABLE DRAINAGE MEASURES (SUDS). FOR DEVELOPMENTS IN AREAS WITH KNOWN SURFACE WATER FLOODING ISSUES, APPROPRIATE MITIGATION AND CONSTRUCTION METHODS WILL BE REQUIRED.</p>	<p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p> <p>Sustainable development will be promoted by:</p> <p>6. minimising waste and pollution and adopting sustainable treatment systems;</p>	<p>Policy SS1 – Presumption in favour of sustainable development</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>

⁴ [https://www.herefordshire.gov.uk/media/5298440/Herefordshire Strategic Flood Risk Assessment.pdf](https://www.herefordshire.gov.uk/media/5298440/Herefordshire_Strategic_Flood_Risk_Assessment.pdf)

	<p>7. directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria;</p> <p>8. requiring more sustainable design in all aspects of new development, redevelopment and regeneration;</p> <p>9. ensuring that development respects the needs of local communities and encouraging greater self-sufficiency within local communities;</p> <p>S2 Development requirements</p> <p>The contribution that developments can make to a sustainable pattern of land use and development which respects the County’s environmental resources will be secured by:</p> <p>1. ensuring that new development achieves a high standard of design and layout which respects the townscape, landscape, ecological and historic character of the area; is sustainable in terms of its construction materials and methods, use of energy, water and other resources; and includes positive environmental benefits including landscaping schemes and provision of wildlife habitats;</p> <p>....</p> <p>4. ensuring that development is designed having full regard to and within environmental constraints,</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>
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	<p>including groundwater protection, land stability, contamination, and the location of hazardous uses;</p> <p>5. taking a risk-based precautionary approach to flood risk and the effects of flooding elsewhere, having regard to indicative flood risk in the major flood plains of the Rivers Wye and Lugg and their tributaries. Where development is proposed in locations at risk of flooding, it should be demonstrated that there are no reasonable options available in a lower risk category, consistent with other sustainable development objectives;</p> <p>DR4 Environment</p> <p>Where relevant to the proposal, all schemes will be required to:</p> <ol style="list-style-type: none"> 1. be capable of being served by existing services or demonstrate that adequate services are reasonably accessible or can be readily provided without significant environmental impact; 2. minimise resource use, including water and energy, and maximise resource efficiency including passive energy absorption; 3. safeguard the availability and quality of surface and groundwater supplies, avoid creating or exacerbating problems of flooding and pollution, and utilise sustainable drainage techniques in respect of surface water wherever possible, with alternatives being considered only where 	
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	<p>sustainable techniques cannot demonstrably be provided;</p> <p>DR6 Water resources</p> <p>Development will not be permitted where there is the likelihood of an unacceptable risk to the availability or quality of water resources.</p> <p>DR7 Flood risk</p> <p>Proposals for development in flood risk areas will need to be accompanied by a flood risk assessment. Additionally and within high risk areas (zone 3) as defined on the proposals map or as reviewed by other justified data, proposals will need to demonstrate through a sequential test that there are no reasonable alternative locations available on land of a lower flood risk, taking account of other environmental considerations.</p>	
