

**Stretton Grandison
Neighbourhood Development Plan (NDP)**

**Planning Policy Assessment and
Review of Evidence Base**

July 2016

Kirkwells

The Planning People

Contents

Document Overview

- 1.0 Introduction
- 2.0 National Planning Policy
 - 2.1 National Planning Policy Framework (NPPF)
 - 2.2 National Planning Practice Guidance
 - 2.3 Ministerial Statements
- 3.0 Herefordshire Adopted Local Plan Core Strategy 2011-2013
- 4.0 Local Plan Evidence Base
 - 4.1 Housing
 - 4.2 Transport
 - 4.3 Green Infrastructure
 - 4.4 Landscape Character
 - 4.5 Biodiversity
 - 4.6 Built Heritage
 - 4.7 Flood Risk
 - 4.8 Infrastructure
- 5.0 Conclusions

Appendix I Bibliography

Document Overview

- Stretton Grandison Group Parish lies to the north east of the City of Hereford, and north west of Ledbury.
- The neighbourhood development plan area covers 1,697 hectares and the population of the Group Parish was recorded as 460 in the 2011 Census (Neighbourhood Statistics).
- The key policy documents which are relevant to the area are: National Planning Policy (NPPF), and Herefordshire Adopted Local Plan-Core Strategy 2011-2031.
- Stretton Grandison Group Parish falls within the Ledbury Rural Housing Market Area (refer to Policy RA1 – Rural housing strategy and Rural Housing Background Paper, Herefordshire Council, 2013).
- Lower Eggleton and Fromes Hill (both partly within the neighbourhood area) are identified as settlements which will be the main focus of proportionate housing development (Fig 4.14).
- Stretton Grandison, Canon Frome and Eggleton are identified as other settlements where proportionate housing is appropriate in Fig 4.15 of the Core Strategy.
- The Group Parish is within Natural England National Character Area 100 Herefordshire Lowlands and has the following Landscape Character Types: Estate farmlands, Wooded Estatelands, Principal Settled Farmlands, Principal Timbered Farmlands, Wet Pasture Meadows, Riverside Meadows
- Stretton Grandison has 7 areas of ancient woodland in the Group Parish, 1 Site of Special Scientific Interest (SSSI) (Birchend) and 11 Special Wildlife Sites (SWS).
- There are a 17 Listed Buildings and Scheduled Monuments in Stretton Grandison and 10 in Canon Frome. Stretton Grandison also has a Conservation Area.
- Parts of the area are at risk of flooding (Middle Frome Catchment)
- The Group Parish lies within Zone 4 of the Herefordshire Council Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Document, March 2013.

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 Stretton Grandison 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 Stretton Grandison Neighbourhood Plan.

Stretton Grandison Designated Neighbourhood Area



2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

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

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- ❑ develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- ❑ plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- ❑ identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. *Building a strong, competitive economy.*

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22: Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

2. Ensuring the vitality of town centres

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- ❑ support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- ❑ Promote the development and diversification of agricultural and other land-based rural businesses;
- ❑ Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- ❑ Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. Promoting sustainable transport

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Para 54: In rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites, where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Para 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;

- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 71: Local planning authorities should take a positive collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

9. Protecting green belt land

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore 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 reviewed, and be capable of enduring beyond the end of the plan period.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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
- where the green area concerned is local in character and is not an extensive tract of land.

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

10. Meeting the challenge of climate change, flooding and coastal change

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Para 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils

- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals

Plan-making

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation."

2.2 National Planning Practice Guidance (NPPG)²

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;

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

- 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 2014³

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.

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.

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

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 2015⁴

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 2015⁵

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.

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

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

3.0 Herefordshire Adopted Local Plan Core Strategy 2011-2013 ⁶

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 by Herefordshire Council in October 2016.

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 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:

⁶ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

Hereford Wide range of services and main focus for development	6,500
Other urban areas – Bromyard, Kington, Ledbury, Leominster, Ross on Wye	4,700
Rural Settlements – see list in Place - Shaping section	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 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

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.

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.

The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.

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

4.1 This section sets out proposals for:

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

4.1.1 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.

4.8 Herefordshire's Rural Areas

4.8.1 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.

4.8.2 Sustainable development is about positive growth. Improved sustainability is central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, 8a,10 and 12 of the Core Strategy.

4.8.3 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)

4.8.4 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.

4.8.5 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.

4.8.6 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.

4.8.7 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.

Policy RA1 – Rural housing distribution

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 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.

Rural HMA	Approximate number of dwellings 2011 – 2031	Indicative housing growth target (%)
Ledbury	565	14

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 the main focus of proportionate housing development

Fromes Hill and Lower Eggleton are identified under Ledbury RHMA. Both settlements are only partially within the Stretton Grandison neighbourhood area.

Figure 4.15: Other settlements where proportionate housing is appropriate.

Canon Frome, Eggleton and Stretton Grandison are identified under Ledbury RHMA.

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 residential development, 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

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:

1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas;
2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard);
3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

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

Policy 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.

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 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 onsite 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 with 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 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 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, and 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 SD2 – Renewable and low carbon energy generation

Development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:

1. the proposal does not adversely impact upon international or national designated natural and heritage assets;
 2. the proposal does not adversely affect residential amenity;
 3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and
 4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.
- In the case of energy generation through wind power developments, permission will only be granted for such proposals where:

- the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
- following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

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 standards 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 landscape, 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.

4.0 Local Plan Evidence Base

4.1 Housing

Rural Housing Background Paper, Herefordshire Council, 2013⁷

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

Para 5.2: Sustainable development is therefore about positive growth and gains in these 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.

Para 5.3 To achieve this aim this 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.

Para 5.4 The county 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.

Stretton Grandison lies within the Ledbury rural HMA which has an allocation of 565 dwellings (14% growth) over the period 2011-2031 (Figure 2).

Para 5.6 These targets 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.

Para 5.28 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

⁷ https://www.herefordshire.gov.uk/media/5749300/Rural_Housing_Background_Paper_March_2013.pdf

its aim. Through using HMAs as a basis, it seeks to provide a strategic but locally based policy framework 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.

Para 5.29 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.

6.20 Ledbury rural HMA

Bordering Worcestershire and Gloucestershire in the east of the county is Ledbury rural HMA. Whilst of a similar size to Bromyard rural HMA, Ledbury is more densely populated with a higher number of large villages, of which Colwall is the County's largest. A key feature of the area is the Malvern Hills rising abruptly along the eastern border as a narrow ridge of high, rounded hills (an Area of Outstanding Natural Beauty). Open commons on hill summits and south eastern slopes give way to wooded lower slopes and enclosed landscapes of rolling hills, small pasture fields and woodlands. Further west the landscape is more open and typical of lowland Herefordshire.

