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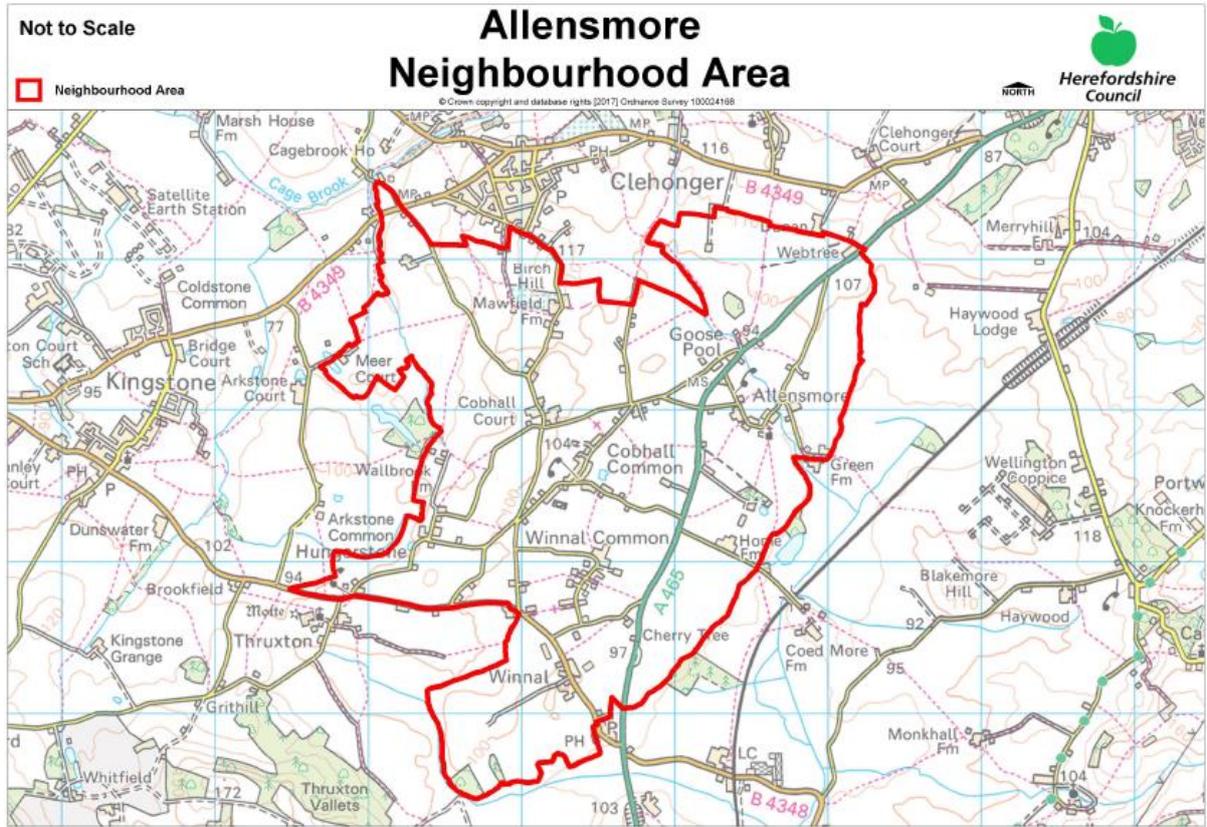
**Allensmore NDP**  
**Planning Policy Assessment**  
**and**  
**Evidence Base Review**

V2 April 2019

**Kirkwells**

The Planning People

Map 1 Allensmore Neighbourhood Area and Parish Boundary



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## Document Overview

- Allensmore parish lies approximately 5 miles south west of the City of Hereford, and about 15 ½ miles north west of Ross-on-Wye, in Herefordshire. The A465 cuts north / south through the eastern side of the parish.
- The neighbourhood development plan area is slightly smaller than the parish as an area south of Clehonger was not included in the Allensmore designated neighbourhood area. The Parish extends across 820 hectares and the population of the Parish (including the area south of Clehonger) was recorded as 566 in the 2011 Census.
- The key policy documents which are relevant to the area are:
  - National Planning Policy Framework (NPPF)
  - Adopted Herefordshire Local Plan-Core Strategy 2011-2031
- Allensmore Parish lies within the Ross on Wye Rural Housing Market Area.
- Winnal is identified as one of the settlements which will be the main focus of proportionate housing in the Herefordshire Local Plan Core Strategy 2011-2031. Allensmore and Cobhall Common are identified as other settlements where proportionate housing is appropriate. Outside these settlements future housing growth and other development is covered by open countryside policies.
- The Allensmore neighbourhood plan area is largely within Natural England National Character Area 100: Herefordshire Lowlands.
- There are statutorily 23 Listed Buildings in the Parish.
- Allensmore lies within the Hereford Northern and Southern Hinterland Zone in the Herefordshire Council Community Infrastructure Levy Revised Preliminary Draft Charging Schedule Consultation Document, March 2016. However given that the future of CIL in its current format is uncertain, Herefordshire Council have taken the decision to pause progressing the adoption of CIL locally, until we have the opportunity to review the government's formal response which is expected in the Autumn Statement as stated in the White Paper.

## 1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Allensmore Neighbourhood Development Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Allensmore Neighbourhood Plan.

## 2.0 National Planning Policy

### 2.1 National Planning Policy Framework (NPPF)<sup>1</sup> (Revised February 2019)

#### 2. Achieving Sustainable Development

Para 7: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Para 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**.

Para 12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Para 13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Para 14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

### **3. Plan-making**

Para 15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

Para 16. Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

#### **The plan-making framework**

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

#### **Non-strategic policies**

Para 28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by

influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Para 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

#### **Examining plans**

Para 37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

#### **4. Decision making**

##### **Determining applications**

Para 47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

#### **5. Delivering a sufficient supply of homes**

Para 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Para 61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Para 62. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.

Para 63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Para 64. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership<sup>29</sup>, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Para 65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

Para 69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a (*ie sites no larger than one hectare*)) suitable for housing in their area.

### **Rural housing**

Para 77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

Para 78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
  - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

## **6. Building a strong, competitive economy**

### **Supporting a prosperous rural economy**

Para 83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Para 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

## **8. Promoting healthy and safe communities**

Para 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

### **Open space and recreation**

96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

### **9. Promoting sustainable transport**

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised - for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;

d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account - including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

#### **10. Supporting high quality communications**

Para 112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

#### **11. Making effective use of land**

Para 117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Para 118. Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains - such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)

#### **Achieving appropriate densities**

Para 122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

## **12. Achieving well-designed places**

Para 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Para 125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

## **14. Meeting the challenge of climate change, flooding and coastal change**

Para 148. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

### **Planning for climate change**

Para 149. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

### **Planning and flood risk**

Para 155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

## **15. Conserving and enhancing the natural environment**

Para 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

### **Habitats and biodiversity**

Para 174. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

### **16. Conserving and enhancing the historic environment**

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

## 2.2 National Planning Practice Guidance (NPPG) <sup>2</sup>

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

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### *What is neighbourhood planning?*

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

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<sup>2</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

*What can communities use neighbourhood planning for?*

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

*Para 004* - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

*Para 009* - A draft neighbourhood plan 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 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.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

*Para 065* - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

### 2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

**Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014<sup>3</sup>**

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

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<sup>3</sup> <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

However, this Statement was successfully challenged in the High Court in August 2015 with the High Court concluding that the approach is incompatible with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004.

**On 11 May 2016, the Court of Appeal overturned this High Court judgement which means that the 2014 Ministerial Statement is now reinstated**

**Written Statement to Parliament: Planning Update, 25 March 2015<sup>4</sup>**

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code,

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

**Written Statement to Parliament: Wind Energy, 18 June 2015<sup>5</sup>**

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

**Written Statement to Parliament: Neighbourhood Planning (HCWS346) – 12th December 2016<sup>6</sup>**

Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

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<sup>4</sup> <https://www.gov.uk/government/speeches/planning-update-march-2015>

<sup>5</sup> <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

<sup>6</sup> <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/>

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

## 3.0 Herefordshire Planning Policies

### 3.1 Adopted Herefordshire Local Plan – Core Strategy 2011 – 2031, October 2015<sup>7</sup>

The Core Strategy is a key document in the Local Plan, which shapes future development and sets the overall strategic planning framework for the county. It sets a clear vision, closely aligned with the Herefordshire Sustainable Community Strategy (June 2010) as to how the county should look and function and how development needs will be met up to 2031.

The Local Plan Core Strategy was adopted in October 2015.

#### **Policy SS1 - Presumption in Favour of Sustainable Development**

When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.

Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:

- a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or
- b) specific elements of national policy indicate that development should be restricted.

#### **Policy SS2 – Delivering New Homes**

A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.

Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the

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<sup>7</sup> <http://councillors.herefordshire.gov.uk/documents/b10988/Draft%20Core%20Strategy%20-%20consolidated%20documentation%20Thursday%2015-Oct-2015%2014.00%20Cabinet.pdf?T=9>

needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.

The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.

The broad distribution of new dwellings in the county will be a minimum of:

Place	Facilities	New homes
Hereford	Wide range of services and main focus for development	6,500
Other urban areas – Bromyard, Kington, Ledbury, Leominster, Ross on Wye	Range of services and reasonable transport provision – opportunities to strengthen role in meeting requirements of surrounding communities	4,700
Rural Settlements – see list in place- shaping section	More limited range of services and some limited development potential but numerous locations	5,300
Total		16,500

### Policy SS3 - Ensuring Sufficient Housing Land Delivery

A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed through the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:

- A partial review of the Local Plan – Core Strategy: or
- The preparation of new Development Plan Documents; or
- The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land

A range of strategic housing proposals are identified which are key to the delivery of the spatial strategy. In addition, there are elements of key infrastructure which will need to be provided to

enable full delivery of the strategic housing targets. The Council will work with developers and other stakeholders to ensure the timely development of these strategic proposals and the key infrastructure requirements.

Appendix 5 sets out the relationships between the delivery of housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure or environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place.

#### **Policy SS4 – Movement and Transportation (extract)**

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.

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.

Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded 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.

#### **Policy SS5 - Employment Provision**

Existing higher quality employment land countywide will be safeguarded from alternative uses. A continuous supply of 37ha of readily available employment land will be made available over a 5 year period, with an overall target of 148ha of employment land over the plan period. New strategic employment land, in tandem with housing growth and smaller scale employment sites, will be delivered through the plan period. New strategic employment land locations are identified at Hereford (15ha); Leominster (up to 10ha), Ledbury (15ha), and Ross-on-Wye (10ha). The Hereford Enterprise Zone at Rotherwas will continue to provide the largest focus for new employment provision in the county. Proposals for employment land provision at Bromyard and Kington will be brought forward through Neighbourhood Development Plans or other Development Plan Documents.