<p>POLICY BLH13 - CRITERIA FOR ASSESSING THE SUITABILITY OF FUTURE POTENTIAL DEVELOPMENT SITES</p> <p>ALL PROPOSED SITES FOR NEW DEVELOPMENT IN THE BRIMFIELD AND LITTLE HEREFORD PARISH WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA:</p> <p>1. ANY PROPOSED SITE MUST DEMONSTRATE THAT THEY HAVE SATISFIED ALL REGULATORY REQUIREMENTS TO MINIMISE</p>	<p>As above:</p> <p>S1 Sustainable development</p> <p>S2 Development requirements</p> <p>DR4 Environment</p> <p>DR6 Water resources</p> <p>DR7 Flood risk</p>	<p>As above:</p> <p>Policy SS1 – Presumption in favour of sustainable development</p> <p>Policy SD3 – Sustainable water management and water resources</p> <p>Policy SD4 -Wastewater treatment and river water quality</p>

<p>POTENTIAL IMPACTS ON WATER QUALITY AND TO REDUCE FLOOD RISK.</p> <p>2. DEVELOPMENT SITES MUST BE SITED WITHIN FLOOD ZONE 1 (“LOW PROBABILITY”) AND MUST NOT INCREASE FLOODING ISSUES DOWNSTREAM.</p>		
<p>POLICY BLH14 - DEVELOPMENT IN AREAS OF FLOOD RISK</p> <p>UNTIL ADEQUATE SURFACE WATER DRAINAGE MEASURES / WASTE WATER TREATMENT FACILITIES HAVE BEEN INSTALLED TO PROTECT BOTH EXISTING PROPERTIES AND ANY NEW DEVELOPMENT, PROPOSALS FOR NEW RESIDENTIAL DEVELOPMENT IN BRIMFIELD AND LITTLE HEREFORD WILL ONLY BE CONSIDERED ACCEPTABLE IN FLOOD ZONE 1 LOW PROBABILITY AS IDENTIFIED IN MAP 9 (SEA MAP 2 SHOWING AREAS AT RISK OF FLOODING) ABOVE .</p> <p>DEVELOPMENT PROPOSALS IN FLOOD ZONE 2 WILL BE REQUIRED TO PROVIDE EFFECTIVE SURFACE WATER DRAINAGE MEASURES TO PROTECT EXISTING AND FUTURE RESIDENTIAL AREAS FROM FLOODING. ALL DEVELOPMENT PROPOSALS IN FLOOD ZONE 2 MUST BE ACCOMPANIED BY A FLOOD RISK ASSESSMENT. OPPORTUNITIES WILL BE SOUGHT TO REDUCE THE OVERALL LEVEL OF FLOOD RISK IN THE AREA THROUGH THE LAYOUT AND FORM OF THE DEVELOPMENT, AND THE</p>	<p>As above:</p> <p>S1 Sustainable development</p> <p>S2 Development requirements</p> <p>DR4 Environment</p> <p>DR6 Water resources</p> <p>DR7 Flood risk</p>	<p>As above:</p> <p>Policy SS1 – Presumption in favour of sustainable development</p> <p>Policy SD3 – Sustainable water management and water resources</p> <p>Policy SD4 -Wastewater treatment and river water quality</p>

<p>APPROPRIATE APPLICATION OF SUSTAINABLE DRAINAGE SYSTEMS.</p> <p>PROPOSALS FOR NEW RESIDENTIAL DEVELOPMENT IN FLOOD ZONE 3 WILL BE RESISTED BY THE PARISH COUNCIL.</p> <p>ALL DEVELOPMENT PROPOSALS FOR 2 OR MORE NEW RESIDENTIAL PROPERTIES WILL BE REQUIRED TO INSTALL THEIR OWN BIO-DISC SYSTEM TO HELP ALLEVIATE FLOODING ISSUES.</p>		
<p>POLICY BLH15 - DESIGN FOR FLOOD RESILIENCE AND RESISTANCE</p> <p>ALL NEW DEVELOPMENT IN BRIMFIELD AND LITTLE HEREFORD (IE THOSE PROPOSALS IN FLOOD ZONES 1 AND 2) ARE REQUIRED TO BE FLOOD RESILIENT. DEVELOPMENT MUST BE DESIGNED TO REDUCE THE CONSEQUENCES OF FLOODING AND TO FACILITATE RECOVERY FROM THE EFFECTS OF FLOODING.</p> <p>SUCH MEASURES MUST INCLUDE THE FOLLOWING:</p> <ul style="list-style-type: none"> • THE USE OF WATER-RESISTANT MATERIALS FOR FLOORS, WALLS AND FIXTURES • THE SITING OF ELECTRICAL CONTROLS, CABLES AND APPLIANCES AT A HIGHER THAN NORMAL LEVEL 	<p>As above:</p> <p>S1 Sustainable development</p> <p>S2 Development requirements</p> <p>DR4 Environment</p> <p>DR6 Water resources</p> <p>DR7 Flood risk</p>	<p>As above:</p> <p>Policy SS1 – Presumption in favour of sustainable development</p> <p>Policy SD3 – Sustainable water management and water resources</p> <p>Policy SD4 -Wastewater treatment and river water quality</p>

