

## **Ledbury Neighbourhood Plan**

### **Basic Conditions Statement**

The Basic Conditions are that a Neighbourhood Plan must:

1. Have regard to national policies and advice contained in guidance issued by the Secretary of State (NPPF)
2. Contribute to the achievement of sustainable development
3. Be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area):
  - a. Support general principles of the Herefordshire Core Strategy
  - b. In conformity with individual policies
  - c. Add additional level of detail to policies without conflicting with the Core strategy
4. Not breach, or otherwise be incompatible with EU obligations:
  - a. SEA directive
  - b. The Habitat and Wild Birds Directives

## 1. Legal requirements

- 1.1 This statement has been prepared by Ledbury Neighbourhood Development Plan Neighbourhood Development Plan Group on the behalf of Ledbury Town Council to accompany its submission to Herefordshire Council of the Ledbury Neighbourhood Development Plan under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2 The Neighbourhood Plan has been prepared by the Ledbury Town Council, a qualifying body, for the area covering the parish of Ledbury, as designated by Herefordshire Council on [date].
- 1.3 The plan proposal relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2017 to 2031. It does not contain policies relating to excluded development as laid out in the Regulations.
- 1.4 The following statement will address each of the four 'basic conditions' required of the Regulations and explains how the Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.
- 1.5 The Regulations state that the neighbourhood plan will have met the basic conditions if it:
  - Has regard to national policies and advice contained in guidance issued by the Secretary of State;
  - Contributes to the achievement of sustainable development;
  - Is in general conformity with the strategic policies of the development plan for the area;
  - Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

## **2. Introduction and Background**

- 2.1 Ledbury Town Council established a Steering Group on 18<sup>th</sup> October 2012, following a Planning Committee meeting on 9<sup>th</sup> August, to develop the Plan. The Steering Group is empowered by, and reports to, the Town Council. It has met regularly to oversee the development of the Plan.
- 2.2 The reports of Steering Group meetings and all key documents relating to the development of the Plan are available for scrutiny on the Ledbury Neighbourhood Plan website: <http://www.ledbury-ndp.org>
- 2.3 It was recognised that a Neighbourhood Plan would be beneficial for Ledbury and allow the community the opportunity to have greater control over planning in the locality, in accordance with the new Localities Act 2011.
- 2.4 The Consultation Statement details how the Neighbourhood Development Plan Group has engaged the local community and stakeholders over approximately 5 years, as well as the surveys, public open meetings and events from this process which led to the Vision, Objectives and Policies in the Plan and the Regulation 14 consultation which took place in August and September 2017.

### 3. Having regard to National Planning Policy

3.1 The Neighbourhood Development Plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of April 2012. It also gives regard to the 12 core planning principles contained in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.

3.2 The table below sets out a summary of how each policy has regard to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

| NP Policy Number & Title                                   | NPP Paragraph Number | Comment on conformity                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy SD1.1<br>Ledbury as a self-sustaining community     | 7                    | Conforms to paragraph 7 by promoting sustainable development.                                                                                                                                                                                                                                                                                |
| Policy HO1.1<br>Market Street Auction Rooms Allocated Site | 16; 17; 50           | Conforms to paragraph 16 by planning positively to support local development needs.<br>Conforms to paragraph 17 by encouraging the effective use of land by reusing land that has been previously developed.<br>Conforms to paragraph 50 by helping to deliver a wide choice of quality homes, particularly those suitable for older people. |
| Policy HO1.2<br>Existing Commitments                       | 16; 50               | Conforms to paragraph 16 by planning positively to support local development needs.<br>Conforms to paragraph 50 by helping to deliver a wide choice of quality homes of varying tenures.                                                                                                                                                     |
| Policy HO2.1<br>Reinforcing balanced housing communities   | 50                   | Conforms to paragraph 50 by helping to deliver a wide choice of quality homes and by promoting the creation of mixed and balanced communities.                                                                                                                                                                                               |
| Policy HO2.2<br>Housing Density                            | 47                   | Conforms to paragraph 47 by setting out a locally appropriate approach to housing density.                                                                                                                                                                                                                                                   |
| Policy HO3.1<br>Housing for the Elderly                    | 50                   | Conforms to paragraph 50 by helping to deliver a wide choice of quality homes, particularly those suitable for older people.                                                                                                                                                                                                                 |
| Policy HO3.2<br>Town Centre Housing                        | 23; 50               | Conforms to paragraph 23 by recognising that residential development can play an                                                                                                                                                                                                                                                             |

