

Allensmore Neighbourhood Development Plan

2017 - 2031

Issues and Options Consultation

Winter 2017-18



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January 2018

Prepared by the Neighbourhood Plan Steering Group on behalf of Allensmore Parish Council
November/December 2017

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How to Comment on this Document

Welcome to the Issues and Options document for Allensmore Neighbourhood Development Plan (NDP).

This document has been prepared by the NDP steering group of local residents and parish councillors with the help of Kirkwells consultants. It sets out the key planning issues identified so far from the launch event in July and the steering group's own suggestions, and possible planning policy options for addressing these issues.

Please take some time to read the full document; we need your feedback to help us move forward with our Draft Plan for Allensmore.

To help you provide your feedback, we have prepared a separate response form to be used as you read the main document. It includes some key points and all the questions included in the main document, and copies are being delivered to all houses in the Allensmore NDP area. Comments from every individual (over 16) are encouraged (on separate forms please) and will be very welcome. Further copies of the form are available online at Allensmore.org.uk.

Copies of this main document will also be available for reading at the open drop-in event on **Sunday 28th January 2018 any time between 2pm and 4pm at the village hall**. Please come along and give us your thoughts and ideas if you would like to discuss anything in person.

You can submit comments and suggestions in several ways:

- Come along to the open event
- If you have Word, you can download and complete the response form on your computer and email to NDP@allensmore.org.uk
- Scan this form and email your completed response form to NDP@allensmore.org.uk
- Give or post your completed response form or written comments to any Steering Group member (see Appendix III of the main document or Allensmore.org.uk) or drop them into the comments box at church.

If you do not have enough room for your answers, continue on the back page or a separate sheet, or email us at NDP@allensmore.org.uk

Please return all comments by 11th February 2018.

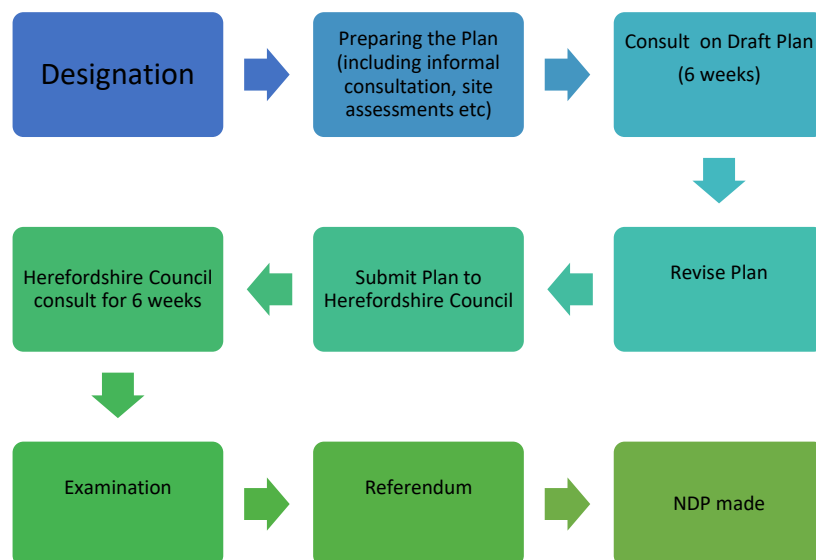
Thank you for your time and interest. Your comments will help us with the next stage – the First Draft Neighbourhood Development Plan for Allensmore.

The information you provide will be made available to members of the NDP steering group and the consultants, Kirkwells only. It will be used only for the purpose of creating the development plan and any information published from these responses will be anonymous.

1. What is a Neighbourhood Development Plan?

- 1.1 Neighbourhood Development Plans (NDPs) are a new type of planning policy document, prepared by parish councils and some other bodies to guide new development within a defined area, such as a parish. They are used alongside local authority (here, Herefordshire Council) and national planning policy documents, to help determine planning applications. NDPs are powerful tools and present significant opportunities for local people to have a real say in how, and where, development should happen within their local area.
- 1.2 An NDP can cover a range of planning related issues, or just have one, single policy. This document has been prepared as a first step in setting out the possible scope and range of planning issues the Allensmore NDP could cover, and some possible options for policies to address these issues.
- 1.3 It is important to remember that NDPs cannot be prepared in isolation. They have to be in general conformity with local strategic planning policies. These are currently the strategic policies in Herefordshire's adopted Local Plan Core Strategy¹.
- 1.4 NDPs are also required to have regard to national planning policy (set out in the National Planning Policy Framework (NPPF) 2012², Planning Practice Guidance (PPG)³ and other guidance).
- 1.5 All NDP planning policies and proposals have to be underpinned by a clear and robust evidence base of local opinion and technical resources, and overall the Plan has to meet a set of “basic conditions” set out in national guidance.
- 1.6 Preparing an NDP is a complex and lengthy process – see Figure 1.

Figure 1 NDP Process



¹ https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

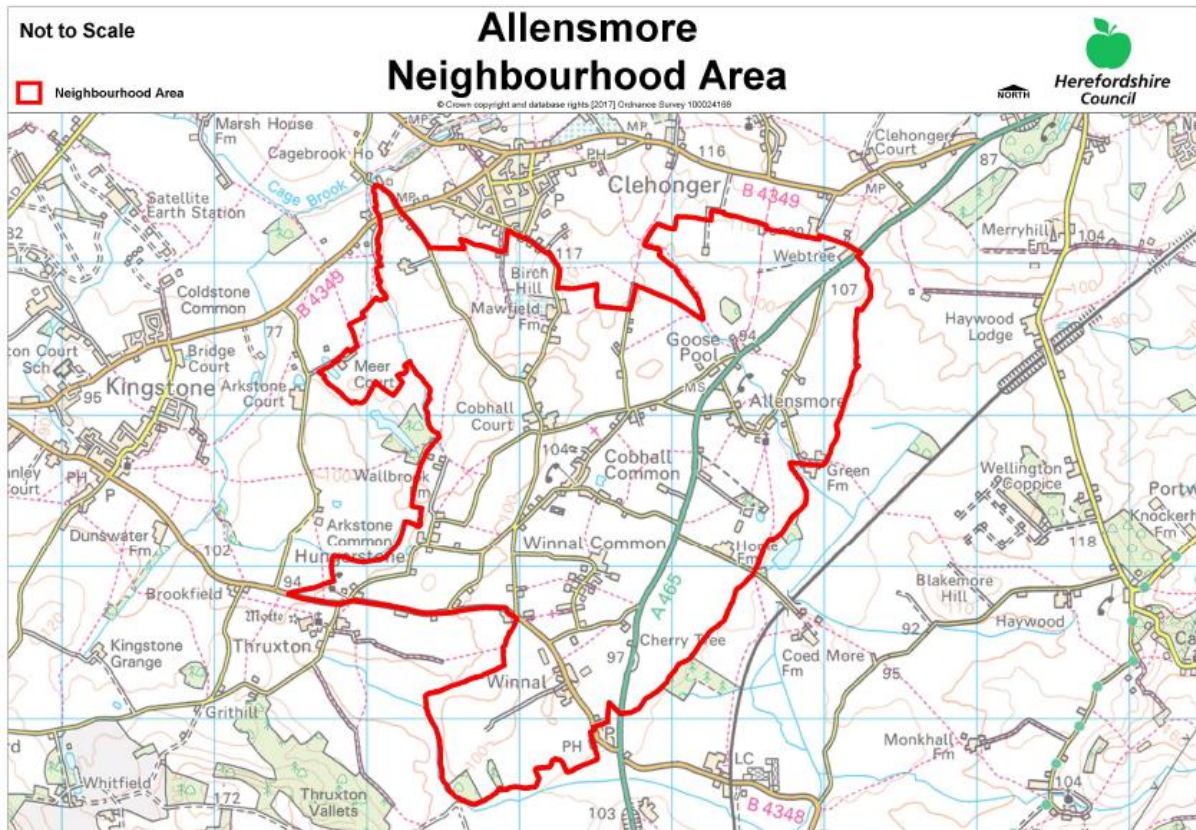
² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ <https://www.gov.uk/government/collections/planning-practice-guidance>