<ul style="list-style-type: none"> • SETTING THE GROUND FLOOR LEVEL WHERE PRACTICAL / FEASIBLE SUFFICIENTLY HIGH NOT TO BE AFFECTED BY THE FLOOD • RAISING LAND TO CREATE HIGH GROUND WHERE THIS WOULD NOT RESULT IN INCREASED FLOOD RISK ELSEWHERE <p>THE LOWEST FLOOR LEVEL MUST BE RAISED ABOVE THE PREDICTED FLOOD LEVEL, AND CONSIDERATION MUST BE GIVEN TO PROVIDING ACCESS FOR THOSE WITH RESTRICTED MOBILITY.</p> <p>NEW DEVELOPMENT MUST ALSO INCORPORATE FLOOD-RESISTANT CONSTRUCTION TO PREVENT ENTRY OF WATER OR TO MINIMISE THE AMOUNT OF WATER THAT MAY ENTER A BUILDING, WHERE THERE IS FLOODING OUTSIDE. THIS COULD INCLUDE BOUNDARY WALLS AND FENCING SUCH AS SOLID GATES WITH WATERPROOF SEALS, AND WHERE POSSIBLE INTEGRAL DRAINS OR FENCING WHERE THE LOWER LEVELS ARE CONSTRUCTED TO BE MORE RESISTANT TO FLOODING.</p>		
<p>POLICY BLH16 - DESIGN TO REDUCE SURFACE WATER RUN OFF</p> <p>NEW DEVELOPMENT MUST BE DESIGNED TO MAXIMISE THE RETENTION OF SURFACE WATER ON THE DEVELOPMENT SITE AND TO MINIMISE</p>	<p>As above:</p> <p>S1 Sustainable development</p> <p>S2 Development requirements</p> <p>DR4 Environment</p>	<p>As above:</p> <p>Policy SS1 – Presumption in favour of sustainable development</p> <p>Policy SD3 – Sustainable water management and water resources</p>

<p>RUNOFF. SUSTAINABLE DRAINAGE SYSTEMS (SUDS) MUST BE IMPLEMENTED WHEREVER POSSIBLE.</p> <p>THE DESIGN OF NEW BUILDINGS AND INFRASTRUCTURE MUST 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>WATER ATTENUATION FACILITIES SUCH AS LAGOONS, PONDS AND SWALES MUST BE PROVIDED WITHIN DEVELOPMENT SITES.</p> <p>SUSTAINABLE DESIGN OF BUILDINGS SUCH AS USE OF “GREEN” OR “LIVING” ROOFS AND “BLUE ROOFS” 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>DR6 Water resources</p> <p>DR7 Flood risk</p>	<p>Policy SD4 -Wastewater treatment and river water quality</p>
<p>POLICY BLH17 - NEW COMMUNICATION TECHNOLOGIES</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. ALL NEW DEVELOPMENT WILL BE REQUIRED TO MAKE</p>	<p>CF3 Telecommunications</p> <p>Applications for planning permission for telecommunications development and for prior approval determinations should meet the following requirements:</p> <p>1. demonstrate that there is no opportunity for mast or site sharing or use of an existing building or structures. Shared facilities will not be permitted</p>	<p>LD1 - Landscape and townscape</p> <p>SD1 – Sustainable design and energy efficiency</p> <p>All development proposals should incorporate the following requirements:</p> <p>.....</p>

<p>PROVISION FOR HIGH SPEED BROADBAND AND OTHER COMMUNICATION NETWORKS.</p>	<p>where this would result in a substantial increase in the height of the facility which would detrimentally impact on the surrounding area;</p> <p>2. ensure that the siting and external appearance of the apparatus have been designed to minimise the impact on the surrounding countryside or urban area and residential amenity; and</p> <p>3. where appropriate and technically possible, provide a scheme for landscaping screening.</p> <p>High priority should be given to the need to safeguard areas of particular environmental importance. In the Malvern Hills or Wye Valley AONB, within conservation areas, and where listed buildings, scheduled ancient monuments and other designated sites and areas valued for their biodiversity, landscape or geological importance may be affected, proposals should be sensitively designed and sited. In such situations applicants must demonstrate that there are no suitable alternative sites.</p> <p>When determining applications and prior approvals, the significance of the proposed development as part of a national network and the special siting needs and technical and operational constraints of the operation will be taken into account.</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;
