

Eaton Bishop

Neighbourhood Development Plan

2017-2031



Kirkwells

The Planning People

Executive Summary

The Localism Act 2011 gives Parish Councils powers, through the preparation of **Neighbourhood Development Plans (NDPs)**, to shape new development within the Parish. The Parish Council proposed the preparation of an NDP and following initial public consultations, paragraph 1.5 lists the key points to be addressed by the NDP.

The steps involved in preparing the NDP are set out in **Section 1**. The NDP, when approved by the community and Herefordshire Council, will be used alongside the **Herefordshire Adopted Local Plan Core Strategy 2011-2031** (hereinafter referred to as the **Core Strategy**) and other relevant National and European Legislation to determine planning applications. This policy framework is outlined in **Section 3** of this document and, in a separate paper, **“Eaton Bishop NDP Planning Policy Assessment and Evidence Based Review, February 2016”**.

Section 2 describes some of the history and present day characteristics of the Parish to provide more background to the considerations leading to the formulation of the **Key Planning Issues and Aims (Section 4)** and the **Objectives (Section 5)** which underpin the NDP policies.

The **Core Strategy** requires a growth target for Eaton Bishop Parish of a minimum of 33 new properties between 2011 and 2031. This represents 18% of the 186 properties existing in the Parish in April 2011. So far a total of 4 new houses have been completed, with a further 3 developments under construction (see paragraph 6.1.2). Thus, sites for a further 26 properties have to be identified.

To achieve this, a “Call for Sites” was publicised to give those who own property or land within the Parish an opportunity to offer plots for development. These offers were subjected to independent, objective assessment by Kirkwells Planning Consultants, who were engaged by the Parish Council to undertake the exercise. Details of the analysis and assessment of the offered sites are available in a separate document, **“Eaton Bishop Neighbourhood Development Plan Call for Sites Assessment Report, January 2016”**.

Of the 21 sites submitted for consideration, 6 were approved by the Parish Council to be taken forward in the plan, potentially providing for around 28 houses over the next 15 years. When these are added to the houses already completed since 2011 or under construction, the target for growth in the Parish will have been achieved (see **paragraphs 6.1.4 – 6.1.8**).

All the chosen sites relate well to existing built forms of the settlements identified for development by the **Core Strategy** and for the required main focus to be on

Eaton Bishop with the lesser focus on Ruckhall. The proposed choice of sites will result in at least 90% of the development located within the settlement boundary of Eaton Bishop and around 10% within the settlement boundary of Ruckhall.

None of the 6 sites significantly extend the boundaries of existing settlements into open countryside nor do any reduce the separation of Eaton Bishop and Ruckhall. Also, none encourage future linear development or encroachment into the wider countryside, especially the “green gap” between Eaton Bishop and Ruckhall.

The results of the analysis take into account the policies stated in **Sections 6.1 - 6.4**. **Policy EB1** describes the siting of new developments in the Parish as required by the Herefordshire Local Plan Core Strategy 2011-2031 and the views expressed from public consultation within the Parish. **Policy EB2** identifies the proposed sites for future new housing development.

Policy EB3 indicates the types of housing development which the Parish wishes to see in order to provide for the perceived future needs of the community.

Protection of the local environment and its historic heritage are addressed by **Policies EB4** and **EB5** in **Section 6.2**. **Section 6.3** notes that within the Parish only the church and Village Hall offer community facilities. In addition, several aspects of the Parish infrastructure are very limited or currently working at maximum capacity. Examples of this are the inadequate public transport service and the sewage treatment plant mentioned in **paragraphs 2.26** and **2.31**. Whilst the NDP can only address planning for our own Parish, the required expansion of Eaton Bishop and the neighbouring villages will put increased pressure on shared facilities, such as schools and the GP surgery. **Policy EB6** protects existing community facilities and supports investment in new infrastructure. **Policy EB7** considers the management of flood risk. An additional **Policy EB8** requiring developers to consider the need for local infrastructure improvements linked to waste water management and water supply has been added following comments submitted at Regulation 14 consultation stage from Dwr Cymru Welsh Water and Environment Agency.

The Parish recognises the benefits of encouraging rural enterprise to provide local employment. However, new businesses should be of small scale to protect the character and landscape of the Parish. Therefore, **Policies EB9 – EB12** advise on measures to achieve this and define conditions for the control of the construction of larger developments. **Policy EB13** sets out criteria for community energy schemes.

Note: The documents “Eaton Bishop NDP planning Policy Assessment & Evidence Base Review” February 2016 and “Eaton Bishop Neighbourhood Plan Call for Sites Assessment Report” are available on the Parish website (www.eatonbishoppcc.btck.co.uk).

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Vision

The following statement underpins the purpose and guides the preparation of the Neighbourhood Development Plan (NDP):

“To protect and enhance the rural nature of the Parish through incremental development in an appropriate and sustainable way in order to maintain and, where possible, enhance the quality of life for all of the village community.”

Acknowledgements

Eaton Bishop Parish Council wishes to acknowledge the help received in the preparation of this document from the following people:

Louise Kirkup of Kirkwells for her factual advice and assistance with the preparation of the draft and final editions of the Neighbourhood Development Plan (NDP).

Yvonne Coleman and Samantha Banks for their expert guidance to the Steering Group with regard to ensuring that the NDP conforms with European, national and local legislation.

Tim Hoverd and Julian Cotton for determining the extent of the buffer zone that is deemed to affect the setting of Eaton Camp in Ruckhall.

The residents of the Parish for their views and comments which have formed the basis of the NDP and without which no plan could have been produced.

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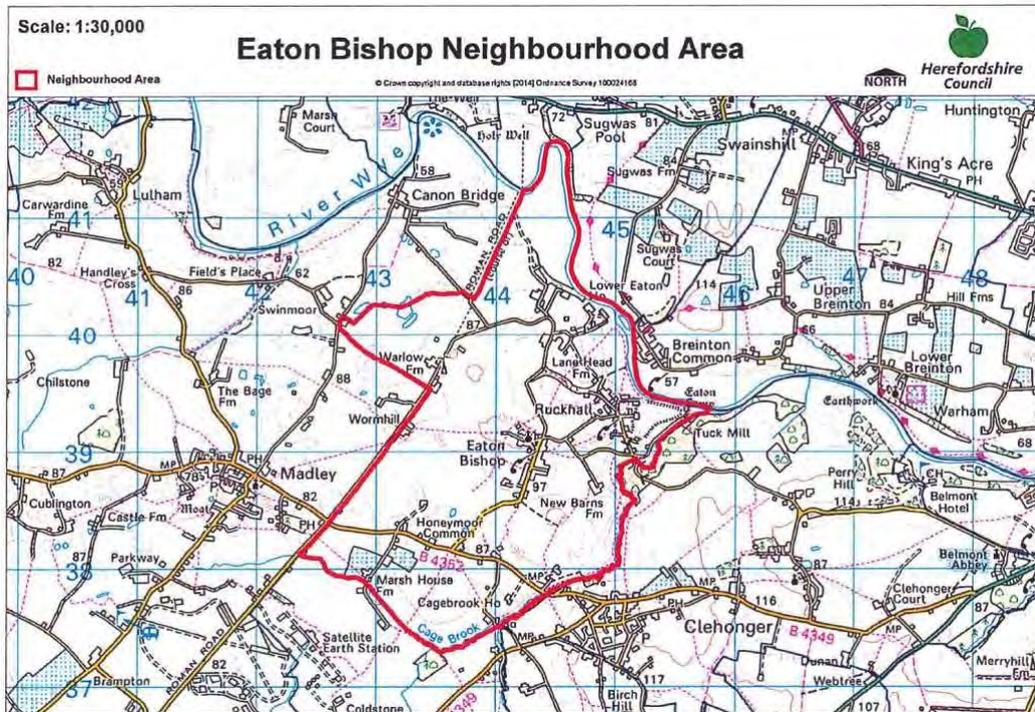
1.0 Introduction and Background

1.1 **The Localism Act 2011** gives Parish Councils and other relevant bodies new powers to prepare statutory **Neighbourhood Development Plans (NDPs)** to help guide development in their local areas. Through NDPs, local communities have the opportunity to shape new development as planning applications are determined in accordance with the Local Plan, unless material considerations indicate otherwise. **Herefordshire adopted Local Plan Core Strategy 2011-2031¹** (hereinafter referred to as the **Core Strategy**) and Eaton Bishop Neighbourhood Development Plan (once “made”) will be part of the statutory development plan for the area. In addition, the **National Planning Policy Framework (NPPF)²** is a material consideration in any planning application determinations.

The steps in preparing a Neighbourhood Development Plan are set out below.



- 1.2 Eaton Bishop Parish Council proposed the preparation of an NDP for the Parish in 2014. An application for recognition as a “Designated Neighbourhood Planning Area” was submitted to Herefordshire Council on 20th July 2014 and the application was approved on 17th September 2014. The Designated Neighbourhood Planning Area is shown on Map 1 below.



Map 1 Eaton Bishop Designated Neighbourhood Plan Area
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Informal Public Consultation

- 1.3 A Steering Group was set up and an initial public consultation event was held on 7th March 2015 at Eaton Bishop Village Hall. An invitation was delivered to every house in the Parish and the event was attended by more than 100 people out of 324 on the electoral roll. Detailed questionnaires were available to complete on the day or return later. Of those who completed the questionnaire, 87% supported the Parish Council's proposal to prepare a Neighbourhood Development Plan. A full summary of the responses to the questionnaire is included in the **Consultation Statement**.
- 1.4 Much of the feedback from the questionnaire has informed the formulation of the Vision, Objectives and overall content for the NDP.

1.5 This early informal consultation and discussions with the Steering Group identified the following scope and key themes which should be addressed in the NDP:

- The Plan should reflect the small rural parish context, and address a limited range of appropriate issues.
- Provision of a positive planning framework to support the delivery of at least 33 new homes in the Parish over the plan period, as required by the **Core Strategy**.
- Construction of new housing should be phased to ensure steady, incremental growth over the plan period. This will allow for the essential improvements to the Parish infrastructure to be brought forward. For example, to address the requirement for increased sewage treatment since the current treatment works is at full capacity, and the need for affordable public transport to give an alternative to private car use.
- The very narrow road access within and on the approaches to Ruckhall is a problem which must be addressed before additional development could be considered.
- The site of the ancient Hill Fort, known as Eaton Camp, reduces significantly the possible number of sites available for development in Ruckhall. This is supported by evidence from Herefordshire Archaeology and Historic England.
- New developments should be of a high design quality, making use of local materials and renewable energy sources where possible, and should be sited to be in sympathy with the landscape setting of the settlements within the village.
- Criteria have been established for Eaton Bishop and Ruckhall to guide development to the most sustainable locations taking into consideration issues such as the existing built form, access, flood risk, landscape setting, protection of important views etc. and to allow settlement boundaries to be determined.
- Independent assessment using these criteria has been employed to assess any sites offered for development.
- New housing should include a range of house types, sizes and styles to meet local needs, and, in particular, should include cottages / smaller properties for first time buyers, and properties designed for older residents.
- Housing development should be based on smaller schemes of 1–8 units to provide a sense of rural, rather than suburban living, and to promote social inclusion and integration with the existing community.
- Agricultural and other development which requires planning consent, for example, large poly-tunnels and energy schemes, should be sited and designed appropriately to protect landscape setting and local biodiversity.

