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 18th October 2012, following a Planning Committee meeting on 9th 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 Ledbury as a self- sustaining community	7	Conforms to paragraph 7 by promoting sustainable development.
Policy HO1.1 Market Street Auction Rooms Allocated Site	16; 17; 50	Conforms to paragraph 16 by planning positively to support local development needs. Conforms to paragraph 17 by encouraging the effective use of land by reusing land that has been previously developed. Conforms to paragraph 50 by helping to deliver a wide choice of quality homes, particularly those suitable for older people.
Policy HO1.2 Existing Commitments	16; 50	Conforms to paragraph 16 by planning positively to support local development needs. Conforms to paragraph 50 by helping to deliver a wide choice of quality homes of varying tenures.
Policy HO2.1 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 Housing Density	47	Conforms to paragraph 47 by setting out a locally appropriate approach to housing density.
Policy HO3.1 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 Town Centre Housing	23; 50	Conforms to paragraph 23 by recognising that residential development can play an

		important role in ensuring the vitality of
		centres. Conforms to paragraph 50 by helping to
		deliver a wide choice of quality homes,
		particularly those suitable for older people
		and first time buyers.
Policy HO4.1	50	Conforms to paragraph 50 by helping to
Starter Homes		deliver a wide choice of quality homes,
D. II. 1105 4		particularly first time buyers.
Policy HO5.1 Self-build	50	Conforms to paragraph 50 by helping to
Sell-build		deliver a wide choice of quality homes, particularly those that wish to build their
		own home.
Policy EE1.1	7; 19; 28	Conforms to paragraph 7 by promoting the
New Employment Sites	, , , , , , ,	economic role of sustainable development.
		Conforms to paragraph 19 by supporting
		sustainable economic growth of the area.
		Conforms to paragraph 28 by encouraging
		forms of development that would support a
- II		prosperous rural economy.
Policy EE1.2	7; 19; 28	Conforms to paragraph 7 by promoting the
Protecting existing		economic role of sustainable development.
employment land		Conforms to paragraph 19 by supporting sustainable economic growth of the area.
		Conforms to paragraph 28 by encouraging
		forms of development that would support a
		prosperous rural economy.
Policy EE1.3	7; 19; 28	Conforms to paragraph 7 by promoting the
Little Marcle Road		economic role of sustainable development.
allocated site		Conforms to paragraph 19 by supporting
		sustainable economic growth of the area.
		Conforms to paragraph 28 by encouraging
		forms of development that would support a
Dollay EE2 1	28	prosperous rural economy.
Policy EE2.1 Promoting Visitor	20	Conforms to paragraph 28 by supporting sustainable rural tourism.
Accommodation		Sustamable fural tourism.
Policy EE3.1	23	Conforms to paragraph 23 by promoting a
Retail Areas & Provision		competitive town centre that provides
		customer choice and a
		diverse retail offering, which reflect the
		individuality of the town.
Policy BE1.1	56; 57; 58	Conforms to paragraph 56 by requiring
Design		good design which contributes towards
		making places better for people
		Conforms to paragraph 57 by planning positively for the achievement of high
		quality and inclusive design
		quality and inclusive design