The continuing development of the more traditional employment sectors such as farming and food and drink manufacturing will be supported. The diversification of the business base, through the development of knowledge intensive industries, environmental technologies and creative industries

as well as business hubs, live-work schemes and the adaptive design of residential development, will be facilitated where they do not have an adverse impact on the community or local environment. The provision of high speed broadband to facilitate diversification will be supported.

### **Policy SS6 – Environmental Quality and Local Distinctiveness**

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 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:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;
- 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;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquillity;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

### **Policy SS7 - Addressing Climate Change**

Development proposals will be required to include measures which will mitigate their impact on climate change.

At a strategic level, this will include:

- focussing development to the most sustainable locations;
- delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport;
- designing developments to reduce carbon emissions and use resources more efficiently;
- promoting the use of decentralised and renewable or low carbon energy where appropriate;
- supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles\*;
- protecting the best agricultural land where possible;

Key considerations in terms of responses to climate change include:

- taking into account the known physical and environmental constraints when identifying locations for development;
- ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading;
- minimising the risk of flooding and making use of sustainable drainage methods;
- reducing heat island effects (for example through the provision of open space and water, planting and green roofs);
- reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and
- developments must demonstrate water efficiency measures to reduce demand on water resources.

Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document

### **Place Shaping**

For each area policies and proposals are set out, including a range of broad locations where larger scale or strategic development is proposed. The Core Strategy does not identify specific development sites. For the purpose of the Core Strategy, a strategic location is generally defined as around 500 or above homes for Hereford, around 100 or above homes within the market towns or around 5 hectares or above for employment land.

Place-shaping policies include proposals for the following:

- Hereford
- Bromyard
- Kington
- Ledbury
- Leominster
- Ross-on-Wye
- Rural areas

### **Herefordshire's Rural Areas**

The Council's strategy for the rural areas outside Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as factors such as social fabric reflecting community cohesion, interdependence and commitment.

Housing development in rural areas will be delivered through Neighbourhood Development Plans, any required Rural Areas Site Allocations Development Plan Document and a combination of existing commitments and, windfall development.

All settlements identified in Figures 4.15 and 4.16 will have the opportunity for sensitive and appropriate housing growth. The primary focus for this housing will be in those settlements highlighted in Figure 4.14. In the remaining, typically smaller settlements of each Housing Market Area, as set out in Figure 4.15, particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned. By virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive.

Sustainable development is about positive growth. Improved sustainability is central to achieving a strong living and working rural Herefordshire. To achieve this aim, the rural policies seek to enhance the role the county's rural areas have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of settlements through the development of appropriate rural businesses and housing, including affordable housing, that contributes towards their maintenance and strengthening will be supported.

#### ***A housing strategy for Rural Areas based on Housing Market Areas (HMAs)***

Within this large, predominantly rural county, different areas of Herefordshire have their own identities shaped by a variety of factors and affinities that have evolved through time. A significant aspect of this particular local character is the settlement pattern. As the pattern of rural settlements varies, a more localised approach to the rural areas has been developed for the Core Strategy.

The approach adopted builds upon work undertaken on Housing Market Areas (HMAs) through the *Strategic Housing Market Assessment 2008*, *Herefordshire Local Housing Market Assessment 2013* and *Local Housing Requirement Study 2012*. These assessments of Herefordshire's housing market have identified that there are spatial variations. The county can be divided into seven areas based upon common housing market characteristics including tenure, house type profile, incomes and affordability, and house prices. It also reflects geographical proximity, patterns of household movement (migration) and travel to work patterns. The seven Housing Market Areas of Herefordshire are illustrated in Figure 4.13.

The rural area of each HMA has differing future housing needs and requirements.

The approach adopted in this plan sets out to respond to these needs and requirements in a flexible and responsive way. Together with the roll out of the neighbourhood planning agenda, this strategy will empower communities to evolve as sustainable places whilst respecting their fundamental rural character.

Herefordshire's seven HMAs are broadly focused on Hereford and the market towns (except for the Golden Valley) and utilise ward boundaries. The term 'rural HMAs' refers only to the rural parts of the defined HMAs.



**Allensmore Parish is located within the Ross on Wye rural HMA.**

**Policy RA1 – Rural Housing Distribution Strategy**

In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.

New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and, as illustrated in Figure 4.13, this acknowledges that different areas of Herefordshire have different future housing needs and requirements.

The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.

<b>RURAL HMA</b>	<b>Approximate number of dwellings 2011 - 2031</b>	<b>Housing growth target (%)</b>
Bromyard	364	15
Golden Valley	304	12
Hereford	1870	18
Kington	317	12
Ledbury	565	14
Leominster	730	14
Ross on Wye	1150	14
Total for Rural HMAs	5300	

**Policy RA2 – Housing in Settlements outside Hereford and the Market Towns.**

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in

fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;

2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

**Figure 4.14: The settlements which will be are the main focus of proportionate housing development:**

**HMA – Ross on Wye**

Winnal

**Figure 4.15: Other settlements where proportionate housing is appropriate**

**HMA – Ross on Wye**

Allensmore

Cobhall Common

**Policy RA3 – Herefordshire’s Countryside**

In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
5. is rural exception housing in accordance with Policy H2; or
6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or

7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

#### **Policy RA4 – Agricultural, forestry and rural enterprise dwellings**

Proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. demonstrate that the accommodation could not be provided in an existing building(s);
2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings and
3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape.

Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise is not yet established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings.

Dwellings permitted in accordance with this policy will be subject to occupancy controls secured through a Section 106 Agreement. In some situations, it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit.

Applications for the removal of occupancy conditions (or section 106 Agreements) will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price (for rent or sale) which has been independently verified.

#### **Policy RA5 – Re-use of Rural Buildings**

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where:

1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
2. design proposals make adequate provision for protected and priority species and associated habitats;
3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;

4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and

5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.

### **Policy RA6 - Rural Economy**

Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be

supported, including proposals which:

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;

Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

## **General Policies**

### **Policy H1 - Affordable Housing – Thresholds and Targets (extract)**

All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm will be expected to contribute towards meeting affordable housing needs.

The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value areas:

3. a target of 35% affordable housing provision on sites in the Hereford Northern and Southern Hinterlands housing value areas:

Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.

Figure 5.1 - Housing Value Areas



## H2 – Rural Exception Sites

Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. the proposal could assist in meeting a proven local need for affordable housing; and
2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2; and

**In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.**

### **Policy H3 – Ensuring an Appropriate Range and Mix of Housing**

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:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of being adapted for people in the community with additional needs; and
3. provide housing capable of meeting the specific needs of the elderly population by:
  - providing specialist accommodation for older people in suitable locations;
  - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
  - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

### **Policy H4 – Traveller sites**

The accommodation needs of travellers will be provided for through the preparation of a Travellers' Sites Document (DPD) which will include site specific allocations.

In the absence of an adopted DPD, or where proposals for sites are brought forward on non-allocated land, proposals will be supported where:

1. sites afford reasonable access to services and facilities, including health and schools
2. appropriate screening and landscaping is included within the proposal to protect local amenity and the environment
3. they promote peaceful and integrated co-existence between the site and the local community
4. they enable mixed business and residential accommodation (providing for the live-work lifestyle of travellers)
5. they avoid undue pressure on local infrastructure and services
6. in rural areas, the size of the site does not dominate nearby settled communities and

7. they are capable of accommodating on-site facilities that meet best practice for modern traveller site requirements, including play areas, storage, provision for recycling and waste management.

In rural areas, where there is a case of local need for an affordable traveller site, but criterion 1 above cannot be fulfilled, then an exception may be made and proposals permitted, provided such sites can be retained for that purpose in perpetuity.

### **Policy SC1 - Social and Community Facilities**

Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

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

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).

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.

The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.

### **Policy OS1 - Requirement for Open Space, Sports and Recreation Facilities**

The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; or
2. retail and employment proposals where there is need to provide informal areas of amenity greenspace for the use of employees and visitors; and
3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

### **Policy OS2 – Meeting Open Space, Sports and Recreation Needs**

In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:

1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined; and
2. provision of open space, sports and recreation facilities should be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which is of benefit to the local community.

### **Policy OS3 – Loss of Open Space, Sports or Recreation Facilities**

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:

1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;
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;
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;
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.

### **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 mitigate any adverse impacts from the development;
2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;
3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;
4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;
5. protect existing local and long distance footways, 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 Infrastructure Delivery Plan; and

6. have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan having regard to the location of the site and need to promote sustainable travel choices.

Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.

### **Policy E1 - Employment Provision**

The focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate.

Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

- the proposal is appropriate in terms of its connectivity, scale, design and size;
- the proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify an existing business operation;
- the proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will also be encouraged.

### **Policy E2 – Redevelopment of existing employment land and buildings**

Employment land and buildings rated as 'best' and 'good' using the methodology in the *Employment Land Study 2012* (or successor document) will be safeguarded from redevelopment to other non-employment uses.

Proposals which would result in the loss of employment land rated as 'moderate' will be permitted where:

1. the development of the site for other uses would not result in an overall shortage in the quality and quantity of employment land supply in the area; or
2. there would be a net improvement in amenity through the removal of a nonconforming use from within a residential area, and where an alternative use would offer amenity benefits. For sites in existing employment use, consideration should also be given to the ability to relocate existing occupiers where this is necessary; or
3. the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme;

In all cases:

-the viability of the development proposal must be confirmed through a comprehensive assessment; and

-there must be evidence of appropriate and active marketing of at least 12 months for a change of use of a B Class employment use and it can be shown that this marketing has been unsuccessful.

The provision of ancillary and complementary uses which help meet the day-to-day needs of employment sites and their employees and improve the sites' attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land.

### **Policy E3 – Homeworking**

The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following:

- changes to the appearance of any building;
- noise disturbance from the use or any increased traffic and parking generated;
- unsociable hours of operation; and
- the storage of hazardous materials or emissions from the site.

### **Policy E4 – Tourism**

Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:

1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;
2. the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;
3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;
4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and

5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.

### **Policy LD1 – Landscape and Townscape**

Development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

### **Policy LD2 – Biodiversity and Geodiversity**

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows:
  - a) Development that is likely to harm sites and species of European Importance will not be permitted;
  - b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;
  - c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.
  - d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.

2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and
3. creation of new biodiversity features and wildlife habitats.

Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.

### **Policy LD3 – Green infrastructure**

Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network and
3. integration with, and connection to, the surrounding green infrastructure network.

### **Policy LD4 – Historic Environment and Heritage Assets**

Development proposals affecting heritage assets and the wider historic environment should:

1. protect, conserve and where possible enhance heritage assets and their settings, 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;
2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design, where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and.
5. where appropriate, improve the understanding of and public access to the heritage asset.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

### **Policy SD1 – Sustainable Design and Energy Efficiency**

Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics,
- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure
- where possible, on-site renewable energy generation should also be incorporated
- create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly
- ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
- utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.