6.21 Like Hereford rural HMA, Ledbury rural HMA has a more mixed economy than the other rural HMAs. With some of the best transport links (railway stations at Ledbury and Colwall, proximity to M50 motorway and trunk roads) in the County access to employment and services outside of Herefordshire is easier from here (Malvern, Gloucester, Tewkesbury and the Wychavon area are important). This is reflected in high out of county commuting rates, a greater presence of high earning professionals and older wealthy couples. These factors have led to Ledbury rural HMA being one of the most affluent areas of the county, with the highest house prices and rental levels.

6.22 Within Ledbury rural HMA the main requirement is for three bedroom houses with no requirement for larger properties. 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.

6.23 The median average village size in Ledbury rural HMA is 58 dwellings. Whilst being below the median average village size Eastnor was identified as a village having a notable range of services in the context of the HMA.

6.24 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 8 – Ledbury rural HMA analysis summary table

Figure 8 – Ledbury rural HMA analysis summary table Ledbury rural HMA (Wards: Frome, Hope End & the rural areas of Ledbury ward)						
Plan period targets (2011-2031)	Villages					
	A			B		
565 dwellings 14% proportional growth in the villages	Ashperton	Bishops	Frome	Canon	Frome	Coddington
	Bosbury	Colwall	Cradley	Eggleton	Mathon	Monkhide
	Eastnor	Fromes	Hill	Much	Cowarne	Stretton
	Eggleton/Newtown	Putley		Grandison		
	Wellington	Heath				

SHLAA (Strategic Housing Land Availability Assessment) for the period 2011-2031 (Second Review, March 2012)⁸

The summary schedule and maps for the rural settlements from the 2012 SHLAA does not include any sites identified in the Group Parish.

Herefordshire Council Local Housing Market Assessment (2012 update: draft report, January 2013, author: GL Hearn)⁹

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

The net housing need for the period 2012-2017 is as follows:

Figure A: Affordability and Housing Need				
	Ratio Entry-Level House Prices - Lower Quartile Household Incomes	% Households Unable to Afford to Buy/Rent without Subsidy	Net Housing Need, 2012-17	Net Need for Affordable Housing per Annum, 2012-17
Hereford	9.2	58%	2084	417
Bromyard	8.8	57%	358	72
Ledbury	8.7	53%	452	90
Ross-on-Wye	9.3	55%	289	58
Kington	8.7	57%	85	17
Leominster	10.2	55%	109	22
Golden Valley	10.0	56%	79	16
County		56%	3457	691

Source: GLH/JGC

⁸ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment>

⁹ https://www.herefordshire.gov.uk/media/5759863/draft_lhma_report_05_02_13.pdf

Figure B: Estimated level of housing need (five years) by intermediate/social/affordable rented housing (percentages)				
HMA	Intermediate	Affordable rent	Social rent	Total
Hereford	22.1%	24.2%	53.8%	100.0%
Leominster	31.9%	14.6%	53.5%	100.0%
Ross	27.3%	20.1%	52.5%	100.0%
Ledbury	27.1%	17.7%	55.3%	100.0%
Bromyard	40.1%	35.8%	24.1%	100.0%
Kington	38.4%	5.3%	56.3%	100.0%
Golden Valley	20.8%	21.8%	57.4%	100.0%
Total	25.1%	21.7%	53.1%	100.0%
Urban areas	25.1%	21.8%	53.1%	100.0%
Rural areas	25.1%	21.6%	53.3%	100.0%
Herefordshire Total	25.1%	21.7%	53.1%	100.0%

Source: HomePoint Housing Register October 2012, Projection Modelling

The evidence points to a requirement, based on housing needs, for 53.3% social rented housing, 21.6% affordable rented housing and 25.1% intermediate affordable housing in the Rural areas.

Figure C: Overall Estimated Housing Need by Size and HMA					
HMA	1-bed	2-bed	3-bed	4+ bed	Total
Hereford	57.3%	18.6%	18.5%	5.7%	100.0%
Leominster	77.1%	21.6%	-10.4%	11.7%	100.0%
Ross	54.4%	18.4%	28.2%	-1.1%	100.0%
Ledbury	46.8%	22.3%	22.7%	8.2%	100.0%
Bromyard	45.8%	29.9%	8.4%	15.9%	100.0%
Kington	64.7%	23.1%	12.2%	0.0%	100.0%
Golden Valley	61.6%	-5.0%	37.8%	5.6%	100.0%
Total	58.1%	19.1%	17.1%	5.7%	100.0%
Urban areas	58.3%	17.3%	18.6%	5.7%	100.0%
Rural areas	57.8%	22.3%	14.2%	5.6%	100.0%
Herefordshire Total	58.1%	19.1%	17.1%	5.7%	100.0%

Source: GLH/JGC

A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc4¹⁰

6.2.2 Older people in the housing market (see sections 4 and 5)

General needs housing supply

¹⁰ https://www.herefordshire.gov.uk/media/1740855/Housing_older_people_study_final_report.pdf

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:

- 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 Transport

Herefordshire Local Transport Plan 2013/14-2014/15, Herefordshire Council ¹¹

The Local Transport Plan has two main focuses:

- Reducing congestion in Hereford City and increasing accessibility by less polluting and healthier forms of transport than the private car:-
 - (1) Reduce short distance car based trips transferring as many as possible to less polluting and healthier modes such as walking and cycling
 - (2) Reduce the impact of car access in the historic core through traffic management and sign de-cluttering
 - (3) Support the regeneration of the central area by facilitating city centre expansion, ensuring integration with the existing shopping area; and
 - (4) Support the successful investment in jobs at the Rotherwas Enterprise Zone by ensuring that its expansion can be accommodated within highway network constraints.
- Maintaining access for rural residents and people without access to a car. We aim to:
 - (5) Ensure that the County's extensive highway network remains fit for purpose and safe for the travelling public;
 - (6) Review passenger transport services to ensure that we can continue to provide access for those most in need; and
 - (7) Provide alternatives for longer distance commuters so that they can also reduce their car use and adopt healthier lifestyles.

Specific policies in the Herefordshire Council Local Transport Plan 2013/14 and 2014/15 which may be relevant to Stretton Grandison may include the following:¹²

LTP AM6 – Managing changing demand including new developments

LTP SM 2 – Residential 20mph zones

LTP PT 1 – Supported bus network

LTP PT 2 – Bus fares and ticketing

LTP PT 3 – Bus infrastructure improvements

LTP PT5 - Community and voluntary transport

LTP PS 2 – Countywide parking policy

LTP AT 1 – Maintaining and extending our active travel infrastructure

LTP AT2 – Extending our active travel network in new development

LTP ST 1 – Improving the public realm

LTP DC1 – Planning for sustainable developments

LTP DC2 – Developer contributions to mitigate the impacts of new and re-development on the transport network

LTP PRW1 – Policy B3 Managing public rights of way

¹¹ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-transport-plan-2013-2015>

¹² https://www.herefordshire.gov.uk/media/6606038/local_transport_plan_policy.pdf