Formal Consultation on the Draft Plan

- 1.6** The Draft NDP was published for an 8 week formal public consultation (under Regulation 14) from 25th July to 17th September 2016. The written responses, together with the Parish Council's consideration of all representations, and any resulting changes to the Plan are provided in the Consultation Statement which accompanies the submission version of the NDP.
- 1.7** Herefordshire Council published the plan for a further 6 weeks consultation in Autumn 2016 before it was examined by an independent Examiner in February / March 2017. The Examiner recommended a number of modifications to the NDP to ensure the Plan meets the Basic Conditions, and these changes have been incorporated into the final version of the document.

2.0 The Parish of Eaton Bishop



View of Eaton Bishop and Black Mountains from Ruckhall Pitch

- 2.1** Eaton Bishop is a small rural Parish lying approximately 6 miles to the west of the city of Hereford. The Parish, which extends to over 672 hectares, had 414 residents in 173 households in 2011 (Census 2011³). The population percentage of the Parish of Eaton Bishop divided into three cohorts is as follows (Census 2011):

Age Group	Number of Residents	Percentage of the Parish population of 414
1 – 18 yrs	78	19%
19 – 65 yrs	242	58%
Over 65 yrs	94	23%

Local Landscape Character

- 2.2 The Parish is bounded almost entirely by natural features and historic routes: by the River Wye to the north and north east; the Cage Brook forms most of the southern, south-eastern and eastern Parish boundary; and a Roman road, known as Stone (also known as Stony or Stoney) Street, almost entirely straight along its south west / north east course, forms the western boundary and ends at the south bank of the River Wye.
- 2.3 This is a very rural area. The Parish of Eaton Bishop lies within National Character Area 100 Herefordshire Lowlands⁴. The Parish lies on Devonian sandstone overlain by glacial deposits of till and moraine in places. This has given rise to varied soil quality. The landscape is gently undulating with remnants of ancient woodland of ash, field maple and oak along with bracken. Around Warlow pool, the landscape is notable for kames (mounds of sediment deposited along the front of a melting glacier) and kettle holes (holes or depressions filled with water and formed by blocks of ice separated from a glacier). The Parish has the following landscape types:
- Principal settled farmlands
 - Wet pasture meadows
 - Wooded forest.
- 2.4 Field boundaries are mainly of hedgerow, many contours of which reflect the diverse local history and are a historic feature in their own right, or as “relic boundaries” (a boundary that no longer exists but still has an effect on the present day area), and they have a high biodiversity value. There are around 30 ancient trees in the Parish providing varied habitats. Some are in open fields indicating previous field boundaries now removed. There are also some stone walls and stone faced banks.
- 2.5 There is a significant number of entire and remnant traditional orchards, some with potential for restoration. The many veteran orchard trees of over 30 years support high biodiversity.
- 2.6 A network of wooded dingles is found along the River Wye and Cage Brook. There are small areas of woodland on Honeymoor and Littlemarsh commons as well as around Upper Wormhill and Lower Eaton. Some coppiced small leaved lime and midland hawthorn have historic significance in the Parish. The parkland at Lower Eaton also offers an historic landscape.

- 2.7 The agricultural landscape varies from intensive arable to dairy including mixed and livestock farms. These range from traditional breeds generally on the smaller, unimproved pastures to more intensive herds and flocks of commercial livestock on permanent pasture, short term leys and fodder crops. This variety is an important feature of the local landscape.
- 2.8 Dark skies are an important asset of the neighbourhood area. Street lighting at Bentley Drive and Pulley Avenue has been modified to provide more economic lighting with the added benefit of enhancing the experience of dark skies in the Parish.
- 2.9 Footpaths and the recently installed Jubilee Bench afford magnificent views of the River Wye valley and landscapes within and surrounding the Parish.

Historical Development

Eaton Bishop

- 2.10 The Parish of Eaton Bishop has a history dating back to settlements during the bronze and iron ages through to modern conversions of historic buildings.
- 2.11 During the Roman period, a road was constructed to cross the river via a bridge or ford leading towards the Roman regional town of Kenchester on the north side of the River Wye. The area is rich in Roman features and includes numerous undated and unexcavated crop marks which may represent sites of houses or temporary army camps. Eaton Bishop is described in historical documents, including amongst others, the Domesday Survey (1086), associated with the Bishop's Palace at Sugwas, a Bishop's rental roll (c.1250), a Henry VIII survey (1537) and detailed accounts of the rent rolls of the Bishop's Manors from the 15th to 17th centuries. This historic land usage informs the features of the landscape and some agricultural activity in the present day.
- 2.12 Eaton Bishop and Ruckhall, the two primary settlements, differ dramatically both from each other and from the other smaller settlements which make up the Parish. The built environment has a rich mix of quality stone and timber buildings alongside modern block-work and brick dressed homes and as in all modern settlements, the mix continues to evolve. There are 21 Listed Buildings and Scheduled Monuments in Eaton Bishop Parish and these are listed in **Appendix I**.
- 2.13 The settlement of Eaton Bishop was originally built around the church in a traditional cluster village form as shown in the title map of 1839. From the 1980's

through to the current day, the village has evolved into a linear, ribbon development layout extending south and east with many pastures and fields either side of the houses seaming the road. From the Clehonger to Madley road into the village, the church is clearly visible alongside the roofs of other historic buildings dating from between 16th to 19th century including the Grade II listed timber framed and lime rendered property, “The White House”.

Eaton Bishop Church



Church of St Michael & All Angels, Eaton Bishop.

- 2.14** The juxtaposition of the church within its enclosure on a circular mound, and the Iron Age Camp in Ruckhall, both on higher ground, suggest an ancient connection between pre-Christian times and the Christian era. The church of St Michael and All Angels, some parts of which date back to at least the 11th century, is Grade I Listed and is particularly notable for the exceptional 14th century stained glass in the east window. The glass is noted by Sir Nikolaus Pevsner as being “the finest Decorated glass in the county”, praise indeed for a small Parish church. The original graveyard surrounds the church and dates from at least 1285 but is likely to be considerably older (c.7th century), and there is a separate, later extension.

Ruckhall

- 2.15 Ruckhall is a dispersed settlement made up primarily of cottages above the River Wye. All of the houses sit well and within their own garden plots reflecting the commoner/crofter roots of many of them.

Eaton Camp



Aerial view of the Iron Age Hill Fort, Eaton Camp, courtesy of Herefordshire Archaeology.

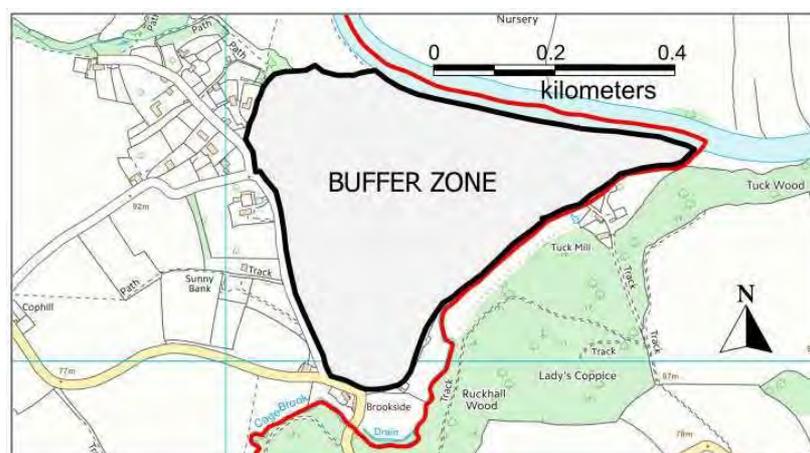
- 2.16 To the east of the residential houses in Ruckhall lies the Scheduled Monument, Eaton Camp. The archaeological remains are in both private and National Trust ownership and are subject to a detailed Conservation Management Plan, “A Conservation Management Plan for Eaton Camp, Ruckhall, Herefordshire”, (Dorling and Hanks, 2013), available on the Parish website www.eatonbishoppcc.btck.co.uk. The Camp dates from the Iron Age and sits on a promontory overlooking the River Wye.
- 2.17 An important historical and landscape feature in Ruckhall, the Iron Age Camp hill fort, is situated in a commanding position on a slightly sloping spur with a view due

east to equinoctial sunrises over the confluence of the Cage Brook and the River Wye. The interior of the fort is divided into three fields between two owners and the ramparts lie within the gardens and paddocks of a further 8 properties.

2.18 The Historic England record for the site advises that despite excavation, site clearance, partial ploughing and the crossing of pathways and fences, the promontory hill fort survives comparatively well. Excavations in 2012 and 2013 confirmed that the Camp dates back to the early Iron Age between 500 and 700 BC. Two ditches within the fort were excavated. The ditch separating the promontory from the main fort contained fragments of decorated pottery, burnt bone and fire cracked pebbles as well as an apparent ritual deposit of animal bone. The best example of a circular building discovered so far from within a Herefordshire hill fort was found during the second season of excavation in 2013. Evidence of a permanent hearth was found inside the hut. A large shaft was also found at Eaton Camp adding further weight to the hypothesis that the eastern end of the hill fort may have been used for ritual or ceremonial purposes.

2.19 The Conservation Management Plan for the monument, written in 2013, gives recommendations for a programme to maintain the archaeological and historical features in their optimum condition. This programme includes work to increase and maintain the diversity of the ecological features of the hill fort and to encourage sustainable public access.

2.20 Eaton Bishop Parish Council has taken advice from Herefordshire Archaeology concerning the need to protect the setting of this nationally significant heritage asset. Map 2 below indicates the “buffer zone”, supported by Historic England, and within which new development is considered to be unacceptable as it would impact adversely on the setting of Eaton Camp.



