Yarpole Neighbourhood Development Plan Basic Conditions Statement (January 2017)

Section 1 - Introduction

This **Basic Conditions Statement** is prepared to accompany the **Yarpole Group Neighbourhood Development Plan**.

It is submitted by Yarpole Group Parish Council, which are the qualifying bodies under the Localism Act 2011. Yarpole Group Neighbourhood Development Plan covers the parishes of Croft with Yarpole and Lucton, only and no other Neighbourhood Plan areas. The Local Plan for the Group Parish is the Herefordshire Local Plan Core Strategy (HCS) which was adopted on 16 October 2015. Herefordshire Council has also indicated it will prepare a Travellers Development Plan and a Natural Resources/Minerals and Waste Development Plan. It is expected that, in combination, these will comprise the Development Plan Documents for Yarpole Group Parish.

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

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

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

Figure 1 – Yarpole Group Neighbourhood Plan Area

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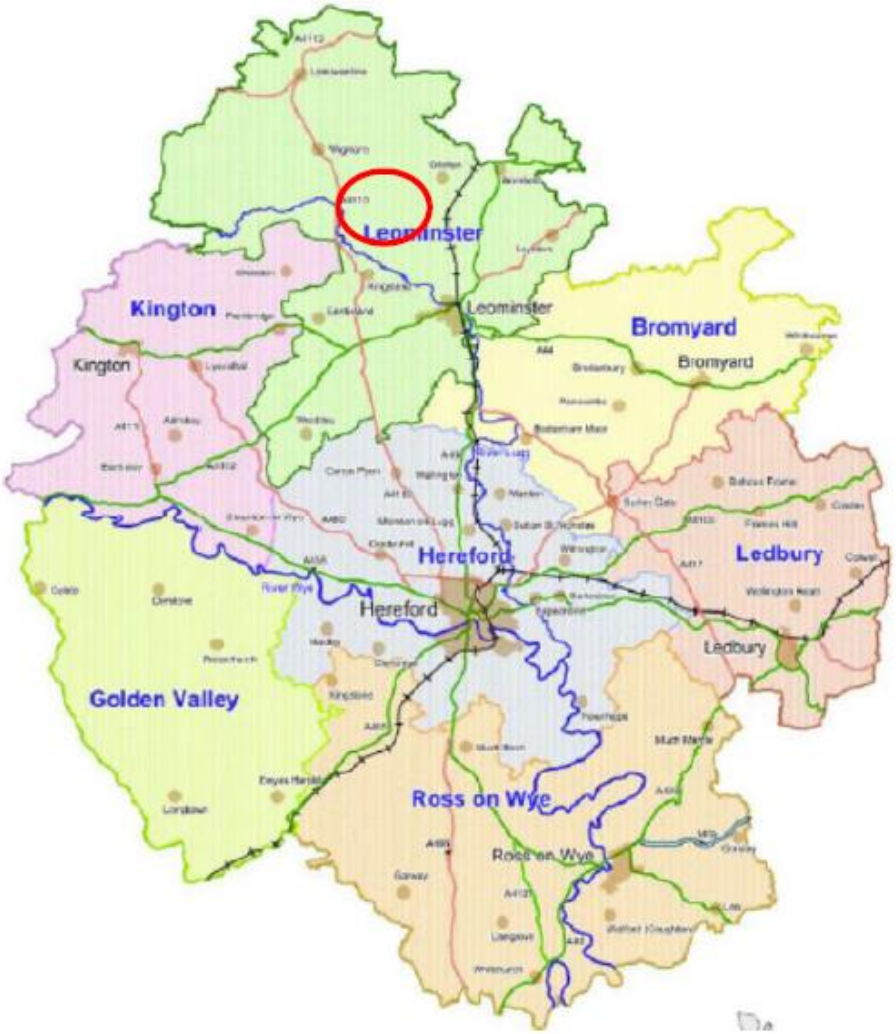
Figure 2 - Location of Yarpole Group Parish within Leominster Housing Market Area.



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Section 2 – Contribution to the Achievement of Sustainable Development

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Sustainable development – Core Planning Principles of the NPPF	Yarpole Group Neighbourhood Development Plan Provisions
Genuinely plan-led empowering local people through a positive local vision, based on co-operation to address larger issues.	The community contributed to the preparation of the Neighbourhood Plan at a number of stages, and their views and comments were all given serious consideration. Events were undertaken to seek the community's views. This included a stage which involved setting a vision and objectives for the plan and the consideration of options. A positive approach has been taken to accommodating housing and other forms of development which the Herefordshire Core Strategy has determined for Yarpole, Bircher and Lucton villages and for its surrounding rural area. Higher level planning documents do not set out any proposals for major development within the Group Parish but the Parish Council is aware that it must contribute towards ensuring that heritage assets and designated habitats and the historic and natural environment more generally are properly addressed as many of these are not only of local but national importance. The extent of community involvement is set out in greater detail within the Consultation Statement.
Be creative in finding ways to enhance and improve places where people live.	The Plan shows how it has accommodated more than the minimum target for new housing; how development should ensure the character and appearance of villages within the Group Parish and their surroundings are to be preserved and enhanced; and the significant emphasis placed upon protecting the environment. These are important priorities identified by the community.
Proactively drive and support sustainable economic development, delivering homes, business and industrial units, infrastructure, and thriving local places, taking account of market signals	The Plan relies upon Herefordshire Core Strategy in relation to supporting business as it is unnecessary to duplicate its provisions. The Core Strategy approach relies upon ensuring such development is in scale with and does not adversely affect local character and infrastructure. The plan however recognises the capacity of the local highway network is important in relation to the proposals set out in specific policies.
Always seek high quality design and good standard of amenity.	Policies place emphasis upon ensuring the rural character of the Group Parish is maintained, working in association with Herefordshire Core Strategy's local distinctiveness policies. Policies are included that ensure the character and appearance of its villages is preserved or enhanced, all of which contain Conservation Areas. This includes setting criteria that would promote high standards of architecture and sustainable design for residential development.
Take account of different roles and character of different areas, promoting vitality, the beauty of the countryside and supporting thriving rural communities.	The Plan again does not seek to duplicate policies for the natural environment set out within Herefordshire Core Strategy nor propose measures that are contrary to its provisions. It supports the needs of residents for housing which are necessary for thriving communities while seeking to protect the character of the villages, including its important green spaces. The plan combines with Herefordshire Core Strategy to support economic prosperity, social progress and the local distinctive environmental qualities of the Group Parish.
Support transition to a low carbon future, considering flood risk, re-use of resources and encouraging renewable resources	The community recognises the importance of addressing climate change. The plan avoids proposals within the areas considered to be at risk of flooding Provision for appropriate environmental safeguards and promoting sustainable design are incorporated into the plan.