### **Policy SD3 – Sustainable Water Management and Water Resources**

Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:

1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the *Strategic Flood Risk Assessment (SFRA) 2009* for Herefordshire;
2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;
3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;
4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;
5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;
6. water conservation and efficiency measures are included in all new developments, specifically:
  - residential development should achieve Housing - Optional Technical Standards - Water efficiency. At the time of adoption, the published water efficiency standards were 110 litres/person/day; or
  - non-residential developments in excess of 1,000 sq.m gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;
7. the separation of foul and surface water on new developments is maximised;
8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;
9. development should not cause an unacceptable risk to the availability or quality of water resources; and
10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.

Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse lands ape, biodiversity or visual impact.

#### **Policy SD4 - Wastewater Treatment and River Water Quality**

Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:

- incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;
- phasing or delaying development until further capacity is available;
- the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;
- in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and
- where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.

Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:

- provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway);
- septic tank (discharging to soakaway).

With either of these non-mains alternatives, proposals should be accompanied by the following:

- information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or
- where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC;
- in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.

The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives

**Policy ID1- Infrastructure Delivery**

Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.

Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.

A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.

## 4.0 Local Plan Evidence Base

### 4.1 Housing

#### 4.1.1 Rural Housing Background Paper, Herefordshire Council, 2013<sup>8</sup>

This document provides background information about the defined housing market areas and proposed quantity of new housing in rural areas.

Sustainable development is about positive growth and gains in the three dimensions of sustainability are central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, 10 and 12 of the draft Core Strategy.

To achieve this aim, the Core Strategy seeks to enhance the role the county's rural settlements have traditionally played as accessible, sustainable centres for their rural catchments. Therefore, the positive growth of existing villages through the development of appropriate rural businesses and housing, including affordable housing, that contributes toward maintaining and strengthening these centres as hives of activity both socially and economically will be supported.

Herefordshire can be divided in to seven areas based upon common housing market characteristics including:

- tenure
- house type profile
- incomes and affordability
- house prices
- geographical proximity
- travel to work patterns that demonstrate the functional relationship between where people live and work

These geographical areas are the Housing Markets Areas (HMAs) of Herefordshire.

**Allensmore lies within the Ross on Wye Rural Housing Market Area** which has an indicative number of dwellings of 1,150 (14% growth) over the period 2011-2031 (Figure 9).

This figure will inform the preparation of emerging Neighbourhood Development Plans to enable communities to identify appropriate sites to accommodate growth proportionate to their village(s). The indicator represents a target which individual communities can aim to meet or potentially exceed over the plan period depending on their particular aspirations and environmental constraints, in particular flood risk and/or landscape sensitivity.

In recognising the potential of neighbourhood planning, Herefordshire Council has developed this policy approach with the role of this layer of plan making being central and integral to its aim. Through using HMAs as a basis, it seeks to provide a strategic but locally based policy framework

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<sup>8</sup> [https://www.herefordshire.gov.uk/media/5749300/Rural\\_Housing\\_Background\\_Paper\\_March\\_2013.pdf](https://www.herefordshire.gov.uk/media/5749300/Rural_Housing_Background_Paper_March_2013.pdf)

that communities can utilise to advance their own distinctive plans which best suit their needs and bring forward their element of future rural housing growth.

On this basis, villages will have the opportunity for housing growth that is proportionate to their existing size. The primary focus for this housing will be those villages that in the context of the rural HMA within which they are set and function are the most locally sustainable to accommodate new development. In the remaining, often smaller villages of each HMA, proportional housing growth will be restricted to smaller market housing which meets the needs of people with local connections.

#### Ross on Wye Rural HMA

Forming the southern part of Herefordshire, bordering Gloucestershire and Monmouthshire and having the second highest population density is Ross rural HMA. North of the market town, the area comprises fertile, undulating farmland with extensive arable farming, meandering floodplain, as well as gentle riverbanks and steep wooded slopes. Villages, hamlets and substantial red sandstone farmsteads make up the landscape. In contrast, to the south is the wooded ridged plateau of the Forest of Dean through which the River Wye cuts a deep gorge. Sizeable parts of this HMA falls within the Wye Valley Area of Outstanding Natural Beauty.

Agriculture is important to the economy but with good road connections Ross rural HMA residents also commute out of the County for work to towns such as Gloucester, Tewkesbury and Monmouth. Like Ledbury rural HMA, there is a number of affluent households being a mix of high earning professionals, wealthy older couples and established families. House prices are the fourth highest in the County, rental levels are high and there are a high proportion of second homes.

Ross rural HMA has a requirement for mainly three bedroom market houses. In the affordable sector smaller one and two bedroom properties, as well as three bedroom properties are broadly required, although this will vary according to local needs evidence.

The median average village size in Ross rural HMA is 60 dwellings. Whilst being below the median average village size St Weonards, Winnal and Wormbridge were identified as villages with a notable range of services in the context of the HMA.

The villages identified as providing the main focus of proportional housing development (column A) and where proportional residential development will be restricted to market homes which meets the needs of people with local connections (column B) are as follows:

Figure 10 – Ross on Wye rural HMA analysis summary table

Ross on Wye rural HMA		
(Wards: Kerne Bridge, Llangarron, Old Gore, Penyard, Pontrilas & Valletts)		
Plan period targets (2011-2031)	Villages	
	A	B
1150 dwellings  14% proportional growth in the villages	Bromsash Brampton Abbots Bridstow Garway Goodrich Gorsley Hoarwithy Kingstone Kingsthorpe Kings Caple Lea Linton Little Birch Llangrove Much Birch Much Dewchurch Much Marcle Orcop Hill Peterstow Pontrilas Pontshill St Weonards Upton Bishop/Crow Hill Walford (Coughton) Weston under Penyard Whitchurch Wilton <b>Winnal</b> Woolhope Wormbridge Wormelow	Aconsbury <b>Allensmore</b> Aston Ingham Bishopswood Broad Oak Brockhampton <b>Cobhall Common</b> Didley Glewstone Harewood End Howle Hill Kerne Bridge Kilpeck Llancloudy Llangarron Llanwarne Much Birch (Axe & Clever) Orcop Rushall St Owens Cross Symonds Yat (West) Three Ashes Thruyton Upton Crews Welsh Newton Common

#### 4.1.2 Strategic Housing Land Availability Assessment (SHLAA) for the period 2011-2031 (Second Review, March 2012)<sup>9</sup>

##### Strategic Housing Land Availability Assessment - Rural Report, November 2015<sup>10</sup>

The Strategic Housing Land Availability Assessment (SHLAA) is an evidence base document which identifies and assesses sites with potential for housing. The 2015 version focuses on the rural settlements of the county. The SHLAA informs development plan documents such as the adopted Local Plan Core Strategy (adopted 16 October 2015) and subsequent plans such as the Rural Areas Site Allocation Development Plan Document (DPD) and emerging Neighbourhood Development Plans.

The overall housing proposed in the rural areas is 5,300. This housing is expected to be distributed in approximately 215 rural settlements throughout the county depending on local circumstances.

Previous SHLAA surveys were carried out in 2009 and 2012. A new “call for sites” was initiated in 2016 and closed on September 7<sup>th</sup>, 2016. The results of this exercise may become useful in considering the NDP.

#### 4.1.3 Herefordshire Council Local Housing Market Assessment (2012 Update: Draft Report, January 2013, GL Hearn)<sup>11</sup>

The study identifies 7 unique Housing Market Areas across the county, these are: Hereford, Bromyard, Ledbury, Ross-on-Wye, Kington, Leominster, Golden Valley.

For the Ross-on-Wye HMA, the net housing need for the period 2012-2017 is as follows:

**Table 69: Estimated Level of Housing Need 2012-17**

		Ross HMA
A	Backlog of Need	170
B	Newly-Arising Need (5 Year)	778
C	Total Need (= A + B)	947
D	Affordable Housing Supply (5 Year)	495
E	Net Need (5 Year) (= C - D)	452
F	Affordable Housing Requirement PA (=E / 5)	90
	Additional Homes Proposed PA	102
	Need as % of Proposed Supply	88%

<sup>9</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment>

<sup>10</sup> [https://www.herefordshire.gov.uk/media/3821672/shlaa\\_rural\\_report\\_nov\\_2015.pdf](https://www.herefordshire.gov.uk/media/3821672/shlaa_rural_report_nov_2015.pdf)

<sup>11</sup> [https://www.herefordshire.gov.uk/media/5759863/draft\\_lhma\\_report\\_05\\_02\\_13.pdf](https://www.herefordshire.gov.uk/media/5759863/draft_lhma_report_05_02_13.pdf)

Source: GLH/JGC housing needs analysis

For the five-year period of 2012-2017, there is an identified annual need of 90 units p.a. of affordable housing in the Ross on Wye HMA. This represents 88% of the annual proposed housing supply of 102 homes p.a. for the plan period 2011-31.

In the affordable sector the data suggests a larger requirement for family accommodation in the rural area compared with the urban parts of the HMA.

**Table 73: Estimated Size and Type of Dwellings Required 2011 to 2031 – Affordable Housing (Ross HMA)**

Type/size	Ross Urban		Ross Rural		Ross HMA	
	Number	%	Number	%	Number	%
1 bedroom	135	37.6%	99	21.5%	234	28.6%
2 bedroom	117	32.5%	184	40.1%	301	36.7%
3 bedroom	94	26.2%	159	34.5%	253	30.9%
4+ bedroom	14	3.8%	18	3.9%	31	3.8%
<b>Total</b>	<b>360</b>	<b>100.0%</b>	<b>460</b>	<b>100.0%</b>	<b>820</b>	<b>100.0%</b>
Houses	195	54.2%	408	88.8%	603	73.6%
Flats	165	45.8%	52	11.2%	216	26.4%
<b>Total</b>	<b>360</b>	<b>100.0%</b>	<b>460</b>	<b>100.0%</b>	<b>820</b>	<b>100.0%</b>

Source: Housing Market Model

Projecting forward we see that the older person population is expected to increase significantly with 34% more people aged 65-74 expected to be living in the HMA in 2031 when compared with 2011. There are also projected large increases for those over 75 and 85.

**Table 75: Projected Change in Population of Older Persons (2011 to 2031)**

Age group	2011	2031	Change	% change
Under 55	18,750	17,371	-1,378	-7.4%
55-64	4,851	4,365	-486	-10.0%
65-74	3,802	5,102	1,300	34.2%
75-84	2,320	4,087	1,767	76.2%
85+	1,003	2,217	1,215	121.2%
<b>Total</b>	<b>30,725</b>	<b>33,142</b>	<b>2,418</b>	<b>7.9%</b>
Total 55+	11,975	15,771	3,796	31.7%

Source: Projection modelling

#### **4.1.4 A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Associates and Arc4<sup>12</sup>**

##### *General needs housing supply*

The national housing strategy for an ageing population (2008 and the national housing strategy 2011 both identify older people as the fastest growing population group in the housing market. The 2011 strategy states that.