- 1.7 We are quite near the beginning of this process - "Preparing the Plan". We are hoping to have a first Draft NDP ready for informal consultation by Spring 2018, and then to finalise our Allensmore Draft NDP for the required 6 weeks' formal consultation (known as Regulation 14) by summer 2018. Following this, the Plan will be further revised, and submitted to Herefordshire Council, who will check it and publish it for another 6 weeks consultation (known as Regulation 16).
- 1.8 Then the Plan will be examined by an independent Examiner, who is likely to recommend further changes before the Plan is subjected to a local Referendum within the neighbourhood area. If there is a majority Yes vote (50% of turnout + 1), the Plan will be made (adopted) by Herefordshire Council and used to help determine planning applications alongside Herefordshire's planning policies and national planning policies.
- 1.9 There are therefore several stages of public consultation and engagement throughout the process, and the Plan can only be made if, at the very end, local people support it.
- 1.10 We hope to achieve all this, and have a final Plan in place by the end of 2018 or early 2019. **We need your help and ideas to do this.**

2. A Neighbourhood Development Plan for Allensmore

Map 1 Designated Neighbourhood Area



- 2.1 Allensmore neighbourhood area lies approximately 5 miles south west of the City of Hereford, and about 15 ½ miles north west of Ross-on-Wye, in rural Herefordshire. The A465 cuts north / south through the eastern side of the area. The NDP area is slightly smaller than the parish as it excludes a small area of the parish south of Clehonger which has been included in the Clehonger neighbourhood area.
- 2.2 The neighbourhood area 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 NDP will include planning policies for development in the whole of the neighbourhood area and probably site allocations for new housing in the settlement areas.

Preparing our Plan

- 2.3 The NDP is being prepared by a steering group of local residents and parish councillors on behalf of the parish council. Steering group meetings are publicised on the parish council website <http://allensmore.org.uk/> and are open to the public - all are welcome to attend. Technical assistance and professional fees will be funded largely from Government grants available for NDPs.

Designation

- 2.4 The parish council applied for area designation on 7th April 2017 and the area shown on Map 1 was designated as a neighbourhood area by Herefordshire Council on 26th May 2017.

Launch Event 29th July 2017

- 2.5 A launch event to promote the NDP and encourage local residents to become involved was held at the village hall on Saturday 29th July 2017. Around 64 people attended the event and were invited to write their comments about the neighbourhood area on post-it notes. 17 post it notes were collected at the end of the event regarding what residents liked. These are summarised in Table 1.

Table 1 What residents enjoy about living in Allensmore

Main Themes from Launch Event 29/7/17	Number of Comments on this Theme 29/7/17	Actual Transcribed Comments 29/7/17
Community spirit	6	'Sense of community' 'Wonderful neighbourhood with strong values' 'Rural, quietish, friendly neighbours' 'Small community where people know each other' 'Peaceful, friendly, unpopulated' 'Friendly community. Great community spirit. Quiet' 'Lovely neighbours'
Rural environment	13	'Beautiful rural area' 'Peaceful rural area' 'Peaceful! Quiet rural location' 'Rural feel. Good fresh air' 'Rural environment' 'Rural, quietish, friendly neighbours' 'Beautiful views, peaceful apart from A465!' 'Peace and quiet' 'Peaceful, friendly, unpopulated' 'Rural location. Small size' 'Small community where people know each other' 'Open countryside' 'Quiet lovely countryside, under populated!'
Safe environment	4	'Safe community for children' 'Feel safe' 'Low crime rate' 'Tranquil and secure'
Wildlife	3	'Wealth of wildlife' 'Abundant wildlife' 'Wildlife'
Listed buildings	1	'We have a number of Grade II listed buildings'
Access to facilities	1	'Close to facilities (library, shops etc)'
Dark skies	2	'No street lights – the dark sky is wonderful after city living!' 'No light pollution. Dark skies!'

2.6 51 post it notes raised a range of issues documented in Table 2.

Table 2 Residents' comments about issues and option for the future

BROAD THEME	No of comments	Transcribed comments (number after each comment relate to the respondent who may have made points on more than one issue and therefore features more than once)
Drainage	19	<ul style="list-style-type: none"> • High water table causing flooding issues (1) • Improve drainage to get rid of unpleasant smells (9) • Proper draining on Cobhall Common to facilitate more building (11) • Draining a perpetual problem. (16) • Planting native trees to support drainage and wildlife diversity. (21) • Drainage will have to be improved if we are to have more houses – hopefully affordable ones. (26) • No building on Cobhall Common we have been SERIOUSLY flooded. Not fun (27) • Mains drainage. (29) • Clogged ditches (32) • Drainage is a major issue for Winnal Common. (33) • Improved drainage before more house building. (34) • Ditch clearance. (36) • We need a good drainage and sewage system soon. (37) • Drainage a major issue. (38) • Mains sewage. Having a tanker to empty cess pits is not a good idea. (39) • In winter sewage overflows into ditches. (40) • Drainage problems. Cobhall Common not address after 30 years. (44) • High water table. (48) • Drainage is a big issue especially since the environment agency stopped flailing ditches. (50)
Housing - including Age Profile Types of housing Affordability	11	<ul style="list-style-type: none"> • A peaceful area to live. Convenient to Hereford but we need to encourage young people as the village is becoming a retirement area. We need affordable housing (2) • Church Lane has already increased by more than 75% (3) • Create affordable housing for young families to keep Allensmore alive. Housing that blends in, not stick out. Homes for all. (5) • Cheap housing (6) • Allensmore needs to grow for its future. (7) • No council housing. Any development should be in keeping with existing buildings. (10) • Affordable housing. Family housing keeping youth in the community. (22) • Yes. Affordable housing to encourage and enable young people to live in Allensmore. (25) • Drainage will have to be improved if we are to have more houses – hopefully affordable ones. (26) • Need for affordable housing for young people maybe mobile/park homes otherwise the countryside will be an

		<p>open area for pensioners. No future in this. Young people are the future. (28)</p> <ul style="list-style-type: none"> • Design of new housing in harmony / keeping with local area. (45)
Farming	4	<ul style="list-style-type: none"> • No more chicken farms. (10) • No more chicken sheds. Use brown field sites for building not green field. (13) • Stop broiler units near local housing. Unpleasant smells drifting far afield. (17) • Broiler Units – Bowling Green Farm – Issues : water pollution, traffic increase, odour nuisance, visual impact – NO MORE (23)
Infrastructure Including access to Hereford / public transport and broadband	10	<ul style="list-style-type: none"> • Lack of infrastructure. Accessing city down Abergavenny road. (12) • A cycle path to Hereford would be a great boon and would avoid the potential for accidents on the main road (14) • Give residents the tools and responsibility to cut back grown around road signs and clear ditches (19) • Cycleway to Hereford. (20) • Access to services – eg no medical facilities, shop, school, bus services (once a week in Cobhall). (24) • Gas main. Fibre optic cable. Regular main road bus service. Junction sign off A465 denoting Church Road. Footpath alongside all main A465. (29) • No footpath between village and Hereford so walking into town is not safe on A465. (30) • Public transport to Hereford is poor. Lower speed limit on A465. (31) • What about Broadband? (43) • Public transport is an issue especially with an ageing population. (49)
Traffic including signage and speed limits	11	<ul style="list-style-type: none"> • Speeding traffic on A465 and risky joining from Allensmore because of restricted visibility. Options 1. Slow traffic (40-50mph) 2. Cut back trees. 3. Do both slow traffic and cut back trees. (15) • Traffic on main road needs to be slowed (16) • 30mph speed limit plus flashing sign on road from Locks to beyond sharp bend – dangerous speeding. (18) • Junction sign of A465 denoting Church Road. (29) • Lower speed limit on A465. (31) • We need a road sign showing the junction by the village hall and a speed limit of 50mph on the main road. The hall and the church generate a lot of traffic though the year. (35) • Traffic calming – Limit on A465, 20mph on local lanes (to accommodate horse riders, cyclists and walkers. (41) • Traffic too fast on A465. What about footpath / cycle way between Locks and Belmont. (Good idea and second that added on post-it). (42) • Belmont traffic major issue. Before considering development must consider additional traffic and infrastructure. (46)

		<ul style="list-style-type: none">• Speeding vehicles from Thruxton past the Butts to the A465 must reach 70mph. (47)• Very narrow lanes means access and passing places for traffic can be very tricky. (51)
Misc	2	<ul style="list-style-type: none">• Are there conflicts of interest with land owners on NDP committee? (4)• Why has planning permission been turned down on John Rucks property? (8)

2.7 These comments have been considered carefully by the steering group and used to inform this Issues and Options document.

