

**Belmont Rural Submission Neighbourhood Development Plan**

**Paragraph 8 of Schedule 4b**

**'Basic Conditions' Statement**

**December 2015**



## **1.0 Legal Requirements**

### **The Submission Plan is being submitted by a qualifying body**

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

### **What is being proposed is a neighbourhood development plan**

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

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

The proposed Neighbourhood Plan states the period for which it is to have effect. The period is the same as the Herefordshire Local Plan Core Strategy 2011 - 2031

### **The policies do not relate to excluded development**

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

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

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

There are 3 Neighbourhood Plans within neighbouring parishes:

- Callow and Haywood Group (to the south) of Belmont rural (submitted for Examination)
- Breinton (to the north) – at Regulation 16 stage
- Clehonger (to the west) – preparing a NP

## 2.0 Basic Conditions

### Have Appropriate Regard to National Policy

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

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Belmont Rural Neighbourhood Plan does not undermine the strategic policies of the Herefordshire Local Plan Core Strategy; the Plan aims to support these policies with; protecting local green spaces; protecting a key area of historic parklands, identifying development opportunities for a former golf course, protecting community facilities; promoting small infill housing, promoting accessibility and connectivity within and out of the area and supporting local businesses.

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

**Table 1 NPPF Core Planning Principles and the Belmont Rural Submission Neighbourhood Development Plan**

| NPPF Core Planning Principle   | Regard that Belmont Rural Neighbourhood Plan has to guidance  |
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| <p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p> | <p>The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The emerging vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2031. The Neighbourhood Plan sets out a concise and practical suite of policies (7 in total) to guide development control decisions.</p> |

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| <p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>  | <p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Belmont Rural in a creative way, ensuring that the quality of the place is enhanced by protecting important local greenspaces, surrounding areas of countryside, community and built heritage assets whilst at the same time supporting housing growth.</p>   |
| <p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p> | <p>This Submission Neighbourhood Plan refines and amplifies strategic policies set out in the adopted Herefordshire Local Plan Core Strategy. The Submission Neighbourhood Plan supports appropriate business and economic growth in the Policy 7. Policy 4 protects existing community facilities. The Plan promotes improvements to accessibility through new and existing networks for walking and cycling and public transport see Policy 6.</p> |
| <p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>   | <p>The Submission Neighbourhood Plan sets out policies to protect and enhance local character and ensure that amenity is protected (See Policy 1 and 5)</p>  |
| <p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>  | <p>The Belmont Rural Neighbourhood Plan seeks to protect the surrounding countryside; preserve the character and identity of Belmont Rural (See Policy 2)</p> <p>Existing local centres and facilities are protected (see policy 6)</p>  |
| <p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings,</p>   | <p>The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car (See Policy 6). The Submission Plan seeks to protect</p>   |

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| <p>and encourage the use of renewable resources (for example, by the development of renewable energy).</p>   | <p>and improve locally important green spaces (See Policy 1).</p>  |
| <p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>                                 | <p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protection and enhancement of open green spaces including; Abbey View West, Abbey View East, Jubilee Field and Coppin Rise, supporting local biodiversity and wildlife as well as maintaining networks of footpaths for people to use. These policies should have a beneficial impact on the natural environment and general wellbeing.</p> <p>Proposals for increasing opportunities for walking and cycling (the national cycling path 46 runs through the Parish as well as the 'Great Western Way Link') have the potential to improve traffic flow through the area reducing carbon emissions, and with their concomitant environmental improvements are likely to have a positive impact on air quality.</p> |
| <p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>  | <p>The Submission Belmont Rural Neighbourhood Plan is not at variance with this principle, and seeks to safeguard locally important open spaces from further new housing development. The Plan promotes the development of brownfield sites for housing development where possible, in Policies 3 and 5.</p>   |
| <p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p> | <p>The Submission Plan seek to ensure a sustainable mix of housing (see policy 3 and 5) aims to support local businesses (see policy 7) and recognising the importance of open space and areas of special landscape (see policies 1 and 2)</p>   |