	T	Conforms to paragraph 50 by dayslaning
		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	7; 17; 55	Confirms to paragraph 7 by promoting
Settlement Boundary		sustainable development.by encouraging
		new development to be easily accessible
		to existing services and facilities.
		Conforms to paragraph 17 by protecting
		the intrinsic beauty of the countryside
		around the town of Ledbury.
		Conforms to paragraph 55 by preventing
		new isolated homes in the countryside.
Policy BE2.1	17	Conforms to paragraph 17 by protecting
Edge of Town Transition		the intrinsic beauty of the setting of the
		countryside around Ledbury.
Policy BE3.1	23; 55; 126	Conforms to paragraph 23 by supporting
Renovation & preservation	20, 00, 120	the long-term viability and vitality of the
of the town centre		town centre.
of the town centre		
		Conforms to paragraph 55 by promoting
		the optimal use of heritage assets.
		Conforms to paragraph 126 by setting out
		a positive strategy for the conservation
		and enjoyment of the historic environment.
Policy NE1.1	7	Conforms to paragraph 7 by promoting
Protecting Biodiversity		environmentally sustainable development
		through the improvement of biodiversity in
		the plan area.
Policy NE2.1	7; 17; 109	Conforms to paragraph 7 by promoting
Food production in		local food production which can contribute
Ledbury		towards the creation of sustainable
		communities.
		Conforms to paragraph 109 by ensuring
		that new development minimises the
		impact upon biodiversity
		Conforms to paragraph 17 by promoting
		food production on land which can also
		contribute towards encouraging wildlife
		and flood risk mitigation.
Policy NE3.1	17; 99; 109;	Conforms to paragraph 17 by protecting
Farming landscape around	114	the intrinsic beauty of the countryside.
Ledbury	' ' ' '	-
Leabury		Conforms to paragraph 99 by considering
		climate change factors such as flooding
		and ensuring that risks can be managed
		through suitable adaptation measures.
		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	117; 118	Conforms to paragraph 117 by protecting
Protecting the setting of		areas that are important for biodiversity.
Ledbury woods		Conforms to paragraph 118 by ensuring
		that there will be no loss or deterioration of
		irreplaceable habitats, including ancient
		woodland.
Policy CL1.1	99; 114	Conforms to paragraph 99 by promoting
Protecting Green		green infrastructure provision which can
Infrastructure		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	70	Conforms to paragraph 70 by promoting
Young People's Facilities		the delivery of the social, recreational and
		cultural facilities and services that young
		people within the community need.
Policy CL3.1	7; 17	Conforms to paragraph 7 by promoting the
Medical & Dental Facilities	7, 17	delivery of services that contribute towards
Wedlear & Bernar Facilities		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	70; 73	Conforms to paragraph 70 by planning
Sports Provision	70,73	positively for the provision and use of
Sports Flovision		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
Delieu TD4 4	20, 25	well-being of communities.
Policy TR1.1	30; 35	Conforms to paragraph 30 by encouraging
Footpaths & Cycleways		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	40	Conforms to paragraph 40 by seeking to
Town Car Parking		improve the quality of parking in the town
		centre.
Policy TR3.1	30; 35	Conforms to paragraph 30 by encouraging
Ledbury Railway Station		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	7; 17	Conforms to paragraph 7 by promoting the
Tri-Service Emergency Centre		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
Policy SD1.1 Ledbury as a self-	SS1	Conforms to Policy SS1, which concerns
sustaining community		the presumption of sustainable development, by promoting low carbon
Sustaining community		development and promoting a self-reliant
		and environmentally sustainable
		community.
Policy HO1.1	LB1; H3;	Conforms to Policy LB1, which concerns
Market Street Auction	SS2	development in Ledbury and identifies that
Rooms Allocated Site		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.
		Conforms to Policy H3, which concerns
		range and mix of housing, by supporting a
		mix of tenures on new a residential
		development.
		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	LB1; LB2;	Conforms to Policy LB1, which concerns
Existing Commitments	H3; SS2	development in Ledbury and identifies that
		the town will accommodate 800 new
		homes, by delivering new homes in
		Ledbury.
		Conforms to Policy LB2, the strategic
		policy within the HCS which allocates 625

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Policy HO2.1 Reinforcing balanced housing communities	LB1; H1; H3;	homes north of the Viaduct, by supporting this strategic allocation. Conforms to Policy H3, which concerns range and mix of housing, by supporting a mix of tenures on new residential developments. Conforms to Policy SS2 by supporting the delivery of new homes in appropriate locations. Conforms to Policy LB1 by supporting the delivery of new homes in Ledbury. Conforms to Policy H1, which concerns the provision of affordable housing, by requiring the provision of affordable homes on all sites over 20 units. Conforms to Policy H3, which concerns range and mix of housing, by supporting a mix of tenures on new residential
		developments over 10 units.
Policy HO2.2 Housing Density	SS2	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.
Policy HO3.1 Housing for the Elderly	НЗ	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.
Policy HO3.2 Town Centre Housing	НЗ	Conforms to Policy H3, which concerns range and mix of housing, by supporting housing capable of meeting the specific needs of the elderly population.
Policy HO4.1 Starter Homes	H3	Conforms to Policy H3, which concerns range and mix of housing, by providing housing capable of meeting the specific needs of younger people.
Policy HO5.1 Self-build	H3	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.
Policy EE1.1 New Employment Sites	E1	Conforms to Policy E1, which states that 'the focus for new employment provision in Herefordshire is to provide a range of