Conserving and enhancing the natural environment and reducing pollution; using land of lesser environmental value	These elements are seen as very important, having a high priority by the local community. Herefordshire Core Strategy local distinctiveness policies have been used when assessing suitability of sites to meet those essential development needs. Appropriate Core Strategy policies in relation to the natural environment and landscape are supported by a sustainable design policy in this plan.
Encourage effective use of land by re-using brownfield land where environmentally acceptable.	Housing development requirements have been met substantially through advocating small sites which would not involve the loss of good agricultural land. Growth and expansion of local businesses is expected to result predominantly from the conversion of rural buildings to workshops and appropriate tourism enterprises where this is environmentally acceptable, of an appropriate scale and do not affect local amenity – through appropriate policies in Herefordshire Core Strategy. A number of opportunities have been taken to utilise areas of redundant buildings, either through conversion or redevelopment to provide for new housing.
Promote mixed use and encourage multiple benefits from the use of land	There are limited development needs that would require mixed development. The location in relation to the market towns of Ludlow and Leominster reduces the viability of many services and other land use needs that might be accommodated through a mixed use scheme.
Conserving heritage according to significance and to contribute to quality of life.	Support is given to this objective through the character analysis of the Yarpole village which is the largest settlement and by incorporating an approach that has been welcomed by Historic England. The character analysis and inclusion of appropriate criteria within policies will support Herefordshire Core strategy polices LD3 and LD4. Protection of the heritage assets and the character and appearance of the three conservation areas covering part or all of the villages have been included in the plan.
Manage pattern of growth to make fullest use of sustainable transport measures and focus significant development in locations that are or can be made sustainable.	The Plan has little opportunity to contribute in any meaningful way to this objective. The matter has to be addressed at the strategic level and it is assumed that HCS rural development strategy and policy provides support for this objective through the levels of development being promoted in rural communities.
Support local strategies for improving health, social and cultural well-being	The Plan sparse and rural nature of the Group Parish is such that the thresholds for local provision cannot be met for many such services and facilities although there is significant support for those that are currently provided. Herefordshire Local Plan Core Strategy policies support the retention and expansion of local services and facilities, and the Group Parish is happy to rely upon these. Funding remains an issue and provision is made to utilise any monies that may come forward in the future through CIL to support local facilities especially where their improvement is ecessary to accommodate growth.

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Section 3 – Compliance with the NPPF and Herefordshire Core Strategy

National Planning Policy Guidance Provision	Relevant Herefordshire Core Strategy Policy/Requirement	Yarpole Group Neighbourhood Development Plan (NDP) Policy /Approach NDP Policies and references are presented **in bold**
Achieving Sustainable Development – Place Shaping Approach		
Set out a positive vision for the future of the area (NPPF para 17, bullet 1). Neighbourhood plans should develop a shared vision for their neighbourhood (NPPF para 183 - 185) There should be a presumption in favour of sustainable development (NPPF para 11 – 16)	**Vision for the County** **"***Herefordshire will be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county's self-reliance and resilience".* (**Policy SS1 - extract**) When considering development proposals take a positive approach that reflects the presumption in favour of sustainable development. Always work proactively to find solutions so that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions. Planning applications that accord with the policies in this Core Strategy and, Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise. Where there are no policies relevant to the application then permission will be granted unless material considerations indicate otherwise -taking into account whether: a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against national policy taken as a whole; or b) specific elements of national policy indicate that development should be restricted.	The NDP (**Section 3**) sets out a positive vision for the Group Parish, supported by a number of objectives addressing the core planning principles set out in the NPPF and those sustainability objectives relevant to the Group Parish. This is a shared vision following consultation with and endorsement by the community. **Policy YG1** sets out the high level sustainable development priorities forming the basis of the strategy for the Group Parish, complementing HCS policy SS1 and ensuring the plan aligns with the strategic needs and priorities of the wider local area (NPPF para 184). It seeks compliance of development through an integrated policy with those sustainable development objectives that are promoted in the NPPF and HCS that are considered most relevant to the community. It is considered that the provisions in this policy do not conflict with but contribute positively to the sustainable development requirements of the NPPF paragraphs 6-10 and14-17 and HCS Policy SS1.

Achieving Sustainable Development – Economic Role **Building a strong, responsive and competitive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and co-ordinating development requirements including the provision of infrastructure.**		
Building a strong Competitive Economy Set out a clear economic vision and strategy to positively and proactively encourage sustainable economic growth, to meet development needs of business, address potential barriers to investment and support and economy fit for 21st century. (NPPF paras 18-21) Provide strategic sites for inward investment to meet anticipated needs (NPPF para 21, bullet 2); Support existing business sectors (including expansion or contraction) planning for new or emerging sectors (NPPF para 21, bullet 3). Plan for employment/business clusters or networks of knowledge driven, creative or high technology industries (NPPF para 21, bullet 4) Identify and plan for priority areas for economic regeneration, infrastructure provision and environmental enhancement (NPPF para 21, bullet 5). Facilitate flexibly working practices such as live/work units (NPPF 21, bullet 6). Avoid long term protection of sites allocated for employment where	(**Policy SS5 - extract**) Safeguard existing higher quality employment land from alternative uses. New strategic employment land and smaller scale employment sites will be delivered through the plan period. Development of the more traditional employment sectors such as farming and food and drink manufacturing will be supported. The diversification of the business base, through the development of knowledge intensive industries, environmental technologies and creative industries as well as business hubs, live-work schemes and the adaptive design of residential development, will be facilitated where they do not have an adverse impact on the community or local environment. The provision of high speed broadband to facilitate diversification will be supported. **(Policy E1 –Extract)** The focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate. Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where: the proposal is appropriate in terms of its connectivity, scale, design and size; the proposal makes better use of previously developed land or buildings; the proposal is an appropriate extension to strengthen or diversify an existing business operation. The provision of viable live/work units as part of mixed use developments will also be encouraged. **(Policy E2 – Extract)** Employment land and buildings rated as 'best' and 'good' using the methodology in the *Employment Land Study 2012* (or successor document) will be safeguarded from redevelopment to other non-employment uses. Proposals which would result in the loss of employment land rated as 'moderate' will be permitted where: 1. the development of the site for other uses would not result in an	The NDP sets an objective to enable more people to work where they live or closer to their homes This is supported generally as part of an overall strategy through **Policy YG1 d)**. This is added to by defining the scale of businesses that can be accommodated within **Policy YG2** and this both supplements and is considered consistent with the NPPF and HCS (NPPF para 21; HCS policy SS5, E1 and E2). The NDP supports policies to promote economic growth set out in Herefordshire Local Plan Core Strategy and does not seek to duplicate these. The NDP indicates it is happy to rely upon Core Strategy policies for issues covering economic development (**para 8.2).** Herefordshire Local Plan Core Strategy does not identify any strategic location for employment land within the Group Parish area. The NDP does not seek to restrict any proposals that would be permitted under Herefordshire Local Plan Core Strategy. NDP **Policy YG1 d)** supports working from home (NPPF para 21). The Group Parish does not contain any sites identified as higher quality employment land or land falling within the best or good categories of the County's portfolio within the Employment Land Study.