3. A Portrait of Allensmore



- 3.1 The neighbourhood area of Allensmore is made up of three main settlements: Allensmore itself, along with Cobhall Common and Winnal. These small settlements are interspersed with working farms and smaller groups of houses. The settlements of Cobhall Common and Winnal are documented in the Domesday Book of 1086 with the former having thirteen households and the latter eight. At that time, the Allensmore settlement was a wasteland on the edge of Haywood Forest and did not come into being until Alan de Plukenet, who held the manor of Kilpeck started to drain the land for agricultural purposes in the late 13th Century.
- 3.2 Over the centuries, agriculture was, and still is, at the heart of parish life with the Pateshall family owning the manor and its tenant farms from 1725 to 1958. The family also provided the village school which is now used as a community hall and renamed The Pateshall Hall in their honour. When Allensmore Court – the ‘big house’ – was demolished in 1958, a number of the farms came into the ownership of estate workers whose descendants still farm in the area today, some having recollections of life on the estate.
- 3.3 Parishioners value the rural way of life and the green tapestry of fields and small areas of woodland that link the settlement areas. They enjoy the listed buildings across the area along with a wide variety of more modern property. Housing has evolved over the years with the 1891 census recording around 142 houses and 520 residents to 1981 when there were around 156 houses and 446 residents. In 2011 we believe there were about 230 houses still dispersed over a wide area, with a population of 566. There is no street lighting in any part of the parish giving dark skies valued by residents.
- 3.4 The village of Allensmore lies to the east of the A465 and is linear in nature. It has as its focal point the church of St Andrew. Whilst the south doorway of the church is Norman, most of the church today dates from the 14th century with a 15th century tower which has a peal of 6 bells and a group of enthusiastic bell ringers. The vestry window depicts the Pateshall family



crest. The housing in this part of the neighbourhood area has a rich and varied mix of styles including 15th century listed buildings, Georgian farms edging the settlement, converted barns and 20th century bungalows and houses. Most of the housing stock is detached. There are no other services in this part of the village, including at present broadband.

- 3.5 The village of Cobhall Common lies to the west of the A465 and the settlement is linear in nature with buildings set back and lining the narrow lanes. Much of the housing is fragmented by fields belonging to farming families, some of whom have worked the land for several generations. Like the Allensmore settlement, Cobhall Common has a variety of housing styles, including the



oldest house in the area (Little Cobhall Farm which has a cruck roof). Most of the housing stock in Cobhall Common is detached with single and two storey dwellings. On the fringes of Cobhall Common are working farms and small holdings together with allotments provided by a local farmer for the use of villagers. A bus runs through Cobhall Common once a week, and the decommissioned telephone box is in the process of being converted into a small community library. Superfast broadband has recently arrived in parts of Cobhall Common.

- 3.6 The medieval settlement of Winnal is believed to have developed on land associated with Winnal Farm. Housing stock is derived from four original farm houses, one of which is no longer a farm house. The oldest of these buildings is Winnall Court, parts of which date from the 17th century. Other housing in Winnal includes a cottage, a bungalow and some 1980s dwellings.

- 3.7 Winnal Common has two farm houses interspersed with cottages, bungalows and more recent residences. Winnal Common is separated from Cobhall Common by Winnal Common Farm.



- 3.8 Other more dispersed dwellings in the parish include farms, small holdings and cottages together with a few more modern individual houses.

- 3.9 Community facilities are limited to the village hall and church. The village hall provides an excellent resource for the area, with economic benefits. Keep fit, ballet, whist drives, Women's Institute meetings and other events are run from the hall, providing an additional income opportunity for those organizing some of the events, as well as providing local classes for the community.

- 3.10 The church has been used over the years for coffee mornings and for secular events, Barn Dances, a Ceilidh and Morris Dancing: a large open space being created by removing the pews. The absence of basic facilities, toilet and kitchen for instance, does however hamper more extensive use of what is the largest public covered space available in the parish.

3.11 There are 23 statutorily listed buildings in the parish including the Grade II* Church of St Andrew, and the remainder Grade II, including various farm houses, a milestone and a water pump (the full list is provided in Appendix I).



3.12 Allensmore is in National Character Area 100 Herefordshire Lowlands⁴ which has a tranquil and rural character with an undulating landscape of mixed arable farming and livestock, and there is still evidence of traditional orchards in the area. Smaller domestic sized orchards are in evidence across the parish. Surrounding hills are dominated by ancient woodland of ash and field maple or oak and bracken and small-scale woodland is a prized landscape feature due to its aesthetic impact and benefits for drainage and wildlife. There is a dispersed rural settlement pattern with traditional timber framed black and white buildings, and stone and red brick are widespread as local building materials. More locally, the Herefordshire Landscape Character Assessment identifies the following landscape types in Allensmore: wet pasture meadows, wooded estatelands and principal settled farmlands (see Environmental Report - reference once published).

3.13 A number of ponds can be found across the parish and these support both wildlife and aid drainage.

3.14 In terms of wildlife interest there are a number of traditional orchards all around the area and an area of ancient woodland in the south western corner.

3.15 This background portrait of Allensmore is important as it provides the local context for planning policies in our NDP. The planning policies can be used to help protect those features we value and enjoy and to ensure that new development is designed to be sensitive and appropriate for the local area.

Questions

Q1a. Do you think this is a good summary of the local context?

Yes No Don't know

Q1b. Please provide any further information if you think we have missed anything.

⁴ <http://publications.naturalengland.org.uk/publication/4827527503675392>

4. Draft Vision and Objectives



- 4.1 An NDP is required to have a vision and a clear set of objectives. The planning policies should be designed to meet the identified objectives.
- 4.2 The Draft Vision and Draft Objectives have been prepared by the steering group and are set out below. **Please let us know your thoughts.**

Draft Vision for Allensmore

To protect and enhance the parish's rural way of life through gradual evolution and appropriate development which improves the quality of life for all the community whilst creating a more sustainable environment for the future.

Draft Objectives for the NDP

OBJECTIVE 1: HOUSING

To develop policies, within the framework of Herefordshire’s Core Strategy, which ensure that new housing development preserves and enhances aspects that people value, while meeting the current and future needs of both residents and businesses.

OBJECTIVE 2: THE ENVIRONMENT

Ensure that all housing and business development preserves the character of the parish and protects the landscape, so that its impact on the environment is minimised, with particular reference to water, sewage and soil management, as well as energy and water conservation.

OBJECTIVE 3: FARMING AND OTHER BUSINESS

Encourage new business initiatives which promote the economic well-being of the parish provided that they are in scale with, and sensitive to, the rural character of the locality.

OBJECTIVE 4: COMMUNITY FACILITIES AND INFRASTRUCTURE

Sustain and enhance existing community facilities whilst supporting appropriate new infrastructure as needed and desired by residents and businesses.

Questions

Q2a. Do you agree with the Draft Vision and Objectives?

Yes No Don't know

Q2b. Please provide any comments suggesting how they could be improved.

5.0 Key Planning Issues and Possible Policy Options

5.1 Environment and Biodiversity

Protecting Local Landscape Character



- 5.1.1 Allensmore neighbourhood area is essentially agricultural with small to medium size farms shaping the landscape. Rolling countryside is checkered by many hedges, small coppices and trees, particularly oak. There is only one medium sized orchard of significance but a number of small orchards can be found. There are no large woods except Courtlands Plantation which is an old bluebell wood.
- 5.1.2 The whole area is low lying and prone to boggy and flooding. Streams and drainage channels criss cross the land and flow sluggishly to the River Monnow some distance away. What contiguous areas of housing there are, are small and well embedded in the natural landscape. Old farming buildings and pre nineteenth century dwellings can be found throughout.
- 5.1.3 The NDP could identify significant views within the parish from publicly accessible viewpoints such as footpaths and the consultation process will be used to help to inform the identification of any such features which should be shown on a map.
- 5.1.4 The NDP has a role in protecting the open nature of the countryside, and supporting small scale development which is sympathetic to the rural character. Any renovation of older buildings should be done in a sympathetic way, retaining their character and place in the landscape. It is also proposed that the importance of hedges, small scale woodland and ponds should be given weight in any development in order to enhance local landscape character.
- 5.1.5 Herefordshire Local Plan Core Strategy Policy LD1 Landscape and Townscape protects landscape character at a strategic level across the county, but Allensmore NDP could add more local detail at a neighbourhood level.
- 5.1.6 The comments provided at the Launch event showed that local people value the beautiful rural area, open countryside and peace and quiet. A draft policy to protect our local landscape character in Allensmore could look something like the one set out below.