*“Some 60% of projected growth in households to 2033 will be aged 65+.*

*Good housing for older people can reduce caring pressures on working families. It can also prevent costs to the National Health Service and social care providers.*

*Attractive choices to move to smaller, more suitable homes can free up much-needed local family housing.*

##### Recommendation 2

Herefordshire Council needs to work with social and private developers to re-balance the general needs housing market to ensure an adequate supply and wider housing choice for the ageing population by:

- Recognising the level of home ownership (nearly 80%) and equity in the older people’s market, as shown in the 50+ household survey carried out for this study, and the potential to use new housing developments suitable for older people as a driver to rebalance the housing market
- Developing non-specialist general needs two and three bedroom houses, flats and bungalows for rent and sale that meet lifetime homes standards, across all areas of the county in line with the LHMA and the Local Housing Requirements Study. These will be of equal benefit to older people, people or families with disabilities and young families
- Encouraging mixed developments to balance the market, meet the needs of older people and create genuine lifetime communities
- Market the new housing opportunities to older people across all tenures to encourage people who are under occupying to free up family housing through the development of housing for older people
- Consider the development of a charged for ‘Home Moving’ service to support older people who might wish to move but who are daunted by the practicalities of moving
- Consider the needs of older people within development briefs for Section 106 commitments and the provision of other forms of cross subsidy

Ensure that new flats in particular are “future proofed” to take account of the changing population. For example, examine the potential to enhance standards by ensuring that all new flatted blocks have, as a minimum, stairwells that are capable of being adapted to take a stair lift

##### Recommendation 3

Herefordshire Council should:

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<sup>12</sup> [https://www.herefordshire.gov.uk/media/1740855/Housing\\_older\\_people\\_study\\_final\\_report.pdf](https://www.herefordshire.gov.uk/media/1740855/Housing_older_people_study_final_report.pdf)

- Support the development of a small amount of new affordable sheltered housing for rent or shared ownership to improve the overall quality of the stock, and to aid the functioning of the wider housing markets and to release much needed family housing. This is likely to be in the order of around 100 units

Work with private developers to promote the development of additional leasehold/outright purchase retirement housing to address the current high level of under supply. The model in Figure 4.24 indicates the need for an additional 2105 units by 2015 reaching to an additional 3377 units by 2025. These are unrealistic targets in the light of the current housing market and therefore should be treated as an indication of the need to develop more specialist accommodation for sale as market conditions improve. However, it is important to stress that leasehold retirement housing for older people is still being built even in the current economic climate and developers are looking to work with local authorities who want to see further development of older people's housing.

## 4.2 Employment

### 4.2.1 Herefordshire County Employment Land Study 2012<sup>13</sup>

The emerging Core Strategy has an overall target of 148ha of available employment land over the plan period, which includes a rolling 5 year reservoir of 37ha of available land.

The Employment Land Study found that overall, there is good quantity of existing employment land supply within Herefordshire when compared against forecast minimum requirements using employment forecasting techniques. The supply of land appears skewed towards manufacturing / industrial type uses which as a sector is predicted to decline in the amount of land it occupies over the study period. More limited opportunities appear to exist for office uses.

## 4.3 Transport

### 4.3.1 Herefordshire Council Local Transport Plan 2016 – 2031 Strategy<sup>14</sup>

Our vision and transport objectives

A transport network that supports growth enabling the provision of new jobs and houses, whilst providing the conditions for safe and active travel, which reduces congestion and increases accessibility by less polluting and healthier forms of transport than the private car.

Our transport objectives seek to focus our strategy and ensure connection with other local and national objectives. These objectives have been developed from the evidence base we have established, given the current and future transport demands for the County. This includes extensive work in support of the Core Strategy, a range of transport studies, consultation and reviews of best practice.

1. Enable economic growth - by building new roads linking new developments to the transport network and by reducing short distance car journeys.
2. Provide a good quality transport network for all users – by being proactive in our asset management and by working closely with the public, Highways England and rail and bus companies.
3. Promote healthy lifestyles – by making sure new developments maximise healthier and less polluting forms of transport by delivering and promoting active travel schemes and by reducing short distance single occupant car journeys on our roads.
4. Make journeys easier and safer – by making bus and rail tickets compatible and easier to buy and use, by providing ‘real time’ information at well-equipped transport hubs, by improving signage to walking and cycling routes and by helping people feel safe during their journeys.
5. Ensure access to services for those living in rural areas – by improving the resilience of our road network and by working closely with all transport operators to deliver a range of transport options particularly for those without a car.

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<sup>13</sup><https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/employment-land-study-2012>

<sup>14</sup> [file:///C:/Users/Louise%20Kirkup/Downloads/ltp\\_strategy\\_delivery\\_2016\\_2031\\_published.pdf](file:///C:/Users/Louise%20Kirkup/Downloads/ltp_strategy_delivery_2016_2031_published.pdf)

## Our strategy for the Market Towns and rural areas

Rural Herefordshire is characterised by high quality landscapes and townscapes, an agricultural economy, a very low population density and an extensive road network. For most people the car is and will remain the main mode of transport. However, with an increasing elderly population, families on low incomes and young people without their own transport, many people are reliant on public transport and other transport services to access education, work, shopping and health care. We are particularly aware that transport services are vital in helping elderly people and people with disabilities to remain independent and that this is very important for their wellbeing and is likely to reduce the overall costs of healthcare which can result in social isolation.

Herefordshire and Market Towns Rural Transport Strategy	
Policy Area	Activity
Passenger transport	<ul style="list-style-type: none"> <li>• Rural transport hubs linked to core network including park and share</li> <li>• Core network of bus services</li> <li>• Total transport project - health, education, community, subsidised and commercial bus services</li> <li>• SMART ticketing and electronic timetable information</li> <li>• Improved access and parking at Leominster and Ledbury stations</li> <li>• Lobbying for rail service capacity and infrastructure improvements</li> <li>• Engaging proactively with rail industry in the re-franchising process to secure rail service improvements</li> </ul>
Development	<ul style="list-style-type: none"> <li>• Leominster - Bargates, southern link road</li> <li>• Working with developers to deliver new roads and active travel measures to support development in the market towns</li> <li>• Facilitate and encourage rural diversification</li> </ul>
Road safety	<ul style="list-style-type: none"> <li>• Village Gateway schemes</li> <li>• Accident investigation and prevention</li> <li>• Minor safety improvements</li> <li>• School crossing patrols</li> <li>• Road safety training and promotion</li> </ul>
Maintenance	<ul style="list-style-type: none"> <li>• Strategic network management</li> <li>• Bridges, culverts and retaining walls</li> <li>• Surfacing, kerbing and potholes</li> <li>• Drainage and flooding</li> <li>• Winter services</li> <li>• Parks, trees, landscaping and verges</li> <li>• Signals, signs and lines</li> <li>• Public rights of way</li> <li>• Emergency response and support</li> <li>• Street cleaning and lighting</li> </ul>

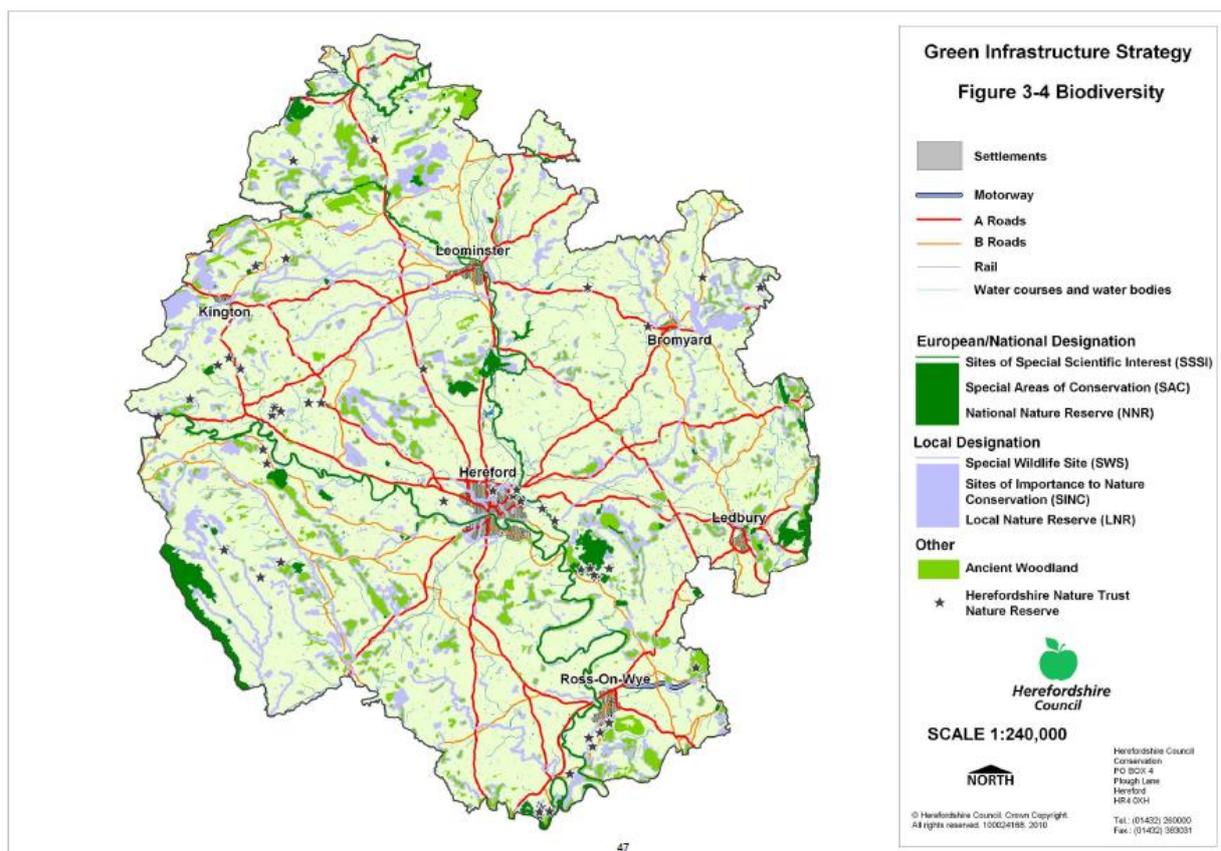
## 4.4 Green Infrastructure

### 4.4.1 Green Infrastructure Strategy Herefordshire 2010<sup>15</sup>

A definition of green infrastructure has been developed by Natural England:

*'Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.'*

*Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.'*



A

<sup>15</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/green-infrastructure-strategy-2010-and-study-2008>

### ***Vision for Green Infrastructure in Herefordshire***

All the biodiversity, landscape, heritage, access and recreational sites, assets and resources across the county of Herefordshire, that make the county and neighbourhoods attractive, distinctive and valued will be recognised and placed at the heart of planning for a sustainable future for the county. The development of a multifunctional network of green spaces, links and assets that help to conserve the biodiversity, culture and heritage of the county will be protected and enhanced, catering for and stimulating the economic, social and environmental needs of all communities.