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|                                                     |            | <p>important role in ensuring the vitality of centres.</p> <p>Conforms to paragraph 50 by helping to deliver a wide choice of quality homes, particularly those suitable for older people and first time buyers.</p>                                                                                |
| Policy HO4.1<br>Starter Homes                       | 50         | Conforms to paragraph 50 by helping to deliver a wide choice of quality homes, particularly first time buyers.                                                                                                                                                                                      |
| Policy HO5.1<br>Self-build                          | 50         | Conforms to paragraph 50 by helping to deliver a wide choice of quality homes, particularly those that wish to build their own home.                                                                                                                                                                |
| Policy EE1.1<br>New Employment Sites                | 7; 19; 28  | <p>Conforms to paragraph 7 by promoting the economic role of sustainable development.</p> <p>Conforms to paragraph 19 by supporting sustainable economic growth of the area.</p> <p>Conforms to paragraph 28 by encouraging forms of development that would support a prosperous rural economy.</p> |
| Policy EE1.2<br>Protecting existing employment land | 7; 19; 28  | <p>Conforms to paragraph 7 by promoting the economic role of sustainable development.</p> <p>Conforms to paragraph 19 by supporting sustainable economic growth of the area.</p> <p>Conforms to paragraph 28 by encouraging forms of development that would support a prosperous rural economy.</p> |
| Policy EE1.3<br>Little Marcle Road allocated site   | 7; 19; 28  | <p>Conforms to paragraph 7 by promoting the economic role of sustainable development.</p> <p>Conforms to paragraph 19 by supporting sustainable economic growth of the area.</p> <p>Conforms to paragraph 28 by encouraging forms of development that would support a prosperous rural economy.</p> |
| Policy EE2.1<br>Promoting Visitor Accommodation     | 28         | Conforms to paragraph 28 by supporting sustainable rural tourism.                                                                                                                                                                                                                                   |
| Policy EE3.1<br>Retail Areas & Provision            | 23         | Conforms to paragraph 23 by promoting a competitive town centre that provides customer choice and a diverse retail offering, which reflect the individuality of the town.                                                                                                                           |
| Policy BE1.1<br>Design                              | 56; 57; 58 | <p>Conforms to paragraph 56 by requiring good design which contributes towards making places better for people</p> <p>Conforms to paragraph 57 by planning positively for the achievement of high quality and inclusive design</p>                                                                  |

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|                                                              |                  | Conforms to paragraph 58 by developing a robust and comprehensive policy that sets out the quality of design that is required for the NP Area.                                                                                                                                                                                                                                           |
| Policy BE1.2<br>Settlement Boundary                          | 7; 17; 55        | Conforms to paragraph 7 by promoting sustainable development by encouraging new development to be easily accessible to existing services and facilities.<br>Conforms to paragraph 17 by protecting the intrinsic beauty of the countryside around the town of Ledbury.<br>Conforms to paragraph 55 by preventing new isolated homes in the countryside.                                  |
| Policy BE2.1<br>Edge of Town Transition                      | 17               | Conforms to paragraph 17 by protecting the intrinsic beauty of the setting of the countryside around Ledbury.                                                                                                                                                                                                                                                                            |
| Policy BE3.1<br>Renovation & preservation of the town centre | 23; 55; 126      | Conforms to paragraph 23 by supporting the long-term viability and vitality of the town centre.<br>Conforms to paragraph 55 by promoting the optimal use of heritage assets.<br>Conforms to paragraph 126 by setting out a positive strategy for the conservation and enjoyment of the historic environment.                                                                             |
| Policy NE1.1<br>Protecting Biodiversity                      | 7                | Conforms to paragraph 7 by promoting environmentally sustainable development through the improvement of biodiversity in the plan area.                                                                                                                                                                                                                                                   |
| Policy NE2.1<br>Food production in Ledbury                   | 7; 17; 109       | Conforms to paragraph 7 by promoting local food production which can contribute towards the creation of sustainable communities.<br>Conforms to paragraph 109 by ensuring that new development minimises the impact upon biodiversity<br>Conforms to paragraph 17 by promoting food production on land which can also contribute towards encouraging wildlife and flood risk mitigation. |
| Policy NE3.1<br>Farming landscape around Ledbury             | 17; 99; 109; 114 | Conforms to paragraph 17 by protecting the intrinsic beauty of the countryside.<br>Conforms to paragraph 99 by considering climate change factors such as flooding and ensuring that risks can be managed through suitable adaptation measures.<br>Conforms to paragraph 109 by protecting and enhancing valued landscapes.                                                              |