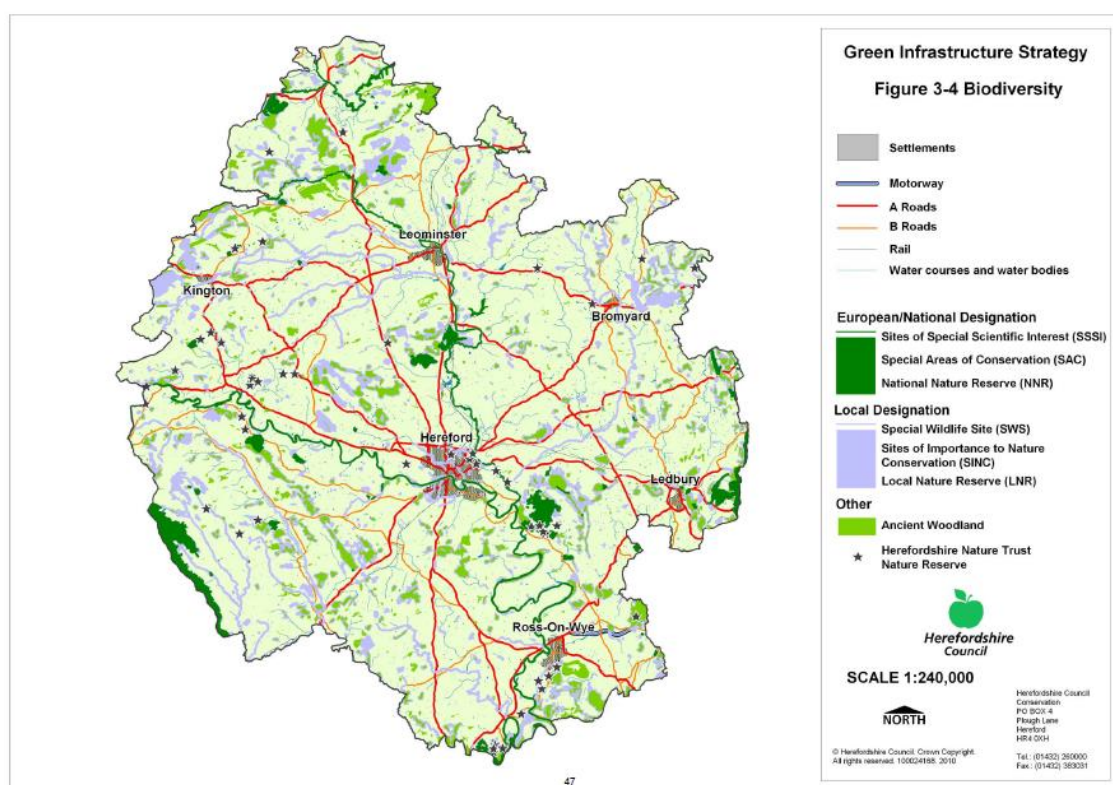
4.3 Green Infrastructure

Green Infrastructure Strategy Herefordshire 2010¹³

1.2.1 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.'



¹³ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/green-infrastructure-strategy-2010-and-study-2008>

4.2 A 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.

4.4 Landscape Character

The Resource

3.4.10 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* described in the *Character Map of England* [Figure 3-9]:

Stretton Grandison lies within National Character Area 100 Herefordshire Lowlands¹⁴. 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 agricultural 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

¹⁴ <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

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.

Detailed descriptions of Sub-Regional Landscape Areas and Local Landscape Types are given in the 'Herefordshire Landscape Character Assessment SPG, 2004'¹⁵.

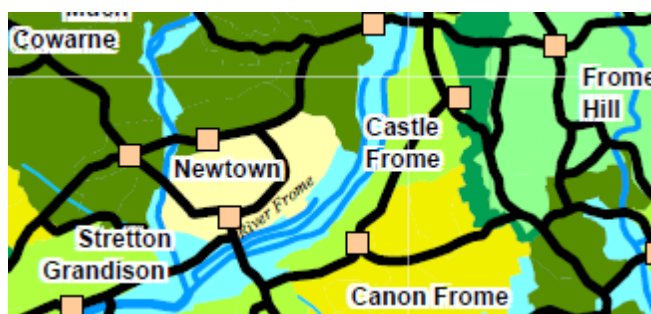
Figure 9 Map of Distribution of Sub-regional Character Areas



¹⁵ <https://www.herefordshire.gov.uk/environmental-protection/conservation-and-sustainability/planning-landscape-character-assessment>

The Parish Area has the following landscape types:

Figure 8 Map of Distribution of Landscape Types



Estate Farmlands Pg 59



Wooded Estatelands Pg 63



Principal Settled Farmlands Pg 69



Principal Timbered Farmlands Pg 47



Wet Pasture Meadows Pg 57



Riverside Meadows Pg 55

7.16 ESTATE FARMLANDS

CONSERVATION	ENHANCEMENT
<ul style="list-style-type: none"> • Conserve the enclosure pattern of sub-regular hedged fields 	<ul style="list-style-type: none"> • Enhance tree cover through further planting of small scale plantations and tree belts
<ul style="list-style-type: none"> • Conserve and restore parklands and the tree cover associated with country house estates 	<ul style="list-style-type: none"> • Encourage the establishment of wide field margins for wildfire benefit
<ul style="list-style-type: none"> • Conserve and enhance tree cover along watercourses 	
<ul style="list-style-type: none"> • Conserve the integrity of estate villages 	

7.18 WOODED ESTATE LANDS

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

7.21 PRINCIPAL SETTLED FARMLANDS

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

7.10 PRINCIPAL TIMBERED FARMLANDS

CONSERVATION	RESTORATION	ENHANCEMENT
<ul style="list-style-type: none"> Conserve and restore the pattern and composition of the hedgerow matrix through appropriate management and replanting 		<ul style="list-style-type: none"> Retain the distinctive hedgerow oaks and enhance their age structure through new planting or encouraging the growth of existing plants to tree size
<ul style="list-style-type: none"> Conserve and restore tree cover along watercourses and streamlines 		<ul style="list-style-type: none"> Seek opportunities to enhance tree cover along roadsides and in other non-farmed locations
<ul style="list-style-type: none"> Conserve all native broadleaved woods and copses and restock with locally occurring native species 		<ul style="list-style-type: none"> Encourage the planting of new small woods, reflecting the scale, shape and composition of the existing woodland character and favouring oak as the dominant species
<ul style="list-style-type: none"> Conserve the organic pattern and character of the lane networks 		
<ul style="list-style-type: none"> Conserve the historic dispersed settlement pattern 		