The Green Infrastructure Strategy will endeavour to:

- Promote high quality development in and around the city, market towns and rural areas of the county that places the planning of environmental assets, green spaces, accessible places and aesthetic environments at the fore.
- Protect and enhance key ecological habitats, species and systems.
- Protect, restore and enhance landscapes that are most valued by residents and visitors to the county; rehabilitate systems within the landscape that benefit ecology, culture and the wider environment.
- Create places that allow for leisure, recreation, sport and exercise, providing the opportunity to promote physical and mental health and well-being.
- Preserve and provide opportunities for interpreting and better understanding the archaeological, historical and cultural features in the landscape and how they define a sense of place and a sense of history.
- Realise the opportunities for farmers and land managers to diversify activities to ensure a healthy, productive environment.

At the local level, the Study identifies the following opportunities relating to land use:

- The identification and preservation of areas of land use that make a positive contribution to local distinctiveness. Conversely, identifying and managing areas of land use that are currently detrimental to local amenity and the wider green infrastructure network should be a local priority.
- The preservation and positive management of areas of non-traditional land use that make a positive contribution to local distinctiveness.
- Reinforcement of distinctive patterns of settlement and land use, particularly on the edge of settlements, that best strengthen the local character of urban fringe landscapes, balanced with the enhancement of fossilised historic landscape elements.
- Ensuring that 'redundant' land is put to the best and most profitable use, considering first how contributions can be made to local green infrastructure and amenity

## 4.5 Landscape Character

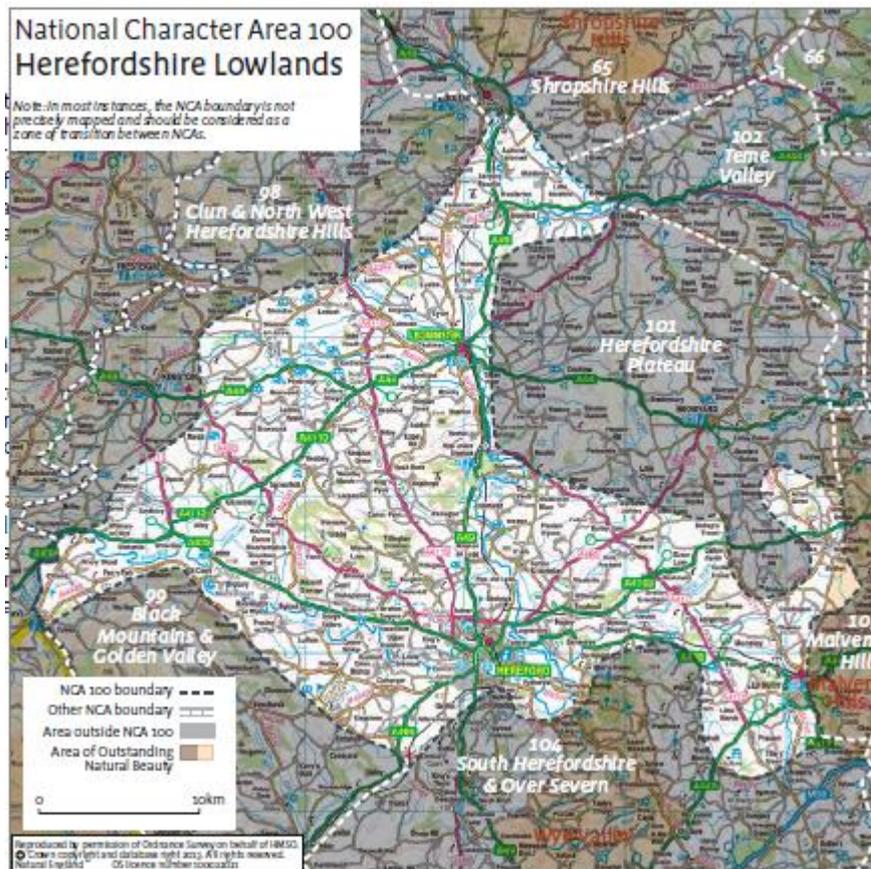
Landscape character can be described at a range of scales and enables focus on a particular area or location; the context of that area can then be understood in its own right or in relation to adjacent areas. Landscape character assessment does not make comparative judgements about quality, and is most effectively used to describe what is important about the places we live in, what makes them distinctive and, ultimately, what we value about them. Landscape character does not respect administrative boundaries. The assessment of landscape character is both a component of the wider green infrastructure asset, and a product of the quantity or lack of environmental assets. The landscape character of the **county** can be understood in the context of the region by considering the Natural England National Character Areas.

### 4.5.1 Natural England National Character Area Profile

As part of Natural England's responsibilities as set out in the Natural Environment White Paper, 2011 and the European Landscape Convention, it is revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

**Allensmore Parish** lies largely within **National Character Area 100 Herefordshire Lowlands**.



The Herefordshire Lowlands National Character Area (NCA) lies almost entirely within Herefordshire, with small areas to the north and east in Shropshire and Worcestershire and to the south-east in Gloucestershire. It is largely tranquil and rural in character but does include the larger settlements of Hereford and Leominster. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.

The landscape is gently undulating with steep-sided cornstone hills in the central area dominated by ancient woodland of ash and field maple or oak and bracken. Woodland within the area is a significant landscape feature, typically on the hill tops and valley sides. Many of these woodlands are actively managed (commercially) to produce quality timber, for example Garnons Estate. The NCA is an important area for commercial agriculture supported by the fertile and high-grade agricultural soils; the farming is mixed arable and livestock. Traditional orchards are still to be found, though suffering decline, with new orchards and dwarf varieties of trees also common. The area is also important for commercial production of soft fruit under polytunnels, supplying much of the UK. Historic parklands such as at Berrington Hall have many veteran trees that are important for invertebrates.

There are many rivers in the area, the largest of which are the rivers Wye, Lugg and Frome, flowing through wide, fertile mudstone valleys. Old Red Sandstone is commonly found in the west and east of the area and here the soils take on a distinctive red colour. The River Wye Special Area of Conservation is of international importance, designated for its natural river habitat, which includes species such as native migratory fish (lamprey, shad and salmon), and the wide, meandering river valley creates a unique and beautiful landscape.

Recreational opportunity is offered by long-distance trails including the Wye Valley Walk which links to the Shropshire Hills and the Herefordshire Trail which links the market towns in Herefordshire. Views can be expansive across to neighbouring NCAs, looking west to the Black Mountains, north to the Clun and Shropshire Hills, and east to the Malvern Hills.

#### Key characteristics

- Gently undulating landscape with localised steep-sided hills in the centre and wide agricultural flood plains.
- Much of the area is underlain by Old Red Sandstone, with localised deposits of alluvium and glacial drift. There is also a small area of Silurian limestone and siltstone at Shucknall Hill. Fertile soils support intensive mixed agriculture, especially on the better drained glacial river terraces.
- Wide, meandering river valleys drain the area, including the Wye, a major ecological and recreational asset, and the Lugg, and the valleys of the rivers Frome and Arrow also offer rich habitats.
- Pasture with occasional wet meadows and permanent grassland along the rivers. Low hedgerows with sparse tree cover. Arable cultivation on lower-lying land.
- Localised traditional and bush orchards and occasional hop fields planted with windbreaks.
- Several historic parklands include Humphry Repton's landscape improvements at Garnons and Hampton Court, Capability Brown's landscape at Berrington Hall, Uvedale Price's Foxley and numerous medieval parks, many with important ancient and veteran trees.
- Timber-framed (black-and-white) buildings are characteristic with stone and red brick also used frequently as building materials.
- Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons. Historic market towns of Hereford and Leominster are the principal settlements.
- Tranquil and relatively undisturbed by major infrastructure aside from a few crossing A roads between Hereford, Hay-on-Wye and Leominster.

#### **4.5.2 Herefordshire Landscape Character Assessment Supplementary Planning Document 2004, Updated 2009<sup>16</sup>**

The main aims of this study are to:

- a) enable an understanding and appreciation of the character and diversity of the Herefordshire landscape, both in its own right and as part of the national framework.
- b) identify and describe the various Landscape Character Areas within Herefordshire.
- c) identify the range of Landscape Types within the county through an understanding of their inherent characteristics.

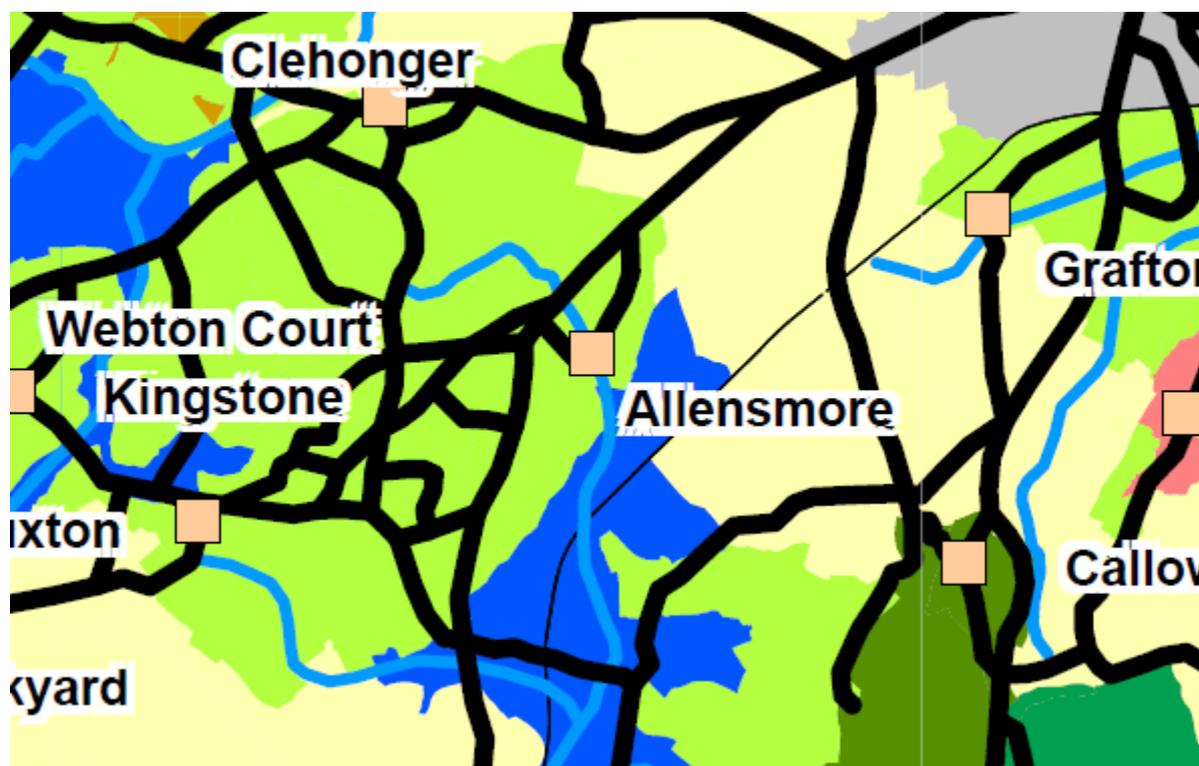
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<sup>16</sup> [https://www.herefordshire.gov.uk/media/5787595/LCA\\_2009\\_V1\\_sec.pdf](https://www.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf)

d) identify and develop landscape related strategies and priorities through an analysis of inherent character and current landscape condition.