Map 2 Eaton Camp Buffer Zone

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Lower Eaton, Shepherds Meadow and other Areas of the Parish

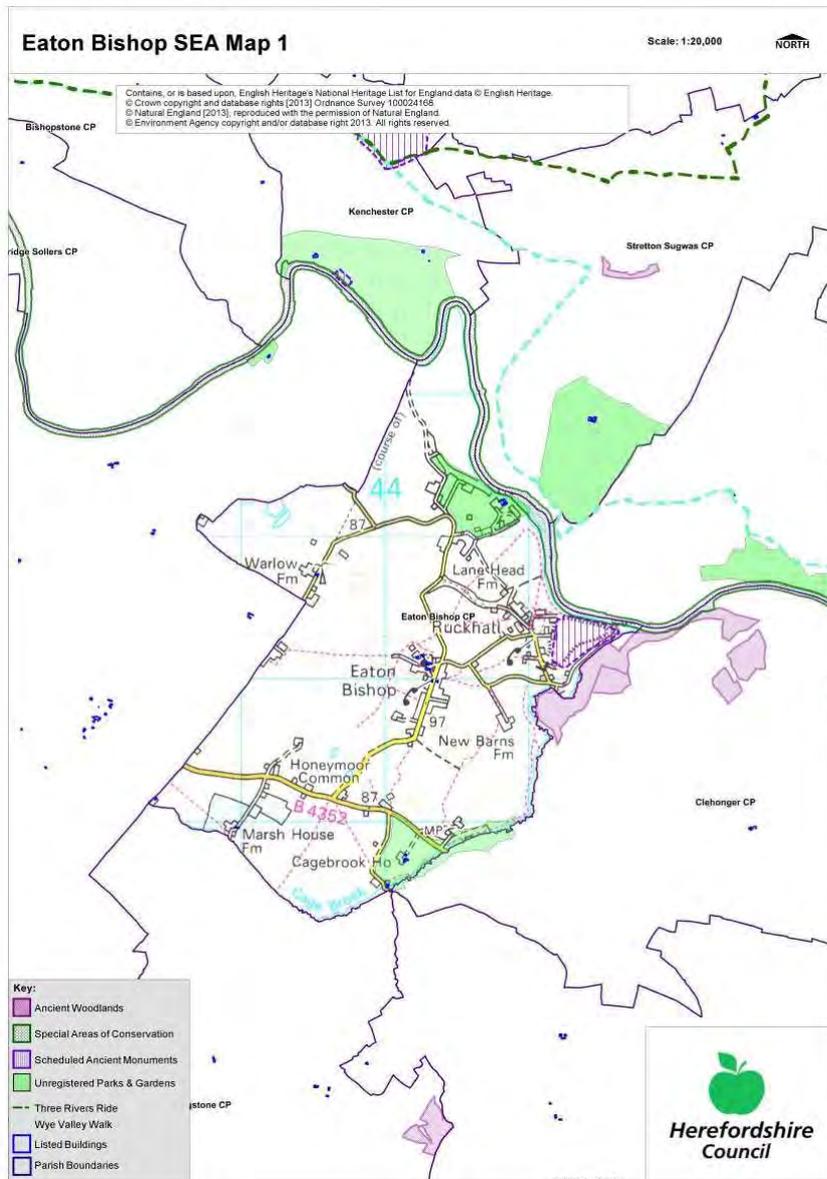
- 2.21** In terms of size, the third of the settlements in the Parish, is dominated by the Lane Head Farm and Threshing Barn, now converted to domestic use, and the Grade II Listed Lower Eaton House. Lower Eaton House, also known as “The Manor House”, was built in 1743 and later extended and embellished in the high Victorian style. It sits beside the River Wye and has around it former estate buildings – all of which have been converted into domestic use. Shepherds Meadow is sited away from public view, in a charming position overlooking the River Wye, and is now in domestic and commercial use.
- 2.22** There are two unregistered parks and gardens within the Parish: Cagebrook House to the south, a small park which may have been improved by John Davenport in the late 18th century, and Lower Eaton to the north which is a house of the mid-18th century with later alterations. The surrounding fields formed a deer park in the 18th century and the river frontage was planted with ornamental beds in the 19th century.
- 2.23** Other small developments of farms, barns and dwellings are located within areas known as Wormhill, Marsh Farm and Littlemarsh Common.

Biodiversity

- 2.24** The Parish has 3 sites of Special Scientific Interest (SSSI). These are the River Wye, the bank side of which continues to support native flora, such as wild garlic, despite the presence of invasive species e.g. Himalayan balsam and giant hogweed; Cage Brook Valley which includes woodland and unimproved grassland with monkshood and Littlemarsh Common which contains wet grassland with wild orchid species. There are 8 Special Wildlife Sites (SWS’s) which include Honeymoor Common (wet pasture with ponds and scrub), Eaton Bishop churchyard (bat roost), the hay meadow near Eaton Camp, Warlow pool (large pool with wooded margin) and the Cage Brook (aquatic and bankside flora). In addition, there is an area of ancient woodland bordering Eaton Bishop Parish. These are listed in **Appendix II** and shown on Map 3.
- 2.25** The River Wye Special Area of Conservation (SAC) follows the River Wye along the northern boundary of the Parish. The Environmental Report (Herefordshire Council, October 2016) in Appendix 1: European Sites sets out further information about the River Wye:

“Site features: Water courses of plain to montane levels with the *Ranuncion fluitantis* and *Callitricho-Batrachion* vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish *Austropotamobius pallipes*. Sea lamprey *Petromyzon marinus*. Brook lamprey *Lampetra planeri*. River lamprey *Lampetra fluviatilis*. Twaite shad *Alosa fallax*. Atlantic salmon *Salmo salar*. Bullhead *Cottus gobio*. Otter *Lutra*. Allis shad *Alosa alosa*.

Vulnerability data: Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations.”



Map 3 Eaton Bishop SEA Map 1

Eaton Bishop Parish Council (Licensee) License No. 100056048

Local Facilities

- 2.26** Apart from the church, the Village Hall, and a small playing field, there are virtually no local amenities. Indeed, historically there has been a shrinkage, as the only public house, the small school, village shop and the former post office have all disappeared from use. Exacerbating this loss of local amenities, the availability of public transport to adjoining villages and the city of Hereford is extremely limited, thus impacting on the day-to-day social life and “out of village” activities accessible to the community.
- 2.27** There is a Mothers and Toddlers group as well as keep fit, yoga and tai chi classes held weekly in the Village Hall. The Hall is used for monthly meetings of the Gardening Club and Parish Council, and there is a Farmer’s Market held on the first Saturday of each month except January. Community and fundraising events are organised in the Parish. Examples of these include the village fête, fashion show, firework display, quiz and curry evenings and the village Christmas lunch. There is a fortnightly service in the church.
- 2.28** Pre-schools and primary schools are located in Clehonger, Kingstone and Madley (2-4 miles) and there is a high school at Kingstone (4.5 miles). There is school transport available to Madley and Kingstone. Further education is provided in colleges in Hereford. Bus travel is inadequate and costly although those on low income may receive help towards travel costs.
- 2.29** The nearest doctors’ surgery is in Kingstone (4.5 miles), and general hospital (including A&E) and dental services are available in Hereford. There is an Age Concern group in Madley. The nearest village grocery shops, post offices and hairdressers are in Madley, Kingstone and Clehonger. The closest supermarket is located in Belmont (4 miles).

Employment and Businesses

- 2.30** There are some small businesses run from the Parish but they do not necessarily provide employment for local people - see para 6.4.1. Employment of adults is diverse; some use their homes as home office facilities whilst others commute to surrounding areas or towns and some travel greater distances for work.

Drainage

- 2.31 Both the River Wye and Cage Brook are failing the Water Framework Directive. Increased pressure from domestic sewage could exacerbate this.
- 2.32 Drainage is a problem away from the higher ground in the Parish due to the heavy clay soil. Most houses in the Parish have to rely on their own sewerage facilities. A small number of properties (about 1/3rd of the properties in the main settlement) are served by a sewage treatment plant situated to the rear of the recreational area at the bottom of Pulley Avenue in the centre of Eaton Bishop. The plant was built in the 1950's to service the Pulley Avenue development of around 40 houses. The outflow is discharged into the Cage Brook below New Barns Farm. An email from Welsh Water confirmed that the plant is now operating at full capacity and that there are no plans to extend the system.
- 2.33 Poor drainage and local flooding are of particular concern in Ruckhall and there is no current or anticipated future provision of mains drainage. Expert advice was obtained which guided the Parish Council to limit further development and ensure that the identified sites for development are designed to ensure satisfactory surface and foul water drainage provisions. These issues are dealt with in more detail in paragraphs 6.1.8, 6.3.7 - 6.3.11, **EB Policy 8 "Managing Flood Risk"** and **EB Policy 9 "Wastewater Treatment and Water Supply"**.

Implications for the Plan

- 2.34 When considering planning and development, it is important to keep in mind the steadily and continuously evolving character of the Parish and the consequential impact on its infrastructure and natural habitats. Thus, any changes with respect to large, increased housing development in the short term should be resisted in favour of gradual and sustainable small scale developments.

3.0 Planning Policy Context

3.1 National planning policy is set out in the NPPF published in 2012. This document indicates, in paragraphs 6 and 7, that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform economic, social and environmental roles.

3.2 **Neighbourhood planning is addressed in paragraphs 183-185 of the NPPF: 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.*

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.*

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.*

3.3 The local strategic planning policy framework for the neighbourhood plan area comprises the **Core Strategy** adopted on 16th October 2015. The key policies relevant to the NDP for Eaton Bishop are set out in the Herefordshire's Rural Areas chapter Policy RA1 - Rural Housing Distribution and Policy RA2, Housing in settlements outside Hereford and the market towns. Policy RA1 establishes a rural housing distribution for the county and identifies a target proportional growth figure of 18% for the Hereford rural housing market area. Eaton Bishop is identified

in Figure 4.14 as one of the settlements which will be the main focus of proportionate housing development. Ruckhall is identified in Figure 4.15 as one of the other settlements where proportionate housing is appropriate. Policy RA2 supports housing growth in and adjacent to these settlements. Other key **Core Strategy** policies relate to the protection of landscape and built heritage, including Policies RA3, RA4, RA5, H2, H4, Policy LD1 Landscape and townscape, LD2 Biodiversity and geodiversity, Policy LD3 Green infrastructure and Policy LD4 Historic environment and heritage assets.

- 3.4** Further information can be obtained from a summary document, “Planning Policy Assessment and Evidence Base Review”, which has been prepared as a background document to aid the preparation of a NDP. This notes the relevant national and local planning policies and has been used to inform the draft policies in the Eaton Bishop NDP. The document is part of the evidence base for the NDP and is available on the websites www.eatonbishoppcc.btck.co.uk and www.eatonbishop.org

Note: Also see para 6.0.2

4.0 Key Planning Issues and Aims

4.1 Key planning issues for Eaton Bishop have been drawn from the public consultation event held on 7th March 2015 and summary of responses to the associated questionnaire. In addition, the Steering Group has been guided by the need to promote sustainable development and to ensure that the Neighbourhood Development Plan is in accord with the NPPF, and the adopted Local Plan Core Strategy for Herefordshire, and that account is taken of the Strategic Environmental Assessment and Habitats Regulations Assessment processes as required by European legislation.

4.2 The NDP addresses the following key issues. The need to:

Plan for Some New Housing.

To:

- Encourage new housing in or adjacent to the two settlements of Eaton Bishop and Ruckhall.
- Focus development on several small scale sites rather than one or two large developments.
- Provide some houses in the lower, more affordable end of the market for people to set up home for the first time in the Parish.
- Encourage development of houses both for sale and to rent to meet changing local needs.
- Promote development of houses or bungalows suitable for retirement provision, to enable residents to “right-size” from larger properties but still remain in the Parish.
- Encourage the provision of warden assisted retirement property for the elderly to rent or buy.

Protect Local Landscape Character.

To:

- Guide development away from land classed as “Open Countryside” or within the boundaries of protected areas.
- Promote sustainable patterns of development and avoid extending linear development within the Parish, especially that which would have the effect of joining the two distinct settlements of Eaton Bishop and Ruckhall thus losing agricultural land.
- Guide development towards sites where it would not impact on the skyline.

Improve Local Infrastructure.**To:**

- Focus, within the plan, on improving the existing very poor infrastructure. For example, roads within the Parish, walking and cycling routes, sewage treatment, flood alleviation and provision of an open space as a public amenity.
- Encourage provision of better public transport, with regular services into Hereford that actually serve the two settlements of Eaton Bishop and Ruckhall and not just pass by the Parish on the Clehonger to Madley road.