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| <p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>                  | <p>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>The Plan area includes 6 statutory Listed Buildings and no Conservation Areas. English Heritage provided a number of very positive comments on the Plan at Draft Plan stage and these are set out in the Consultation Statement.</p>   |
| <p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p> | <p>The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through policies promoting walking and cycling (see policy 6).</p>   |
| <p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>                 | <p>The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces (see policy 1) and promote a network of routes to support walking and cycling (see policy 6). In addition, policies that support local community facilities (see policy 4) will help to support local services for the benefit of residents.</p> |

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

The Submission Neighbourhood Plan has special regard to the desirability of preserving listed buildings and their settings (see policy 3), and features of architectural or historic interest.

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

There are no Conservation Areas in the plan area.

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

The Neighbourhood Plan has been subject to a separate Screening Process for Strategic Environmental Assessment prepared by Hereford Council that accompanies the Submission Plan and this Basic Condition Statement. Plans that may have a significant effect on European Sites have to undertake a Habitat Regulations Assessment (HRA).

Responses were received from English Heritage and both bodies were satisfied with the local planning authority's conclusion that an SEA would not be required. There was no response received from the Environment Agency. The accompanying Consultation Statement for Belmont Rural Neighbourhood Plan (see page 23 table 2).

**Contribute to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

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

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



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

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

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

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

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

| Sustainable Development Role | Neighbourhood Development Plan’s Contribution  |
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| Economic                     | <p>The Submission Neighbourhood Plan seeks to support local businesses through possible expansions. The plan seeks to support and promote a mix of housing and economic uses in new development. By supporting housing growth in certain infill opportunities the Submission Neighbourhood Plan recognises the need to plan for housing and opportunities for jobs together.</p>   |
| Social                       | <p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local centres and community facilities and promotes health and well-being by protecting recreational facilities and green spaces.</p>   |
| Environmental                | <p>The Submission Neighbourhood Plan sets out policies that protects open space around the settlement as a valued local asset.</p> <p>The Plan seeks to promote more sustainable transport patterns through the creation of walking and cycling routes which will encourage more pedestrian journeys.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the town’s identity.</p> |

### **Be in General Conformity with Strategic Local Planning Policy**

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

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

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

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the pre-submission publication.

**Table 3 Conformity with Local Strategic Policy**

| <p><b><i>Belmont Rural Neighbourhood Development Plan</i></b></p>   | <p><b><i>Herefordshire Local Plan Core Strategy 2011 - 2031</i></b></p>  |
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| <p><b>1. Open Space</b></p> <p>Belmont Rural has a range of green spaces, which the community considers to be a huge asset. These green spaces play an important role in the wider Green Infrastructure network.</p> <p>Under current Planning Policy Belmont Rural is currently deficient in its Open Spaces so any loss of these would be against Policy.</p> <p>Any future planned development must include adequate additional public open space.</p> <p>The following green spaces, also identified on Figure 7 will be protected as designated Local Green Space as defined in the National Planning Policy Framework (NPPF) at paragraphs 76-77.</p> <ol style="list-style-type: none"> <li>1. Abbey View West</li> <li>2. Abbey View</li> <li>3. Jubilee Field</li> </ol> | <p><b>Policy SS1 – Presumption in favour of sustainable development</b></p> <p><b>Policy SS6 – Environmental quality and local distinctiveness</b></p> <p><b>Policy LD1 – Landscape and townscape</b><br/> <b>Policy LD3 – Green infrastructure</b></p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p> <ol style="list-style-type: none"> <li>1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;</li> <li>2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network and</li> <li>3. integration with, and connection to, the surrounding green infrastructure network.</li> </ol> |