e) enable the analysis and evaluation of landscape character and so arrive at an understanding of the sensitivity of different landscapes to change

The following landscape types fall within the neighbourhood plan area:



-  Wet Pasture Meadows Pg 57
-  Wooded Estatelands Pg 63
-  Principal Settled Farmlands Pg 69

## 7.15 WET PASTURE MEADOWS

### CHARACTER DESCRIPTION

These are flat, low lying and largely uninhabited landscapes. They are found where the land form has naturally created poorly drained, low lying basins collecting water from the surrounding low hills or scarps. These are landscapes which, in the past, have been protected from change by the difficulty of cultivating soils with such poor drainage. They have consequently been avoided as sites for settlement and roads, and have often not been considered economically viable for agricultural improvement. This, together with the widespread pastoral land use, and associated traditional methods of management, has favoured the retention of wetland habitats of considerable wildlife interest and a certain wilderness quality. These are secluded, pastoral landscapes characterised by a

regular pattern of hedged fields and ditches fringed by lines of willow and alder. Pollarded willows are often a distinctive feature.

CONSERVATION	RESTORATION	ENHANCEMENT
<ul style="list-style-type: none"> <li>Conserve all permanent pasture</li> </ul>	<ul style="list-style-type: none"> <li>Seek opportunities to convert arable land back to wet pasture</li> </ul>	<ul style="list-style-type: none"> <li>Encourage the creation of new wetland habitats</li> </ul>
<ul style="list-style-type: none"> <li>Conserve and restore linear tree cover along watercourses, ditches and hedgerows</li> </ul>		
<ul style="list-style-type: none"> <li>Encourage the retention and appropriate management of existing wetland habitats</li> </ul>		
<ul style="list-style-type: none"> <li>Discourage activities likely to increase the drainage or lower the water table of these areas</li> </ul>		
<ul style="list-style-type: none"> <li>Discourage the creation of permanent lakes or ponds</li> </ul>		
<ul style="list-style-type: none"> <li>Discourage any settlement or other building or construction work</li> </ul>		

### 7.18 WOODED ESTATELANDS

#### CHARACTER DESCRIPTION

These are wooded agricultural landscapes of isolated farmsteads, clusters of wayside dwellings and occasional small estate villages. Mixed farming is the dominant land use, with woodland comprising about 30-40% of the land cover. This Landscape Type relies heavily upon its woodland component as the critical element in defining its character. The size, shape and composition of the woodlands are all important, being generally large, discrete woods of ancient semi-natural character and irregular or semi-regular outline. They frame the views and are often prominently situated on low crests. The prominent hedgerows are also important in defining the scale and providing the structure to the landscape. Ornamental grounds and parkland associated with large estates can be a noticeable feature in these landscapes. Groups of mature ornamental trees planted in parks or gardens are often significant visual landmarks. The eighteenth and nineteenth century enthusiasm for landscape design is often evident in this Landscape Type where tree planting has been designed specifically to enhance, frame or screen designed views. Berrington Hall and Brockhampton Park are particularly striking examples. Similarly, medieval parkland and its associated ancient woodland is often a feature of Wooded Estatelands. Estate villages may also be associated with these areas, and these invariably possess a strong character as a result of their style, layout and detailing. It is not an intimate landscape and, due to its fairly large scale, can sometimes appear rather functional. The whole Landscape Type will reflect the influence of a limited number of landowners over an extensive area of land.

CONSERVATION	RESTORATION	ENHANCEMENT
<ul style="list-style-type: none"> <li>Conserve all ancient woodlands and encourage restocking with locally occurring native species</li> </ul>	<ul style="list-style-type: none"> <li>Seek to restore hedgerow linkage to all woodland blocks in order to provide visual cohesion and wildlife corridors</li> </ul>	<ul style="list-style-type: none"> <li>Promote new large scale woodland planting of a scale and pattern commensurate with the landscape character</li> </ul>
<ul style="list-style-type: none"> <li>Conserve and restore the hedgerow pattern</li> </ul>		<ul style="list-style-type: none"> <li>Ensure that new woodland planting is of native broadleaved species, with oak dominating</li> </ul>
<ul style="list-style-type: none"> <li>Conserve and restore parkland, including veteran trees</li> </ul>		
<ul style="list-style-type: none"> <li>Conserve the integrity of estate villages</li> </ul>		

## 7.21 PRINCIPAL SETTLED FARMLANDS

### CHARACTER DESCRIPTION

The rolling, lowland area of Central Herefordshire is dominated by this Landscape Type. These are settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The mixed farming land use reflects the good soils on which they are typically found. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees around dwellings and trees along stream sides and other watercourses. The composition of the hedgerow tree cover differs from that of Timbered Farmlands in its lower density and lack of oak dominance. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards, grazed pastures and arable fields, together make up the rich patchwork which is typical of Principal Settled Farmlands.

CONSERVATION	ENHANCEMENT
<ul style="list-style-type: none"> <li>Conserve and enhance the hedgerow pattern</li> </ul>	
<ul style="list-style-type: none"> <li>Conserve and enhance tree cover and wetland habitat along watercourses</li> </ul>	
<ul style="list-style-type: none"> <li>Seek opportunities to conserve remaining areas of permanent pasture</li> </ul>	<ul style="list-style-type: none"> <li>Strengthen patterns of tree cover associated with settlements</li> </ul>
<ul style="list-style-type: none"> <li>Seek to maintain a balance of arable and pastoral land use</li> </ul>	<ul style="list-style-type: none"> <li>Seek opportunities to maintain and increase traditional standard orchards</li> </ul>
<ul style="list-style-type: none"> <li>Retain the integrity of a dispersed settlement pattern</li> </ul>	

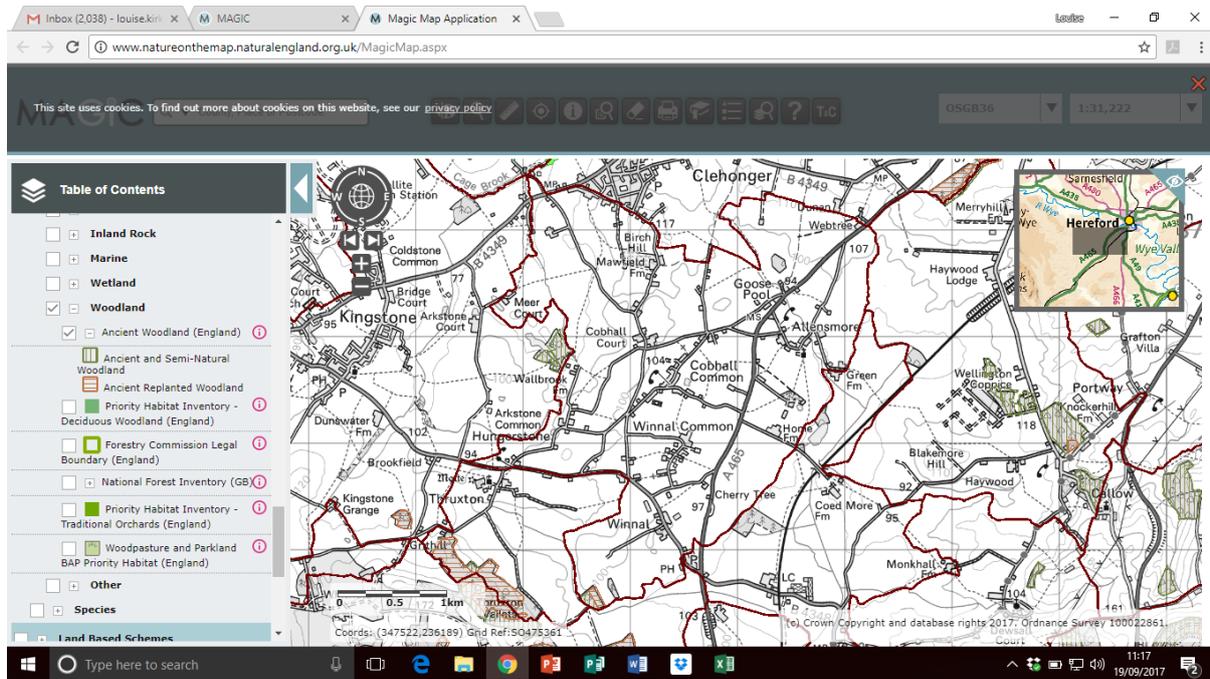
## 4.6 Wildlife and Habitats

Allensmore has 1 Local Wildlife Site at Bullocks Wood.

See Core Strategy Appendix 8k- Areas of Ancient and Semi-Natural Woodland

1105932 BULLOCKS WOOD 446335 Ancient & Semi-Natural Woodland

The location can be found on Magic<sup>17</sup> - see screenshots below.



<sup>17</sup> <http://www.natureonthemap.naturalengland.org.uk/>

This screenshot shows a web browser window displaying the MAGIC map application. The browser tabs include 'Inbox (2,038) - louise.kiri', 'MAGIC', 'Magic Map Application', 'Appendix 8 - Sites with', and 'Adopted Core Strategy'. The address bar shows 'www.natureonthemap.naturalengland.org.uk/MagicMap.aspx'. A cookie notice is visible at the top. The map interface features a 'Table of Contents' on the left with categories like 'Inland Rock', 'Marine', 'Wetland', and 'Woodland'. The 'Woodland' category is expanded, showing sub-categories such as 'Ancient Woodland (England)', 'Ancient and Semi-Natural Woodland', 'Ancient Replanted Woodland', 'Priority Habitat Inventory - Deciduous Woodland (England)', 'Forestry Commission Legal Boundary (England)', 'National Forest Inventory (GB)', 'Priority Habitat Inventory - Traditional Orchards (England)', 'Woodpasture and Parkland BAP Priority Habitat (England)', and 'Other'. The map itself shows a detailed view of the Allensmore CP area, with various woodland sites highlighted in different colors and patterns. A scale bar indicates 0, 0.2, and 0.4 km. An inset map in the top right corner shows the location of the study area within the Hereford region. The browser's taskbar at the bottom shows the Windows logo, a search bar, and several application icons. The system tray on the right indicates the time as 11:32 on 19/09/2017.