Promote Sustainable Development, Reducing the Carbon Footprint, Protecting the Natural Environment and supporting Local Employment.**To:**

- Help reduce Eaton Bishop's carbon footprint by encouraging renewable forms of energy and high levels of insulation in both new and existing properties.
- Protect and enhance wildlife habitats and built heritage.
- Encourage business development suited to the rural environment, along with delivery of better broadband speed to enable working from home where required.

5.0 Objectives

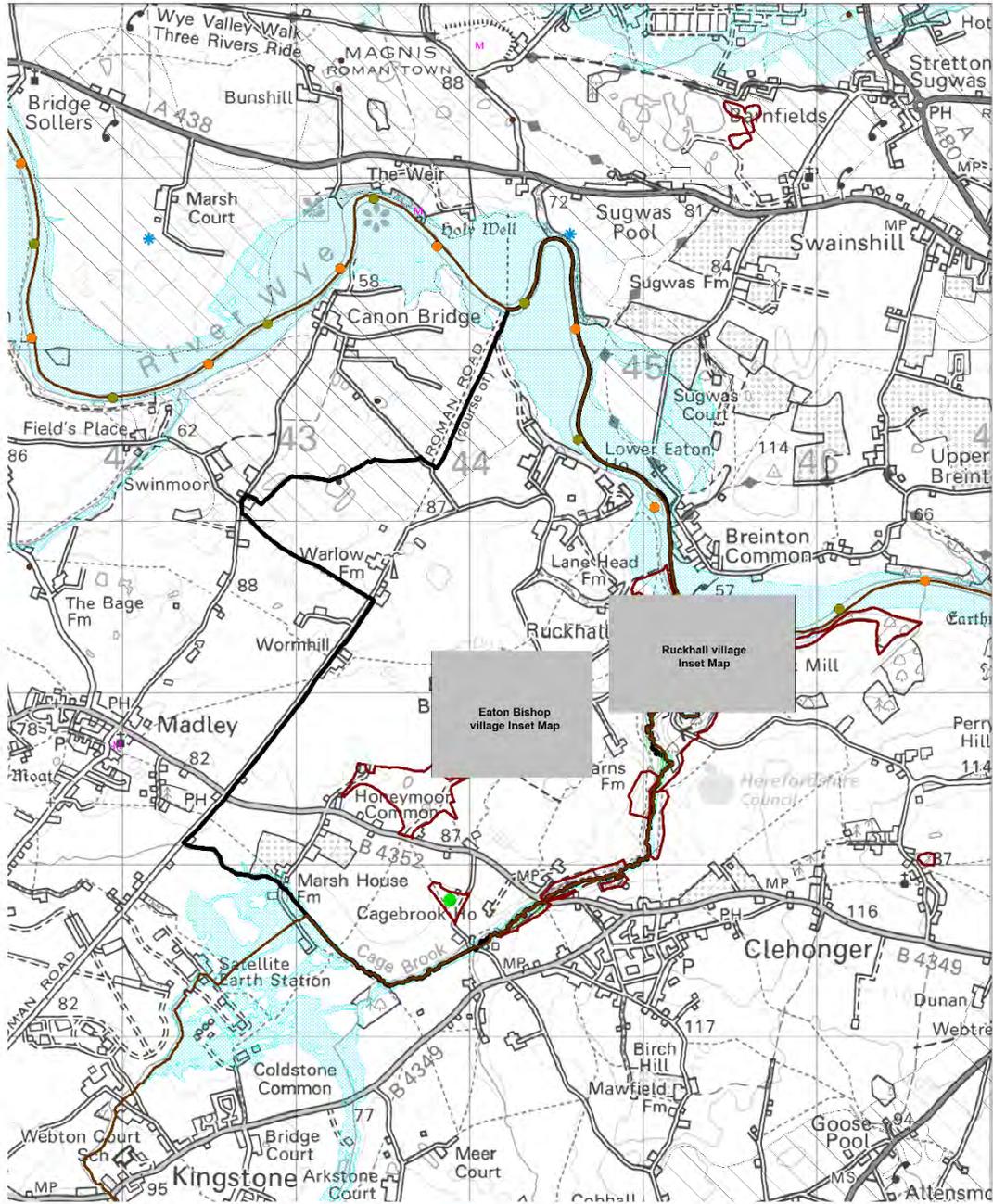
To:

1. Ensure development preserves and is sympathetic to the character of the Parish and protects the landscape and environment through attention to the size and style of new housing.
2. Base all development upon sound environmental principles including, energy and water conservation, recycling and efficient sewerage management in order to minimise its impact on the local environment.
3. Encourage new business ventures, which are perceived as beneficial to the economic health of the Parish and bringing local employment opportunities, provided that they are in scale with, and sensitive to, the rural character of the Parish.

Note -The Objectives that apply to each Eaton Bishop Parish Policy are shown in **Appendix III**.

6.0 Neighbourhood Plan Policies

- 6.0.1** This section sets out the Planning Policies specific to the Eaton Bishop Neighbourhood Development Plan (NDP). These have been drafted by the Steering Group and approved by the Parish Council and will be used to help determine all future planning applications in the Parish and so shape the future of the Parish as a place in which to work and live, as well as visit.
- 6.0.2** Neighbourhood Plans are required to be in general conformity with local strategic planning policies and have regard to national planning policies and advice contained in guidance.
- 6.0.3** The NDP Policies Map (Map 4) shows the NDP boundary, the boundary of the Village Inset Maps and environmental areas. The settlement boundaries and housing allocation sites for Eaton Bishop and Ruckhall are shown on the Village Inset Maps (Maps 5 and 6).



- Neighbourhood Area
- Safeguarding Mineral Reserves
- Local Geological Sites (LD2)
- Land Liable to Flood (SD3)
- Site of Special Scientific Interest (LD2, SD4)
- Local Wildlife Site (LWS) (LD2)
- Scheduled Ancient Monuments (LD4)
- Special Area for Conservation (LD3, SD3, SD4)

Eaton Bishop Policies Map

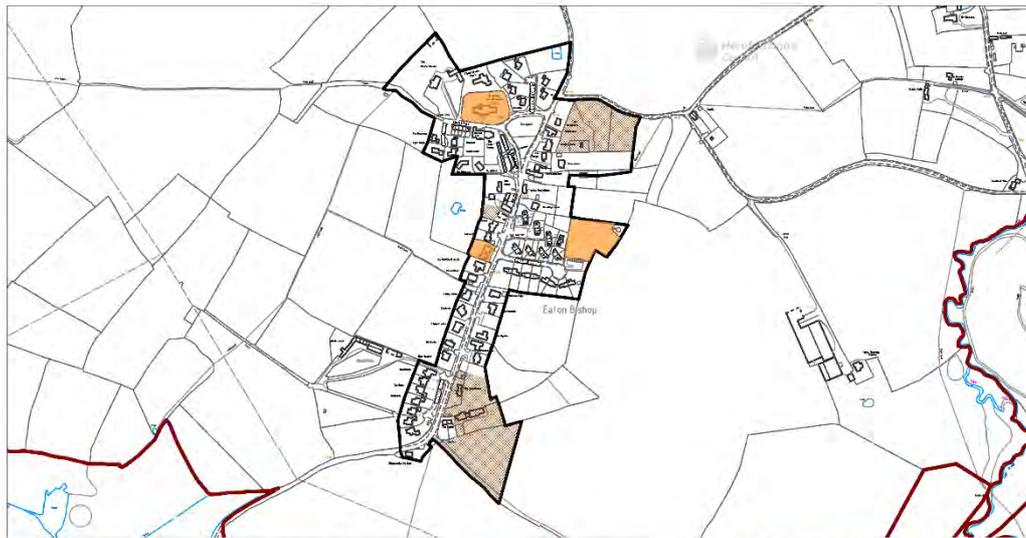
(Local Plan - Core Strategy General Policies are shown in brackets. The Strategic and/or Place Shaping Policies in the same document may also apply.)
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Scale 1: 20,000
at A3 size

Map 4 Policies Map

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- Eaton Bishop Settlement Boundary (EB1)
- Proposed Housing Site (EB2)
- Local Wildlife Site (LWS)
- Protected Community Facilities (EB6)

Eaton Bishop village inset Policies Map

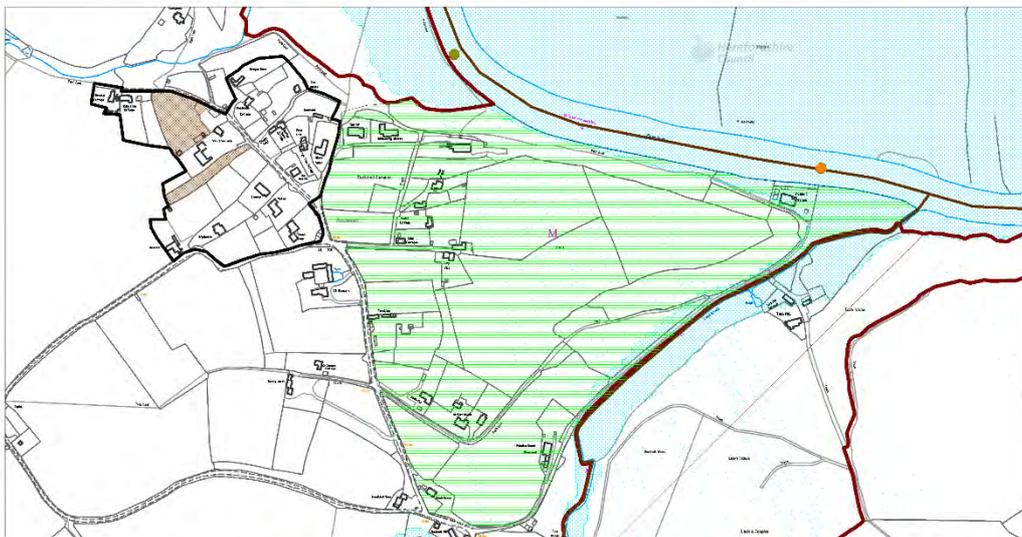
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Scale 1:5,750
 at A4 size



Map 5 Eaton Bishop Inset Map

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- Ruckhall Settlement Boundary (EB1)
- Proposed Housing Site (EB2)
- Local Wildlife Site (LWS)
- Buffer Zone (EB4)
- Land Liable to Flood
- M Scheduled Ancient Monuments
- Site of Special Scientific Interest
- Special Area for Conservation

Ruckhall village inset Policies Map

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Scale 1:4,500
 at A4 size



Map 6 Ruckhall Inset Map

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6.1 Housing



Some examples of the variety of housing styles in the Parish of Eaton Bishop.