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|                                                         |          | Conforms to paragraph 114 by seeking to maintain and enhance the distinctive landscape in the plan area.                                                                                                                                                                     |
| Policy NE4.1<br>Protecting the setting of Ledbury woods | 117; 118 | Conforms to paragraph 117 by protecting areas that are important for biodiversity. Conforms to paragraph 118 by ensuring that there will be no loss or deterioration of irreplaceable habitats, including ancient woodland.                                                  |
| Policy CL1.1<br>Protecting Green Infrastructure         | 99; 114  | Conforms to paragraph 99 by promoting green infrastructure provision which can help mitigate the impacts of climate change. Conforms to paragraph 114 by planning positively for the creation, protection, enhancement and management of networks of green infrastructure.   |
| Policy CL2.1<br>Young People's Facilities               | 70       | Conforms to paragraph 70 by promoting the delivery of the social, recreational and cultural facilities and services that young people within the community need.                                                                                                             |
| Policy CL3.1<br>Medical & Dental Facilities             | 7; 17    | Conforms to paragraph 7 by promoting the delivery of services that contribute towards the creation of a sustainable community. Conforms to paragraph 17 by seeking to improve health and social wellbeing for all and delivering facilities and services to meet local needs |
| Policy CL4.1<br>Sports Provision                        | 70; 73   | Conforms to paragraph 70 by planning positively for the provision and use of shared space and sports facilities. Conforms to paragraph 73 by promoting access to sports facilities which can make an important contribution to the health and well-being of communities.     |
| Policy TR1.1<br>Footpaths & Cycleways                   | 30; 35   | Conforms to paragraph 30 by encouraging the use of transport solutions which support reductions in greenhouse gas emissions and reduce congestion. Conforms to paragraph 35 by protect and exploit opportunities for the use of sustainable transport modes.                 |
| Policy TR2.1<br>Town Car Parking                        | 40       | Conforms to paragraph 40 by seeking to improve the quality of parking in the town centre.                                                                                                                                                                                    |
| Policy TR3.1<br>Ledbury Railway Station                 | 30; 35   | Conforms to paragraph 30 by encouraging the use of transport solutions which support reductions in greenhouse gas emissions and reduce congestion.                                                                                                                           |

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|                                                 |       | Conforms to paragraph 35 by protect and exploit opportunities for the use of sustainable transport modes.                                                                                                                                                                    |
| Policy IN1.1<br>Tri-Service Emergency<br>Centre | 7; 17 | Conforms to paragraph 7 by promoting the delivery of services that contribute towards the creation of a sustainable community. Conforms to paragraph 17 by seeking to improve health and social wellbeing for all and delivering facilities and services to meet local needs |



#### 4. General conformity with the strategic policies of the development plan

- 4.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area.
- 4.2 The current development plan for the area is the adopted Herefordshire Core Strategy 2011-2031.
- 4.3 The table below sets out how each policy is in general conformity with Herefordshire Core Strategy 2011-2031.