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 Protecting existing employment land Policy EE1.3 Policy EE1.3 Policy EE1.3 Identified Employment Sites Policy EE2.1 Promoting Visitor Accommodation Policy EE2.1 Policy EE2.1 Policy EE2.1 Policy EE2.1 Policy EE2.1 Pomoting Visitor Accommodation Policy EE3.1 Retail Areas & Provision Policy EE4. Which concerns primary and secondary shopping areas within Ledbury town centre. Conforms to Policy E6, which concerns primary and secondary shopping areas within Ledbury town centre. Conforms to Policy LD4, which concerns the landscape and townscape, by ensuring the landscape and townscape are a major consideration for all new development proposals. Confirms to Policy LD4, which concerns the historic environment and heritag	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 Protecting existing employment land Policy EE1.2 Protecting existing employment land Policy EE1.3 Identified Employment Sites Policy EE2.1 Promoting Visitor Accommodation Policy EE2.1 Promoting Visitor Accommodation Policy EE3.1 Retail Areas & Provision Policy EE3.1 Retail Areas & Provision Policy BE1.1 LD1; LD4 Design Policy BE1.1 LD1; LD4 Policy BE1.1 LD1; LD4 Policy BE1.1 Design Policy BE1.2 LB1; LD1; Conforms to Policy LB1, which concerns the meeds of the local economy. 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 Promoting Visitor Accommodation Policy EE3.1 Retail Areas & Provision Policy BE1.1 LD1; LD4 Conforms to Policy LD1, which concerns primary and secondary shopping frontages, by promoting and protecting primary and secondary shopping areas within Ledbury town centre. Conforms to Policy LD1, 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 LB1; LD1; Conforms to Policy LB1, which concerns in Ledbury of Policy LB1, which concerns the historic environment and heritage assets in Ledbury.		T	I
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		countryside around Ledbury from
		development thereby protecting and
		enhancing the setting of the town from
		eastern and western viewpoints and
		protecting the AONB.
		Conforms to Policy LD1, which concerns
		landscape and townscape, by protecting
		the landscape around Ledbury.
		•
		Conforms to RA3, which concerns
		Herefordshire's countryside, by identifying
		a settlement boundary as recommended in
		the first paragraph of RA3.
Policy BE2.1	LB1; LD1	Conforms to Policy LB1 by conserving the
Edge of Town Transition		setting of the countryside around Ledbury,
		including the setting of the AONB, by
		requiring lower density development on
		the edge of the town.
		Conforms to Policy LD1 by protecting the
		setting of the landscape around Ledbury.
Policy BE3.1	LD1; LD4	Conforms to Policy LD1 by ensuring the
1	LD1, LD4	character of the town centre and in
Renovation & preservation		
of the town centre		particular the setting of the Conservation
		Area are major considerations for all new
		development proposals.
		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.
Policy NE1.1	LD2	Conforms to Policy LD2, which concerns
Protecting Biodiversity		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.
Policy NE2.1	SS1; SS5	Conforms to Policy SS1, which concerns
Food production in	331, 333	the presumption in favour of sustainable
'		·
Ledbury		development, by promoting food
		production in the NP area which is a
		sustainable industry.
		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.
Policy NE3.1	SS5	Conforms to Policy SS5 by promoting the
Farming landscape around		continuing development of the more
Ledbury		traditional employment sectors such as
,		farming and food and drink production.
		ranning and rood and unink production.

Policy NE4.1	LB1; LD1;	Conforms to Policy LB1 by conserving the
Protecting the setting of	LD2	setting of the woods around Ledbury,
Ledbury woods		including the setting of the AONB.
		Conforms to Policy LD1 by protecting the
		setting of the woods around Ledbury.
		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	SS6	Conforms to Policy SS6, which concerns
Protecting Green		environmental quality and local
Infrastructure		distinctiveness, by protecting and
		conserving the network of green
		infrastructure in and around the town.
Policy CL2.1	SC1	Conforms to Policy SC1, which concerns
Young People's Facilities		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	ID1	Conforms to Policy ID1, which concerns
Medical & Dental Facilities		infrastructure delivery, by promoting the
		retention and enhancement of medical and
		dental facilities.
Policy CL4.1	OS2	Conforms to Policy OS2, which concerns
Sports Provision		open space, sport and recreation needs,
		by promoting the provision of open space,
		sports and recreation facilities
Policy TR1.1	SS1	Conforms to Policy SS1 by promoting
Footpaths & Cycleways		sustainable development through the
		promotion of sustainable transport modes.
Policy TR2.1	E5;	Conforms to Policy E5, which concerns
Town Car Parking		town centres, by promoting use of the
j –		town centre by supporting additional
		parking in the vicinity.
Policy TR3.1	SS1; MT1	Conforms to Policy SS1 by promoting
Ledbury Railway Station	,	sustainable development through the
		promotion of sustainable transport
		methods.
		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	ID1	Conforms to Policy ID1, which concerns
Tri-Service Emergency		infrastructure delivery, by promoting the
Centre		enhancement of emergency service
		facilities.
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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.
- 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, wold 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.