7.15 WET PASTURE MEADOWS

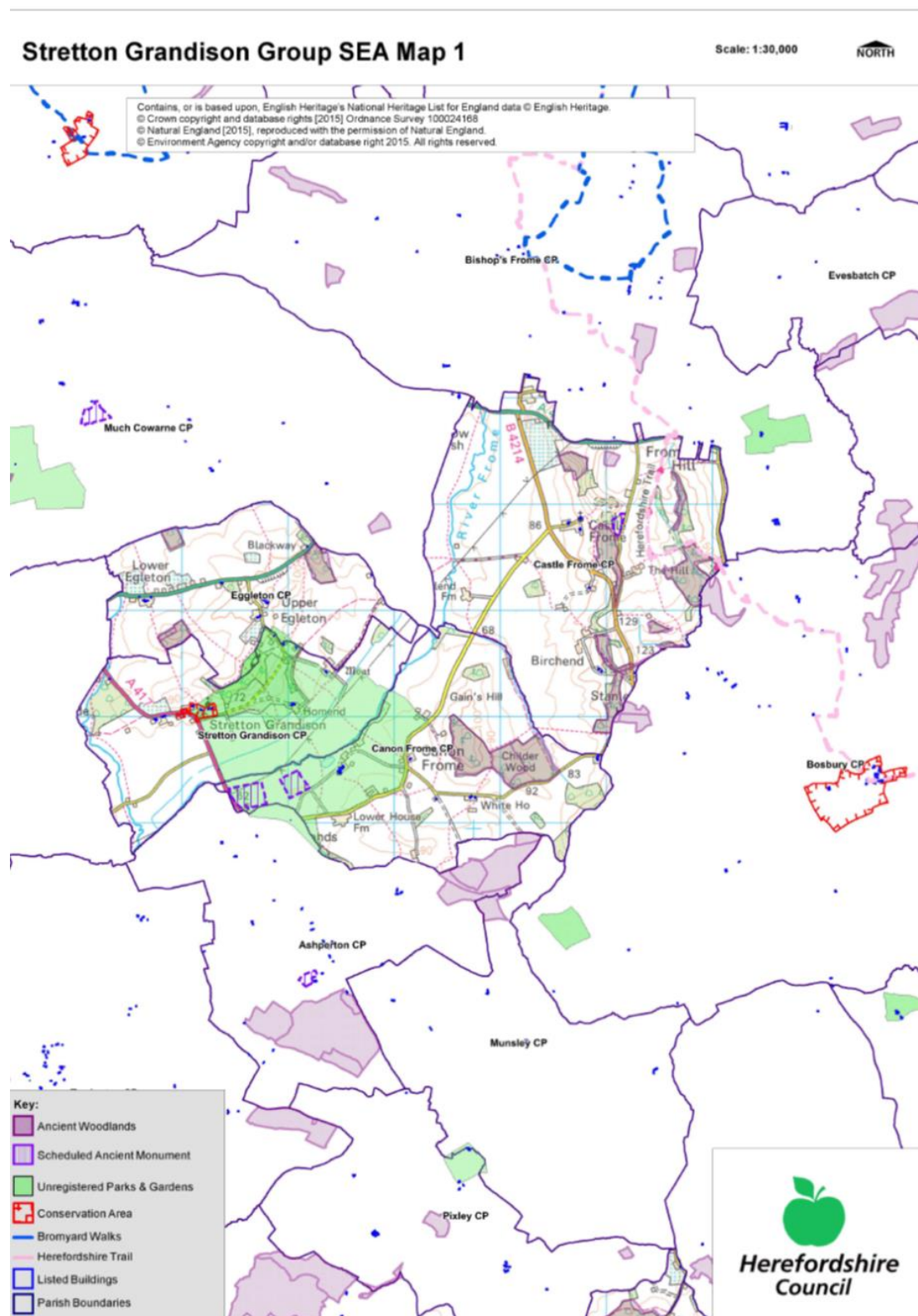
CONSERVATION	RESTORATION	ENHANCEMENT
<ul style="list-style-type: none"> Conserve all permanent pasture 	<ul style="list-style-type: none"> Seek opportunities to convert arable land back to wet pasture 	<ul style="list-style-type: none"> Encourage the creation of new wetland habitats
<ul style="list-style-type: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

7.14 RIVERSIDE MEADOWS

CONSERVATION	RESTORATION	ENHANCEMENT
<ul style="list-style-type: none"> Conserve, restore and enhance continuous linear tree cover along hedge lines, ditches and watercourses 		
<ul style="list-style-type: none"> Conserve and restore wetland habitats and seek opportunities for further wetland habitat creation 		
<ul style="list-style-type: none"> Conserve all areas of permanent pasture 	<ul style="list-style-type: none"> Seek opportunities to return arable areas to pasture 	
<ul style="list-style-type: none"> Seek to retain the strongly linear form of the landscape 	<ul style="list-style-type: none"> Explore opportunities to return to traditional patterns and processes of natural flooding cycles 	
<ul style="list-style-type: none"> Discourage further drainage of waterside meadows 	<ul style="list-style-type: none"> Seek opportunities to restore natural river bank and bed features and resist further loss of river habitat 	
<ul style="list-style-type: none"> Discourage built development 		
<ul style="list-style-type: none"> Discourage construction works that would interrupt the linear unity of the landscape 		

SEA Scoping Report, Herefordshire Council, May 2016¹⁶

This provides a range of information about local natural and built heritage assets in the Group Parish.



Stretton Grandison Group SEA Map 2

Scale: 1:30,000

NORTH

Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage.
© Crown copyright and database rights [2015] Ordnance Survey 100024168
© Natural England [2015], reproduced with the permission of Natural England.
© Environment Agency copyright and/or database right 2015. All rights reserved.



4.5 Biodiversity

There are 7 areas of ancient woodland in the Group Parish:

- Ibbridge Coppice;
- Blackway Coppice;
- Fishpool Wood;
- Camp Coppice;
- Yew Tree Coppice;
- Meephill Coppice;
- Hansnett Wood

There is 1 Site of Special Scientific Interest (SSSI)

- Birchend

There are 11 Special Wildlife Sites (SWS)

- Blackway Coppice;
- Fishers Coppice;
- River Frome;
- Foxhill & Fishpool Wood;
- Woodlands above Birchend;
- Meephill Coppice & Childer Wood;
- Highlea Wood;
- Hansnett Wood;
- Pond at Canon Frome Court;
- Woodland near Millend Cottage;
- Old canal at Ashperton.

4.6 Built Heritage

Listed Buildings, © Historic England 2015¹⁷

Stretton Grandison

17 results.

[NEWHOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- **NEWHOUSE, Stretton Grandison, County of Herefordshire**

¹⁷<https://www.historicengland.org.uk/listing/the-list/>

BRINSOP COTTAGE

Heritage Category: Listing

Grade: II

Location:

- BRINSOP COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

CHURCH COTTAGE

Heritage Category: Listing

Grade: II

Location:

- CHURCH COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

HOMES MEMORIAL APPROXIMATELY 3 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAWRENCE

Heritage Category: Listing

Grade: II

Location:

- HOMES MEMORIAL APPROXIMATELY 3 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAWRENCE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

BARN APPROXIMATELY 10 METRES NORTH-WEST OF STRETTON GRANGE

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 10 METRES NORTH-WEST OF STRETTON GRANGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

BARN APPROXIMATELY 50 METRES EAST OF TOWN'S END

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 50 METRES EAST OF TOWN'S END, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

THE FORGE

Heritage Category: Listing

Grade: II

Location:

- THE FORGE, Stretton Grandison, County of Herefordshire

PARK VIEW COTTAGE

Heritage Category: Listing

Grade: II

Location:

- PARK VIEW COTTAGE, Stretton Grandison, County of Herefordshire

BARN ON SOUTH SIDE OF BRINSOP COTTAGE

Heritage Category: Listing

Grade: II

Location:

- BARN ON SOUTH SIDE OF BRINSOP COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

CHURCH OF ST LAWRENCE

Heritage Category: Listing

Grade: I

Location:

- CHURCH OF ST LAWRENCE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

TOWN'S END AND ADJOINING GARDEN WALL TO NORTH-WEST

Heritage Category: Listing

Grade: II

Location:

- TOWN'S END AND ADJOINING GARDEN WALL TO NORTH-WEST, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

FILLINGS BRIDGE

Heritage Category: Listing

Grade: II

Location:

- FILLINGS BRIDGE, 1, FILLINGS BRIDGE, Stretton Grandison, County of Herefordshire

STRETTON COURT

Heritage Category: Listing

Grade: II

Location:

- STRETTON COURT, STRETTON COURT, Stretton Grandison, County of Herefordshire

HOMEND COTTAGES

Heritage Category: Listing

Grade: II

Location:

- HOMEND COTTAGES, 1, Stretton Grandison, County of Herefordshire

THE HOMEND

Heritage Category: Listing

Grade: II

Location:

- THE HOMEND, Stretton Grandison, County of Herefordshire

[MILESTONE AT SO 634435](#)

Heritage Category: Listing

Grade: II

Location:

- MILESTONE AT SO 634435, A 417, Stretton Grandison, County of Herefordshire

[BARN AND ADJOINING STABLE APPROXIMATELY 20 METRES SOUTH-EAST OF BRINSOP COTTAGE](#)

Heritage Category: Listing

Grade: II

Location:

- BARN AND ADJOINING STABLE APPROXIMATELY 20 METRES SOUTH-EAST OF BRINSOP COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

Canon Frome

10 results.

[BARN APPROXIMATELY 15 METRES NORTH-WEST OF REDCASTLE FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 15 METRES NORTH-WEST OF REDCASTLE FARMHOUSE, Canon Frome, County of Herefordshire

[BARN APPROXIMATELY 30 METRES SOUTH-SOUTH-EAST OF SOUTHFIELD FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 30 METRES SOUTH-SOUTH-EAST OF SOUTHFIELD FARMHOUSE, Canon Frome, County of Herefordshire

[BARN APPROXIMATELY 30 METRES SOUTH-WEST OF WHITE HOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 30 METRES SOUTH-WEST OF WHITE HOUSE, Canon Frome, County of Herefordshire

[CHURCH OF ST JAMES](#)

Heritage Category: Listing

Grade: II

Location:

- CHURCH OF ST JAMES, CANON FROME, Canon Frome, County of Herefordshire

STABLES APPROXIMATELY 20 METRES NORTH-WEST OF REDCASTLE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- STABLES APPROXIMATELY 20 METRES NORTH-WEST OF REDCASTLE FARMHOUSE, Canon Frome, County of Herefordshire

CANON FROME COURT

Heritage Category: Listing

Grade: II

Location:

- CANON FROME COURT, CANON FROME, Canon Frome, County of Herefordshire

WHITE HOUSE

Heritage Category: Listing

Grade: II

Location:

- WHITE HOUSE, Canon Frome, County of Herefordshire

HOLDINGS COTTAGE

Heritage Category: Listing

Grade: II

Location:

- HOLDINGS COTTAGE, Canon Frome, County of Herefordshire

Roman settlement

Heritage Category: Scheduling

Grade:

Location:

- Canon Frome, County of Herefordshire

Roman fort and outworks 550yds (500m) SW of Canon Frome Court

Heritage Category: Scheduling

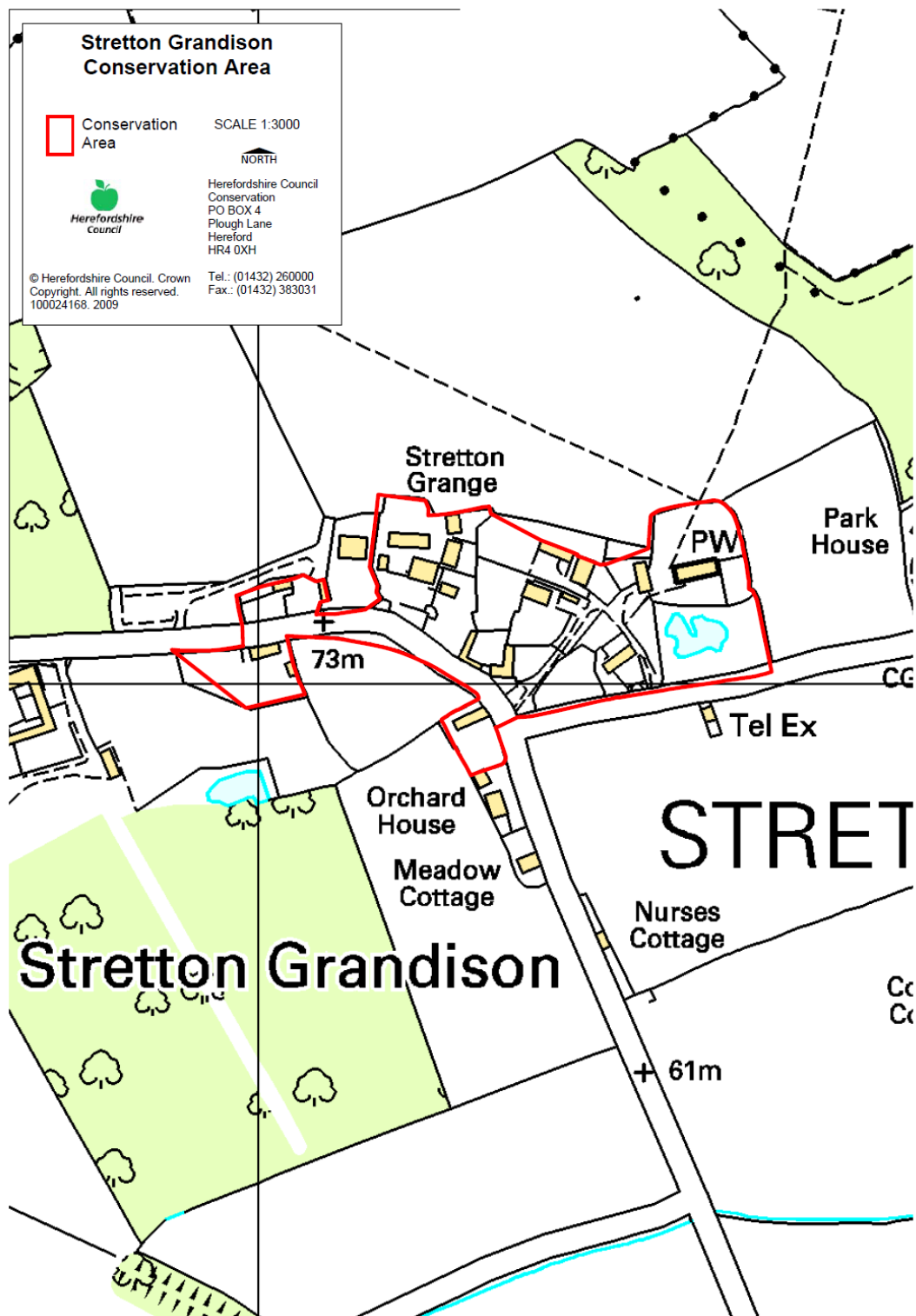
Grade:

Location:

- Canon Frome, County of Herefordshire

Stretton Grandison Conservation Area¹⁸

¹⁸ https://www.herefordshire.gov.uk/media/268483/Stretton_Grandison_conservation_area.pdf



4.7 Flood Risk

The Strategic Flood Risk Assessment (SFRA) provides a summary of flood risk in Herefordshire to inform the location of future development.

The Water Cycle Study examines how water resources and water supply infrastructure, wastewater treatment, water quality, sewerage and flood risk could constrain growth across Herefordshire.

Stretton Grandison is in the Middle Frome river catchment. The Middle Frome is classified as one of the highest areas at risk for flood reports in the county. This SFRA study states that:

Middle Frome has a 35-40% standard run percentage run off by sub catchment. This is potentially highly unsuitable for infiltration source control.

Middle Frome has a moderately slow flood response (Tp-time to peak) time at around 9-11 hours. The WCS states that the River Frome is identified as in poor ecological status especially upstream of Bromyard. (Classed as one of the rivers in the worst ecological state). Therefore will require specific mitigation measures if new housing is required in these sub-catchments.

Strategic Flood Risk Assessment (SFRA) For Herefordshire¹⁹

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).

Para 5.9 Site Specific Flood Risk Assessments

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.

.....

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

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

trigger the requirement for a detailed FRA for the site AND a drainage assessment for the locality. (5-32)

7.5 Sustainable Drainage Best Practice

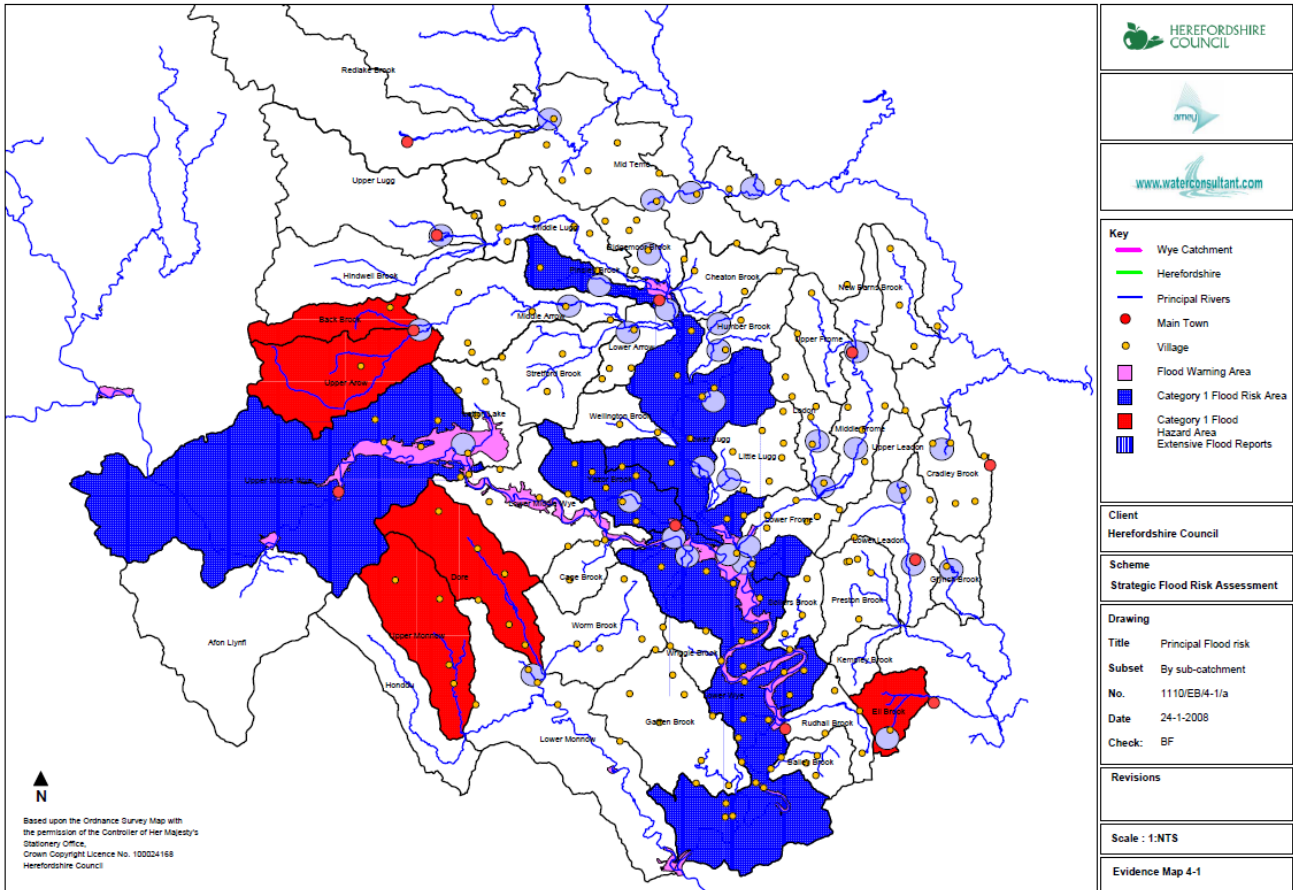
The single most authoritative source for SUDS design and implementation which should be cited in LDF policies is **The SUDS Manual – 2007, CIRIA C697** which provides comprehensive guidance on every aspect of SUDS .

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>).