| NP Policy Number & Title                                   | Core Strategy Policy No. | Comment on conformity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| Policy SD1.1<br>Ledbury as a self-sustaining community     | SS1                      | Conforms to Policy SS1, which concerns the presumption of sustainable development, by promoting low carbon development and promoting a self-reliant and environmentally sustainable community.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Policy HO1.1<br>Market Street Auction Rooms Allocated Site | LB1; H3;<br>SS2          | Conforms to Policy LB1, which concerns development in Ledbury and identifies that the town will accommodate 800 new homes, by delivering new homes in Ledbury. The central location of the site means that it is sustainable and accessible in line with bullet 3 of LB1.<br>Conforms to Policy H3, which concerns range and mix of housing, by supporting a mix of tenures on new a residential development.<br>Conforms to Policy SS2, which concerns the delivery of new homes, by encouraging the delivery of new homes in an appropriate location, well-related to a range of services and reasonable transport provision. |
| Policy HO1.2<br>Existing Commitments                       | LB1; LB2;<br>H3; SS2     | Conforms to Policy LB1, which concerns development in Ledbury and identifies that the town will accommodate 800 new homes, by delivering new homes in Ledbury.<br>Conforms to Policy LB2, the strategic policy within the HCS which allocates 625                                                                                                                                                                                                                                                                                                                                                                               |

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|                                                          |              | <p>homes north of the Viaduct, by supporting this strategic allocation.</p> <p>Conforms to Policy H3, which concerns range and mix of housing, by supporting a mix of tenures on new residential developments.</p> <p>Conforms to Policy SS2 by supporting the delivery of new homes in appropriate locations.</p>                                                                                  |
| Policy HO2.1<br>Reinforcing balanced housing communities | LB1; H1; H3; | <p>Conforms to Policy LB1 by supporting the delivery of new homes in Ledbury.</p> <p>Conforms to Policy H1, which concerns the provision of affordable housing, by requiring the provision of affordable homes on all sites over 20 units.</p> <p>Conforms to Policy H3, which concerns range and mix of housing, by supporting a mix of tenures on new residential developments over 10 units.</p> |
| Policy HO2.2<br>Housing Density                          | SS2          | <p>Conforms to Policy SS2, which concerns the delivery of new homes in Herefordshire, by determining appropriate density according to local character and good quality design as per the third paragraph of the policy.</p>                                                                                                                                                                         |
| Policy HO3.1<br>Housing for the Elderly                  | H3           | <p>Conforms to Policy H3, which concerns range and mix of housing, by providing housing capable of meeting the specific needs of the elderly population. This is in line with bullet point 3 of H3 which expects large developments to provide housing capable of meeting the specific needs of the elderly population.</p>                                                                         |
| Policy HO3.2<br>Town Centre Housing                      | H3           | <p>Conforms to Policy H3, which concerns range and mix of housing, by supporting housing capable of meeting the specific needs of the elderly population.</p>                                                                                                                                                                                                                                       |
| Policy HO4.1<br>Starter Homes                            | H3           | <p>Conforms to Policy H3, which concerns range and mix of housing, by providing housing capable of meeting the specific needs of younger people.</p>                                                                                                                                                                                                                                                |
| Policy HO5.1<br>Self-build                               | H3           | <p>Conforms to Policy H3 by providing self-build opportunities which will contribute towards a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.</p>                                                                                                                                                                                       |
| Policy EE1.1<br>New Employment Sites                     | E1           | <p>Conforms to Policy E1, which states that "the focus for new employment provision in Herefordshire is to provide a range of</p>                                                                                                                                                                                                                                                                   |