there is no reasonable prospect of it being used. (NPPF para 22) .	overall shortage in the quality and quantity of employment land supply in the area; or 2. there would be a net improvement in amenity through the removal of a nonconforming use from within a residential area, and where an alternative use would offer amenity benefits. For sites in existing employment use, consideration should also be given to the ability to relocate existing occupiers where this is necessary; or 3. the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme; In all cases: -the viability of the development proposal must be confirmed through a comprehensive assessment; and -there must be evidence of appropriate and active marketing of at least 12 months for a change of use of a B Class employment use and it can be shown that this marketing has been unsuccessful. The provision of ancillary and complementary uses which help meet the day-to-day needs of employment sites and their employees and improve the sites' attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land. **(Policy E3 – Extract)** The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following: - changes to the appearance of any building; - noise disturbance from the use or any increased traffic and parking generated; - unsociable hours of operation; and - the storage of hazardous materials or emissions from the site.	The plan does not propose any development that would result in the unnecessary loss of business premises as set out in HCS policy E2 The NDP in so far as it relates to economic development and the promotion of business is considered consistent with the provisions contained within the NPPF and HCS. The criteria which may restrict such development are similar to safeguarding provisions in both the NPPF and HCS and relate primarily to amenity and the environment.
Supporting a prosperous rural economy Assess the needs of the food	**(Policy RA5 – Extract)** The sustainable re-use of individual and	**Policy YG1 d) and YG2** supports the

production industry and any barriers to investment that planning can resolve (NPPF para 161, bullet 6) Promote growth and expansion of all types of businesses and enterprise through conversions and well-designed new buildings in rural areas (NPPF para 28, bullet 1). Promote diversification and development of agriculture and other land based rural businesses (NPPF para 28, bullet 2). Promote provision and expansion of sustainable rural tourism, visitor facilities and leisure developments that respect the countryside (NPPF para 28, bullet 3). Promote the retention and development of local services and community facilities in villages (NPPF para 28, bullet 4).	groups of redundant or disused buildings, including farmsteads in rural areas, making a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where: 1. design respects the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting; 2. design proposals make adequate provision for protected and priority species and associated habitats; 3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and; 4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and 5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting. Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments. **(Policy RA6 – Extract)** Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which: - support and strengthen local food and drink production; - support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public	development of all forms of local businesses subject to it being at an appropriate scale for a rural area. Reference is made to relevant HCS policies which included the conversion of rural buildings to employment uses in **para 8.2** of the NDP (NPPF para 28; HCS policies RA5, RA6 and E4). **Policy YG2 d)** supports agricultural diversification and does not restrict development that would support forestry or other rural enterprises subject again to this being of an appropriate scale and suitable within the landscape (NPPF paras 28 and 161). The NDP in so far as it relates to the rural economy is considered consistent with the provisions contained within the NPPF and HCS. No distinction is drawn between different employment sectors although there is support for activities commonly found within rural areas. Any restrictions stipulated relate to appropriate scale, character amenity – as already referred to above but which are particularly indicated as relevant to rural areas (meeting the provisions of NPPF para 28; HCS policies RA5, RA6 and E4).

	houses. - involve the small scale extension of existing businesses; - promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 -Tourism; - promote the sustainable use of the natural and historic environment as an asset which is valued and conserved; - support the retention of existing military sites - support the retention and/ or diversification of existing agricultural businesses. Planning applications which are submitted in order to diversify the rural economy will be permitted where they; - ensure that the development is of a scale which would be commensurate with its location and setting; - do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell; - do not generate traffic movements that cannot safely be accommodated within the local road network; and - do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. **(Policy E4 – Extract)** Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including: 1. the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty; 2. retaining and enhancing existing, and encouraging new,	

	accommodation and attractions throughout the county, 3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels; 4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity 5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted	
Supporting high quality communications infrastructure Support the expansion of the electronic communications network, including broadband but keeping the number of masts to a minimum, using existing buildings and structures, with new sites sympathetically designed (NPPF para 43).	**(Policy SD1 – Extract)** Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others): • ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development;	The NDP does not seek to duplicate HCS policies that provide for high quality communications infrastructure (**para 8.2).** However, it does add to the CS policy by promoting an integrated approach to sustainable design through **Policy YG15.** including the provision of broadband infrastructure within new development. The NDP does not seek to restrict any proposal for communication infrastructure within the Group Parish that would be

		permitted under Herefordshire Local Plan Core Strategy.
Provision of Infrastructure Work with other authorities and providers to assess the quality and capacity of (among others) infrastructure for transport, water supply and wastewater and its treatment (NPPF para 162, bullet 1) Encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion (NPPF para 30). Developments that generate significant amounts of movements should be supported by Transport Statements or Transport Assessments to show sustainable transport modes have been taken into account, safe and suitable access can be achieved, and improvements to the transport network to limit impacts on development can be undertaken (NPPF paras 32 and 36) Locate development that generate significant movements where the need to travel will be minimised and sustainable transport modes maximise, but take into account policies for rural areas (NPPF para 34). Give priority to pedestrians and cycle movements (NPPF para 35, bullet 2).	(**Policy SS4 – extract**) New developments should be designed and located to minimise the impacts on the transport network; ensuring that the efficient and safe operation of the network are not detrimentally impacted. Where possible development proposals should be accessible by and facilitate a genuine choice of modes of travel. Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car or alternatively, be required to demonstrate that they can be made sustainable by reducing unsustainable transport as required in future local or neighbourhood development plans and developer contributions, which meet the statutory tests, patterns and promoting travel by walking, cycling and public transport. Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded and developer contributions sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars. Herefordshire Council will work with the Highways Agency, Network Rail, bus and train operators, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices. Development proposals incorporating commercial vehicular movements that could detrimentally impact on the environmental quality, amenity, safety and character of the surrounding locality will be expected to incorporate evidence demonstrating how the traffic impacts are to be mitigated. **Policy SS7- Extract)** Development proposals will be expected to	HCS has determined where development should be located and this takes into account the needs of rural areas (NPPF para 34). There are no specific proposals in HCS or the Local Transport Plan at this time for transport infrastructure which affect the Parish (NPPF para 41). **Paragraph 8.1** of the NDP acknowledges that Herefordshire Council is the Highway Authority and its policies are appropriate in relation to determining the acceptability or otherwise of proposals. Nevertheless, areas of concern are raised within **Policies YG10 and YG11.** The first relates to the need for an integrated approach to addressing transport generated from sites off Brook Farm Lane. The second relates to the need to calm traffic, particularly along the northern end of Green Lane which is the link between the main village and the village hall. The policy indicates that the Parish Councils will work with Herefordshire Council in relation to transport infrastructure (NPPF para 162; HCS policy SS4), in particular to promote accessibility and active travel (NPPF para 30; HCS policy SS7). The extent of development and local highway network does not contain any specific cycle lanes for new development to link into (NPPF para 35) although there is reference to a national route that travels close to the village. There are a number of footpaths running through the villages and an opportunity to extend the network is

