

PETERSTOW

Neighbourhood Development Plan 2018 - 2031



**Post Examination Version
October 2018**

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Photographs courtesy of Norman Bricknell, Harry Britten-Austin, Steve George and Paul Plowman.

1. Introduction

- 1.1 Peterstow NDP is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that will be needed to meet the requirements for development within their areas. It does this by enabling local communities to set planning policies that will be used in determining planning applications. Once it is adopted it becomes part of the Development Plan, which includes Herefordshire Core Strategy, guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development.

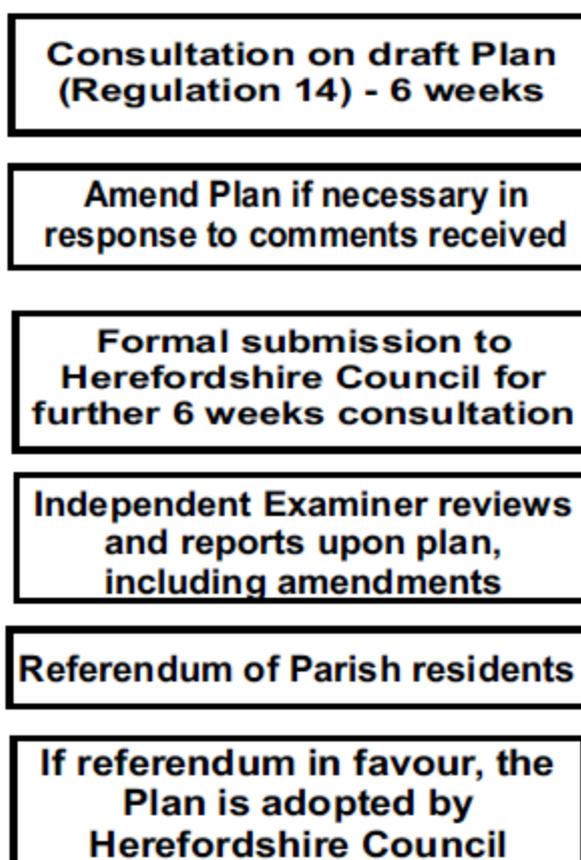


Figure 1 – Neighbourhood Plan Process

- 1.2 The NDP has been prepared in accordance with the Neighbourhood Plan Regulations and following the adoption of Herefordshire Local Plan Core Strategy by Herefordshire Council on 16th October 2015. The NDP must have regard to the principles of sustainable development within Government's National Planning Policy Framework (NPPF) and support the delivery of the Herefordshire Local Plan Core Strategy.

Map 1 – Peterstow Neighbourhood Plan Area



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- 1.3 Peterstow Parish Council established a Steering Group for drawing up the NDP. Membership consists of 4 members from the Parish Council and 8 members from the wider community. This NDP has been based on evidence gathered from a range of sources, research undertaken by Steering Group members, a parish-wide questionnaire survey¹ undertaken during November and December 2016, and parish consultation events held in January 2016, July 2016, April 2017, July 2017 and November 2017.
- 1.4 Policies and proposals are set out in this document prefixed by 'PTS' (i.e. for name of Peterstow).

2. Background to Our Parish

- 2.1 The parish of Peterstow covers a rural area within the south of the County of Herefordshire some 2 miles to the west of Ross-on-Wye. Herefordshire lies along the Welsh Border in an area known as the Welsh Marches. The parish sits astride the A49 trunk road, as does its village bearing the same name, located at its eastern edge. Hereford, the County town, also on the A49 route, lies some 12 miles to the

¹ See Evidence Base at <http://www.peterstowparishcouncil.org.uk/neighbourhood-plan/4593452218>

north. Just over half of the parish falls within the Wye Valley Area of Outstanding Natural Beauty ("AONB"), including Peterstow village.