Draft Policy 1 – Protecting and Enhancing Local Landscape Character

Example of a Planning Policy

Development proposals will be required to demonstrate how siting and design have taken into consideration local landscape character.

Development proposals should respect identified Significant Views which are locally valued and which make an important contribution to the neighbourhood area's landscape character. Where a development proposal impacts on an identified Significant View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that scheme is designed and sited sensitively and appropriately.

Hedgerows, woodlands, ponds and traditional orchards are important local landscape features and should be protected.

New development schemes, conversions and extensions should use locally appropriate local species in planting, and traditional materials such as red brick and local Herefordshire red sandstone are encouraged to ensure new development is sympathetic to the surrounding rural landscape character.

Policy Options for Landscape:

Q3a. Should Allensmore NDP include a planning policy such as this to protect local landscape character?

Yes No Don't know

Q3b. If Yes, is there anything else that we should include in the policy or supporting information (eg other important landscape features, flora and fauna etc?)

Q3c. Are there any specific and/or significant views that you believe should be protected?

Q3d. Or should the NDP be silent on landscape character and leave such policies to Herefordshire Council?

Yes No Don't know

Wildlife



- 5.1.7 The flora and fauna of the Allensmore neighbourhood area has been influenced largely by the farming activities and the soils of mainly medium loams. The old barns and buildings support a significant population of bats and birds such as house martins, swallows, swifts, owls and sparrows. In the winter the hedgerows and scattered woodland provide shelter for migrating birds such as starlings, redwings and fieldfare. The abundance of small water courses and ponds provide habitat for many birds including all wagtail species, kingfishers, heron, moorhens, curlew and ducks. An area known as the Lawns, land which used to surround the old Pateshall House, is an area of permanent pasture and therefore relatively undisturbed land with associated grass species.
- 5.1.8 Wild flowers edge the many lanes. In the Spring, snowdrops can be found in the banks as well as pockets of bluebells, cowslips and wild cyclamen. Meadowsweet, rosebay and great willow-herb and cow parsley appear in profusion in the Summer. Water courses and ponds should be retained and special attention given to maintaining and indeed improving their quality and character.
- 5.1.9 Herefordshire Local Plan Core Strategy LD2 protects biodiversity at a strategic level but the NDP could provide more local detail.
- 5.1.10 The comments provided at the Launch event showed that local people value wildlife. In Allensmore NDP we could include a locally relevant policy to protect and enhance our wildlife. This could look something like the policy set out below.

Policy 2 – Protecting and Enhancing Local Wildlife

Example of a planning policy

Development proposals that impact on local wildlife sites and habitats should demonstrate how biodiversity will be protected and enhanced.

Landscaping schemes should include wildlife enhancements wherever possible, for example incorporating water courses and ponds, and planting woodland and hedgerows using locally appropriate native species. New buildings should incorporate roosting opportunities for bats, and install bird nest boxes and swift bricks.

Lighting schemes should be designed sensitively to reduce any adverse impacts on wildlife and to protect the dark skies which are characteristic of this rural area.

Policy Options for Wildlife:

Q4a. Should Allensmore NDP include a planning policy to protect local wildlife?

Yes No Don't know

Q4b. If Yes, is there anything else that we should include in the policy or supporting / background information?

Q4c. Or should the NDP be silent on wildlife and leave such policies to Herefordshire Council?

Yes No Don't know

5.2 Housing



Background

- 5.2.1 Planning for new housing will be a major part of the work on the NDP. We will need to demonstrate that our NDP supports the delivery of an appropriate amount, type and style of new housing over the plan period (up to 2031).
- 5.2.2 Allensmore is a very rural area with a low density of population (0.7 persons per hectare). Housing is concentrated in the three main settlements Allensmore, Cobhall and Winnal and in scattered single dwellings or small clusters in the open countryside. The 2011 Census recorded 230 dwellings in the parish with the vast majority concentrated in the three main settlements.
- 5.2.3 The 2011 Census also shows that a large majority (78%) of the properties are detached and 18% semi-detached. Over half (54%) of the properties are owned outright and a further 29% with a mortgage, while 15% are rented, almost all in the private sector. Most (84%) of properties have an occupancy of less than 1 person per bedroom, while 16% have more than 1 person. A quarter of households comprise 1 or more occupants of whom all are aged 65 or over.
- 5.2.4 A housing needs study conducted by Herefordshire Council in 2012 found that 7 households in the parish needed affordable accommodation within the parish in the next 3 years (six 1 bedroomed homes and one with 2 bedrooms). A further 5 households in the parish also indicated a need for affordable accommodation but did not specify that this would be within the parish.
- 5.2.5 The NDP can only include policies and proposals for the designated neighbourhood area. The area of Allensmore designated for the NDP excludes properties in part of Poplar Road as these have been included in the area designated for Clehonger NDP. This area includes around 22 properties, meaning that the Allensmore NDP area comprises around 90% of the dwellings in the parish as a whole.



- 5.2.6 There is a wide range of housing styles within the neighbourhood area, including a number of listed buildings some of which date to the fifteenth and sixteenth centuries, a number of Georgian and Victorian properties, as well as early to late twentieth century and recent new buildings.



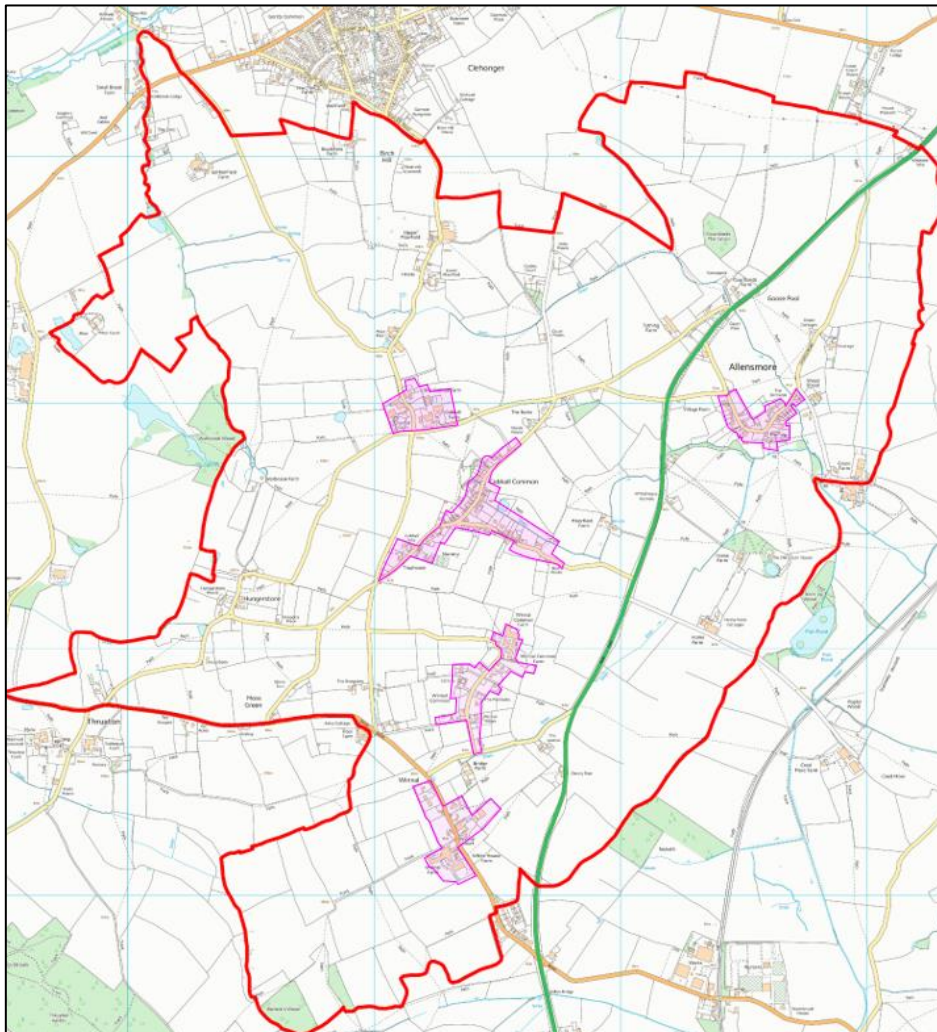
Herefordshire Local Plan Core Strategy requirements