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|                                                     |                  | locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy', by helping to expand and enhance employment provision and by promoting diversity of the local economy.                                                                                                                                                                           |
| Policy EE1.2<br>Protecting existing employment land | E1; E2           | Conforms to Policy E1, which concerns the provision of employment in the district, by helping to enhance employment provision and help diversify the local economy.<br>Conforms to Policy E2, which concerns the development of existing employment and buildings, by promoting the redevelopment of existing employment land and buildings.                                                   |
| Policy EE1.3<br>Identified Employment Sites         | E1               | Conforms to Policy E1 by supporting existing identified sites, allocated sites and sites with planning permission in order to enhance employment provision and help diversify the local economy.                                                                                                                                                                                               |
| Policy EE2.1<br>Promoting Visitor Accommodation     | E4               | Conforms to Policy E4, which promotes Herefordshire as a destination for quality leisure visits and sustainable tourism, by supporting the provision of hotels and bed and breakfasts in appropriate locations.                                                                                                                                                                                |
| Policy EE3.1<br>Retail Areas & Provision            | E5; E6           | Conforms to Policy E5, which states that town centres should be the focus for retail, commercial, leisure, cultural and tourism uses, by promoting the primacy and encouraging enhancement of the town centre.<br>Conforms to Policy E6, which concerns primary and secondary shopping frontages, by promoting and protecting primary and secondary shopping areas within Ledbury town centre. |
| Policy BE1.1<br>Design                              | LD1; LD4         | Conforms to Policy LD1, which concerns landscape and townscape, by ensuring the landscape and townscape are a major consideration for all new development proposals.<br>Confirms to Policy LD4, which concerns the historic environment and heritage assets, by adding an additional layer of protection to the setting of heritage assets in Ledbury.                                         |
| Policy BE1.2<br>Settlement Boundary                 | LB1; LD1;<br>RA3 | Conforms to Policy LB1, which concerns development in Ledbury, by protecting the                                                                                                                                                                                                                                                                                                               |

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|                                                              |          | <p>countryside around Ledbury from development thereby protecting and enhancing the setting of the town from eastern and western viewpoints and protecting the AONB.</p> <p>Conforms to Policy LD1, which concerns landscape and townscape, by protecting the landscape around Ledbury.</p> <p>Conforms to RA3, which concerns Herefordshire's countryside, by identifying a settlement boundary as recommended in the first paragraph of RA3.</p> |
| Policy BE2.1<br>Edge of Town Transition                      | LB1; LD1 | <p>Conforms to Policy LB1 by conserving the setting of the countryside around Ledbury, including the setting of the AONB, by requiring lower density development on the edge of the town.</p> <p>Conforms to Policy LD1 by protecting the setting of the landscape around Ledbury.</p>                                                                                                                                                             |
| Policy BE3.1<br>Renovation & preservation of the town centre | LD1; LD4 | <p>Conforms to Policy LD1 by ensuring the character of the town centre and in particular the setting of the Conservation Area are major considerations for all new development proposals.</p> <p>Confirms to Policy LD4, which concerns the historic environment and heritage assets, by protecting the setting and promoting the renovation of heritage assets in the town centre.</p>                                                            |
| Policy NE1.1<br>Protecting Biodiversity                      | LD2      | <p>Conforms to Policy LD2, which concerns biodiversity and geodiversity, by promoting the conservation, restoration and enhancement of the biodiversity assets of the NP Area and supporting proposals which would preserve, conserve or enhance existing biodiversity assets.</p>                                                                                                                                                                 |
| Policy NE2.1<br>Food production in Ledbury                   | SS1; SS5 | <p>Conforms to Policy SS1, which concerns the presumption in favour of sustainable development, by promoting food production in the NP area which is a sustainable industry.</p> <p>Conforms to Policy SS5. Which concerns employment provision, by promoting the continuing development of the more traditional employment sectors such as farming and food and drink production.</p>                                                             |
| Policy NE3.1<br>Farming landscape around Ledbury             | SS5      | <p>Conforms to Policy SS5 by promoting the continuing development of the more traditional employment sectors such as farming and food and drink production.</p>                                                                                                                                                                                                                                                                                    |