Quantity and Location of New Housing Development

- 6.1.1 The Parish Council accepts the **Core Strategy's** proposed target growth figure for the Hereford Local Housing Market Area of 18% and considers that this overall growth figure would be appropriate for the Parish up to 2031. Thus, the housing allocation target for the Parish over the period 2011 – 2031 has been calculated to be at least 33 houses, based on 18% of the existing Parish housing figure of 186 properties as at April 2011 (this figure was provided by the Team Leader of Neighbourhood Planning, Hereford Council) but the constraints imposed by the buffer zone of the Hill Fort in Ruckhall also need to be considered as noted in bullet point 5 of paragraph 1.5.
- 6.1.2 Development completed or proposed since 2011, which may count towards this target of at least 33 new houses, includes the following:
- Plot 5 adjacent to Orchard View Completed
 - Well House Barn Conversion Completed
 - Lane Head Farm "The Nursery" Completed
 - Lane Head Farm "The Great Hall" Completed
 - Lane Head Farm "The Bull Pen" Under construction
 - Barn Conversion Wormhill No 1 Under construction
 - Barn Conversion Wormhill No2 Under construction
 - Plot 6 adjacent to Orchard View Permission applied for
 - Plot 2 adjacent to Orchard View Permission lapsed
- 6.1.3 In accordance with national planning guidance, the focus for new development should be within or adjacent to existing settlements. The possibility of permission for development on land in the open countryside being granted will be assessed on the individual merits of each application guided by the policies in the **Core Strategy** and in the Neighbourhood Development Plan (NDP) to ensure that the two individual settlements remain distinct from one another. (see Policies EB1 and EB2 below).
- 6.1.4 Within the defined settlement boundaries for Eaton Bishop and Ruckhall (see Village Inset Maps 5 and 6 above) at least 33 net new homes will be provided over the plan period up to 2031. Taking into account the existing commitments of seven dwellings, the net housing requirement is at least 26 new dwellings over the plan period.

Policy EB1 Supporting New Housing within the Eaton Bishop and Ruckhall Settlement Boundaries

New housing development of at least 26 net additional dwellings will be supported on suitable sites within the identified settlement boundaries of Eaton Bishop and Ruckhall as shown on the Proposals Map in the plan period up to 2031.

The focus for new housing development is Eaton Bishop, but some small scale new housing also may be permitted in Ruckhall, where proposals demonstrate particular attention to form, layout, character and setting of the site and/or they contribute to the social well-being of Ruckhall.

A mixture of small developments and individual plots is preferred to larger scale developments.

Layout and design of new developments should protect the residential amenity of neighbouring occupiers to address issues such as overlooking, protection of privacy, and access to daylight.

Development proposals should provide suitable access taking into consideration the rural nature of the roads in and around Eaton Bishop and Ruckhall.

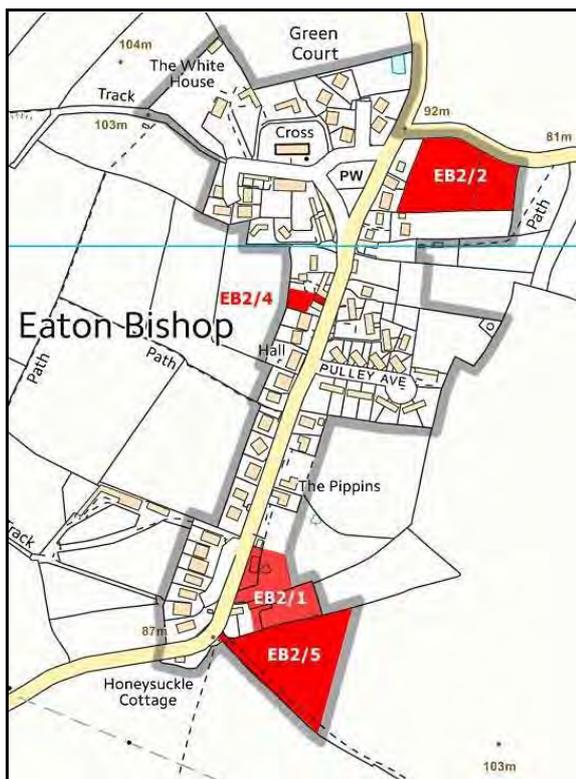
Outside the identified settlement boundaries, housing development will only be supported exceptionally where it is accordance with the NPPF and Core Strategy Policies RA3 and RA4. Affordable rural housing schemes will be supported where they accord with Core Strategy Policy H2 on Rural Exception Sites.

Options for Site Allocations – January 2016

- 6.1.5 In order to meet the housing growth target for the Parish, a “Call for Sites” exercise was undertaken to identify the supply of deliverable housing sites. The closing date for the submission of site proposals was 31st December 2015. Landowners were asked in the Call for Sites process to suggest proposed housing numbers for each site. The proposed housing numbers for the sites were put forward by landowners and are generally below the 25 units per hectare capacity often considered appropriate for rural areas, but this reflects the existing low density and character of the settlements of Eaton Bishop and Ruckhall, where detached dwellings often occupy fairly large plots. In informal consultations on the emerging NDP, local residents generally supported the approach of low numbers of houses across a range of plots, and the Parish Council considered that the proposed housing figures for each site option should be retained in the plan. Twenty one (21) sites were put forward. An objective assessment of these sites was undertaken by Kirkwells Town Planning & Sustainable Development Consultants and is set out in their Call for Sites Assessment Report, February 2016 (available on the Parish websites - www.eatonbishoppc.btck.co.uk and www.eatonbishop.org). Sites were assessed in the context of any constraints that might affect their suitability, ability to be delivered or availability for development up to the end of the plan period (2031).

Proposed Site Allocations, Spring 2016

The Parish Council concluded that 8 of highest scoring sites should be taken forward in the neighbourhood plan as “**Proposed Site Allocations**”. These are shown on Maps 7 and 8 below.



Map 7
Eaton Bishop Preferred Option Sites



Map 8
Ruckhall Preferred Option Sites

6.1.6 The total potential dwelling capacity of these sites was 30. All chosen sites related well to existing built forms of the settlements for proportionate development as required by the Herefordshire Council Local Plan Core Strategy 2011 – 2031 with the required main focus to be on Eaton Bishop with the lesser focus on the development of Ruckhall. The proposed choice of sites for development would have resulted in more than 80% of the development located in Eaton Bishop with less than 20% in Ruckhall.

6.1.7 None of the 8 sites significantly extend the boundaries of existing settlements into open countryside nor do any reduce the separation of Eaton Bishop and Ruckhall. Also, none encourage future linear development or in-filling – especially between Eaton Bishop and Ruckhall.

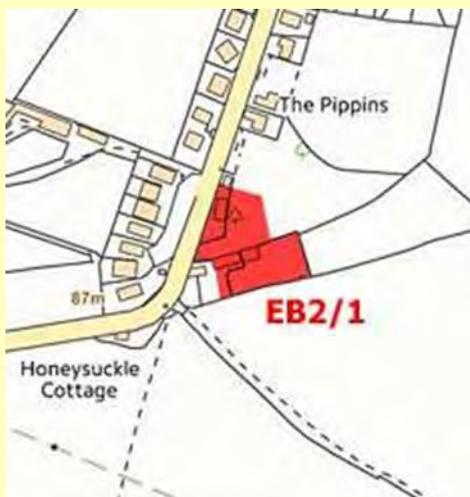
6.1.8 Although the majority of preferred site options were generally supported by residents in the informal consultation on the emerging draft NDP, there were a significant number of concerns from residents relating to drainage and surface water flooding issues in Ruckhall. Specifically in relation to potential exacerbation of these problems arising from the proposed development of housing on the Old Post Office, Ruckhall and the Paddock c/o Yew Tree Farm (Sites **EB2/7** and **EB2/8** respectively). Following careful consideration and receipt of expert advice regarding these

concerns, the Parish Council agreed to delete these two options from the proposed site allocations.

- 6.1.9 There was general support for the other sites and additional text has been added to Policy EB1 to address specific public concerns relating to traffic on rural roads and access and impacts on residential amenity.

Policy EB2 Site Allocations

The following sites are identified for new housing development within the settlement boundaries of Eaton Bishop and Ruckhall. The site allocations are shown on the larger scale site plans set out below.



Site Allocation EB2/1

**Land to the south of
The Pippins, Eaton Bishop**

Site Area: 0.57 hectares

Potential Capacity: 8 dwellings



Site Allocation EB2/2

The Carpenters, Eaton Bishop

Site Area: 0.86 hectares

Potential Capacity: 8 dwellings



Site Allocation EB2/3
Hillcrest, Ruckhall
 Site Area: 0.15 hectares
 Potential Capacity - 1 dwelling



Site Allocation EB2/4
Well House, Eaton Bishop
 Site Area: 0.15 hectares
 Potential Capacity - 1 dwelling



Site Allocation EB2/5
**Land to the south of
 The Pippins, Eaton Bishop**
 Site Area: 0.76 hectares
 Potential Capacity: 8 dwellings



Site Allocation EB2/6
The Orchard, Ruckhall
 Site Area: 0.33 hectares
 Potential Capacity: 2 dwellings

6.1.10 In rural locations outside the settlements of Eaton Bishop and Ruckhall, new housing will be strictly controlled to avoid unsustainable patterns of development which result in isolated, sporadic development at the expense of the landscape and environment. Residential development will, therefore, be limited to proposals which satisfy one or more of the criteria in policies RA3, RA4, RA5 and H2 of the **Core Strategy**. Details of these policies can be found in the separate publication “Planning Policy and Evidence Base Review” available on the Parish websites www.eatonbishoppcc.btck.co.uk and www.eatonbishop.org.

Encouraging a Mix of New Housing

6.1.11 In response to views expressed in the 2015 public questionnaire, particular encouragement and support will be given to the building of properties that are more affordable and suitable for new families and that enable retired residents to remain in the Parish. This view is in line with the **Core Strategy** – see also paragraphs **6.1.15**, **6.1.16** and **6.1.18** below.

6.1.12 There is a need to ensure that new development is appropriate to the needs of the local community. In addition, there is a desire for high quality design in any new development, which is sensitive to the traditional rural landscape and built heritage of the Parish. Design is also addressed in Policies EB6 and EB7 below.

6.1.13 The Rural Housing Background Paper, Herefordshire Council, 2013⁵ advises in paragraph 6.13 that, *“In Hereford rural HMA, the main requirement is for three bedroom market housing. In the affordable sector, smaller one and two bedroom properties, as well as three bedroom properties are broadly required, although this will vary according to local needs evidence.”* The Herefordshire Council Local Housing Market Assessment (2013)⁶ sets out that up to 2017 *“there is 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.”* Policy H3 in the **Core Strategy** requires residential developments to provide a range and mix of housing units to contribute towards the creation of more balanced and inclusive communities.

6.1.14 There is also a requirement to ensure that new housing provision meets the needs of the ageing population of the Parish. The 2015 questionnaire survey responses indicated that 38% of respondents thought that they may need to change their accommodation to warden assisted housing and/or bungalows by the end of the plan period in 2031. The Study of the Housing and Support Needs of Older People in Herefordshire, 2012⁷ recommended that, amongst other things, Herefordshire should *“Develop 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. 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”

6.1.15 Policy EB3 is intended to deliver appropriate, sympathetic, robust and sustainable expansion in the Parish and to enable the young and old of the existing population to remain in the community.