- 5.2.7 Allensmore is in the Ross-on-Wye rural Housing Market Area (HMA). The Core Strategy sets out that this HMA has a 14% indicative housing growth target over the plan period up to 2031. This equates to 32 additional homes in Allensmore parish as a whole. As of October 2017, Herefordshire Council informed us that 5 of these have been completed and 15 committed (Ref Herefordshire Council data and email communication) and confirmed that **the housing growth target for the NDP is therefore to support at least 12 appropriate additional homes by 2031.**
- 5.2.8 Herefordshire Core Strategy Policy RA2 identifies Winnal as one of the settlements which will be the "main focus for proportionate housing development" (Table 4.14). The Herefordshire Council Strategic Housing Land Availability Assessment (SHLAA) 2012 Schedule of Sites⁵ noted just one possible suitable site, albeit with some constraints. Furthermore, sites in Winnal were not considered in the updated Strategic Housing Land Availability Assessment 2015.
- 5.2.9 The settlements of Allensmore and Cobhall Common are identified as "Other areas where proportionate development is appropriate" (Table 4.15). No strategic assessment of suitable sites has been conducted by Herefordshire Council in either the 2012 or 2015 SHLAA for these two settlements.
- 5.2.10 A successfully completed and made NDP can identify proposed sites for new housing development in these areas and include planning policies to guide house types, styles and sizes for the proposed sites and any other housing development proposals that could come forward (ie "windfall development").

⁵ https://www.herefordshire.gov.uk/downloads/file/5323/summary_schedules_for_rscs_and_hubs

Settlement Boundaries

- 5.2.11 Outside the three main settlements, the neighbourhood area is considered to be wider countryside and development will be much more constrained, in accordance with Core Strategy Policy RA3. In order to differentiate clearly the areas of settlements where development would be considered appropriate, from the wider countryside, Herefordshire Council encourages NDPs to identify settlement boundaries. Settlement boundaries are usually drawn fairly tightly around existing areas of housing and include sites with planning consent already ("commitments") and any proposed housing sites identified through the NDP process. Planning policies identify settlement boundaries on a map and can set out criteria to guide new development within them. There are currently no formal settlement boundaries in Allensmore but the NDP gives us the opportunity to identify them.
- 5.2.12 The comments at the Launch event showed that local people value the strong sense of community where people now each other. Settlement boundaries would help to ensure that new development is limited in scale and maintains the character of small rural villages where people know each other. The steering group have identified the following possible settlement boundaries for Allensmore, Cobhall Common and Winnal for consideration. At some point in the process, there will be a "call for sites" from landowners; these may not always be within the settlement boundaries and would be subject to the current planning rules concerning suitability.



Policy 3 – Settlement Boundaries

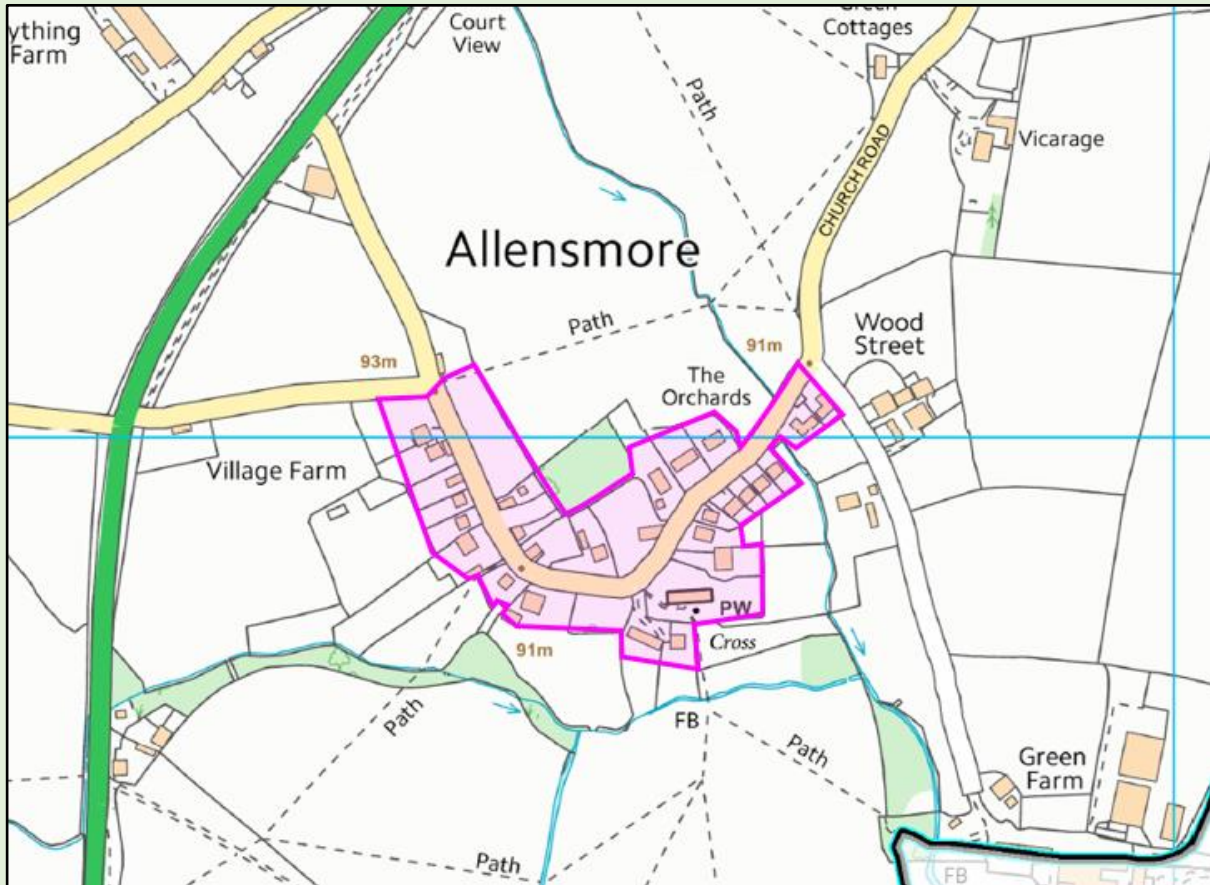
Policy Options for Settlement Boundaries:

Q5. Should the NDP include Settlement Boundaries for the 3 settlements?

Yes No Don't know

Comments:

Map 2 Allensmore Settlement Boundary Options



Policy Options for Settlement Boundaries:-map above is not the final version

Q6. Do you think the boundary for Allensmore is

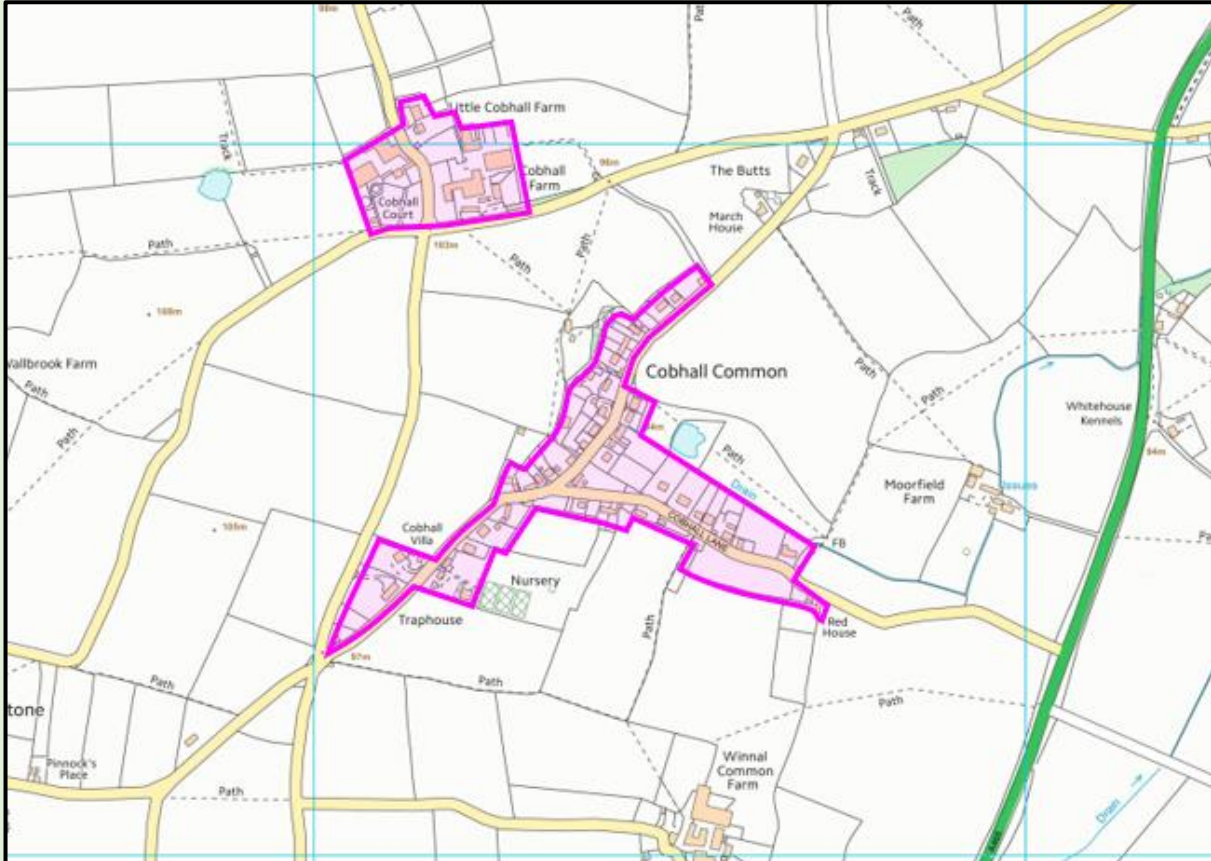
About right

Should be extended If so, please describe in what way:

Should be made smaller If so, please describe in what way:

Don't know

Map 3 Cobhall Common Settlement Boundary Options



Policy Options for Settlement Boundaries:

Q7. Do you think the boundary for Cobhall Common is

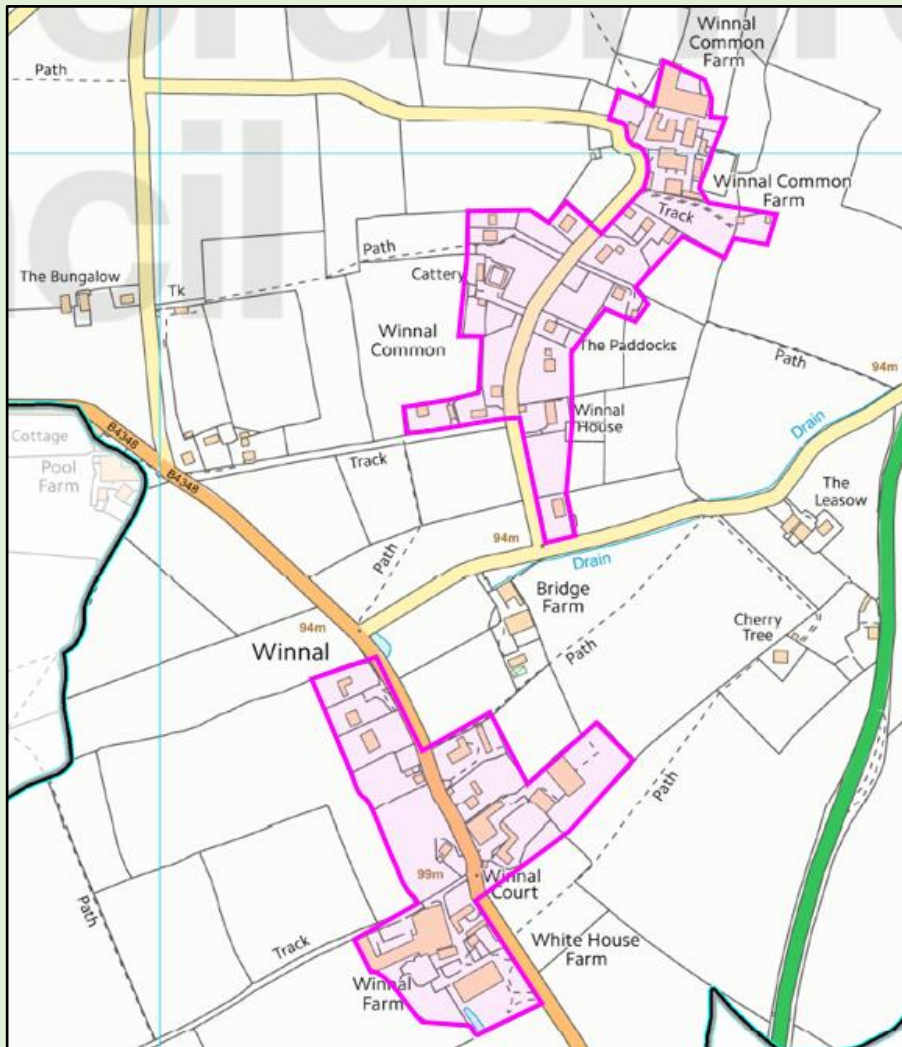
About right

Should be extended **If so, please describe in what way:**

Should be made smaller **If so, please describe in what way:**

Don't know

Map 4 Winnal Settlement Boundary Options



Policy Options for Settlement Boundaries:

Q8. Do you think the boundary for Winnal is

About right

Should be extended If so, please describe in what way:

Should be made smaller If so, please describe in what way:

Don't know

- 5.2.13 The following draft policy provides an example of a criteria based policy to guide new development within a settlement boundary. The Allensmore NDP may have different policies for each settlement, depending upon the responses and comments of local residents. Please let us know your thoughts by answering the questions below about housing sizes, types, design etc.

Policy 4 – Criteria for Development in Settlement Boundaries

Example of a planning policy

Proposals for new housing development within the identified Settlement Boundaries for Allensmore, Cobhall Common and Winnal (as shown on Maps 2, 3 and 4) will be supported where:

- 1. Development is small in scale preferably no more than 2 dwellings, on small infill sites, and where possible on brownfield sites where the new housing development will not be adversely impacted by existing agricultural or commercial activities and vice versa;**
- 2. New development is designed sensitively to respond to the setting of the site, and reflects the rural character of neighbouring buildings, using traditional materials such Herefordshire sandstone, timber frames, local red brick and slate or tile roofing materials where possible;**
- 3. Sites have suitable access. The impacts of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds;**
- 4. Sufficient provision should be made for adequate off street parking;**
- 5. Modern and innovative designs which incorporate sustainable design technologies to maximise resource and energy efficiency, are designed to minimise any adverse impacts on local character and setting;**
- 6. Properties and extensions are restricted to two storeys in height and reflect the character of the village housing with its interspersed green spaces. Considerations include size, scale, density, layout and landscaping;**

- 7. Development is designed to be sensitive to any nearby built heritage assets such as Listed Buildings and Scheduled Monuments;**
- 8. Residential development which incorporates provision for small office accommodation to facilitate home working will be supported.**

Policy Options for Criteria in New Housing Developments:

Q9. Which planning criteria should be used to guide speculative new housing in the three settlements?

Please tick all that apply.

Brownfield Infill Scale / Size of development Access Parking

Other Please specify

Policy Options for Criteria in New Housing Developments:

Q10. Do you think we need different criteria for each settlement?

Yes No Don't know

If Yes, please tell us about any specific issues that need addressing in each settlement.

Allensmore

Cobhall Common

Winnal

Site Allocations

5.2.14 In addition to small scale development within settlement boundaries, the NDP could allocate one or more new housing sites for development. Site allocations are usually undertaken through a Call for Sites whereby local landowners are invited to put forward sites for consideration. All submitted sites are then assessed against a number of agreed technical criteria and are subjected to public consultation. This process should eventually lead to a suitable number of "Preferred Option Sites" which are included in the NDP. In practice most new housing development in NDPs are delivered through site allocations.

5.2.15 In order to help us identify the preferred amount, location, scale and types of new housing in Allensmore, please complete the following questions.

Policy Options for New Housing - Amount of New Housing:

Q11. The Core strategy requires at least 12 new houses between now and 2031. In your view, how many should we plan for?

This minimum number (12) 13 – 20 21 – 30 31 or more

Policy Options for New Housing - Location of development:

Q12. How should these new homes be spread across the area?