People and the Community

- 2.2 Peterstow parish had a population of 444 in 2011 which represents an increase of 23% since 2001. The parish falls within Llangarron ward. The population structure within this ward in 2011 contained a higher proportion of people over 60 years of age compared to the County as a whole. Herefordshire itself had a higher proportion of elderly people compared to England and Wales. Although the proportion of young and middle-aged adults in Peterstow parish is lower than for the whole County, the proportion of children of school age was roughly equivalent.
- 2.3 There are no schools within the parish. Young children must travel to Bridstow, Much Birch or Ross Primary Schools. Older children would normally attend John Kyrle High School in Ross-on-Wye. The village has a shop with post office, an Anglican Church and two public houses. In 2009, St Peter's Church, on the western edge of Peterstow village, was converted to be used both for church services and as a community hall and is used by many local groups. Access to a wider range of shops and other facilities is available in the market town of Ross-on-Wye. Both Hereford and Gloucester are large centres to which residents might travel for higher order shopping.
- 2.4 A short length of the A49 trunk road passes east-west through the centre of the parish and through its settlement. This road is the responsibility of Highways England. Public transport along this road is greater than for many rural settlements within the County, although still at a relatively low level. Several relatively lightly trafficked minor roads lead off to the north and south to serve small hamlets and farmsteads. There are limited public rights of way across the parish although the Herefordshire Trail long distance footpath passes along the Wells Brook, diverting briefly from it to pass through Peterstow village. There is an hourly, day-time, bus service between Hereford and Ross, and continuing on to Gloucester. The nearest train service is accessed in Hereford.
- 2.5 Peterstow village is the only settlement of any size comprising around 130 dwellings and contains most of those community facilities available within the parish. Winter's Cross is the only other notable group of houses with around 30 dwellings and a public house. This is a relatively new settlement. Very small hamlets can be found at Hendre and Man of Ross.
- 2.6 Agriculture is the predominant business land use of which 'Man of Ross' is the largest operation involving a range of fruits on land between Peterstow village and Glewstone in an adjacent parish to the south. Large areas of agricultural land within the parish boundary are farmed by a company based outside the parish. Broome Farm offers tourist accommodation close to the heart of the village whilst The Ross-on-Wye Cider & Perry Co Ltd, also centred at Broome Farm, examples an added-value agricultural business with its award-winning ciders and perrys; operates one of the two public houses, the locally-owned Yew Tree Inn and which also provides an off-sales shop outlet with parking adjacent to the A49. This broad enterprise

currently provides a large number of part-time jobs within the community and exports to six countries.

- 2.7 Non-agricultural businesses found within the parish are generally small scale and working from home or home-based operations are more the norm. However, prior to mid-2007 Jack Roe (CS) Ltd, a specialist cinema technology company and since relocated to larger industrial premises in Ross-on-Wye, had planning permissions incorporating the use of outbuildings in the heart of the village. Prior to the move, the company had grown to provide 11 full-time and 2 part-time well-paid jobs and now still within a 5-mile commute from the village.



Broome Farm's Orchards



The Yew Tree Inn in the village

History of the Parish

- 2.8 Earliest records of human activity in the parish suggest the area accommodated iron ore smelting in Roman, and possibly medieval times. Peterstow was part of a 'manor' established by Henry I in 1100, based on Wilton, on the west bank of the River Wye, opposite Ross-on-Wye. The village's name changed several times over the following centuries. The first recorded name Llanpetyr (from 1045–1104) is Welsh. The name Petrestowe was found in 1278. Other variants from 1291 to 1724 are Ecclesiade-Petrestowe, Petrustoye, and Pitstowe.
- 2.9 St Peter's Church is understood to represent a religious presence within Peterstow since Anglo-Saxon times and a church was consecrated at Llanbedr in 1066. It was replaced in the 12th century by a Norman, rebuilt in 1330. A font and bell tower were added in the 15th century, and a panelled pulpit in the 17th. It was restored in the 1860s, with Sir George Gilbert Scott as architect. In 2009, the nave was "re-ordered", the pews being removed, and a modern wooden floor and chairs being installed. It now has a kitchen and a toilet to disabled access standards, a new amplification system with audio induction loop and the nave is available as a village hall when not required for Church services. Peterstow has no village hall or other meeting place except the two public houses.