## 4.7 Built Heritage

### Listed Buildings – Historic England List<sup>18</sup>

There are 23 Listed Buildings in Allensmore Parish. These are:

#### HUNGERSTONE HOUSE

- List Entry Number: 1099688
- Heritage Category: Listing
- Grade: II
- Location: HUNGERSTONE HOUSE, Allensmore, County of Herefordshire

#### LITTLE COBHALL FARMHOUSE

- List Entry Number: 1099689
- Heritage Category: Listing
- Grade: II
- Location: LITTLE COBHALL FARMHOUSE, Allensmore, County of Herefordshire

#### LITTLE VILLAGE FARMHOUSE

- List Entry Number: 1099690
- Heritage Category: Listing
- Grade: II
- Location: LITTLE VILLAGE FARMHOUSE, Allensmore, County of Herefordshire

#### BARN ABOUT 15 YARDS SOUTH-EAST OF MAWFIELD FARMHOUSE

- List Entry Number: 1099691
- Heritage Category: Listing
- Grade: II
- Location: BARN ABOUT 15 YARDS SOUTH-EAST OF MAWFIELD FARMHOUSE, Allensmore, County of Herefordshire

#### MEER COURT

- List Entry Number: 1099692
- Heritage Category: Listing
- Grade: II

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<sup>18</sup> <https://historicengland.org.uk/listing/the-list/>

- Location: MEER COURT, Allensmore, County of Herefordshire

#### THE OLD FORGE

- List Entry Number: 1099693
- Heritage Category: Listing
- Grade: II
- Location: THE OLD FORGE, Allensmore, County of Herefordshire

#### WOOD STREET

- List Entry Number: 1099694
- Heritage Category: Listing
- Grade: II
- Location: WOOD STREET, Allensmore, County of Herefordshire

#### CHURCH OF ST ANDREW

- List Entry Number: 1099725
- Heritage Category: Listing
- Grade: II\*
- Location: CHURCH OF ST ANDREW, Allensmore, County of Herefordshire

#### BEVAN MONUMENT ABOUT ONE YARD EAST OF SOUTH PORCH OF THE CHURCH OF ST ANDREW

- List Entry Number: 1099726
- Heritage Category: Listing
- Grade: II
- Location: BEVAN MONUMENT ABOUT ONE YARD EAST OF SOUTH PORCH OF THE CHURCH OF ST ANDREW, Allensmore, County of Herefordshire

#### CHURCH HOUSE

- List Entry Number: 1099727
- Heritage Category: Listing
- Grade: II
- Location: CHURCH HOUSE, Allensmore, County of Herefordshire

#### COBHALL FARMHOUSE

- List Entry Number: 1099728
- Heritage Category: Listing
- Grade: II

- Location: COBHALL FARMHOUSE, Allensmore, County of Herefordshire

#### HOME FARMHOUSE

- List Entry Number: 1099729
- Heritage Category: Listing
- Grade: II
- Location: HOME FARMHOUSE, Allensmore, County of Herefordshire

#### CHURCHYARD CROSS ABOUT 4 YARDS SOUTH OF THE WESTERNMOST WINDOW OF SOUTH SIDE OF THE NAVE OF THE CHURCH OF ST ANDREW

- List Entry Number: 1166648
- Heritage Category: Listing
- Grade: II
- Location: CHURCHYARD CROSS ABOUT 4 YARDS SOUTH OF THE WESTERNMOST WINDOW OF SOUTH SIDE OF THE NAVE OF THE CHURCH OF ST ANDREW, Allensmore, County of Herefordshire

#### STABLES ABOUT 85 YARDS EAST OF HOME FARMHOUSE

- List Entry Number: 1166712
- Heritage Category: Listing
- Grade: II
- Location: STABLES ABOUT 85 YARDS EAST OF HOME FARMHOUSE, Allensmore, County of Herefordshire

#### MILESTONE AT NGR SO 463362

- List Entry Number: 1166781
- Heritage Category: Listing
- Grade: II
- Location: MILESTONE AT NGR SO 463362, A 465, Allensmore, County of Herefordshire

#### WATER PUMP ABOUT ONE YARD WEST OF WINNALL COURT

- List Entry Number: 1301218
- Heritage Category: Listing
- Grade: II
- Location: WATER PUMP ABOUT ONE YARD WEST OF WINNALL COURT, Allensmore, County of Herefordshire

#### BARN ABOUT 20 YARDS WEST OF CHURCH HOUSE

- List Entry Number: 1301253

- Heritage Category: Listing
- Grade: II
- Location: BARN ABOUT 20 YARDS WEST OF CHURCH HOUSE, Allensmore, County of Herefordshire

[BARN ABOUT 25 YARDS SOUTH-EAST OF COBHALL FARMHOUSE](#)

- List Entry Number: 1301255
- Heritage Category: Listing
- Grade: II
- Location: BARN ABOUT 25 YARDS SOUTH-EAST OF COBHALL FARMHOUSE, Allensmore, County of Herefordshire

[LOWER MAWFIELD FARMHOUSE](#)

- List Entry Number: 1348789
- Heritage Category: Listing
- Grade: II
- Location: LOWER MAWFIELD FARMHOUSE, Allensmore, County of Herefordshire

[STABLES ABOUT 30 YARDS EAST OF LOWER MAWFIELD FARMHOUSE](#)

- List Entry Number: 1348790
- Heritage Category: Listing
- Grade: II
- Location: STABLES ABOUT 30 YARDS EAST OF LOWER MAWFIELD FARMHOUSE, Allensmore, County of Herefordshire

[WINNALL COURT](#)

- List Entry Number: 1348791
- Heritage Category: Listing
- Grade: II
- Location: WINNALL COURT, Allensmore, County of Herefordshire

[MILESTONE AT NGR SO 462362](#)

- List Entry Number: 1348792
- Heritage Category: Listing
- Grade: II
- Location: MILESTONE AT NGR SO 462362, GOOSE POOL, Allensmore, County of Herefordshire

GATE PIERS ABOUT 30 YARDS EAST OF HUNGERSTONE HOUSE

- List Entry Number: 1348827
- Heritage Category: Listing
- Grade: II
- Location: GATE PIERS ABOUT 30 YARDS EAST OF HUNGERSTONE HOUSE, Allensmore, County of Herefordshire

**Note - Allensmore Court is also identified as an Unregistered Park and garden in the Core Strategy Appendix 8d.**

## 4.8 Flood Risk

### 4.8.1 Strategic Flood Risk Assessment (SFRA) For Herefordshire<sup>19</sup>

The primary aim of a Strategic Flood Risk Assessment is to determine whether planning policies or development land allocations will increase the risk of flooding, both within the development and the surrounding area, and to identify and promote measures that will minimise flood-risk and/or enhance flood resilience at all levels, particularly with regard to future development and existing critical infrastructure (1-8).

Within Local Development Documents, it should be indicated whether or not a Flood Risk Assessment is required for individual sites. Sites intersecting or marginal to the Flood Zone 3 and Zone 2 indicative floodplain will always require a Flood Risk Assessment.

This SFRA has demonstrated however that a significant proportion of feasible development sites within Herefordshire are outside or marginal to the Zone 3 and 2 flood zones, and consequently fluvial flood risks should be manageable on most sites.

There is a more significant problem with runoff management however. Herefordshire appears to have a disproportionate amount of surface water flooding, emanating either directly from fields or the numerous smaller watercourse prevalent in the County. There will be significant requirement therefore for all development sites larger than 1 ha to address specifically runoff issues upstream and downstream of the site, and to confirm how this runoff will interact not only with the receiving watercourse, but the next sequential watercourse.

The most appropriate test to decide if a development site external to the fluvial floodplain requires a detailed FRA will be to assess the quantity of local flood reports (**HSFRA Flood Reports**) downstream and upstream of the site within say 1 km radius. If there are more than 5 such reports, this should trigger the requirement for a detailed FRA for the site AND a drainage assessment for the locality. (5-32)

#### ***Sustainable Drainage Best Practice***

The single most authoritative source for SUDS design and implementation which should be cited in LDF policies is **The SUDS Manual – 2007, CIRIA C697** which provides comprehensive guidance on every aspect of SUDS.

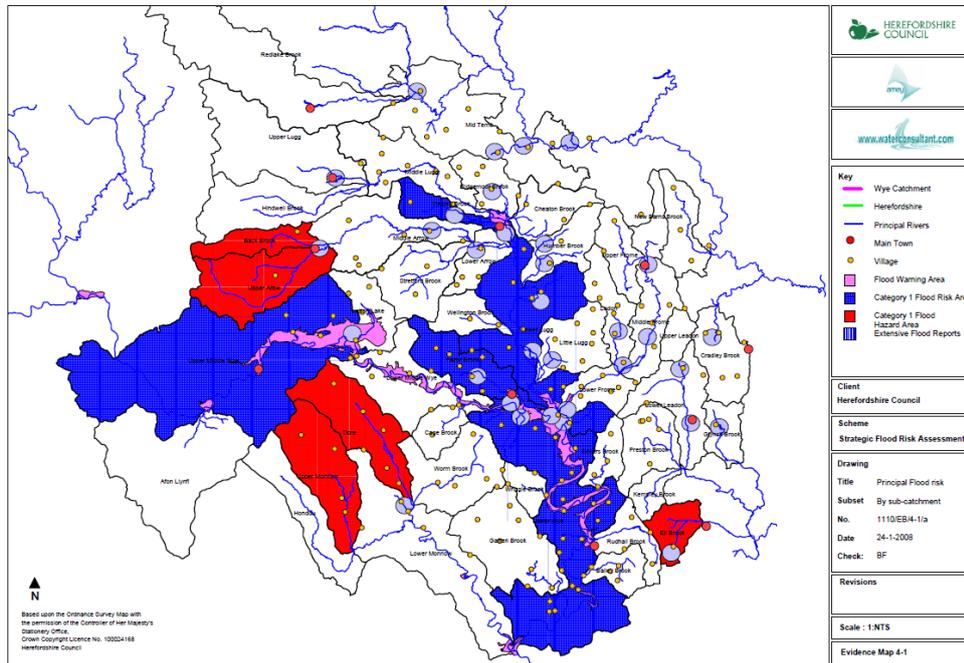
A new Local Authority Network on Drainage and Flood Risk Management (Landform) has been established by CIRIA with support from the Environment Agency (<http://www.ciria.org/landform>).