Create safe and secure layouts, minimising conflicts between users, avoiding clutter (NPPF para 35, bullet 3) Consider the needs of people with disabilities by all modes of transport (NPPF para 35, bullet 5). Balance land uses so people can be encouraged to minimise journey length (NPPF para 37). Set local parking standards taking account of accessibility, type of development, availability of public transport, car ownership and need to reduce the use of high emission vehicles (NPPF para 39). Identify and protect sites and routes critical in developing infrastructure to widen transport choices (NPPF para 41) Local Plans should take account of climate change over the longer term including factors such as (inter alia0 water supply (NPPF para 99). Minimise pollution on the local and natural environment (NPPF para 10)	include measures which will mitigate their impact on climate change. At a strategic level, this will include: • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport. **(Policy MT1 – Extract)** Development proposals should incorporate the following principle requirements covering movement and transportation: 1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development; 2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport; 3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities; 4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services; 5. protect existing local and long distance footways, cycle-ways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and 6. have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices. Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding	highlighted **(Para 6.11)**. There are notable traffic concerns within Yarpole village and one of the aims of **Policy YG11** is to address these. In terms of potential further traffic generating proposals **Policy YG10** includes criteria that would address the issue identified in NPPF paras 32/36 and HCS policy SS4. No specific parking standards are referred to but provision should be adequate for the purpose. Herefordshire Council as local highway authority would be best placed to judge this taking into account the provisions listed in NPPF 39. HC's Transportation Section, the specialist advisers upon highway matters such as safety raised no objections to any of the site proposed in the draft NDP. No constraints have been identified in terms of water supply within the Parish (NPPF para 162). A constraint in terms of sewage treatment has been identified at Yarpole and **Policy YG13** addresses this in terms of the affect this would have upon restricting development. The requirements of HCS policy SD4 and NPPF para 10 are considered to have been met in relation to these matters within the NDP. The NDP in so far as it relates to the provision of infrastructure is considered consistent with the provisions contained within the NPPF and HCS.

	area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged. **(Policy SD3 – Extracts)** Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that: 2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence; 3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime; 4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted; 5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible; 7. the separation of foul and surface water on new developments is maximised; 9. development should not cause an unacceptable risk to the availability or quality of water resources; and 10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or	

	groundwater, or indirectly through overloading of Wastewater Treatment Works. Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact **(Policy SD4 – Extract)** Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater. In the first instance developments should seek to connect to the existing mains wastewater infrastructure network where nutrient levels do not exceed conservation objectives within a SAC designated river. Proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve: • measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, in accordance with policy SD3; • phasing or delaying development until capacity is available; • developer contributions to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development; • planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC; and • • where the nutrient levels set for conservation objectives are	

	already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site. Where connection to the wastewater infrastructure network is not practical, alternative options should be considered in the order: - provision of or connection to a package sewage treatment works; - septic tank. With either of these non-mains alternatives, proposals should be accompanied by the following: - information to show there will be no likely significant effect on the water quality of the River Wye and the River Clun SACs; or - where there will be a likely significant effect upon a SAC river, information to enable the council to ascertain that there will be no adverse effect on the integrity of the SAC; - in relation to then SACs, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring. The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.	

Achieving Sustainable Development – Social Role

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

Delivering a wide choice of high quality homes Identify sites that are key to delivery of the strategy within the housing market area over the plan period (NPPF para 47, bullet 1). Illustrate housing delivery over the plan period showing of a 5 – year supply of housing land (NPPF para 47 bullet 4) Set out approach to housing density to reflect local circumstances (NPPF para 47, bullet 5). Make allowance for windfalls in the 5-year supply where compelling evidence (NPPF para 48). Plan for a mix of housing based on demographic trends, market trends and needs of different groups (NPPF para 50, bullet 1) Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (NPPF para 50, bullet 2). Set policies to meet identified affordable housing need on site unless offsite provision can be robustly justified but ensuring mixed and balanced communities (NPPF para 50, bullet 3).	(**Policy SS2** – **extract**) In the rural areas new housing development will be acceptable where it helps to meet local housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside. The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare may be less in sensitive areas. (**Policy SS3 – Extract**) A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed though the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include: • A partial review of the Local Plan – Core Strategy: or • The preparation of new Development Plan Documents; or • The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land Appendix 5 sets out the relationships between the delivery of	The strategy for delivering housing (and other forms of development) within the Group Parish is set out in **Policy YG2 and Sections 3 to 6** of the NDP and more specifically **Policies YG3, YG4, YG6, YG8, YG9 and YG10.** Outside of the areas covered by these policies new houses will be restricted as they would amount to new dwellings in the open countryside and special cases will apply through relevant policies in HCS, in particular HCS Policy RA3 (and thereby NPPF paras 54 and 55). There are no strategic housing site locations identified within the Parish. HCS sets targets of 48 new dwellings for Yarpole Group Parish over the period 2011 to 2031. Between 2011 and the end of 2014 some 6 dwellings either had planning permission or been built. Consequently, the additional requirement to be provided for through the plan was a minimum of a further 42 dwellings to be provided between 2014 and 2031. A modest rural windfall allowance of some 8 dwellings (primarily through Core Strategy Policy RA3 - NPPF para 48) over the remaining plan period was assessed based on past trends. This NDP allocates land for a minimum of 24

Bring back into use empty houses and buildings (NPPF para 51) Consider utilising extensions to existing villages where this follows the principles of Garden Cities where support from local communities (NPPF para 52). Restrict inappropriate development of residential gardens where will cause harm to the local area (NPPF para 53) In rural areas be responsive to local circumstances, reflecting local need, particularly for affordable housing on 'exception sites' and whether allowing some market housing would facilitate additional affordable housing form local need (NPPF para 54). In rural areas locate housing to maintain or enhance the vitality of rural communities, enabling development in one village where it will support services in a nearby one (NPPF para 55). Avoid isolated housing in the countryside by restricting to special circumstances (NPPF para 55 with bullets setting out circumstances).	housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure of environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place. The delivery and supply of new housing will be monitored on a regular basis and through the annual monitoring process in particular. Appendix 4 sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period. In the event that the monitoring process demonstrates that the rate of completions has fallen below targets, an early assessment will be made as to the most appropriate mechanism to boost housing delivery depending upon the scale and nature of the issue. **(Policy RA1 – Extract)** In Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county's housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy. New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA) and illustrated in Figure 4.13 This acknowledges that different areas of Herefordshire have different housing needs and requirements. (A 14% growth target for the Group Parish is indicated in HCS and this would amount to 48 dwellings within the Group Parish over the period 2011 to 2031. This should inform the approach to housing provision to meet future housing needs much of which should be provided through the neighbourhood plan and to be met in a locally focussed way.) **(Policy RA2 – Extract)** To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in those settlements	dwellings through **Policies YG4, YG9 and YG10**. The figures are presented in Table 1 within the NDP and are for the purposes of showing how the housing target will be met. They may vary in terms of delivery through any planning application and a current planning permission (granted since the plan preparation began), and planning applications suggest a slightly higher figure may be achieved. In addition, a further 18 dwellings are expected to result from small sites (less than 5 dwellings/0.25 hectares) known to be available. These are listed in an appendix to the plan document. Consequently, the minimum target is expected to be exceeded by at least 17%. There is therefore no outstanding housing requirement that needs to be provided for within the plan. Settlement boundaries have been defined for Bircher, Lucton and Yarpole. which may present limited opportunities for windfall infilling where relevant criteria are met. Through these provisions it is considered that the NP plans positively for growth. The settlement boundaries and site commitments/allocations are supported by **Policies YG3, YG6 and YG8.** These are shown on the **Village Maps**. This meets and exceeds the housing target set out in HCS polices RA1 and RA2. The defining of a settlement boundaries complies with HC paragraph 4.8.23. No particular cases where houses can be brought back into use have been identified (NPPF para 51).

	identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of their communities concerned. The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets. Housing proposals will be permitted where the following criteria are met: 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned; 2. Their locations make best and full use of suitable brownfield sites wherever possible; 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand. Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such. **(Policy RA3 – Extract)** In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria: 1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or	**Policies YG3, YG4, YG6, YG8, YG9 and YG10** contain a range of specific and important criteria that need to be complied with in order that appropriate safeguards are provided and general design matters are addressed for the any housing development. This is in addition to other policies in this NDP and also HCS. Particular emphasis is placed upon the provision of a mix of properties through **Policies YG9 and YG10** reflecting evidence issued by Herefordshire Council and that would meet the provisions of NPPF paras 50, 54 and 55. The housing is located in accordance with HCS policies RA1 and RA2 where it is understood the purpose is to support services and assist community wellbeing (NPPF para 55). Any requirement for affordable housing to meet the needs of local families may be provided through 'rural exception schemes' should this be established through up-to-date information utilising HCS Policy H2 (See **NDP para 3.12**). **Policies YG3, YG6 and YG8** require housing development to reflect the existing scale, density and massing of existing properties in its vicinity and other design matters. It is considered this addresses the density issue in the most appropriate way (NPPF para 47, bullet 5). HCS policy SS2 recognises that lower densities may be appropriate in sensitive areas. The criteria should also be sufficient to cover appropriately the issue of development within rear gardens (NPPF para 53). The suggested numbers of houses advocated for allocated sites are for the purposes of showing how the required housing target for the Group Parish is to be met. They represent a low density comprising around 20 dwellings/ha (8

	near their place of work and complies with Policy RA4; or 2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or 3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or 4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5; and leads to an enhancement of its immediate setting; 5. is rural exception housing in accordance with Policy H2; or 6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or 7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4. **(Policy H1 – Extract)** All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm will be expected to contribute towards meeting affordable housing needs. The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value areas: 1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas; 2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard); 3. a target of 25% affordable housing provision on sites in the Leominster housing value area. Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing	dwellings per acre) and below the minimum target level set in HCS policy SS2 because of the sites' sensitive locations. However, the plan recognises the need for greater numbers of 2/3 bedroomed dwellings as shown in the Local Housing Market Assessment 2013. It is considered these policies and others elsewhere in this NDP are consistent with Government or HCS provisions relating to supporting the sustainable provision of both market and affordable housing to meet local and wider needs while protecting environmental and social considerations of acknowledged importance.

	need. **(Policy H2 – Extract)** Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where: 1. the proposal could assist in meeting a proven local need; and 2. the 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 in a settlement. In order to enable the delivery some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required to demonstrate that the proposed scale of market housing is that required for the delivery of affordable housing. **(Policy RA5 – Extract)** 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: 1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting; 2. design proposals make adequate provision for protected and priority species and associated habitats; 3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and; 4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and	

	5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting. Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments. **(Policy H3 – Extract)** Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on sites of more than 50 dwellings, developers will be expected to: 1. provide a range of house types and sizes to meet the needs of all households, including younger single people; 2. provide housing capable of being adapted for people in the community with additional needs; and 3. provide housing capable of meeting the specific needs of the elderly population by: -providing specialist accommodation for older people in suitable locations; -ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population; -ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation. The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes	
Promoting healthy communities Promote mixed-use developments, strong neighbourhood centres and active street frontages (NPPF para 69, bullet 1) Promote safe and accessible environments to avoid fear of crime and promote cohesion (NPPF	**(Policy SD1 – Extract)** Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others): • safeguard residential amenity for existing and proposed residents; • create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating	The rural location of the Group Parish and its small populations is such that many of the planning provisions in the NPPF relating to promoting healthy communities are not relevant. The Group Parish contains a limited number of services and facilities with most being in

paragraph 69, bullet 2) Promote safe and accessible developments with clear legible pedestrian routes, high quality public spaces to encourage active and continual use of public areas (NPPF para 69, bullet 3). Plan positively for the provision and use of shared space, community facilities (e.g. meeting places, public houses) and other local services (NPPF para 70, bullet 1). Guard against unnecessary loss of valued facilities and service, enabling them to develop and modernise in sustainable ways (NPPF para 70, bullets 2 & 3) Integrate location of housing, economic uses and community facilities and services (NPPF para 70, bullet 4) Work with those involved with schools to Identify and resolve key issues to enable them to be created, expanded and altered (NPPF para 72, bullet 2). Protect and provide opportunities for new open space, sports and recreational facilities and land based on robust and up-to-date assessments (NPPF paras 73 &74). Protect and enhance public rights of way and access (NPPF para 76).	Secured by Design principles, and consider the incorporation of fire safety measures, particularly the location of establishments where hazardous substances are present; **(Policy SC1 – Extract)** Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported where in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport. New development that creates a need for additional social and community facilities - that cannot be met through existing social facilities – will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF. . Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative is available, or can be provided or it can be shown that the facility is no longer required, viable or no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility. The provision or improvement of higher education facilities and the continuing enhancement of existing or provision of new, training and skills facilities will be actively promoted. **(Policy OS2 – Extract)** In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles: 1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility; and	Yarpole village. It is hoped that the current level of community facility provision can be retained through concentrating most new housing development in Yarpole. Safeguarding of existing and promotion of new community facilities would be achieved through HCS Policies, particularly SC1, and OS1 to 3. (**see NDP para 8.3**). **Policies YG5, YG7 and YG12** identify and protect Local Green Space (NPPF paras 76-78; HCS policy OS2). Should there be a need for onsite provision of open space and play space to serve developments, this should be made in accordance with HCS policies OS1 and OS2 (see NDP para 8.3). This may be off-site if necessary in accordance with HCS policy OS2 (2). No proposals are advanced that would result in the loss of any open space. The provision of HCS policy SD1 in relation to creating safe environments, addressing crime prevention and community safety are not duplicated in this NDP and will be a matter left to be considered through that policy (NPPF para 69). No proposals for new public rights of way are proposed (NPPF para 76) although one route is protected through **Policy YG10** and another encouraged through **paragraph 6.11**. None of the policies referred to in this section are considered inconsistent with Government or HCS provisions relating to community facilities, services and related health and

Identify and provide special protection for green areas by designating Local Green Space (NPPF paras 76-78).	2. provision of open space, sports and recreation facilities should be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which are of benefit to the local community. **(Policy OS3 – Extract)** In determining proposals which result in the loss of an open space, sports or recreation facility, the following principles will be taken into account: 1. clear evidence that the resource is surplus to the applicable quantitative standard; 2. the loss of the resource results in an equally beneficial replacement or enhanced existing facility for the local community; 3. the loss of the resource is for the purpose of providing an ancillary development which improves the functioning, usability or viability of the resource, e.g. changing rooms, toilets, grandstand accommodation, and function uses; 4. the loss of the resource will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.	wellbeing measures.