- 2.10 Peterstow has never had any history of land-owning families with high social status living within the parish. In the 17th century there was a connection with the Brydges family of Wilton Castle and they appear to have been generous benefactors of St Peter's Church. Giles Brydges, his wife and son John, all have memorial stones just within the altar rail. In the 19th century Guy's Hospital acquired large landholdings in Peterstow and neighbouring parishes as a bequest from the Chandos Estates. The connection was that the Chandos family were direct descendants of the Brydges. Guys later sold these holdings to Charles Clore, he sold to the Prudential Insurance Company and later they were bought by the Duchy of Cornwall who still retain ownership of much land in the parish.
- 2.11 The seven farms originally within the parish appear, throughout the 19th and 20th centuries, to have been owned and managed by "yeomen farmers" rather than being tenanted farms owned by large estates. Farms seem to have changed hands fairly frequently with no more than 2 or 3 generations of each family as owners. Only 2 now remain as farms cultivating their own land, both in orchard production.
- 2.12 The Revd Dr John Jebb, vicar of St Peter's from 1843-1886 and a prebendary of Hereford Cathedral, was influential in shaping the choral traditions practiced today in cathedral choirs. He was a great benefactor to the village of Peterstow, building the school at his own expense on land given by Guys Hospital. The school closed in 1969 as a result of falling numbers. Revd Jebb also funded much of the cost of the 1860 renovation of St Peter's Church.
- 2.13 Peterstow in the 1850s, like most rural villages, had small businesses which serviced its agricultural population which was then about 244. The Gazetteer of 1851 lists a stonemason, a blacksmith, a carpenter, a tailor, 3 innkeepers, and a shopkeeper in addition to the seven farmers. Mains water came late to the village, not until the mid-1950s, and there is still no mains drainage system. Early in the present century the village bakery closed leaving only the shop, containing the post office, and the two public houses to service the village's needs. As detailed at 2.4 there is a good bus service.
- 2.14 There are 15 listed buildings within the parish and most are within Peterstow village and its conservation area. Peterstow was designated a conservation area in 1976. Of these St Peter's Church is Grade II*. The remainder are all Grade II listed. Seven are inhabited buildings, a further 6 are groups of monuments in St Peter's Churchyard, mainly table tombs, and the last is a milestone situated just east of The Red Lion public house. The current listing information fails to recognise that the 2 barns north of High Town Cottage have been developed as residences. In addition, a number of buildings / sites within Peterstow village have local historical significance. These include the Old School building on the western end of the common, Stowe House, the old Methodist chapel, High House which stands imposingly at the top of the common, the war memorial on the common, plus the Yew Tree Inn which has considerable history as the public house at the heart of the village. The parish contains no Scheduled Ancient Monuments nor English Heritage Registered Parks and Gardens. There are four locally important parks and gardens just outside its boundary. More detailed information about Peterstow's heritage assets can be found at appendix 1.

- 2.15 In addition to Peterstow village, the area known as Winter's Cross has developed since the millennium as a small settlement because of development on what was previously a brownfield site. There are some 30 dwellings within what would be considered its built-up area. Of significance to this separate settlement is The Red Lion, one of the parish's two public houses and currently in local ownership, providing employment within the settlement and an established focus of community.



High Town Cottage



St Peter's Church and Churchyard

The Natural Environment and Resources

- 2.16 Most of the parish comprises grade 2 agricultural land (very good) although there are areas defined as grade 1 (excellent) along its northern and southern edges as well as small pockets on the edges of Peterstow village, both at its eastern end to the north of the A49 and western end to the south of that road. No areas of derelict land have been identified within the parish and neither has any area been identified as a mineral protection area. There is a small area of potential brownfield land within the centre of the village to the rear of the current village shop. Only a small area is shown to be at risk of flooding according to the Environment Agency's Flood Map at the eastern edge of the parish along the Wells Brook. However local knowledge indicates that there is a very high-water table in the area encompassing Peterstow village. There is no public sewer or waste-water treatment works serving existing development. It is understood that there have been pollution incidents associated with Wells Brook.
- 2.17 Just over half of the parish falls within the Wye Valley AONB, including Peterstow village. The area in the south-west of the parish, south of the A49 and west of the Glewstone Road is excluded. The parish is one of rolling countryside comprising settled agricultural landscape with dispersed, scattered farms. It is in an area defined as 'principal settled farmlands' within Herefordshire Landscape Character Assessment. Within this landscape type settlements tend to be small and accompanied by relic commons. Peterstow village epitomises this characteristic as does its surrounding network of narrow lanes edged with high hedges and scattered hedgerow trees. Trees are also commonly found in groups around dwellings and along streams. Development pressures have resulted in distinctly nucleated or clustered settlements which are contrary to landscape character. It is advised that the landscape type should accommodate limited new development that is modest in