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| Policy NE4.1<br>Protecting the setting of Ledbury woods | LB1; LD1;<br>LD2 | Conforms to Policy LB1 by conserving the setting of the woods around Ledbury, including the setting of the AONB.<br>Conforms to Policy LD1 by protecting the setting of the woods around Ledbury.<br>Conforms to Policy LD2 by promoting the conservation, restoration and enhancement of the biodiversity assets of the NP Area, in this case the woods. |
| Policy CL1.1<br>Protecting Green Infrastructure         | SS6              | Conforms to Policy SS6, which concerns environmental quality and local distinctiveness, by protecting and conserving the network of green infrastructure in and around the town.                                                                                                                                                                          |
| Policy CL2.1<br>Young People's Facilities               | SC1              | Conforms to Policy SC1, which concerns social and community facilities, by promoting the retention and enhancement of existing, and the delivery of new, social and community infrastructure aimed at young people.                                                                                                                                       |
| Policy CL3.1<br>Medical & Dental Facilities             | ID1              | Conforms to Policy ID1, which concerns infrastructure delivery, by promoting the retention and enhancement of medical and dental facilities.                                                                                                                                                                                                              |
| Policy CL4.1<br>Sports Provision                        | OS2              | Conforms to Policy OS2, which concerns open space, sport and recreation needs, by promoting the provision of open space, sports and recreation facilities                                                                                                                                                                                                 |
| Policy TR1.1<br>Footpaths & Cycleways                   | SS1              | Conforms to Policy SS1 by promoting sustainable development through the promotion of sustainable transport modes.                                                                                                                                                                                                                                         |
| Policy TR2.1<br>Town Car Parking                        | E5;              | Conforms to Policy E5, which concerns town centres, by promoting use of the town centre by supporting additional parking in the vicinity.                                                                                                                                                                                                                 |
| Policy TR3.1<br>Ledbury Railway Station                 | SS1; MT1         | Conforms to Policy SS1 by promoting sustainable development through the promotion of sustainable transport methods.<br>Conforms to Policy MT1, which concerns Traffic management, highway safety and promoting active travel, by promoting integrated transport connections and supporting infrastructure.                                                |
| Policy IN1.1<br>Tri-Service Emergency Centre            | ID1              | Conforms to Policy ID1, which concerns infrastructure delivery, by promoting the enhancement of emergency service facilities.                                                                                                                                                                                                                             |

## 5. Contribution to the achievement of Sustainable Development

- 5.1 A Neighbourhood Plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.
- 5.2 The SEA found that the option pursued, a Plan with small scale housing allocations, which introduced the protection afforded by a settlement boundary and a Design Code, would have a positive impact upon the environmental baselines. This was in large part due to the introduction of a settlement boundary which would afford protection to the open countryside around the town.
- 5.3 The SEA assessed the NDP Objectives against the Sustainability Objectives identified in the Scoping Report and found that the NDP Objectives would not have a significant or non-mitigatable effect on any of the SEA Objectives. As such no mitigation measures were required.
- 5.4 The table below sets out an assessment of each policy of the plan and how it impacts on each of the three strands of sustainability; economic, environmental and social.

| <b>NP Policy Number &amp; Title</b>                        | <b>Sustainability strand</b> | <b>Comment on conformity</b>                                                                                                                                                                                        |
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| Policy SD1.1<br>Ledbury as a self-sustaining community     | Environmental                | Conforms to the Environmental dimension of sustainable development by attempting to reduce the carbon footprint of the NP Area.                                                                                     |
| Policy HO1.1<br>Market Street Auction Rooms Allocated Site | Social                       | Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. |
| Policy HO1.2<br>Existing Commitments                       | Social                       | Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. |
| Policy HO2.1<br>Reinforcing balanced housing communities   | Social                       | Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. |
| Policy HO2.2<br>Housing Density                            | Environmental                | Conforms to the Environmental dimension of sustainable development                                                                                                                                                  |

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|                                                     |          | by protecting and enhancing the built environment.                                                                                                                                                                  |
| Policy HO3.1<br>Housing for the Elderly             | Social   | Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. |
| Policy HO3.2<br>Town Centre Housing                 | Social   | Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. |
| Policy HO4.1<br>Starter Homes                       | Social   | Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. |
| Policy HO5.1<br>Self-build                          | Social   | Conforms to the Social dimension of sustainable development by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. |
| Policy EE1.1<br>New Employment Sites                | Economic | Conforms to the Economic dimension of sustainable development by encouraging new employment land in order to contribute towards building a strong, responsive and competitive economy.                              |
| Policy EE1.2<br>Protecting existing employment land | Economic | Conforms to the Economic dimension of sustainable development by protecting existing employment land in order to contribute towards building a strong, responsive and competitive economy.                          |
| Policy EE1.3<br>Little Marcle Road allocated site   | Economic | Conforms to the Economic dimension of sustainable development by encouraging new employment land in order to contribute towards building a strong, responsive and competitive economy.                              |
| Policy EE2.1<br>Promoting Visitor Accommodation     | Economic | Conforms to the Economic dimension of sustainable development by encouraging new visitor accommodation to contribute towards building a strong, responsive and competitive economy.                                 |