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<p>POLICY BLH18 – DEVELOPMENTS SUPPORTING RURAL ENTERPRISE</p> <p>DEVELOPMENT THAT SUPPORTS SMALL SCALE LOCAL RURAL ENTERPRISE WILL BE ENCOURAGED PROVIDING IT:</p> <ol style="list-style-type: none"> 1. DOES NOT HAVE A DETRIMENTAL EFFECT ON THE DISTINCT CHARACTER OF THE RURAL LANDSCAPE AND SETTLEMENTS; 2. DOES NOT ADVERSELY AFFECT THE SURROUNDING INFRASTRUCTURE, PARTICULARLY LOCAL ROAD NETWORKS, OR EXACERBATE LOCAL FLOODING PROBLEMS; 3. BENEFITS THE LOCAL COMMUNITY, THROUGH FOR INSTANCE, PROVISION OF LOCAL EMPLOYMENT OPPORTUNITIES AND IMPROVEMENTS TO LOCAL SERVICE PROVISION, AND IS PROPORTIONATE TO THE SIZE OF SETTLEMENT IN WHICH IT LOCATED; AND <p>WHERE FEASIBLE, THE DEVELOPMENT INVOLVES THE RE-USE OF EXISTING BUILDINGS OR IS PART OF FARM DIVERSIFICATION.</p>	<p>E11 Employment in the smaller settlements and open countryside</p> <p>Proposals for rural businesses in the countryside should be of a scale consistent with their rural location and clearly related to the employment needs of the local economy. They should be located within or adjoining smaller settlements as defined by policy H6, or within the identified established employment areas in the open countryside; and cause no adverse impact upon the local environment, the road network or amenity. New development will only be permitted where it can be demonstrated that there are no opportunities for the re-use or adaptation of existing buildings, and should be sited unobtrusively.</p> <p>Within the open countryside, away from smaller settlements or the identified established employment areas, proposals for employment generating uses will be permitted where:</p> <ol style="list-style-type: none"> 1. the development is required for the essential operation of agriculture, forestry or the winning of minerals; or 2. the proposal is for a farm diversification project in accordance with policy E12; or 3. the proposal provides for the re-use of a rural building in accordance with policies HBA12 and HBA13. 	<p>RA5 Re-use of rural buildings</p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units), or which otherwise contributes to or is essential to the social well being of the countryside will be permitted where criteria are met.</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>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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	<p>In the open countryside large scale development for employment uses will not be permitted. All proposals should be in accordance with policy E8.</p> <p>E12 Farm diversification</p> <p>Proposals enabling the diversification of farm businesses into other forms of income generation including non-agricultural activities will be permitted where:</p> <ol style="list-style-type: none"> 1. the proposal is consistent in scale with its rural location, serving to retain the open character of the countryside; and 2. use is made of existing buildings, in accordance with policies HBA12 and HBA13, and developed areas wherever possible, with any new development of a scale and design which is appropriate to its rural surroundings. 	