About evenly across the three settlements

Not evenly

Please explain

Policy Options for New Housing - Scale of each development:

Q13. Should these developments be for: (tick all that apply)

Single houses

Small scale developments of 2-3 houses

Medium scale development of 4-10 houses

Larger developments - over 11 houses

Note - affordable housing can only be required to be provided in schemes of 11 or more houses, so if we only have schemes of 10 or fewer houses, we may not be able to have any new affordable housing in the settlements.

(See [Appendix II](#) for NPPF definition of "Affordable Housing")

Types of Housing

- 5.2.16 The Herefordshire Local Housing Market Assessment (2012 Update)⁶ sets out that in the rural areas of Herefordshire there is a greater need for more smaller properties such as 1, 2 and 3 bedroom houses, and a much lower requirement for 4 + bedroom houses - see Table 3 p16. In addition para 1.14 advises that "*there is a strong retirement market within the County with older households moving to the County as it is an attractive place to live. This is evident in each of the HMAs, but appears strongest in the Ledbury and Ross-on-Wye HMAs.*"
- 5.2.17 The report also highlights in para 1.18 that "*for the affordable sector, over the longer-term just under two-thirds of housing requirements are expected to be one- and two-bedroom properties to meet housing needs.*"

⁶ https://www.herefordshire.gov.uk/downloads/file/1644/local_housing_market_assessment_2013

Policy Options for New Housing -Types of Housing:

Q14. Which of the following would you like to see included in the new housing? (tick all that apply)

- Starter homes of one or two bedrooms
- Family homes (three bedrooms)
- Executive homes (four or more bedrooms)
- Adapted / easy access homes
- Supported housing / retirement homes
- Conversion of existing non-residential buildings (e.g. barns)
- Other, please specify

Policy Options for New Housing - Housing Tenure:

Q15. What types of housing should be included in the new homes? (tick all that apply)

- Privately rented homes
- Privately owned homes
- “Affordable housing” for sale (Note: this is not the same as low cost market housing)
- “Affordable housing” for rent (eg registered provider)
- Shared ownership (occupant and registered provider)
- Other, please specify

(See [Appendix II](#) for NPPF definition of “Affordable Housing”)

Policy Options for New Housing – other Housing Policy:

Q16. Are there any other policies about housing that you would like to see included in the NDP?

Yes If so, please describe what to include:

No

Don't know

5.3 The Economy of Allensmore, Cobhall, and Winnal



- 5.3.1 The NDP designated area is largely agricultural or private residential land. There are no industrial estates, or business parks within the boundary of our area.
- 5.3.2 There are currently approximately six working farms left in this area. These are family owned/or run businesses, many consisting of two or three generations being involved in the business. Most of these farms employ minimal outside labour, although they do rely on outside contractors at certain times of the year.
- 5.3.3 Historically there would have been many smaller farms, and in the last 40 years we have lost at least ten small dairy farms, as the economies of agriculture have changed. The numbers of staff on these small farms have been lost also as mechanisation has increased.
- 5.3.4 Some of the remaining farms are no longer farmed by the owners, but let out to larger farms; this has also led to a loss of employment in the sector. Some of these small farms have been purchased by individuals as private homes, often with a couple of small fields, which they keep for a horse or other leisure pursuits.
- 5.3.5 Some of the working farms have housing for staff, which was a tradition in the past, as a farm worker often lived in a “tied cottage”. These are now lived in by family members working on the farm, been sold off, or let out for the rental market.
- 5.3.6 There used to be a few market gardens, and nurseries in the district, supplying tomatoes, cucumbers, vegetables, and flowers to locals, as well as wholesale customers in Hereford. These are now closed.
- 5.3.7 The one area that has greatly increased in recent years is the supply of horse livery facilities for people from the city



to keep their horses. While this does not create employment, it does provide income from land which would otherwise be difficult to farm due to the small field sizes. There are at least 4 of these operating within our boundary.

- 5.3.8 There are currently no shops, schools, or public houses within our boundary. Historically there was a school at Pateshall Village Hall, but this closed in the late 1950s. There was also a Post Office at The School House, Allensmore, a village shop in Cobhall Common, and a blacksmith at Goose Pool, Allensmore.
- 5.3.9 There are a number of small businesses being run from home, or operating throughout the region. These include:
- A groundworks and contracting business
 - A specialist radiator repair business for vintage cars
 - Several home based consultancies
 - Accountants
 - An events business specializing in pyrotechnics
 - A beansprout nursery
 - A farm based engineering business
 - The cats protection cattery
 - Dog kennels facility
 - A van sales business
 - A Bed and Breakfast business
 - A scrap metal business.
- 5.3.10 In summary there are currently few job opportunities in Allensmore, and the nearest job opportunities are likely to be in Hereford, or further afield. Most businesses require good infrastructure to survive, and if the proposed broadband fibre to premises in the Allensmore settlement is delivered in 2018/19 this would provide excellent opportunities for working from home, or even the development of small business units or hi tech hub. This would provide local employment opportunities, and reduce the need to travel to Hereford for work, as well as giving a future to our younger community. The advent of the University in Hereford would tie in with this.
- 5.3.11 The Core Strategy supports the conversion of traditional agricultural buildings to support economic development in rural areas (Policy RA5), and appropriate rural diversification such as tourism (Policy RA6). There may be opportunities for small scale business growth in hi tech / professional industries in Allensmore linked to the proposed university and development at nearby Rotherwas, provided suitable accommodation was available.
- 5.3.12 A positively worded policy to encourage small scale economic development which is appropriate to the rural area also could complement proposals for new housing, especially housing for young families or starter homes and therefore contribute to Allensmore's sustainability. We need to know whether this would be something local people think the NDP should address.

Policy 5 – Conversion of Former Agricultural Buildings for Business Use

Example of a planning policy

The sensitive re-use of redundant or disused former agricultural buildings, including farmsteads, for business accommodation such as workshops, offices, and studios will be supported where it is not adversely impacted by existing agricultural or commercial activities and vice versa.

In particular, appropriate conversions will be encouraged where redundant or disused buildings are adjoining, or located in close to proximity to the three settlements of Winnal, Allensmore and Cobhall Common.

Conversions should be designed sensitively and respond positively to the local context in terms of materials, scale and height.

Adequate car parking should be provided on site and there should be suitable existing access to the highway network.

Policy Options for Local Economic Development:

Q17. Do you think the Allensmore NDP should include a policy supporting conversions of former agricultural buildings to promote local economic development?

Yes No Don't know

Comments

5.4 Improving Local Accessibility and Infrastructure



- 5.4.1 An NDP is concerned with planning policies related to the use and development of land and buildings. Planning policies can do little directly to address concerns about traffic speeds and traffic management, maintenance of the highway network, or improving public transport services. Planning policies can help to guide development to more accessible locations (such as those close to bus stops or local services) and encourage development proposals to link to existing walking and cycling networks to support lower levels of car use.
- 5.4.2 However, the NDP steering group recognises that the adverse impacts of traffic through the area, and the need for more safe walking and cycling routes are significant issues for residents in Allensmore. Therefore it is proposed that improving accessibility is included as an issue in the NDP, and where planning policies cannot directly address local peoples' concerns separate actions may be undertaken by the Parish Council.

Local Road Network

- 5.4.3 As the neighbourhood area is transected by the A465, communication and accessibility between Allensmore Village and Cobhall Common and Winnal is difficult. Crossing this road requires drivers and particularly walkers, horse riders and cyclists to take great care due to the high vehicular speeds. Road signs are often obstructed by vegetation and this is a particular concern along stretches of the A465.



- 5.4.4 With the exception of the ¼ mile stretch of the B4348 from Lock’s Garage towards Kingstone, all other village roads in Allensmore, Cobhall and Winnal, though entirely without footpaths for pedestrians, are generally quiet enough to make for easy walking and a gentle ride for those on horseback. The ¼ mile stretch of the B4348 is the only road in the area with a restricted speed limit: 40 mph.



Footpaths and bridleways

- 5.4.5 There are many footpaths and a few bridleways in the area and these are generally well maintained by the parish council under the guidance of its Footpaths Officer. Some are well used by walkers, and the bridleways are used daily by horse riders. There are at least four commercial livery stable/yards and a number of horse owners in the area, so people are just as likely to meet horses on our lanes as walkers.