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| <p>4. Coppin Rise</p> <p>The enhancement of these sites and links to other potential new sites identified on map 7 will be encouraged.</p> <p>Where opportunities exist linkages to 'cross parish' green spaces will be promoted to provide defined areas for public access.</p> <p>A management plan for the open space shall be maintained and monitored.</p> <p>Proposals must reflect the recommendations set out in Herefordshire's Playing Pitch Assessment 2012</p> |  |
| <p><b>2. Protecting Home Farm</b></p> <p>The land marked on map ' Protection of land at Home Farm' shall be protected, and working with HCC and the landowner a parkland management plan shall be put in place in order to safeguard the future sustainability of the site.</p>  | <p><b>Policy SS1 – Presumption in favour of sustainable development</b></p> <p><b>Policy SS6 – Environmental quality and local distinctiveness</b></p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the</p> |

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| <p>Opportunities to enhance the ecological assets including hedgerow habitats and landscape character of the triangle will be promoted.</p> | <p>effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest, historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> <li>• agricultural and food productivity;</li> </ul> <p>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</p> <p>The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p> <p><b>Policy LD1 – Landscape and townscape</b></p> <p>Development proposals should:</p> <ul style="list-style-type: none"> <li>• demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;</li> </ul> |
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|  | <ul style="list-style-type: none"> <li>• conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;</li> <li>• incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>• maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</li> </ul> |
| <p><b>3. Belmont Golf Course</b></p> <p>Opportunities for a sustainable use of the former golf club site (as indicated in plan ‘Future development of Belmont Golf Course’) will be supported in principle, provided the following criteria can be met:</p> <ul style="list-style-type: none"> <li>- should be easily connected to the wider Belmont area both by foot, cycle and car with improved infrastructure</li> <li>- All new development must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment.</li> <li>- sustainable uses which utilize the existing buildings should be explored which ultimately respects the</li> </ul> | <p><b>Policy SS1 – Presumption in favour of sustainable development</b></p> <p><b>Policy SS6 – Environmental quality and local distinctiveness</b></p> <p><b>Policy SD1 – Sustainable Design and energy efficiency</b></p> <p><b>Policy LD1 – Landscape and townscape</b></p> <p><b>Policy LD4 – Historic environment and heritage assets</b></p> <p>Development proposals affecting heritage assets and the wider historic environment should :</p> <p>1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;</p>                               |

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| <p>character and setting of the buildings</p> <p>- as the site is located within close proximity to the River Wye, any future proposals for the site should respect this exceptional position and work with statutory bodies to ensure there is no detrimental impacts to the rivers vegetation and habitats.</p> | <p>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;</p> <p>3.use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;</p> <p>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</p> <p>5.where appropriate, improve the understanding of and public access to the heritage asset.</p> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p> |
| <p><b>4. Community Facilities</b></p> <p>The community facilities identified on plan 'Community Facilities' will be protected. Development of these community assets for non- community uses will only be permitted when:</p> <p>a). an alternative site or building is provided of equal</p>                     | <p><b>Policy SS1 – Presumption in favour of sustainable development</b></p> <p><b>Policy SS6 – Environmental quality and local distinctiveness</b></p> <p><b>PolicySC1 – Social and community facilities</b></p> <p>Development proposals which protect, retain or enhance existing social and community</p>  |



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| <p>or greater community value than the facility to be replaced b). the asset to be replaced has been unused for a significant period of time, marketed to find another user, and is not subject to the community right to bid process</p> | <p>infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.</p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p> <p><b>Policy OS3 – Loss of open space, sports or recreation facilities</b></p> <p>In determining the appropriateness of proposals which results in the loss of an open space, sports or recreation facility, the following principles will be taken into account:</p> <ol style="list-style-type: none"> <li>1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;</li> </ol> |
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|  | <p>2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;</p> <p>3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses;</p> <p>4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.</p>  |
| <p><b>5. Infill Housing</b></p> <p>Applications for small residential developments on infill and redevelopment sites within Belmont (as identified on plan **) will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Core Strategy, and where such development:</p> <p>a. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the parish where the site is closely surrounded by buildings. b. is not considered to be backland or un neighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and</p> | <p><b>Policy SS1 – Presumption in favour of sustainable development</b></p> <p><b>Policy H3 – Ensuring an appropriate range and mix of housing</b></p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:</p> <ol style="list-style-type: none"> <li>1. provide a range of house types and sizes to meet the needs of all households, including younger single people;</li> <li>2. provide housing capable of being adapted for people in the community with additional needs; and</li> <li>3. provide housing capable of meeting the specific needs of the elderly population by: <ul style="list-style-type: none"> <li>- providing specialist accommodation for older people in suitable locations;</li> </ul> </li> </ol> |