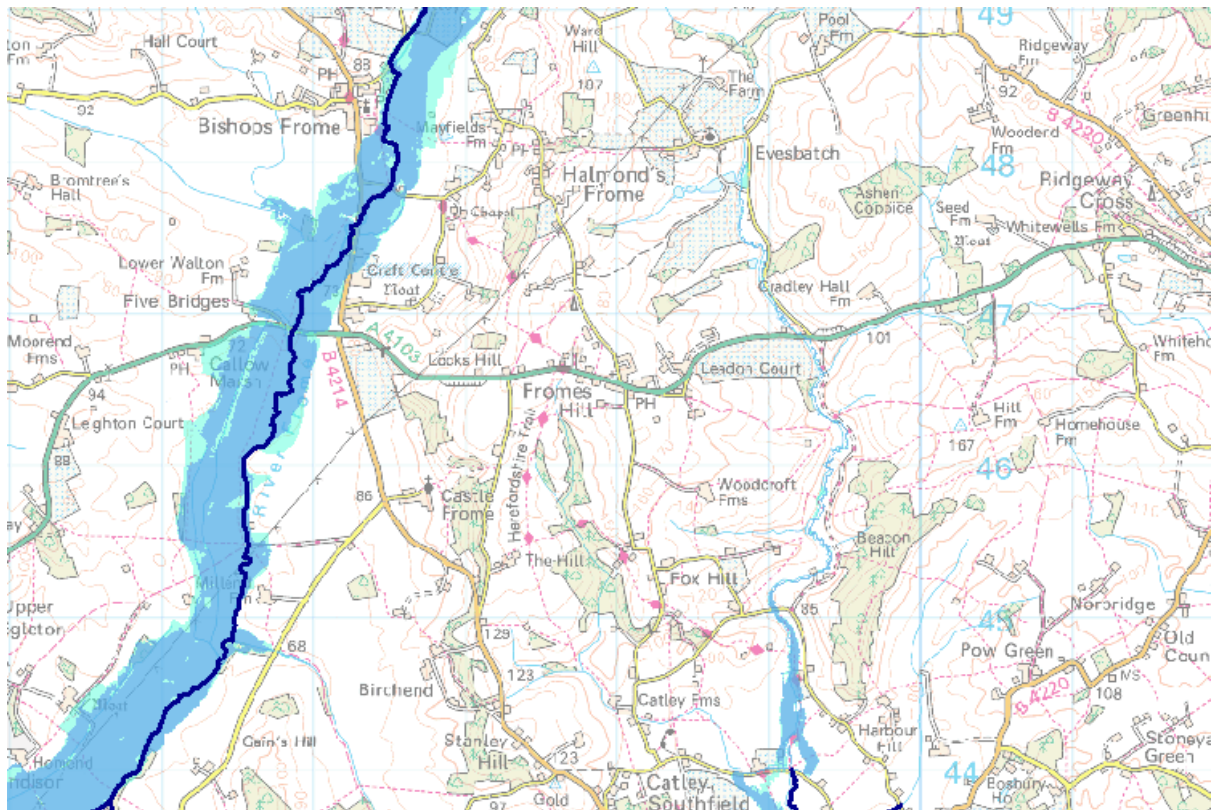
The Environment Agency has also provided an outline guide for developers which recommends that SUDS should be cost-effectively designed to work with retained natural features such as ditches or ponds, and to form an integral part of hard and soft landscaped areas.

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.

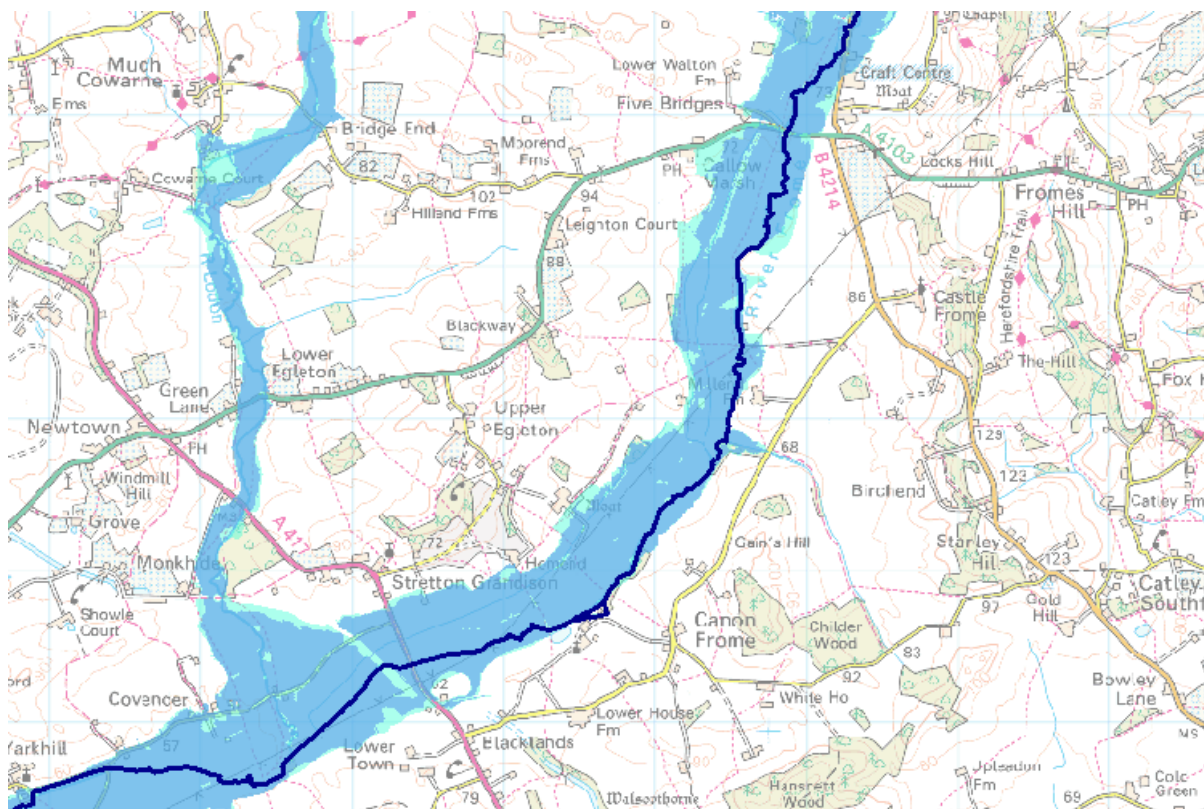
Principal Flood Risk Areas Map



Environment Agency Flood Map for Planning (Rivers and Sea), Stretton Grandison²⁰



²⁰ <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>



- Flood Zone 3
- Flood Zone 2
- Flood defences
(Not all may be shown*)
- Areas benefiting from flood
defences
(Not all may be shown*)
- Main rivers

Water Cycle Study²¹

The Water Study is part of the Growth Point Study and investigates the availability of water supply, treatment and infrastructure. The study also looks out the areas likely to flood across the county.

²¹ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/strategic-flood-risk-assessment-and-water-cycle-study>

4.8 Infrastructure

Core Strategy Infrastructure Delivery Plan, March 2013²²

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

4.141 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.

4.142 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.

²² <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/infrastructure-delivery-plan>

Community Infrastructure Levy

Herefordshire Council Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Document, March 2013²³

- 1.3 The 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.
- 1.5 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.