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

		by protecting and enhancing the built
		environment.
Policy HO3.1	Social	Conforms to the Social dimension of
Housing for the Elderly		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	Social	Conforms to the Social dimension of
Town Centre Housing		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	Social	Conforms to the Social dimension of
Starter Homes	Social	
Starter Homes		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	Social	Conforms to the Social dimension of
Self-build		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	Economic	Conforms to the Economic dimension of
New Employment Sites		sustainable development by
		encouraging new employment land in
		order to contribute towards building a
		strong, responsive and competitive
		economy.
Policy EE1.2	Economic	Conforms to the Economic dimension of
Protecting existing		sustainable development by protecting
employment land		existing employment land in order to
		contribute towards building a strong,
		responsive and competitive economy.
Policy EE1.3	Economic	Conforms to the Economic dimension of
Little Marcle Road		sustainable development by
allocated site		encouraging new employment land in
		order to contribute towards building a
		strong, responsive and competitive
		economy.
Policy EE2.1	Economic	Conforms to the Economic dimension of
Promoting Visitor	Loononic	sustainable development by
Accommodation		encouraging new visitor accommodation
Accommodation		to contribute towards building a strong,
		responsive and competitive economy.

Policy EE3.1	Economic	Conforms to the Economic dimension of
Retail Areas & Provision	Loononio	sustainable development by
Retail Aleas & Flovision		encouraging new retail provision to
		contribute towards building a strong,
		3
D. II. D. E. A.		responsive and competitive economy.
Policy BE1.1	Environmental	Conforms to the Environmental
Design		dimension of sustainable development
		by protecting and enhancing the built
		environment.
Policy BE1.2	Environmental	Conforms to the Environmental
Settlement Boundary		dimension of sustainable development
		by protecting and enhancing the natural
		environment from unnecessary
		development.
Policy BE2.1	Environmental	Conforms to the Environmental
Edge of Town Transition		dimension of sustainable development
		by protecting and enhancing the setting
		of the natural and built environments.
Policy BE3.1	Environmental	Conforms to the Environmental
Renovation &	Environmental	dimension of sustainable development
preservation of the town		by protecting and enhancing the built
centre		environment.
	Environmental	Conforms to the Environmental
Policy NE1.1	Environmental	
Protecting Biodiversity		dimension of sustainable development
		by protecting and enhancing the natural
D. II. NEO 1	<u> </u>	environment.
Policy NE2.1	Economic;	Conforms to the Economic dimension of
Food production in		sustainable development by
Ledbury		encouraging food production in order to
		contribute towards building a strong,
		responsive and competitive economy.
Policy NE3.1	Environmental	Conforms to the Environmental
Farming landscape		dimension of sustainable development
around Ledbury		by protecting and enhancing the natural
		environment.
Policy NE4.1	Environmental	Conforms to the Environmental
Protecting the setting of		dimension of sustainable development
Ledbury woods		by protecting and enhancing the natural
		environment.
Policy CL1.1	Environmental	Conforms to the Environmental
Protecting Green		dimension of sustainable development
Infrastructure		by protecting and enhancing the natural
		environment.
Policy CL2.1	Social	Conforms to the Social dimension of
Young People's Facilities	Joolai	sustainable development by promoting
Tourig reopie's racilities		
		the provision of new accessible young
		people's facilities that reflect the
		community's needs.

Medical & Dental Facilities Sustainable development by promoting the provision of new accessible local services and facilities that reflect the community's needs. Policy CL4.1	Policy CL3.1	Social	Conforms to the Social dimension of
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Policy TR3.1 Ledbury Railway Station Social; Economic; Environmental Environme			contribute towards building a strong,
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Policy IN1.1 Social Conforms to the Social dimension of sustainable development by promoting the provision of new accessible local			helps in the move towards a low carbon
Tri-Service Emergency Centre sustainable development by promoting the provision of new accessible local			-
Centre the provision of new accessible local	•	Social	Conforms to the Social dimension of
and provident of new addeddistance			sustainable development by promoting
services and facilities that reflect the	Centre		the provision of new accessible local
			services and facilities that reflect the
community's needs.			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.
- 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.