Achieving Sustainable Development – Environmental Role **Contributing to protecting and enhancing our natural, built and historic environment; and as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.**		
Requiring good design Plan positively for the achievement of high quality design based on robust and comprehensive objectives for the future of the area and defined characteristics (NPPF para 57). Development should function well and add to the overall quality of the area over its lifetime (NPPF para 58, bullet 1) Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit by (NPPF para 58, bullet 2). Optimise potential of site to accommodate development, sustaining a mix of uses and including green and open space, local facilities and transport networks (NPPF para 58, bullet 3) Reflect the identity of local surroundings and materials contributing to local distinctiveness but without discouraging innovation and originality (NPPF para 58, bullet 4). Create safe and accessible environments, maintaining community cohesion (NPPF para 58, bullet 5).	**(Policy SD1 – Extract)** Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others): • new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design; • safeguard residential amenity for existing and proposed residents; • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored; • include elements that contribute to the provision of green	The NDP requires development to be designed to a high standard and to reflect the quality and character of its settlements and the countryside. **Policies YG3, YG4, YG6, YG8, YG9, YG10, YG14 and YG15** contain elements that complement HCS policy SD1. There is also reference to **Appendix 1** which contains design guidance for all developments within the Group Parish. **Policy YG15**, in particular, set out the need to address design issues, including those related to sustainability, in an integrated way through considering those features important to the design of individual buildings, those appropriate at the site level and the contribution to the wider community. It does not seek to replicate HCS policy SD1 but add to it in a consistent manner. These policies also seek to ensure that new development respects the scale, density and massing which forms the character within the villages. New development also needs to integrate well into the natural and historic environment and the Local distinctiveness policies in HC are referred to (**para 7.1**), in that they are considered appropriate without the need for duplication (NPPF para 61). The design elements of **Policies YG3, YG6 and YG8** would also be relevant should proposals be brought forward for development in rear gardens by referring to the need to protect residential amenity.

Be visually attractive with good architecture and appropriate landscaping (NPPF para 58, bullet 6). Consider using design codes to deliver high quality outcomes (NPPF para 59) Seek to promote and reinforce local distinctiveness (NPPF para 60). Address the connection between people and places and the integration of new development into the natural, built and historic environment (NPPF para 61) Require developers to work closely with those affected by proposals to evolve design, and take into account the views of the community (NPPF para 66). Consider the need for policies to resist inappropriate development in residential gardens (NPPF para 53).		The levels of development required are not such that a design code would be appropriate (NPPF para 59) although design guidance is provided in **Appendix 1**. Important areas comprising Local Green Space are protected through **Policies YG5, YG7 and YG12.** Yarpole Group Parish Council is aware of Herefordshire Council's Statement of Community Involvement and will use this to ensure those affected are involved in the design process (NPPF para 66).
Conserving and enhancing the natural environment **Landscape** Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside (NPPF para 17, bullet 5)	**(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, and especially those with specific environmental designations. In addition, proposals should maintain and improve	The NDP supports policies to protect the rural landscape set out in Herefordshire Local Plan Core Strategy and does not seek to duplicate these **(para 7.1).** It is considered that no proposals are advanced that would conflict with

Protect and enhance valued landscapes, geological conservation interests and soils (NPPF para 109, bullet 1). Set criteria based policies against which proposals for any development in landscape areas will be judged (NPPF para 113). Give great weight to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty (NPPF para 115). Major development needs to be in the public interest – cannot be met outside (NPPF para 116).	the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others): • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals. (**Policy LD1 – Extract)** Development proposals should: • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; • conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management; • incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and • maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.	policies to protect the landscape, geological conservation and soils. **Policies YG3, YG6, YG8, YG14 and Yg15** all seek to protect important landscape features associated with development sites, such as trees and hedgerows. HCS Policy LD1 requires landscape proposals to be an integral part of housing proposals which would be advanced through policies in the NDP.

Efficient use of land Encourage the effective use of land – reuse previously developed land where not of high environmental value (NPPF para 111) Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land (NPPF para 109, bullet 5) Allocate land with least environmental or amenity value, consistent with other policies (NPPF para 110). Take into account economic and other benefits of best and most versatile agricultural land, using areas of poorer quality land in preference (NPPF para 112)	**(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others): • agricultural and food productivity; ▪ physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation; The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals. **Policy SS7- Extract)** Development proposals will be expected to include measures which will mitigate their impact on climate change. At a strategic level, this will include: • supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles*; • protecting the best agricultural land where possible.	No new proposals for the use of notable areas of agricultural land for housing are included within any village. Most additional land released for development is expected to be through small parcels within settlement boundaries. In addition, no specific proposals for new or expanded sites to serve local businesses are proposed and should proposals for economic development arise they are most likely to be through the conversion of rural buildings to workshops, and appropriate extensions of existing employment sites where environmentally acceptable. **Policy YG2** emphasises the need to protect high quality agricultural land. This Policy also emphasises the use of brownfield sites for rural enterprises. No derelict or despoiled land has been identified. There is no indication that land with any contamination is being proposed for any use, other than agricultural land that may potentially have low levels of pollution from related herbicides. **Policy YG15** does however seek to ensure the issue of possible contamination is properly addressed. **Policies YG3, YG4, YG6, YG8, YG9 and YG10** make provision for the required number of houses in the most efficient way by concentrating development within the settlement boundaries of the villages. It is considered that the NDP does not conflict with any policies seeking the efficient use of land set out in the NPPF or Herefordshire Local Plan Core Strategy.

Biodiversity Recognise the wider benefits of ecosystem services (NPPF para 109, bullet 2). Minimise impacts on biodiversity providing net gains where possible, especially establishing coherent ecological networks (NPPF para 109, bullet 3) Set criteria based policies against which proposals for any development affecting protected geodiversity and wildlife sites will be judged (NPPF para 113). Distinction should be made between the hierarchy of international, national and locally designated sites, so protection is appropriate to their status and gives appropriate weight to their importance and contribution to the wider ecological network (NPPF para 113) Set out a strategic approach and plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (NPPF para 114, bullet 1) Plan for biodiversity at the landscape scale (NPPF para 117, bullet 1)	**(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its biodiversity and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others): • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • the network of green infrastructure; The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals. **(Policy LD2 – Extract)** Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the: 1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows: a) Development that is likely to harm sites and species of European Importance will not be permitted;	The NDP supports policies to protect biodiversity set out in Herefordshire Local Plan Core Strategy and does not seek to duplicate these (**para 7.1).** No site allocations are advanced that would conflict with policies to protect the designated wildlife or geological sites in the Group Parish In addition to relying upon Core Strategy policies for environmental protection **Policies YG3, YG6, Yg8 and YG15** protect important natural features such as trees and hedgerows. There is no Nature Improvement Area within the Group Parish (NPPF 17), nor any Special Area of Conservation (SAC) (NPPF para 119). It is considered there is no apparent conflict between the policies in this plan covering biodiversity and those in HCS. .