size and comprises low density development that avoids coalescence into a prominent wayside settlement pattern to preserve the character of the original settlement. It might also be combined with tree planting that emphasises the domestic quality of the landscape.

- 2.18 Although there are numerous sites of biodiversity interest just outside and on its border, there are few within the parish, but those that are present are of local importance. Herefordshire Council's Ecological Network Map identifies Wells Brook as a biodiversity core area and corridor for which a buffer has been defined. Peterstow Common adds to the ecological value of this corridor as an important stepping stone.

Community Involvement

- 2.19 The involvement of the community during the initial stages of preparing the NDP was seen as crucial to ensuring its support and to give confidence to those involved in its preparation. Consequently, a household survey was undertaken with residents given the opportunity to express their views upon a number of issues that the NDP might cover through a questionnaire. The response to the residents' questionnaire was 76%. Paragraphs 2.20 to 2.26 summarise the responses obtained from the community in relation to key issues that might be covered within the NDP.

The Environment

- 2.20 Residents appreciate the rural and peaceful nature of the parish epitomised by its natural habitats and landscape beauty. They also appreciate the amenities that are available such as the village shop, post office, public houses and church hall. The components of its landscape that they feel contribute most to its natural beauty and which need to be preserved include its woodlands, the views over and from Peterstow village and its orchards. The enhancement of its habitats is also something that residents would like to see. These factors are considered important when determining whether development is acceptable as are protection from forms of pollution, water run-off and effect on the road network. Maintenance of facilities such as footpaths, views, verges, Peterstow Common, and wildlife sites is considered important.
- 2.21 Flooding is an issue for several properties within the parish from a range of sources including from the Wells Brook, fields, roads, and sewers, and this is reflected in local concerns from many residents that any new development should make appropriate provision for these to ensure that newly built and buildings already present are suitably protected.

New Housing

- 2.22 Most residents are happy to accept the outstanding number of new dwellings required to meet the level of proportional housing growth set by Herefordshire Local Plan Core Strategy over the remaining Plan Period, although the preference is for this to be accommodated through small developments, and the smaller the better. The majority did not want to see developments of more than 4 houses. The types of new housing they wished to see are family homes, easy access homes, dwellings for

people with local connections and starter homes. Homes for sale, including those at a low cost, were most favoured. New dwellings should preferably be located through a combination of development within Peterstow village and one or more areas outside of the village. Design should be sympathetic to and with gaps between dwellings being consistent with surrounding properties.

Traffic and Transport

- 2.23 Parish residents have expressed concern about the amount and speed of traffic using the A49 and the effect of this upon safety, especially through Peterstow village. This concern is also reflected in the ability of the parish to accommodate further development where many residents feel that it should not carry further traffic although if there is to be further development it should be limited in nature and through small plots. Similar concerns have been expressed about the ability of other roads in the parish to accommodate new development. Potential improvements that would be supported include the installation of a speed indicator device or speed camera, a reduced speed limit, better pavements and a pedestrian crossing. Some 20% of residents say they use public transport frequently and there is support for a community bus scheme. In terms of detailed development requirements, adequacy in terms of road capacity, safe vehicular access and off-road parking provision are considered important in terms of site suitability.