6.1.16 The NDP policy, EB3 below, supports the following Herefordshire strategic planning policies:

Policy SS1 Presumption in favour of sustainable development

Policy SS2 Delivering new homes

Policy RA1 Rural housing distribution

Policy RA2 Housing in settlements outside Hereford and the market towns

Policy H1 Affordable housing – thresholds and targets

Policy H2 Rural exception sites

Policy H3 Ensuring an appropriate range and mix of housing.

Policy EB3 Encouraging a Mix of New Housing

New housing development should provide a mix of house types, sizes and tenures to meet the needs of those seeking affordable homes to rent and market homes to purchase including first time buyers, young families and older people. Bungalows and properties designed to meet the needs of older people are particularly encouraged.

Where a need for affordable housing has been demonstrated, new housing development on sites of more than 10 dwellings should include an element of affordable housing in accordance with the requirements of Core Strategy Policy H1. The type and size of affordable housing shall be based on evidence from the latest Local Housing Needs Survey.

6.2 Protecting and Enhancing the Local Environment



Above: Wild flowers in spring on Honeymoon Common. Below: View of the River Wye from Ruckhall.

Landscape Character and Biodiversity

- 6.2.1 Eaton Bishop Parish has a distinctive rural character with a number of natural and built heritage assets. It is important that this rural character is maintained and enhanced and that the design of new developments is appropriate in terms of materials, detailing, scale, massing, landscaping and energy conservation.
- 6.2.2 The Herefordshire Landscape Character Assessment SPG, 2004 provides guidance on how landscaping schemes can incorporate designs to protect and enhance this local landscape character. These have been incorporated into **Policy EB4** below.

Green Infrastructure

- 6.2.3 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is the installation of sustainable drainage systems. These can deliver benefits for both people and wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring many advantages, including benefiting flood attenuation. Woodland planting can also help mitigate flooding. Research indicates that green/living roofs can reduce run-off and thereby the risk of surface water flooding, as well as reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

Significant Views

- 6.2.4 There are many important views from points within the Parish towards the wider countryside, along with views of features within the Parish such as the church. Development proposals must ensure that key features of any views can continue to be enjoyed including distant buildings and natural features or features of importance, areas of landscape and the juxtaposition of settlement edges and open countryside.
- 6.2.5 The NDP policies EB4 and EB5 below support the following Herefordshire strategic planning policies:
Policy SS1 Presumption in favour of sustainable development
Policy SS6 Environmental quality and local distinctiveness
Policy LD1 Landscape and townscape
Policy LD2 Biodiversity and geodiversity

Policy LD3 Green infrastructure

Policy LD4 Historic Environment and Heritage Assets

Policy EB4 Green Infrastructure and Protecting Local Landscape Character and Biodiversity

Green Infrastructure

New development proposals should include ecological benefits as part of landscaping and building design.

Support will be given to enhancements such as sustainable drainage systems, re-naturalising watercourses, woodland planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.

Nature conservation sites and habitats, and important species shall be retained and protected in accordance with their status as set out in Core Strategy Policy LD2. The following sites are located in the Plan area and are shown on the Proposals Map:

Designation	Sites
SAC	River Wye
SSSIs	River Wye Cage Brook Valley Littlemarsh Common
Local Wildlife Sites (SWS/SINCS/RIGS)	River Wye Cage Brook Littlemarsh Common Honeymoon Common Cagebrook Valley & Woodlands Eaton Bishop Church Field near Eaton Camp Warlow Pool

Landscape Design

All new development proposals will be required to demonstrate consideration of the following landscaping design principles:

1. Development should be designed to take account of local topography and should not break the skyline.
2. Proposals should seek to preserve or enhance the character of the Parish, especially those with buildings dating from previous centuries. The demolition of buildings and structures that contribute to the character and appearance of these areas will be resisted.
3. Local habitats and wildlife should be preserved and enhanced where possible. Existing hedgerows should be retained and enhanced where practical and the planting of new hedgerows using locally appropriate native species is encouraged as boundary treatments.
4. Mature and established trees should be retained where practical and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for ongoing management.
5. Traditional orchards and deciduous woodlands are species rich and provide habitat of principal importance in England. Development proposals should avoid the removal of existing local orchards or areas of woodland unless it can be clearly demonstrated that the need for, and the benefits of, the development in that location clearly outweigh the loss of these habitats. Where orchards or woodland are lost as a result of new development proposals, developers will be expected to include fruit and tree species traditional to the local area in landscaping schemes.
6. Where feasible, all new development should incorporate sustainable drainage systems which are fully compliant with the most recently adopted national and local standards.

7. Public footpaths should be retained through development sites. Existing and new routes must not be enclosed by high walls or other boundary treatments to form narrow corridors, but should be designed sensitively to provide safe, open, attractive and appealing routes which encourage use by local people.
8. External lighting should be kept to an absolute minimum to preserve the tranquillity and darkness of the area at night.

River Wye SAC

Development can only proceed where any adverse impacts on designated sites can be avoided or mitigated. Development will only be permitted when it does not compromise the delivery of the Nutrient Management Plan along those stretches of the River Wye SAC which are already failing water quality targets.

Built Heritage and Design

- 6.2.6 Built heritage assets are an important part of the character and landscape of Eaton Bishop Parish. New developments should respond positively to this high quality built environment and seek to conserve and enhance this local distinctiveness.

Policy EB5 Protecting Built Heritage and Archaeology and Requiring High Quality Design

New development must take account of known surface and sub surface archaeology, for example at St Michael and All Angels Church and Eaton Camp, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

Eaton Camp

Proposals for new housing or other built development at Ruckhall within the buffer zone for Eaton Camp identified on Map 2 above will not be acceptable due to potential adverse impacts on the setting of this significant heritage asset. Development located outside the buffer zone should be designed sensitively in terms of scale, height, massing and

materials to enhance the setting of Eaton Camp, and sited to preserve significant local views towards and from the Camp.

High Quality Design

All new development proposals will be required to demonstrate consideration of the following building design principles:

1. Development should respond to traditional local village and settlement patterns. Designs should enhance and reinforce the local distinctiveness and sense of place of the local area.
2. Developments should be of a small to medium scale ie 1-8 buildings and new buildings should be of a height, scale and massing appropriate to the rural character of the Parish. Small groupings and clusters of buildings are preferred. Proposals for linear layouts of regularly spaced houses are unacceptable unless the developer can demonstrate that no alternative layout is viable.
3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roof-line to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Traditional local materials include Herefordshire sandstone, local red brick and timber frames. Reclaimed materials and timber from sustainable sources are encouraged, and materials should be chosen to match the existing building stock.
4. New development proposals, however, need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.
5. The use of local resources is to be encouraged wherever possible.
6. New houses should be built or be capable of adaptation to suit the physical needs of people with impaired mobility and wheelchair users.

- 7. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form.**

6.3 Community Facilities and Infrastructure



Eaton Bishop Village Hall

- 6.3.1** There are few community facilities in the Parish at present and open spaces are highly valued by local people. The Parish Council and the NDP Steering Group have a role to ensure that discussions take place with the community to identify needs and priorities for improvements to the local infrastructure. These improvements could potentially attract funding through the Community Infrastructure Levy (see paragraphs 6.3.3 - 6.3.5 below) and other sources resulting from new housing development in the Parish.
- 6.3.2** The only community facilities remaining in the Parish are the Village Hall and St Michael and All Angels church, Eaton Bishop. It is important that the facilities offered by these venues are protected for the benefit of existing and future residents. At Regulation 14 consultation stage, Herefordshire Transportation and Highways department requested that the NDP supports proposals for the use of Ruckhall Lane as a long distance cycle route. The lane offers a relatively quiet route to the edge of Hereford. It is a future aspiration to extend the walking and cycling infrastructure in Hereford to the start of this lane. Using Ruckhall Lane also starts a longer distance route offering a quieter alternative to the busy B4352 through to Madley and Bridge Sollars (the next river crossing) and further still on to crossings at Bredwardine / Hay.

Community Infrastructure Levy

- 6.3.3** The Community Infrastructure Levy (CIL) is a new, “one off” levy that local authorities can charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods require. Herefordshire Council has published a “Revised Preliminary Draft Charging Schedule (PDCS) - March 2016”⁸ which introduces charge variations by geographical zone within its area, by land use, or both. A proportion of the proceeds will be paid directly to Parish and town councils and can be used to back the community’s priorities - for example to make improvements to the village hall, re-order the church etc.
- 6.3.4** Neighbourhoods which have taken a proactive approach by drawing up an NDP, and securing the consent of local people in a referendum, will receive 25 per cent of the revenues from the Community Infrastructure Levy arising from the development that they choose to accept; whereas communities without an NDP will receive 15 per cent of revenues from the CIL. Based on the results of the economic viability assessment, Herefordshire Council considers that the use of differential rates, based on the different uses of development is appropriate for Herefordshire's preliminary draft charging schedule. Although differential rates are proposed, these have been kept as straightforward as possible.
- 6.3.5** As set out in the PDCS - March 2016, it is proposed that there will be a CIL charge of £110 per square metre on new residential developments of less than 11 houses in the Parish of Eaton Bishop. The figure is calculated on the basis of the number of square metres of net additional built floorspace. The charge may be levied on one or more dwellings and developments of more than 100 sq.m. of floorspace. Exemptions include affordable housing and charities. The Parish Council may also seek funding from other sources to support improvements to community facilities and infrastructure throughout the Parish.
- 6.3.6** The NDP policies, EB6 and EB7, support the following Herefordshire strategic planning policies:
- Policy SC1 Social and community facilities
 - Policy SS1 Presumption in favour of sustainable development
 - Policy SS7 Addressing climate change
 - Policy SD3 Sustainable water management and water resources
 - Policy SD4 Waste water treatment and river water quality

Policy EB6 Protecting Existing Community Facilities and Supporting New Infrastructure

The following community facilities will be protected as community assets:

- The village hall
- The church
- The playing field.

There will be a presumption in favour of the re-use of such facilities for community and recreation type uses.

The change of use of the village hall or church or playing field to residential use will only be supported if:

- An equivalent or enhanced community facility has been provided within the settlement boundary or within a nearby accessible location; or
- The developer has satisfactorily demonstrated that there is no longer a need for the premises by the community as they have been unused for a minimum of two years and during that period it has been actively marketed without securing a viable community use.

The facility must have been actively marketed for a minimum of two years through a commercial land and premises agent using advertisements and promotional activity on the internet and in regional property journals without securing a viable alternative community use.

Any new community facilities should have a safe access on foot or cycle with adequate car parking. They should be located within the settlement boundary or close by.

Developer contributions from new developments, including CIL and other sources of funding, will be sought wherever possible to support the following priorities to local infrastructure:

- **playing field;**
- **re-ordering of the church;**
- **improvements to the village hall;**
- **proposals for the use of Ruckhall Lane as part of a long distance cycle route.**

Flooding

6.3.7 There are two areas of significant flood risk in the area; along the River Wye and around Cage Brook, although the steep banks of the River Wye mean that development opportunities in this area will be highly constrained by topography. In conformity with both the National Planning Policy Guidance (NPPG) and Herefordshire Council's **Core Strategy** (Policy SD3) new development should adhere to a sequential approach to flood risk with all built development being located within Flood Zone 1, the low risk Zone, in the first instance. See Map 9 below.