The Environment Agency has also provided an outline guide for developers which recommends that SUDS should be cost-effectively designed to work with retained natural features such as ditches or ponds, and to form an integral part of hard and soft landscaped areas. In this way, they can contribute towards an attractive scheme that enhances the nature conservation and amenity value of the development, while also recycling the valuable water resource. Environment Agency (Wales) also hosts a comprehensive on-line guide to SUDS implementation and best practice in its region.

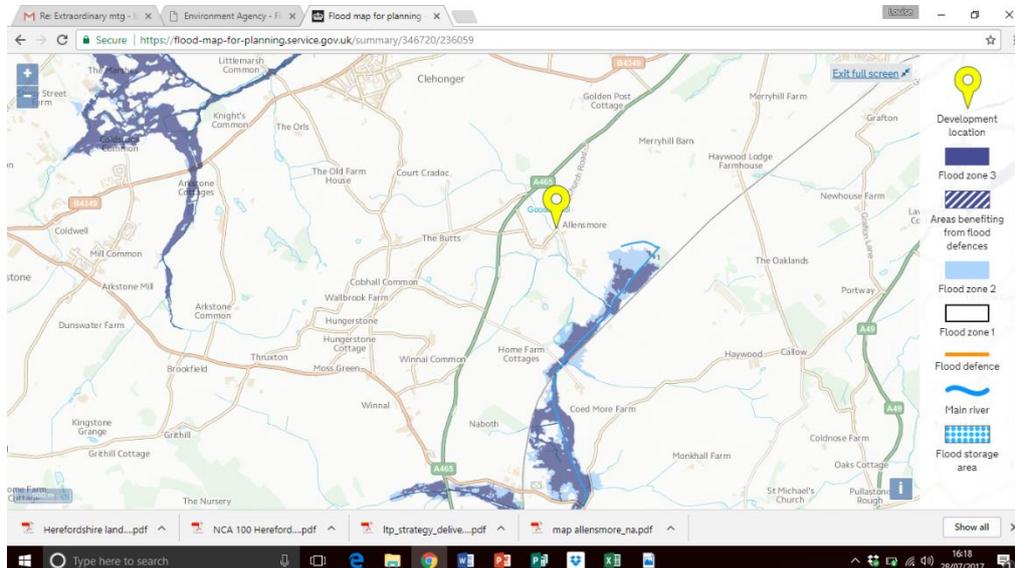
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<sup>19</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/strategic-flood-risk-assessment-and-water-cycle-study>

## Principal Flood Risk Areas Map



### 4.8.2 Environment Agency Flood Map for Planning (Rivers and Sea), Allensmore Area



## 4.9 Infrastructure

### 4.9.1 Core Strategy Infrastructure Delivery Plan, March 2013<sup>20</sup>

The Core Strategy sets out twelve objectives to implement a Vision for Herefordshire. Objective 10 aims:

*“To achieve sustainable communities and protect the environment by delivering well-designed places, spaces and buildings, which use land efficiently, reinforce local distinctiveness and are supported by the necessary infrastructure including green infrastructure”.*

Projects are prioritised on the following basis:

**Fundamental:** needed immediately as the strategy cannot be delivered without it. Projects include:

- Upgrade to the sewage treatment plants
- Provision of a western relief road (with a second river crossing)

**Critical:** the key “unlocking” projects without which the strategy could not be achieved and/or projects with a unique funding opportunity. Projects include:

- Upgrade of the electricity distribution network in Hereford
- Delivery of superfast broadband
- Energy from waste centre
- Leominster Southern Link Road

**Necessary:** needed to support the strategy but projects not necessarily needed immediately.

**Desirable:** projects that support the strategy and may come forward over the longer term. These can be aspirational projects.

#### Rural Areas

The Council’s strategy for the rural areas of the county outside of Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as intangible factors such as social fabric reflecting community cohesion, interdependence and commitment.

The Core Strategy proposes 5,300 dwellings to be provided in the rural areas. Infrastructure associated with the delivery of the housing will be identified in lower tier/neighbourhood plans.

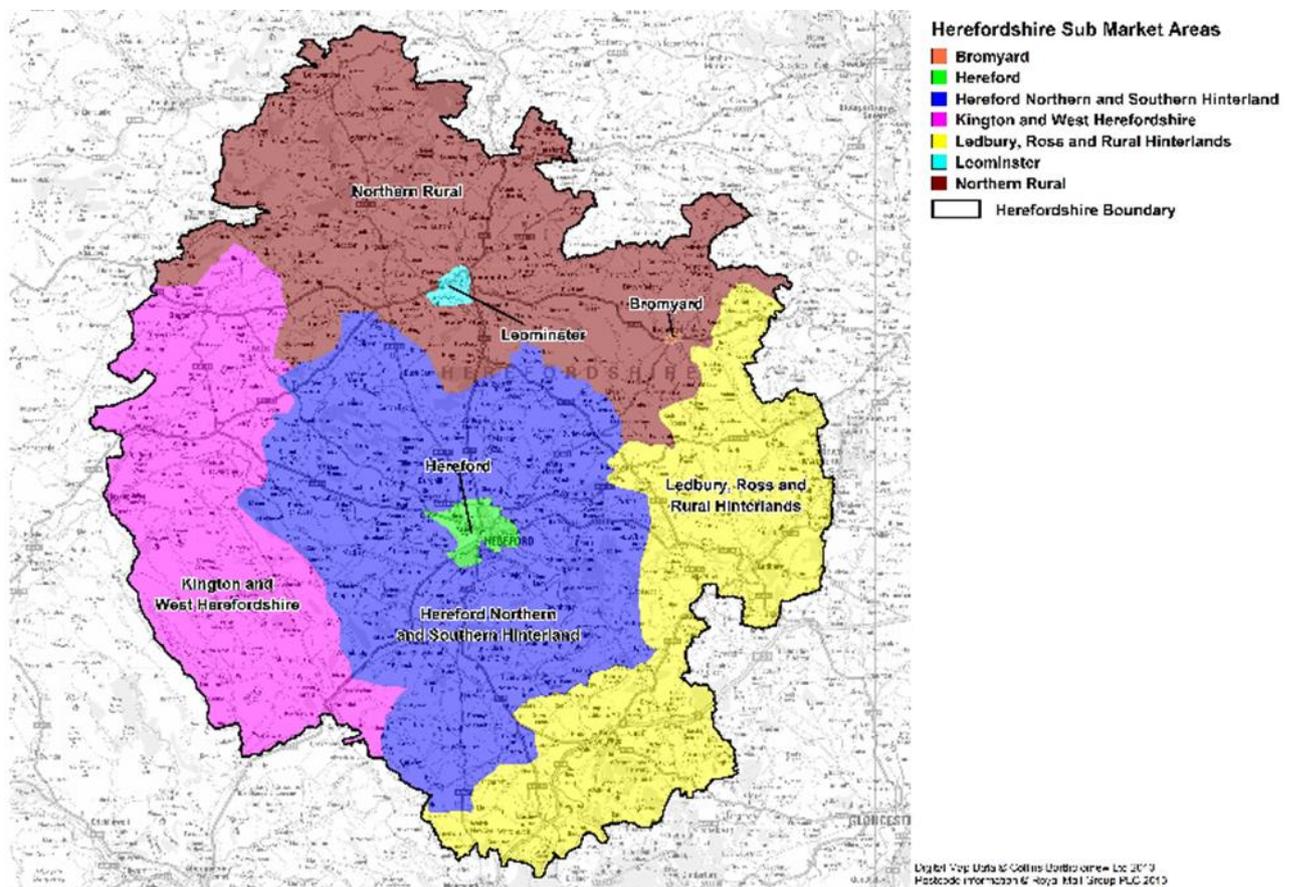
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<sup>20</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/infrastructure-delivery-plan>

#### 4.9.2 Herefordshire Council Community Infrastructure Levy Revised Preliminary Draft Charging Schedule Consultation Document, March 2016<sup>21</sup>

The Community Infrastructure Levy (CIL) is a new way for communities to benefit from built development taking place in their area. The levy is a fixed rate charge, based on square metres of net additional built floorspace. The charge may be levied on 1 or more dwellings and developments of more than 100 sq m of floorspace. Exemptions include affordable housing and charities.

The proceeds of the CIL will be spent on strategic and local infrastructure to support the development of the area such as highways improvements, open spaces or education provision. Developer contributions on their own will not be able to meet the entire cost of a major infrastructure project. Core public funding will continue to contribute.



Allensmore NDP area lies within the Hereford Northern and Southern Hinterland.

<sup>21</sup> [https://www.herefordshire.gov.uk/media/4448136/cil\\_preliminary\\_draft\\_schedule\\_march\\_2016.pdf](https://www.herefordshire.gov.uk/media/4448136/cil_preliminary_draft_schedule_march_2016.pdf)

**Revised Preliminary Draft Charging Schedule – March 2016****Revised Preliminary Draft Charging Schedule (PDCS) - March 2016**

The table below sets out the revised Preliminary Draft Charging Schedule (per sq m) for residential and non-residential uses within the administrative area of Herefordshire Council.

<b>Recommended CIL rates summary</b>		<b>£/sq m</b>
General residential development of 11 dwellings or more		£100
Except	<ul style="list-style-type: none"> <li>• Bromyard</li> </ul>	£50
	<ul style="list-style-type: none"> <li>• Kington &amp; West Herefordshire; and Leominster</li> </ul>	£20
	<ul style="list-style-type: none"> <li>• Hereford Hinterlands</li> </ul>	£0
General residential development of fewer than 11 dwellings		£110
Except	<ul style="list-style-type: none"> <li>• Ledbury, Ross and Rural Hinterlands; and Hereford</li> </ul>	£200
	<ul style="list-style-type: none"> <li>• Leominster</li> </ul>	£80
	<ul style="list-style-type: none"> <li>• Single dwellings</li> </ul>	£0
<b>Residential development on strategic sites</b>		
HD2 Hereford City Centre Urban Village		£0
Hereford strategic sites (HD4, HD5 and HD6)		£35
LO2 Southern extension		£0
LB2 North of viaduct		£30
BY2 Hardwick Bank		£50
RW2 Hildersley		£150
Small convenience retail (less than 280 sq m trading area)		£10
Out of centre comparison retail (retail warehouse)		£50
Other non-residential uses		£0

The rates have been informed by the 'Residential and Non-residential Community Infrastructure Levy Viability Final Report' which is available for review on the Council's website or in its public offices

## 5.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Allensmore. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells will continue to review and amend the information at key stages in the preparation of the Plans. In the meantime, it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies for the Allensmore neighbourhood area.

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