Identify and map constraints of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, and areas identified by LNP for habitat restoration or creation (NPPF para 117, bullet 2). Promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species linked to national and local targets and identify suitable indicators for monitoring (NPPF para 117, bullet 3). Prevent harm to geological conservation interests. (NPPF para 117, bullet 4) Where Nature Improvement Areas are identified specify the types of development that may be appropriate in those areas (NPPF para 117, bullet 5). If significant harm cannot be avoided, adequately mitigated or compensated for then planning permission should be refused. (NPPF para 118, bullet 1). The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Habitats Directive is being considered, planned or determined	b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations; c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species. d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward. 2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and 3. creation of new biodiversity features and wildlife habitats. Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features. **Policy LD3 – Green infrastructure** Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives: 1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain; 2. provision of on-site green infrastructure, in particular proposals will be supported where this enhances the network; and	

(NPPF para 119). **Control of pollution and land stability** Minimise pollution on the local and natural environment (NPPF para 10) Prevent development contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (NPPF para 109, bullet 4) Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land (NPPF para 109 bullet 5) Ensure development is appropriate to the location taking into account the effects (including cumulative) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects of pollution (NPPF para 120). Developers should secure the safe development of sites affected by contaminated land or land stability issues (NPPF para 120). Ensure any site for a new use takes account of ground conditions and land instability including mining,	3. integration with, and connection to, the surrounding green infrastructure network. **(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others): • local amenity, including light pollution, air quality and tranquillity; The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals. **(Policy SD1 – Extract)** Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others): • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;	The provisions of HCS policies SS6 and SD1 are considered sufficient for most of the needs of the Parish in relation to addressing pollution and land stability which are issues requiring high levels of professional advice not available to the Group Parish Council. **Policy YG15** does however cover the issue of contaminated land which Herefordshire Council suggests may be relevant when, in particular, agricultural land is developed. There are general references to the protection of amenity within many of the NP's policies including **Policies YG3, YG6 and YG8. Policy YG15** specifically refers to light pollution**.** Accordingly, these provisions in addition to HCS policies SS6 and SD1 are considered sufficient for the needs of the Parish and to meet national and strategic requirement.

pollution arising from previous uses, and any mitigation impacts on remediation or impacts on the natural environment arising from remediation (NPPF para 121, bullet 1). The development itself should be an acceptable use of land, and the impacts of use, rather than the control processes or emissions themselves which are subject to approval under pollution control regimes (NPPF para 122). Avoid noise giving rise to significant adverse impacts on health and quality of life (NPPF para 123, bullet 1) Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through use of conditions (NPPF para 123, bullet 2). Not have unreasonable restrictions to continuance of business (NPPF para 123, bullet 3). Identify and protect areas of tranquillity (NPPF para 123, bullet 4). Comply with EU limit values or national objectives for pollutants, taking into account Air Quality Management Areas (NPPF para 124). Limit impact of light pollution from artificial light on local amenity,	• where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;	

intrinsically dark landscapes and nature conservation through good design (NPPF para 125). **Conserving and enhancing the historic environment** Set out a positive strategy for the conservation and enjoyment of the historic environment (NPPF para 126). Are there any heritage assets most at risk through neglect, decay or other threats that can be addressed through enabling development (NPPF para 126) Take account of the desirability of sustaining and enhancing the significance of heritage assets (NPPF para 126, bullet 1) Tale account of the wider social; cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF para 126, bullet 2) Take account of the desirability of new development making appositive contribution to local character and distinctiveness (NPPF para 126, bullet 3) Developers should describe the significance of any heritage asset and its setting affected by proposals and LPAs should also identify and	**(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others): • landscape, townscape and local distinctiveness especially Special Areas of Conservation and Sites of Special Scientific Interest, • historic environment and heritage assets especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals. **(Policy LD4 – Extract)** Development proposals affecting heritage assets and the wider historic environment should: 1. preserve or where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in	The NDP supports policies to protect the historic environment set out in Herefordshire Local Plan Core Strategy and does not seek to duplicate these (**para7.1).** The Group Parish's three settlements contain Conservation Areas and a policy that would add detail to HCS policy LD4 is included within the NDP – **Policy YG14.** It is considered that no proposals are advanced for the villages that would conflict with policies to protect the historic environment or heritage assets or their settings while sites that might adversely affect their character and appearance, including their setting, have been rejected. This overall approach is considered to meet the provisions of NPPF para 126, in particular, and also NPPF para 135 and HCS LD4. **PoliciesYG3, YG4, YG6, YG8n and YG10** specifically indicate that the character and appearance of the relevant Conservation Area should be preserved or enhanced and this would include its setting to meet the requirements of legislation and in accordance with para 137. Neither of these or other policies elsewhere in this NP are considered inconsistent with Government of HCS provisions relating to protecting and enhancing the environment and sustainable use of land.

assess significance, taking this into account when considering the impact of proposals on heritage assets (NPPF paras 128 and 129). Ensure policies for development affecting historic assets and their settings are properly assessed, including considering uses consistent with their conservation, their contribution to the community, their economic viability, and contribution to local character and distinctiveness (NPPF para 131). Harm or loss should require clear and convincing justification. Substantial harm or loss of a designated heritage asset should be exceptional and wholly exceptional for assets of higher weight (NPPF paras 132 and 133). Less than substantial harm should be weighed against public benefit (NPPF para 134) The effect of development on the significance of locally important assets should be balanced against the scale of the harm (NPPF para 135). Look for opportunities for new development within conservation areas or within the setting of a heritage asset to enhance or better reveal their significance (NPPF para 137) Non designated heritage assets of	particular emphasising the original form and function where possible; 2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas; 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes; 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and 5. where appropriate, improve the understanding of and public access to the heritage asset. The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.	

archaeological interest that are demonstrably equivalent to a scheduled monument should be considered subject to policies for designated heritage assets. (NPPF para 139) Make information about the significance of the historic environment gathered as part of the plan making process publicly assessable (NPPF para 141). Developers should record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, making evidence publicly accessible (NPPF para 141)		
Waste Planning Local authorities should have regard to policies in National Waste Management Plan and other policies in the NPPF so far as they may be relevant (NPPF para 5).	**(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others): • physical resources, including management of waste. The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning	No specific strategic proposals for dealing with waste are included in HCS and no local issues have been identified to be included in this NDP. The matter needs to be addressed on a strategic basis and in an integrated way and it is accepted that the Minerals and Waste Local Plan will be the most appropriate plan to cover this issue. However, **Policy YG15** requires development proposals to make provision for recycling storage and this is considered a measure that would encourage recycling which is important and likely to be promoted through any Natural Resources/Minerals and Waste Local Plan. In addition, **Policy YG15** requires developers to consider how they might minimise construction waste as part of an overall approach.

	documents where undertaken to define local distinctiveness, should inform decisions upon proposals. **(Policy SS7- Extract)** Development proposals will be expected to include measures which will mitigate their impact on climate change. Key considerations in terms of responses to climate change include (among others): • reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; **Policy SD1 – Sustainable design and energy efficiency** Development proposals should include high quality sustainable design that also creates a safe, accessible, well integrated environment for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others): • utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure;	
Meeting the challenge of climate change, flooding and coastal change Plan in locations and ways to reduce greenhouse gas emissions (NPPF para 95, bullet 1). Actively support energy efficiency improvements to existing buildings	**(Policy SS7- Extract)** Development proposals will be expected to include measures which will mitigate their impact on climate change. At a strategic level, this will include: • focussing development to the most sustainable locations;	The location of housing sites allocated for development and the settlement boundaries meet the requirements of HCS policies RA1 and RA2 which it is assumed have been assessed against NPPF para 95, bullet 1 and HCS policy SS7.