<p>POLICY BLH19 – SUPPORTING PUBLIC TRANSPORT, WALKING AND CYCLING</p> <p>DEVELOPER CONTRIBUTIONS FROM NEW DEVELOPMENT WILL BE SOUGHT WHEREVER POSSIBLE TO SUPPORT AND IMPROVE EXISTING PUBLIC TRANSPORT LINKS TO LOCAL TOWNS AND FACILITIES, AND TO IMPROVE ROUTES AND NETWORKS FOR WALKING AND CYCLING.</p>	<p>S1 Sustainable development</p> <p>The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities.</p>	<p>SS4 Movement and Transportation</p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of</p>

<p>PRIORITIES FOR IMPROVEMENTS INCLUDE THE FOLLOWING:</p> <ul style="list-style-type: none"> • IMPROVED BUS SERVICES TO LOCAL TOWNS AND FACILITIES • CYCLE PATHS THROUGH THE VILLAGES • TRAFFIC CALMING MEASURES AND SPEED LIMITS • FOOTPATHS AND PAVEMENTS LINKING RESIDENTIAL AREAS TO LOCAL FACILITIES SUCH AS THE VILLAGE HALL <p>RE-USE OF THE FORMER DISUSED RAILWAY TRACK AS A PEDESTRIAN / CYCLE ROUTE.</p>	<p>Sustainable development will be promoted by:</p> <p>9. ensuring that development respects the needs of local communities and encouraging greater self-sufficiency within local communities;</p> <p>10. seeking more equitable access for all sectors of the community to opportunities for homes and livelihoods, natural and historic resources, health, recreation, amenity, education, and facilities and services;</p> <p>T6 Walking</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> 1. acknowledge the individual and network value of existing walking routes and, where appropriate, provide new and improved links and infrastructure that enhance network capacity and encourage more journeys on foot, especially to workplaces, educational establishments, public transport nodes and other community facilities; 2. demonstrate that the strategic and/or local significance of walking routes through proposed development sites has been taken into account, especially in determining standards of provision including width, surfacing, signing and lighting; 3. respect the utility, convenience, recreational value, attractiveness and historical significance of any designated public right of way; 	<p>travel including walking, cycling and public transport.</p> <p>Policy MT1 – Traffic management, highway safety and promoting active travel</p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> 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 environmentally 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
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	<p>4. seek reasonably direct and convenient alignments for those new or improved walking routes that predominantly serve utility trips;</p> <p>5. identify, with reference to the definitive map, the precise alignment and means of safeguarding of any public right of way, as well as the standard of any works to be carried out on the route;</p> <p>6. demonstrate that the needs of disabled people have been taken into account in the design of new or improved walking routes; and</p> <p>7. ensure that the legal alignment of any public right of way is kept open and usable during development works.</p> <p>Development proposals that involve the extinguishment or diversion of a public right of way, or closure of any other type of established walking route, will not be permitted unless an alternative route of at least equal utility value can be provided on, or conveniently near to, the proposal site. The onus of demonstrating no net loss of value will be placed on applicants, in consultation with and to the satisfaction of the highway authority.</p> <p>The creation of new public rights of way, permissive links, roadside footways and other forms of walking route will be supported where they add to the utility of the network, including providing missing links in otherwise continuous routes.</p>	<p>travel plans and other promotional and awareness raising activities...</p>
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	<p>T7 Cycling</p> <p>Development proposals shall wherever possible incorporate safe, direct, coherent, convenient and attractive cycle routes and associated facilities, taking full advantage of links to the existing or planned cycle route network and/or to major journey attractors including educational establishments, retail centres, public transport interchanges, leisure facilities and workplaces. The requirement for such provision and facilities may include related improvements to roads and junctions, cycle priority measures and the provision of convenient, safe and secure cycle parking.</p> <p>New cycle routes will be developed within the Plan period towards establishing a County-wide network. Off-highway routes will generally be for shared use with walkers.</p> <p>T13 Traffic management schemes</p> <p>Traffic management schemes will be developed as appropriate within Hereford, the market towns, villages and the wider rural areas. Such schemes will be designed to limit the impact of traffic, improve access, safety and the local environment, enhance use of public transport and improve facilities for cycling and walking. Schemes will be required to audit existing use by walkers and cyclists and, where necessary, provide for appropriate improvements. They will also be</p>	
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	<p>required to meet the design guidance associated with the Plan.</p> <p>Individual development proposals will be expected to include design elements which consider and contribute to such schemes wherever necessary.</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 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 Town 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.