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| <p>c. provides at least 2 bedroom properties with useable garden space and incurtilage parking</p>  | <ul style="list-style-type: none"> <li>- ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;</li> <li>- ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.</li> </ul> <p>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.</p>   |
| <p><b>6. Accessibility &amp; Connectivity</b></p> <p>Walking and cycling will be encouraged by the enhancement of existing routes (the national cycle path 46 and Great Western Way Link) through the Belmont rural.</p> <p>New development will be permitted only where it provides natural surveillance of public spaces, safe footpaths and cycle ways as well as satisfactory lighting.</p> | <p><b>Policy SS1 – Presumption in favour of sustainable development</b></p> <p><b>Policy SS4 – Movement and Transportation</b></p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car. Alternatively, such developments will be required to demonstrate that they can be made sustainable by reducing unsustainable transport patterns and promoting travel by walking, cycling and public transport.</p> <p>Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded</p> |

as required in future local or neighbourhood development plans and developer contributions, which meet the statutory tests, 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, including the provision of the following major schemes:

- ESG Link Road (safeguarded route) and Transport Hub;
- Hereford Relief Road;
- Leominster Relief Road;
- Connect 2 Cycleway in Hereford;
- Park and Choose schemes; and
- other schemes identified in the Local Transport Plan and Infrastructure Delivery Plan.

Proposals which enable the transfer of freight from road to rail will be encouraged. 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 MT1 – Traffic management, highway safety and promoting active travel**

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

1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and

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|  | <p>mitigate any adverse impacts from the development;</p> <ol style="list-style-type: none"><li>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</li><li>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</li><li>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</li><li>5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value 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</li></ol> <p>Infrastructure Delivery Plan; and</p> <ol style="list-style-type: none"><li>6. have regard to with both the council's Highways Development Design Guide and</li></ol> <p>cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p> |
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| <p><b>7. Supporting businesses in Belmont Rural</b></p> <p>Existing businesses will be supported within the NP area and where opportunities exist small scale expansion will be supported, providing the following are met:</p> <ul style="list-style-type: none"> <li>- there is a satisfactory means of access and adequate parking provided on site</li> <li>- there will not be unacceptable harm to the amenity of any neighbouring properties</li> <li>- All new development must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment.</li> </ul> | <p><b>Policy E1 – Employment provision</b></p> <p>The focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate.</p> <p>Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:</p> <ul style="list-style-type: none"> <li>• the proposal is appropriate in terms of its connectivity, scale, design and size;</li> <li>• the proposal makes better use of previously developed land or buildings;</li> <li>• the proposal is an appropriate extension to strengthen or diversify an existing business operation</li> <li>• the proposal provides for opportunities for new office development in appropriate locations.</li> </ul> <p>The provision of viable live/work units as part of mixed use developments will also be encouraged.</p> <p><b>Policy E3 – Homeworking</b></p> <p>The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following:</p> <ul style="list-style-type: none"> <li>• changes to the appearance of any building;</li> </ul> |
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|  | <ul style="list-style-type: none"><li>• noise disturbance from the use or any increased traffic and parking generated;</li><li>• unsociable hours of operation; and</li><li>• the storage of hazardous materials or emissions from the site.</li></ul> |
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### **Be Compatible with EU Obligations**

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

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

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

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

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

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