Economic Activity and Environment

- 2.24 Slightly more residents felt that the NDP should not identify any sites for business use than were in favour although more were happy to see existing brownfield sites or converted existing buildings used for this purpose. The residents were strongly against the use of greenfield land (both undeveloped and agricultural) for business use. Responses from residents gave a majority for the NDP containing policies for tourism, but no clear steer on live/work units or the provision of workshops. Consequently, further guidance was sought at the parish consultation event on 1st April 2017 and again at the village fete on 22nd July 2017 as to whether policies covering business ought to be included in the NDP. Here, the majority favoured supporting small and home-based businesses, but not larger ones. Slightly more people felt that there should be a policy on polytunnels than opposed this.
- 2.25 Renewable energy proposals at a commercial scale are unlikely to find favour among residents although solar, wood-based biomass and capturing natural heat in the ground might be supported where proposals are brought forward by individuals or the community. There was no support in the community for fracking.

Community Services and Facilities

- 2.26 The village shop/post office, church hall, village common and public houses within the parish currently meet the community's needs for these facilities and are expected to continue to do so. At least half of residents say they use the first of these at least weekly and almost a quarter use the common more than once a week. Over 20% of residents say they use the public houses within the parish frequently. Improvements to broadband and mobile phone reception are considered important.



Parish Open Meeting April 2017



Village Fete July 2017

3. Issues and Options

- 3.1 The background information above provided an initial basis for further exploratory work undertaken to inform the NDP. Other sources of information have also been used where necessary. Having considered the evidence and initial views collected, the following issues have been identified as matters to be addressed within this NDP.

Environment

- 3.2 The protection and enhancement of landscape, biodiversity, natural heritage and building quality should be given the highest priority. Special attention should be given to maintaining the landscape and Special Qualities of the Wye Valley AONB and Peterstow conservation area. The protection of Wells Brook from potential pollution is also important and a precautionary approach is required to ensure there is no adverse effects upon the River Wye SAC into which the brook flows.
- 3.3 In these respects, the community wishes to see that development is accommodated sensitively and this is important in order, among others, to ensure the character and appearance of Peterstow conservation area is preserved or enhanced. This would also reflect the settlement pattern described in Herefordshire Council's Landscape Character Assessment. In addition, there is a need to avoid major development within the Wye Valley AONB in accordance with NPPF paragraph 116. A key to ensuring these requirements are met is that sites are brought forward in scale with the settlement. In this regard, small scale developments are preferred to reflect the parish and Peterstow village's characters. Such a sensitive approach is also necessary as a major contributor to the local economy of the County where tourism is a significant source of income and the developing Destination Management Plan is expected to place emphasis upon the scale and character of Herefordshire's small-scale settlement pattern.
- 3.4 The absence of any mains sewer and associated waste-water treatment works is a potential constraint that requires proposals for new development to show that there will be no adverse effects on residents and the environment and indeed, that

development could bring about improvements to current flooding and drainage problems.

Roads and Traffic

- 3.5 Achieving safe access, minimising the effect of new development upon the highway network and ensuring the safety of pedestrians are concerns that need to be highlighted.
- 3.6 Herefordshire Council has indicated it will work with local communities to design and deliver local improvements to support growth arising from its Local Plan Core Strategy including measures that might be brought forward through neighbourhood plans. The measures considered necessary by the community should be defined.

Housing

- 3.7 Herefordshire Local Plan Core Strategy defines levels of proportional growth that neighbourhood plans should seek to achieve. In relation to Peterstow parish this is a growth level of 14% equating to a minimum of 27 new houses over the period 2011 to 2031 (the "Plan Period"). Herefordshire Council has confirmed that between April 2011 and 2018 some 8 dwellings had been completed and a further 3 had outstanding planning permissions. A further dwelling has been granted planning permission since April 2018. In addition, an area of land is committed for residential park homes following the grant of a Certificate of Lawful Existing Use or Development (CLEUD) in April 2016 for the use of an area of land at Yew Tree Residential Park Homes site which effectively allows further residential park homes in this area to the north-east of Peterstow village. This commitment enables additional residential park homes to be brought onto the site and works to provide the necessary infrastructure. One of these has recently been erected. Although the site owner has been advised this could accommodate 17 park homes, for the purposes of the contribution the site may make to the required level of proportional growth, a figure of 10 dwellings is suggested during the plan period to reflect a modest rate of plot take up, previous occupancy, the density on the adjacent park area, infrastructure requirements and the need for landscape measures.
- 3.8 Consequently, at least a further 5 dwellings are needed to meet the minimum level of proportional growth. Most if not all this outstanding amount will need to be provided through this NDP in order to show that the required level of housing growth can be met. However, some allowance may be made for windfall development outside of Peterstow village. These are dwellings that receive planning permission such as agricultural dwellings, the conversion of rural buildings to dwellings, or dwellings in association with a rural enterprise. These are exceptions to the restriction of dwellings within the countryside set out in Herefordshire Local Plan Core Strategy Policy RA3. Planning permissions for 9 dwellings excluding the unit brought forward on the residential park homes site, were granted for sites within the rural parts of the parish outside of Peterstow village between 2001 and 2017. This amounts to a trend over that period of 1.2 dwellings per year. Should this trend continue during the plan period it would amount to 24 dwellings. However, 10 of these dwellings were granted planning permission since 2011 and hence a further 14 dwellings might be expected during the plan period based on this trend. It would be