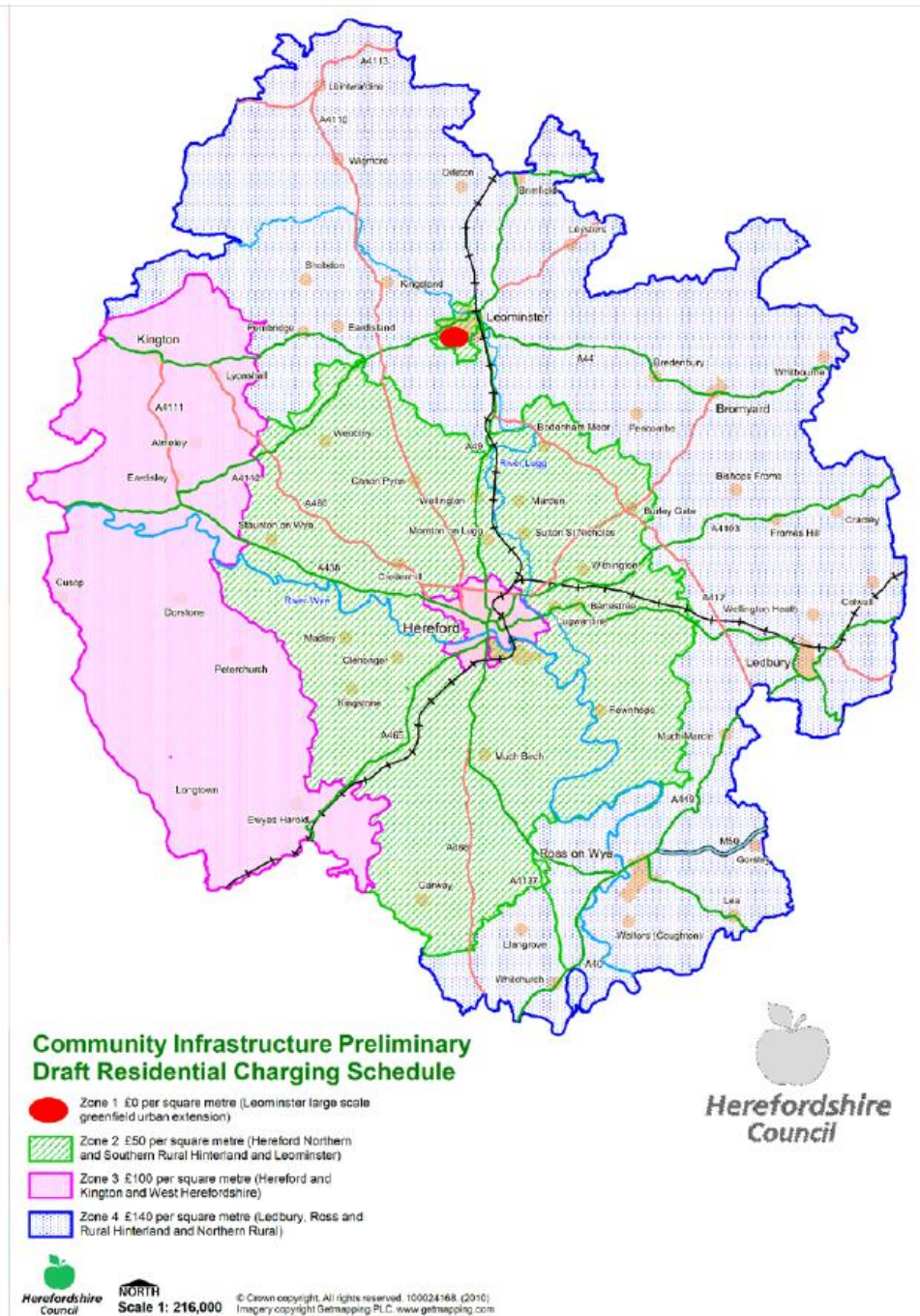
(Page 4, Herefordshire Council Community Infrastructure Levy Preliminary Draft
Charging Schedule Consultation Document, March 2013)

Proposed CIL rates

Proposed Use	CIL Charge per square metre
Residential Zone 1	£0
Residential Zone 2	£50
Residential Zone 3	£100
Residential Zone 4	£140
Residential Institutions (C2)	£0
Town Centre Comparison retail (A1)	£90
Out of Centre Comparison retail (A1)	£125
Small convenience retail (up to 280 sqm) (A1)	£80
Large convenience retail (over 280 sqm) (A1)	£120
Hotel (C1)	£25
Light Industrial (B1)	£0
Office (B1)	£0
General Industrial (B2)	£0
Storage and Distribution (B8)	£0
Leisure	£0

²³ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/>

Proposed Residential Preliminary Draft Charging Schedule



Key

- Zone 1 £0 per square metre (Leominster large scale greenfield urban extension)
- Zone 2 £50 per square metre (Hereford Northern and Southern Rural Hinterland and Leominster)
- Zone 3 £100 per square metre (Hereford and Kington and West Herefordshire)
- Zone 4 £140 per square metre (Ledbury, Ross and Rural Hinterland and Northern Rural)

Stretton Grandison lies within Zone 4.

5.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plans for Stretton Grandison. 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 in Stretton Grandison.

Appendix I Bibliography

A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc4

https://www.herefordshire.gov.uk/media/1740855/Housing_older_people_study_final_report.pdf

Core Strategy Infrastructure Delivery Plan, March 2013

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

Environment Agency Flood Map for Planning (Rivers and Sea)

<http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

Green Infrastructure Strategy Herefordshire 2010

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

Herefordshire Adopted Local Plan Core Strategy 2011-2031

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

Herefordshire Council Community Infrastructure Levy Preliminary Draft

Charging Schedule Consultation Document, March 2013

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/>

Herefordshire Council Local Housing Market Assessment (2012 update: draft report, January 2013, author: GL Hearn)

https://www.herefordshire.gov.uk/media/5759863/draft_lhma_report_05_02_13.pdf

Herefordshire County Employment Land Study 2012

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

Herefordshire Landscape Character Assessment SPG, 2004

https://beta.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf

Herefordshire Local Transport Plan 2013/14-2014/15, Herefordshire Council

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-transport-plan-2013-2015>

https://www.herefordshire.gov.uk/media/6606038/local_transport_plan_policy.pdf

Herefordshire SHLAA (Strategic Housing Land Availability Assessment) for the period 2011-2031 (Second Review, March 2012)

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

Listed Buildings, Historic England

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

National Planning Policy Framework (NPPF)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Natural England Character Area 100 Herefordshire Lowlands

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

Rural Housing Background Paper, Herefordshire Council, 2013

https://www.herefordshire.gov.uk/media/5749300/Rural_Housing_Background_Paper_March_2013.pdf

Strategic Flood Risk Assessment (SFRA) For Herefordshire

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

Stretton Grandison Conservation Area

https://www.herefordshire.gov.uk/media/268483/Stretton_Grandison_conservation_area.pdf

Stretton Grandison SEA Scoping Report, Herefordshire Council, May 2016

https://www.herefordshire.gov.uk/media/4567612/stretton_grandison_sea_scoping_report.pdf

Water Cycle Study

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

Kirkwells

The Planning People

For more information on the contents of this document contact:

Louise Kirkup

Director

Kirkwells

Lancashire Digital Technology Centre

Bancroft Road

Burnley

Lancashire

BB10 2TP

01282 872570

louisekirkup@kirkwells.co.uk