- 5.4.6 Between spring and autumn, a St Andrews Church led group, organise footpath walks around the parish. These social events see various paths well walked by up to 20 or more walkers. With the help and cooperation of landowners and the footpath officer, assisted by volunteers on occasion, most paths are kept clear. A policy of replacing stiles with gates is underway but with limited budgets it will be some years before all such stiles will be replaced.
- 5.4.7 It is possible to walk on public footpaths into Hereford but it takes about two hours and, though a pleasant enough walk in fine weather, across the fields via Old Clehonger, it is of little value to anyone wishing to walk or indeed cycle into Hereford for work or for shopping. The verge on the A465 between Belmont and Lock’s Garage is generally wide enough to walk, on one side or the other, but it is of rough grass which makes walking difficult, and not suitable for cyclists, young families with push-chairs or wheelchair users. Effectively there is currently no acceptable walking or cycling route along the A465. There is an alternative route to the nearest Post Office and Shop at Lock’s garage, from Winnal or Cobhall for those prepared to brave the traffic on the B4348.

Cycling

- 5.4.8 Riding a bike on the A465 is not for the faint hearted though “professionals” and cycling clubs do use the route. Other than the A465 and to a lesser extent, the B4348, cycling the

lanes of our three communities is a mainly pleasurable activity and a relaxation for all ages although sometimes speeding vehicles can make this hazardous.

Traffic Speeds

5.4.9 Most users of the village roads drive at a reasonable pace, probably under 30 mph, but they are not legally obliged to do so. All roads are de-classified and driving at 60 mph, though potentially lethal, would not mean drivers are breaking the speed limit. The question of whether a lower speed restriction in the centre of Cobhall Common, in Winnal and in Allensmore Village should be considered.

5.4.10 A number of residents have expressed concern over safely accessing the A465 from Church Road by the Village Hall. Similar concerns would appear to apply to the Mapps Pool junction and the cross roads to Cobhall just south of the Village Hall. Visibility obstructed by vegetation adds to the problem and several have suggested speed limit on the A465 for perhaps ½ a mile in this area should be reduced to 50mph. Some have suggested an even lower limit.

Road surfaces

5.4.11 All roads in and through the neighbourhood area appear to be (as at September 2017) in a satisfactory condition with few, if any, significant pot holes, which is as well since localised flooding would see any such holes hidden. Almost all lanes in the village are single track roads with passing places. Some passing places are created by design; others by vehicles repeatedly cutting in to grass verges and banks. The relatively small increase in vehicle movements that will be brought about by development anticipated in the planned period (2017-2031), will have some impact on local road networks.

Hedges and Visibility

5.4.12 The advent of mechanical hedge cutting has generally meant village hedges are well maintained and the neighbourhood area gives an impression of being well looked after. There will be exceptions since cutting will depend on the individual landowner.

Litter and illegal waste

5.4.13 Drink cans and food packets are still being dropped in the hedgerows and verges around the village and items of more substantial illegal waste can often be found dumped in the Lay-by on the A465.

Public Transport

5.4.14 Public transport is available linking the neighbourhood area along the A465 to either Hereford or Abergavenny (Stagecoach X3 service). This is a two hourly service (reduced in 2015 from hourly, presumably due to limited uptake and lack of funds). There is one public bus through Cobhall and Winnal to Hereford each Wednesday which returns two hours later. A school bus passes through daily to collect and deliver schoolchildren who attend Kingstone school. Dore Community Transport is also available to all via Dial a Ride. There is no age limit for this, although young children will need to be accompanied by an adult.

Suggested Actions for the Parish Council. Please give us your views on the following:

Q18. Cycleways

Would a cycleway be well used and/or be useful to you or your family from:

i. Belmont to the village hall

Yes No Don't know

ii. The village hall to Lock's Garage

Yes No Don't know

Q19. Road signs

a. Is there a need for additional directional signage?

Yes No Don't know

If so where?

b. Do you feel "slow down" or similar signs on the A465 would make it safer for parishioners or visitors?

Yes No Don't know

If so where?

Q20. Litter and illegal dumping of waste

a. Is illegal dumping a problem and if so where?

Yes No Don't know

b. Would you support/take part in an annual "litter pick" along the length of the A465 through the parish and/or along our side roads?

Yes No Don't know

Q21. Traffic speed.

a. Given that the A465 divides the settlement areas and is subject to the national speed limit of 60 mph, would you support pursuing a lower speed limit with the relevant agencies?

Yes No Don't know

b. As a resident of Allensmore, Cobhall Common and Winnal would you support pursuing a lower speed limit in the centre of your community with the relevant agencies?

Yes No Don't know

c. Would you support the installation of speed bumps or other traffic calming measures?

Yes No Don't know

Local Infrastructure

5.4.15 In addition to traffic and accessibility, there are other infrastructure issues in Allensmore neighbourhood area which may be significant to the NDP. Mains water is available in all three settlements in the parish although there may be a few isolated properties still dependent upon a private supply. Mains sewage is unavailable to all apart from a small area adjacent to Clehonger which is not included in Allensmore proposed NDP.

5.4.16 Surface water on the north west boundary of the parish enters the Cage Brook and from there flows into the River Wye. Surface water from the rest of the village flows through a network of ditches which meet below the church before passing into the Worm Brook and into the river Monnow. Due to the low lying nature of both Cobhall Common and Winnal Common and a historically high water table in these areas, surface drainage and flooding can be a major issue.



5.4.17 The replacement of a difficult section of the ditch from Cobhall Common provided an opportunity to increase capacity to remove surface water, however due to a poor connection to the existing network improvements have not been made. There is the capacity to improve the drainage from Cobhall Common but funding and the cooperation of the landowners would be required. In general due to the relatively flat nature of the landscape around both Winnal Common and Cobhall Common water flow is relatively slow and in some cases has to reach a level before it will flow at all so maintenance of these ditches is vital.

5.4.18 The NDP will consider localised issues of drainage and surface water flooding as part of technical site assessments for new housing sites (and through public consultation). The steering group will consult with the local water company Dwr Cymru Welsh Water in order to incorporate any technical requirements in policies at an early stage.

5.4.19 Broadband services are improving with most properties having access to fibre and the remainder likely to in the next two years.

Q22. Additional infrastructure to improve the parish.

Can you suggest any additional features/structures which the parish lacks and that would improve life in Allensmore (for example, public transport)?

5.5 Community Facilities



- 5.5.1 The neighbourhood area has a village hall and church but no other local community facilities. A petrol station/shop/post office and a public house are located just outside the neighbourhood area boundary adjacent to Winnal. The neighbourhood area has no public green spaces. However all settlements are within 1 mile of the A465 giving good access onto the road network and the services and facilities of City of Hereford.
- 5.5.2 The village falls within the catchment area of Kingstone schools with school buses through Winnal and Cobhall Common. Some families opt for schools further afield in Madley, Ewyas Harold or Hereford.

Policy Options for Local Infrastructure:

Q23. Do you think the Allensmore NDP should include a policy protecting the village hall as a local community facility and supporting investment in new or improved facilities?

Yes No Don't know

Comments

Policy Options for Local Infrastructure:

Q24. Do you think the Allensmore NDP should include a policy to encourage improvements to the facilities at St Andrews and by so doing enable a wider use of the church building?

Yes No Don't know

Comments

6.0 Next Steps

- 6.1 This Issues and Options document for Allensmore NDP is published for public consultation until 11th February 2018.
- 6.2 The neighbourhood plan steering group will consider all submitted comments and responses very carefully and then start preparing the first draft of the NDP for informal public consultation early in 2018.
- 6.3 We aim to keep you informed throughout of progress on the NDP - there will be plenty of further opportunities to give your comments.

Appendices

Appendix I Listed Buildings in Allensmore Parish

Listed Buildings – Historic England List⁸

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

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

⁸ <https://historicengland.org.uk/listing/the-list/>

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.

Appendix II Definition of Affordable Housing

NPPF Annex 2: Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Appendix III Allensmore Neighbourhood Development Pan
Steering Group Members**

Nick Chapman, chair (Springfields, Cobhall Common, 01432 806414)
Tim Hancox, vice-chair (01432 276020)
Tony Cramp, (Parish councillor) responsible for finance (01432 271242)
Sally Lawrence (Parish Councillor) minutes
Jim Hamilton, communication (Facebook page)
Jeremy Lawrence (Parish Councillor)
Yvonne Chapman (01432 806414)
Merle Hancox (01432 276020)
Louise Hamilton
Michael Owens (01432 267439)



Allensmore Parish Council
December 2017