Policy EB7 Managing Flood Risk

Development should be located within flood zone 1 (low risk).

Where development is deemed necessary within flood zones 2 and 3 (in accordance with the sequential test) proposals must demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.

Reducing Flood Risk

Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems. New development must be designed to maximise the retention of surface water on the development site and to minimise run-off. Sustainable drainage systems should be implemented wherever possible.

The design of new buildings and infrastructure must take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

Water attenuation facilities such as lagoons, ponds and swales (a tract of land to manage water run-off, filter pollutants and increase rainwater filtration) should be provided within development sites wherever possible.

Sustainable design of buildings such as use of “green” or “living” roofs and “blue roofs” which contribute to rain water harvesting are supported. Storage of rain water for non-drinking purposes such as watering gardens and flushing toilets is encouraged.

Flood resilience

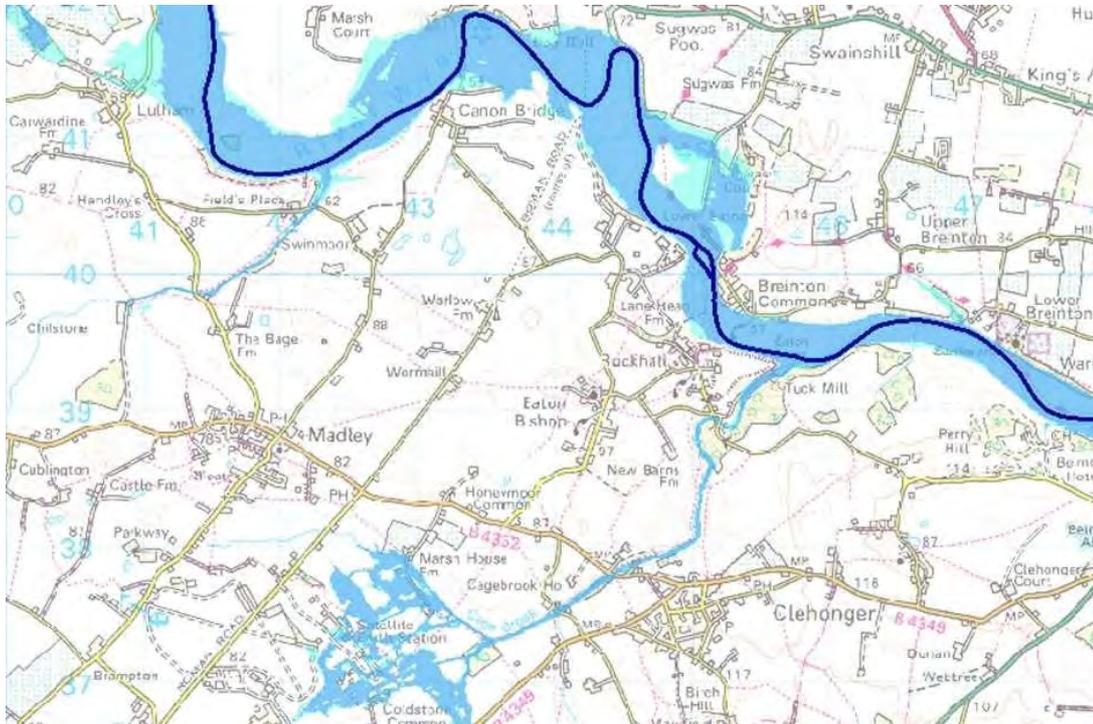
Development in areas liable to flooding is required to be flood resilient. Development must be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

Such measures should include the following:

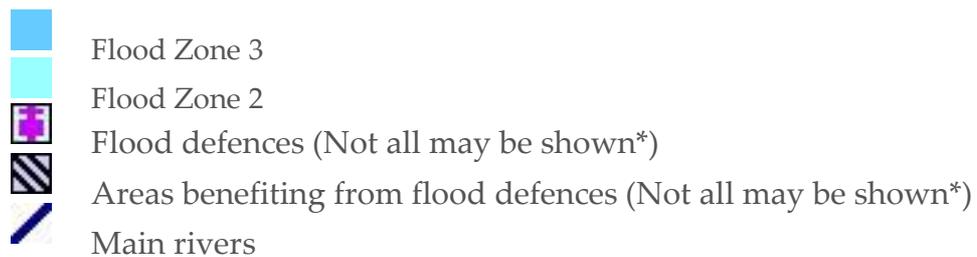
1. The use of water-resistant materials for floors, walls and fixtures;
2. The siting of electrical controls, cables and appliances at a higher than normal level;
3. Setting the ground floor level where practical/feasible sufficiently high not to be affected by the flood;
4. Raising land to create high ground where this would not result in increased flood risk elsewhere;
5. The lowest floor level must be raised above the predicted flood level, and consideration must be given to providing access for those with restricted mobility.

New development must also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and fencing such as solid gates with

waterproof seals, and where possible integral drains. The lower levels should be constructed to be more resistant to flooding.



Map 9 Environment Agency Flood Map (Rivers and Sea)
Eaton Bishop Parish Council (Licensee) License No. 100056048



Note – Flood Maps correct at time of publication (July 2016) but please refer to up to date Environment Agency Flood maps on Environment Agency website.

6.3.8 At Regulation 14 consultation stage, comments were submitted by Dwr Cymru / Welsh Water noting that only part of the settlement of Eaton Bishop is served by the public sewerage network, whilst the Eaton Bishop Wastewater Treatment Works (WwTW) is currently overloaded and cannot accept any new development. The

remainder of the Parish Council area (including Ruckhall) is served by private treatment facilities, such as septic tanks. There are no improvements planned for the Eaton Bishop WwTW within the water company's current investment programme AMP6 (2015-2020).

- 6.3.9** It is therefore likely that any new development within the settlement of Eaton Bishop wishing to connect to the public sewerage network in advance of Dwr Cymru/Welsh Water Regulatory Investment will be required to undertake a feasibility study of the WwTW, in order to establish the improvements required to accommodate their site, and subsequently fund these improvements via the provisions of the Water Industry Act 1991 and section 106 of the Town and Country Planning Act 1990.
- 6.3.10** For any new housing sites where developers are not proposing to connect to the public sewerage network (and in those parts of the Parish Council area not served by the public sewerage network) evidence will be needed that this method of foul drainage is not practical, in order that alternative methods be considered in line with Policy SD 4 of the Core Strategy, such as a septic tank or a package sewage treatment plant. In these instances, consent will be required from the Environment Agency and Herefordshire Council Building Control.
- 6.3.11** In addition there are issues with regard to water pressure and water supply within certain parts of the neighbourhood area. Dwr Cymru / Welsh Water advised at Regulation 14 that to ensure new development does not cause detriment to existing customers' supply, dependant on development size and location, it may be that a hydraulic modelling assessment of the water supply network is required in order to establish whether any improvements are needed, and, if so, the level of off-site mains that would be needed to service the new development. This would need to be funded by the developer under the provisions of the Water Industry Act 1991.

Policy EB8 Wastewater Treatment and Water Supply

Where new development proposals within the settlement of Eaton Bishop wish to connect to the public sewerage network in advance of the water company's Regulatory Investment, developers will be required to undertake a feasibility study of the Wastewater Treatment Works, in order to establish the improvements required to accommodate their site, and subsequently fund these improvements.

For any new housing sites where developers are not proposing to connect to the public sewerage network (and in those parts of the Parish Council area not served by the public sewerage network),

evidence will be needed that this method of foul drainage is not practical, in order that alternative methods be considered in line with Policy SD 4 of the Core Strategy, such as a septic tank or a package sewage treatment plant.

To ensure new development does not cause detriment to existing customers' supply, dependant on development size and location, the developer may be required to undertake a hydraulic modelling assessment of the water supply network, in order to establish whether any improvements are needed, and if so, the level of off site mains that would be required to service the new development. The developer will be required to fund any such provision.

6.4 Rural Enterprise



Milking Parlour at Marsh Farm. (Courtesy of Mr John Matthews)



"After the Harvest" - straw bales awaiting collection after harvesting.

- 6.4.1 Eaton Bishop is a rural area with a number of agricultural holdings and several small businesses. Sidney Phillips Ltd. are Chartered Surveyors and are leading specialists in the sale of Licensed premises in the country. Approximately 20 people (as at July 2016) are employed making them the largest non-agriculture employer. The Woodlands offers storage facilities within warehouses. Mainwaring Dean Associates are an Accountancy firm. Plush Flush supplies portable toilet facilities. Ball of Madley are Rock Salt and Mineral suppliers. Wormhill Books is a wholesale mail order and internet bookseller, and Anubis is a training company.
- 6.4.2 The Parish Council recognises the need to support small scale rural enterprise in Eaton Bishop to encourage local and accessible employment and training opportunities and to assist with the economic sustainability of the area. However, it is important that any new development is not in conflict with the landscape setting of the Parish and is sited and designed accordingly.
- 6.4.3 The NDP policies EB9-EB13 below, support the following Herefordshire strategic planning policies:
Policy SS5 Employment provision
Policy RA4 Agricultural, forestry and rural enterprise dwellings
Policy RA5 Re-use of rural buildings
Policy RA6 Rural economy
Policy SD2 renewable and low carbon energy

Policy EB9 New Business Development in Former Agricultural Buildings

Small scale and appropriate conversion of former agricultural buildings to offices, workshops and other business type uses are supported as part of farm diversification and economic growth in the rural area.

Where planning permission is required, “change of use” of a former agricultural building to business will be required to demonstrate that the proposals address the factors set out in the Core Strategy Policies RA5 and RA6 and the following criteria:

- 1. Access is suitable and adequate for proposed increases in traffic associated with new uses bearing in mind the local road network.**

- 2. Landscaping is provided to screen industrial buildings and parking.**
- 3. Adequate noise attenuation measures will be provided.**
- 4. Measures to mitigate the effects of external lighting is provided.**
- 5. Increased traffic and deliveries are managed effectively and working hours are limited to minimise disturbance to local residents and adverse impacts on residential amenity. Enterprises that cause noxious smells to be released into the atmosphere (other than typical odours of an agricultural/rural nature) will not be supported.**
- 6. Large scale business developments requiring frequent HGV movements per day will not be supported.**

Poly-tunnels and Large Agricultural Units

- 6.4.4** Agricultural development which requires planning consent, for example large poly-tunnels and large agricultural buildings such as intensive poultry rearing units, should be sited and designed appropriately to protect landscape setting and local biodiversity.
- 6.4.5** The development of such agricultural buildings can have an adverse impact on landscape and views, and are likely to require consideration of a range of other planning related matters including residential amenity, flooding and water management, biodiversity, public rights of way and archaeology. Large scale poly-tunnel developments may also be accompanied by the need for temporary workers' accommodation and lead to increased traffic on local highways. Herefordshire Council has an adopted Polytunnels SPD and this has been used to inform the content of the policy EB10 below.

Policy EB10 Poly-tunnels and Large Agricultural Buildings and other Rural Business Buildings

Any proposals for new poly-tunnels and large agricultural buildings and other rural business buildings which require planning consent will be required to take into consideration any adverse impact on locally significant landscapes, views and habitats as identified in Policies EB4 and EB5 above and to demonstrate provision of suitable measures for mitigation.

Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by neighbouring residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.

Development proposals should protect or lessen any impacts on protected species and habitats and the creation, restoration and enhancement of local habitats will be encouraged as part of landscaping schemes.

Poly-tunnels and large agricultural buildings and other rural business buildings will be supported in fields and agricultural holdings where there would not be significant visual intrusion within the landscape, and any impacts are satisfactorily reduced by landscaping schemes in the short term comprising indigenous species.

Poly-tunnel developments and large agricultural buildings and other rural business buildings that adversely affect the setting of listed buildings, scheduled monuments, registered or unregistered historic parks and gardens or other local heritage assets will not be permitted.

The siting of poly-tunnels, agricultural units and associated developments should be sited so that they do not have an unacceptable adverse impact on the amenity of residents of nearby dwellings.

Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles.

Poly-tunnels and large agricultural buildings and other rural business buildings will not be permitted on sites within the fluvial floodplain i.e. Flood Zone 3.

Design of Large Agricultural Buildings and other Rural Business Buildings

6.4.6 Modern farm buildings such as intensive poultry rearing units are often of a large scale and can have a major, sometimes industrial, impact on the landscape. It is important that the design of new agricultural buildings is considered carefully to ensure that such buildings are successfully accommodated into the attractive historic rural landscape setting of the Parish.

Policy EB11 Design Guidance for Large Agricultural Buildings and other Rural Business Buildings

Development proposals for large agricultural units and other rural business buildings which require planning permission will be supported where they respond positively to the following design guidelines:

1. Proposed agricultural units should be sited and designed to avoid dominating any nearby existing historic farmsteads and groups of traditional farm buildings. Building style, scale and massing must be given careful consideration to ensure that new buildings reflect other farm buildings and do not dominate the group, and so erode the group's contribution to local landscape character.
2. Where possible a series of shorter span portal frames should be used to reduce the impact of elevations and create a lower roof height than a single span roof.

3. The scale and mass of larger buildings should be broken up by setting back or projecting some sections of the building or by stepping the roof-line. Overhanging eaves are encouraged to create a shadow line, making buildings appear smaller than they are.
4. When building on sloping ground, buildings should be constructed on lower rather than higher slopes, and on a break in the slope. This reduces both the visual impact and the need for earth movements and alterations in land form.
5. Landscaping schemes should include a backdrop of mature trees or shrubs to soften the visual impact of buildings.
6. Traditional materials such as stone and traditional brick are characteristic in the landscape and should be used wherever possible. Where the use of traditional materials is not economic it is important to ensure that any new materials are appropriate for the local landscape. Use of appropriately stained timber boarding for example is encouraged and this may be sourced locally, supporting wider sustainability principles.

6.4.7 Intensive Livestock Units pose some particular problems such as offensive odours emanating from the site during the regular cleaning programme and the disposal of the waste generated by these activities. The Unitary Development Plan (which preceded the Herefordshire Core Strategy Local Plan 2011-2031) did have a specific policy (E16 Intensive Livestock Units) which provides useful guidance.

Policy EB12 Intensive Livestock Units

Proposals for intensive livestock units and associated structures and facilities for the storage and disposal of waste will be permitted provided that the siting, design and methods of operation proposed:

1. Serve to protect the amenity of residential properties or other buildings normally occupied by people, or in the case of

extensions can demonstrate a positive improvement in existing conditions;

- 2. Make adequate provision for the management and disposal of waste materials, liquids and litter which will not lead to pollution, particularly of surface and ground waters;**
- 3. Serve to minimise landscape impact and incorporate suitable landscaping proposals; and**
- 4. Are not contrary to the interests of highway safety and do not generate a significant increase in traffic volumes and HGV movements.**

Intensive livestock unit proposals will be considered both in terms of their individual impact and having regard to the cumulative effect of other existing and proposed units within the locality.

Proposals for residential or other protected buildings within 400m of established intensive livestock units will be subject to special consideration. Such proposals, which would as a consequence be subject to significant adverse environmental impact will not be permitted.

Community Energy Schemes

- 6.4.8** The Plan seeks to encourage new community led energy schemes in appropriate locations to help increase the supply of renewable and low carbon energy. NPPF paragraph 97 sets out that to help increase the use and supply of renewable and low carbon energy, there is a responsibility on all communities to contribute to energy generation from renewable or low carbon sources. Responses to the 2015 Public Questionnaire indicated that conservation of the environment of the Parish, protection of wildlife habitats, reducing the carbon footprint and protection of the natural and historic heritage all received significant majority support.

Policy EB13 Community Energy Schemes

Proposals for small scale, community led energy schemes to meet the needs of local communities in the Parish will be supported where:

- 1. Reduction in fossil fuel use is demonstrated.**
- 2. Schemes encourage the use of natural resources, such as hydro power, and consumption of renewable energy sources.**
- 3. Schemes minimise the visual impact on the landscape by landscaping and screening as appropriate and restricting the size of the scheme.**
- 4. Noise is controlled to acceptable levels.**
- 5. Local adverse effects on wildlife (flora and fauna) are avoided**

Appendix I

Listed Buildings & Scheduled Monuments

Listed Buildings, © Historic England 2015

There are 21 Listed Buildings and Scheduled Monuments in Eaton Bishop Parish. The list below shows their location and grade of listing:

- NEW MILL, Eaton Bishop, County of Herefordshire, Grade II
- UPPER HOUSE, Eaton Bishop, County of Herefordshire, Grade II
- WARLOW FARMHOUSE, Eaton Bishop, County of Herefordshire, Grade II
- WELL HOUSE, Eaton Bishop, County of Herefordshire, Grade II
- BARN ABOUT 20 YARDS EAST-NORTH-EAST OF THE WHITE HOUSE, Eaton Bishop, County of Herefordshire, Grade II
- LOWER EATON HOUSE, LOWER EATON, Eaton Bishop, County of Herefordshire, Grade II
- CHURCH OF ST MICHAEL AND ALL ANGELS, Eaton Bishop, County of Herefordshire, Grade I
- PAIR OF CHEST TOMBS ABOUT 2 YARDS EAST OF THE EAST WINDOW OF THE CHANCEL OF THE CHURCH OF ST MICHAEL AND ALL ANGELS, Eaton Bishop, County of Herefordshire, Grade II
- STABLES ABOUT 20 YARDS NORTH OF CAGEBROOK HOUSE, Eaton Bishop, County of Herefordshire, Grade II
- BARN ABOUT 20 YARDS SOUTH OF MARSH HOUSE FARMHOUSE, Eaton Bishop, County of Herefordshire, Grade II
- CAGEBROOK HOUSE, Eaton Bishop, County of Herefordshire, Grade II
- THE MANOR HOUSE, Eaton Bishop, County of Herefordshire, Grade II
- MARTIN'S CROFT, Eaton Bishop, County of Herefordshire, Grade II
- STABLE BLOCK ABOUT 20 YARDS WEST OF LOWER EATON HOUSE, LOWER EATON, Eaton Bishop, County of Herefordshire, Grade II
- K6 TELEPHONE KIOSK ABOUT 130 METRES SOUTH SOUTH EAST OF CHURCH, Eaton Bishop, County of Herefordshire, Grade II
- CHURCHYARD CROSS ABOUT 10 YARDS SOUTH OF THE CHANCEL OF THE CHURCH OF ST MICHAEL AND ALL ANGELS, Eaton Bishop, County of Herefordshire, Grade II
- THE OLD POST OFFICE, Eaton Bishop, County of Herefordshire, Grade II
- WATER PUMP ABOUT 12 YARDS NORTH OF WARLOW FARMHOUSE, Eaton Bishop, County of Herefordshire, Grade II
- THE WHITE HOUSE, Eaton Bishop, County of Herefordshire, Grade II
- OUT BUILDING ATTACHED TO SOUTH OF LOWER EATON HOUSE, LOWER EATON, Eaton Bishop, County of Herefordshire, Grade II
- EATON CAMP, Scheduling Eaton Bishop, County of Herefordshire

Appendix II

Natural Heritage Assets in Eaton Bishop Parish

Special Area of Conservation (SAC):

River Wye

Ancient Woodlands:

Ruckhall Wood (border); Priors Shell

Sites of Special Scientific Interest (SSSIs):

- River Wye
- Cage Brook Valley
- Littlemarsh Common

Special Wildlife Sites (SWS):

- River Wye
- Cage Brook
- Littlemarsh Common
- Honeymoon Common
- Cagebrook Valley & Woodlands
- Eaton Bishop Church
- Field near Eaton Camp
- Warlow Pool

Appendix III

NDP OBJECTIVES ASSOCIATED EATON BISHOP POLICIES (EB)

SECTION / EB POLICY NUMBERS	TITLE	ASSOCIATED OBJECTIVES (see Section 5)
6.1	HOUSING	1,2
Policy EB1	Supporting New Housing within the Eaton Bishop and Ruckhall Settlement Boundaries	
Policy EB2	Site Allocations	
Policy EB3	Encouraging a Mix of New Housing	
6.2	PROTECTING AND ENHANCING THE LOCAL ENVIRONMENT	1,2
Policy EB4	Green Infrastructure and Protecting Local Landscape Character and Biodiversity	
Policy EB5	Protecting Built Heritage and Archaeology Requiring High Quality Design	
6.3	COMMUNITY FACILITIES AND INFRASTRUCTURE	2
Policy EB6	Protecting Existing Community Facilities and Supporting New Infrastructure	
Policy EB7	Managing Flood Risk	
Policy EB8	Wastewater Treatment and Water Supply	
6.4	RURAL ENTERPRISE	3
Policy EB9	New business development in former agricultural buildings	

Policy EB10	Poly-tunnels and Large Agricultural Buildings and other Rural Business Buildings	
Policy EB11	Design Guidance for Large Agricultural Buildings and other Rural Business Buildings	
Policy EB12	Intensive livestock units	
Policy EB13	Community Energy Schemes	

Appendix IV

References to Websites Consulted for this Document

- 1 **Herefordshire Local Plan Core Strategy 2011 – 2031**
https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy/2
2. **National Planning Policy Framework (NPPF)**
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 3 **2011 Census Data**
<http://www.neighbourhood.statistics.gov.uk/dissemination/>
- 4 **Character Area 100 Herefordshire Lowlands**
<http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>
- 5 **Rural Housing Background Paper, Herefordshire Council 2013**
https://www.herefordshire.gov.uk/directory/29/local_plan_evidence_base_documents/category/63
- 6 **Herefordshire Council Local Housing Market Assessment (2013)**
https://www.herefordshire.gov.uk/directory/29/local_plan_evidence_base_documents/category/62/categoryInfo/24
- 7 **Study of the Housing & Support Needs of Older People in Herefordshire, 2012**
https://www.herefordshire.gov.uk/downloads/download/103/older_peoples_survey_2012
- 8 **Community Infrastructure Levy - Herefordshire Council Revised Preliminary Draft Charging Schedule - March 2016**
https://www.herefordshire.gov.uk/info/200185/local_plan/139/community_infrastructure_levy
- 9 **Herefordshire Council Supplementary Planning Document on Poly-tunnels**
https://www.herefordshire.gov.uk/directory/29/local_plan_documents/category/62/categoryInfo/24