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| Policy EE3.1<br>Retail Areas & Provision                     | Economic      | Conforms to the Economic dimension of sustainable development by encouraging new retail provision to contribute towards building a strong, responsive and competitive economy.     |
| Policy BE1.1<br>Design                                       | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the built environment.                                                              |
| Policy BE1.2<br>Settlement Boundary                          | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the natural environment from unnecessary development.                               |
| Policy BE2.1<br>Edge of Town Transition                      | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the setting of the natural and built environments.                                  |
| Policy BE3.1<br>Renovation & preservation of the town centre | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the built environment.                                                              |
| Policy NE1.1<br>Protecting Biodiversity                      | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the natural environment.                                                            |
| Policy NE2.1<br>Food production in Ledbury                   | Economic;     | Conforms to the Economic dimension of sustainable development by encouraging food production in order to contribute towards building a strong, responsive and competitive economy. |
| Policy NE3.1<br>Farming landscape around Ledbury             | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the natural environment.                                                            |
| Policy NE4.1<br>Protecting the setting of Ledbury woods      | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the natural environment.                                                            |
| Policy CL1.1<br>Protecting Green Infrastructure              | Environmental | Conforms to the Environmental dimension of sustainable development by protecting and enhancing the natural environment.                                                            |
| Policy CL2.1<br>Young People's Facilities                    | Social        | Conforms to the Social dimension of sustainable development by promoting the provision of new accessible young people's facilities that reflect the community's needs.             |



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| Policy CL3.1<br>Medical & Dental Facilities  | Social                                | Conforms to the Social dimension of sustainable development by promoting the provision of new accessible local services and facilities that reflect the community's needs.                                                                                                                                                                                                                                                                                    |
| Policy CL4.1<br>Sports Provision             | Social                                | Conforms to the Social dimension of sustainable development by promoting the provision of new sports facilities that reflect the community's needs.                                                                                                                                                                                                                                                                                                           |
| Policy TR1.1<br>Footpaths & Cycleways        | Social;<br>Environmental              | Conforms to the Social dimension of sustainable development by promoting a transport infrastructure that contributes towards healthy communities.<br>Conforms to an Environmental role by promoting a transport infrastructure that helps in the move towards a low carbon economy.                                                                                                                                                                           |
| Policy TR2.1<br>Town Car Parking             | Economic                              | Conforms to the Economic dimension of sustainable development by encouraging use of the town centre to contribute towards building a strong, responsive and competitive economy.                                                                                                                                                                                                                                                                              |
| Policy TR3.1<br>Ledbury Railway Station      | Social;<br>Economic;<br>Environmental | Conforms to the Social dimension of sustainable development by promoting a transport infrastructure that contributes towards healthy communities.<br>Conforms to the Economic dimension of sustainable development by encouraging the provision of infrastructure necessary for a strong, response and competitive economy.<br>Conforms to an Environmental role by promoting a transport infrastructure that helps in the move towards a low carbon economy. |
| Policy IN1.1<br>Tri-Service Emergency Centre | Social                                | Conforms to the Social dimension of sustainable development by promoting the provision of new accessible local services and facilities that reflect the community's needs.                                                                                                                                                                                                                                                                                    |

## **6. Compatibility with EU obligations and legislation**

- 6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.
- 6.2 A screening process was carried out by Herefordshire Council which determined that the Neighbourhood Plan required a Strategic Environmental Assessment (SEA). The SEA was produced by a consultant on behalf the Ledbury Neighbourhood Development Plan Group prior to the Regulation 14 Consultation and consulted on alongside the Draft Plan in late 2018.
- 6.3 The SEA was subsequently revised in January 2018 as a result of representations received and due to changes made to the draft plan.
- 6.3 It was also determined by Herefordshire council in March 2017 that the plan did not require a Habitats Regulations Assessment.