(NPPF para 95, bullet 2). Positively promote and maximise energy from renewables and low carbon sources while ensuring adverse effects are addressed satisfactorily, including cumulative effects (NPPF para 97, bullets 1 & 2). Identify opportunities for renewable energy and low carbon sources and/or supporting infrastructure (NPPF para 97, bullet 3). Support community-led initiatives for renewable and low carbon energy (NPPG para 97, bullet 4). Identify opportunities for development to draw its energy supply from decentralised renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers (NPPF para 97, bullet 5). Ministerial Statement, 18 June 2015 requires that proposals for wind energy development, local planning authorities should only grant planning permission if the development is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing. Take account of climate change on water supply and changes to	• designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate; Key considerations in terms of responses to climate change include: • taking into account the known physical and environmental constraints when identifying locations for development; • ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading; • minimising the risk of flooding and making use of sustainable drainage methods; • reducing heat island effects (for example through the provision of open space and water, planting and green roofs); • developments must demonstrate water efficiency measures to reduce demand on water resources. **(Policy SS6 – Extract)** Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others): • physical resources, including minerals, soils, management of waste the water environment, renewable energy and energy conservation. The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.	The NDP supports policies to mitigate the effects of development on climate change set out in Herefordshire Local Plan Core Strategy and does not seek to duplicate these**.** It is considered that no proposals are advanced within the NDP that would conflict with policies in HCS or the NPPF. **Policy YG15** supports the need for sustainable design features, promoting these as elements within an integrated approach that needs to be pursued for individual buildings, site based matters and those off-site measures that should be considered. The combination support and expand upon the provisions of HCS polices SS7 and SD1 as well as NPPF para 95. **Policy YG11** promotes the provision of a traffic calming measures that would improve walking between the main village at Yarpole and its village hall. The NDP recognises flood risk is an issue, in particular in relation to Yarpole village through reference to the need for a detailed flood risk assessment in **Policy YG10**. This meets the NPPF requirements. The site is known to be adjacent to areas of poor drainage and also areas shown to be at risk of flooding on the Environment Agency's flood map. It is understood no specific proposals for flood risk management have yet been confirmed such that might be included in this NDP. Areas within Bircher are understood not to fall within any areas at risk of flooding. No proposals are advanced for Lucton, which has a forded book running through it. The NDP supports policies to protect

biodiversity and landscape, or manage risk through suitable adaptation measures (NPPF para 99). Development should avoid increased vulnerability arising from climate change in terms of flood risk, including through suitable adaptive measures such as green infrastructure where necessary (NPPF para 99). Use the sequential and exception tests (NPPF para 100) Safeguard land needed for current and future flood management (NPPF para 100, bullet 3) Use development opportunities to reduce causes and impacts of flooding (NPPF para 100, bullet 4)	**(Policy SD2 – Extract)** Development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria: 1. the proposal does not adversely impact upon international or national designated natural and heritage assets; 2. the proposal does not adversely affect residential amenity; 3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and 4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user. In the case of energy generation through wind power developments, permission will only be granted for such proposals where: • the proposed site is identified in a Neighbourhood Plan or other Development Plan Document as a suitable site for wind energy generation; and • following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community. **(Policy SD3 – Extract)** Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that: 1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and	environment set out in Herefordshire Local Plan Core Strategy and this would include measures related to protecting development from flood risk elsewhere and more generally within the Group Parish. **Policy YG15** requires developers to take a co-ordinated approach to sustainable design incorporating a number of site-based features including the provision of a sustainable drainage system and use of permeable surfaces (HCS policy SD3). None of these or other policies elsewhere in this NDP are considered inconsistent with Government or HCS approach to mitigating the effects of or adapting to climate change.

	have regard to the *Strategic Flood Risk Assessment (SFRA) 2009* for Herefordshire; 2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence; 3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime; 4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted; 5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible; 6. water conservation and efficiency measures are included in all new developments, specifically: • residential development should achieve Housing - Optional Technical Standards - Water efficiency standards at the time of adoption the published water efficiency standards were 110 litres/person/day; or • non-residential developments in excess of 1,000 sq. m. gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum; Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the	

	sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.	
Facilitating the sustainable use of minerals Avoid needlessly sterilising specific mineral resources of local and national importance by allowing non-mineral development.	A Minerals and Waste Local Plan is to be prepared by Herefordshire Council and this will not be a matter for neighbourhood plans. There is one primary consideration that neighbourhood plans should consider, however, and this is expressed in Saved Herefordshire Unitary Plan Policy M5 relating to safeguarding mineral reserves: **M5 Safeguarding mineral reserves** Proposals which could sterilise potential future mineral workings will be resisted in order to safeguard identified mineral resources. Where such development is proposed, the applicant may be required: 1. to undertake a geological assessment of the site; and/or 2. to protect the minerals in question; and/or 3. to extract all or part of the mineral reserves as part of or before the other development is permitted. In such cases mineral extraction will only be required when the need for the other development significantly outweighs the harm which extraction might cause to other matters of acknowledged importance.	Mineral issues are not appropriate to a neighbourhood plan. However, no proposals are advanced in this plan that might affect any currently defined area where mineral reserves are to be safeguarded.

Section 4 – Compliance with European Obligations

European Obligation	Yarpole Group Neighbourhood Development Plan Provisions
Strategic Environmental Assessment	The Environmental Report (January 2017) for the Neighbourhood Development Plan indicates that it is in general conformity with both national planning policies contained in the National Planning Policy Framework (NPPF) and strategic policies set within the Herefordshire Local Plan Core Strategy (See Non- Technical Summary). It does not propose any growth that would be over and above that prescribed by strategic policies set out in Herefordshire Local Plan Core Strategy (paragraph 6.9). The detailed analysis undertaken in (April 2016) has been reviewed in the light of changes that resulted in what is now the Submission Draft Neighbourhood Development Plan and these refinements to policies have been found to be unaffected or strengthened by the refinement of policies in the Plan (paragraph 6.13).
Habitats Directive	Screening of the Draft Yarpole Group Neighbourhood Development Plan (April 2016) concluded that it **will not have a likely significant effect on the River Wye (including the River Lugg) SAC or on Downton Gorge SAC** (HRA para 8.6). The HRA (April 2016) para 8.5 also concluded that it was unlikely that the Draft Yarpole Group Neighbourhood Development Plan will have any in-combination effects with any Plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Housing Market Area in the Herefordshire Core Strategy and all the proposed housing sites will be fairly small scale. The Addendum to the HRA (January 2017) which reviewed the Plan in the light of a number of changes to policies concluded the earlier conclusion that the **Yarpole Group NDP will not have a likely significant effect on the River Wye SAC or Downton Gorge SAC** remains valid (paragraph 4.2).
Human Rights	The policies within the Plan are considered to comply with the requirements of the EU obligations in relation to human rights.
Water Framework Directive	The Environment Agency has not indicated that any proposals within this Plan would conflict with measures and provisions it is advocating to meet its obligations under this Directive as set out in the Severn River Basin Management Plan.