expected that the majority of dwellings to come forward through Herefordshire Local Plan Core Strategy Policy RA3 would be through the conversion of rural buildings. Changes in regulations make it easier for this to occur although the resource may be a diminishing one. Hence a modest allowance of 7 dwellings (i.e. 50%) is considered appropriate for the purposes of suggesting the contribution this might make to the required level of proportional growth in addition to the units envisaged upon the residential park homes site.

- 3.9 The NDP should seek to achieve a range of sensitively designed homes in a range of sizes, particularly 2 and 3 bedroomed accommodation to meet community aspirations and a well-balanced community.

Community, Social and Health Needs

- 3.10 There is a limited range of local services and community facilities within the parish and the aim should be to protect and enhance these.

Opportunities for Employment

- 3.11 Herefordshire Local Plan Core Strategy sets out a range of policies to support the rural economy, including live/work units, business redevelopment of buildings already in commercial use, adaptive residential development, working from home, tourism and farm diversification. The issue of scale is, however, important to the high quality of the parish's landscape and the limitations of the highway network. Small and home-working business developments need to be supported provided they meet with the scale criteria.

Options

- 3.12 The options presented relate how new housing might be accommodated. Development needs in terms of businesses and facilities cannot easily be identified and determining how they will be accommodated will rely upon general policies rather than specific proposals, although any policies will ensure protection of the environment, residential amenity and highway safety, among others. Based upon the sites indicated to be available for housing, the options that were considered included:

Option 1 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through small sites available within Peterstow village and at Winter's Cross;

Option 2 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through small sites available only within Peterstow village;

Option 3 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of a large site at Peterstow village;

Option 4 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of several medium sized sites at Peterstow village;

Option 5 - exceeding the level of growth required by Herefordshire Local Plan Core Strategy through a development involving a combination of a large site and some small and medium sites.

- 3.13 Feedback from the community, most notably from the residents' questionnaire, indicated a strong desire for additional housing to meet Herefordshire Council Local Plan Core Strategy through the provision of small sites. Therefore, this NDP is based upon Option 2 which will achieve the number of houses required by spreading development throughout Peterstow village so that its character is preserved and the potential impact on flooding and the highway network is reduced.
- 3.14 Considerable discussion took place with Herefordshire Council regarding the possible development of Winter's Cross in light of the community's wish to see new dwellings located through a combination of development within Peterstow village and one or more areas outside of the village. Winter's Cross was selected as a possible alternative settlement area given its size and the fact that a number of sites were offered for development in this area as part of the call for sites process. However, Herefordshire Council has advised that Winter's Cross should not be defined as a settlement that should accommodate further housing development and consequently Option 1 is not available. The large sites available are such that Options 3 and 5 would result in 'major development' which should not normally be permitted within the AONB. There would also be adverse effects upon the conservation area, character of the village and potentially the condition of Wells Brook. As for option 4, this was also considered to be unsuitable as being contrary to the clear wishes of the parish to have small development sites. It could also have adverse effects upon the AONB, conservation area, character of the village and potentially the condition of Wells Brook.

4. Vision, Objectives and Strategic Policies

- 4.1 In preparing Peterstow NDP the following vision, guided by responses to the residents' questionnaire and confirmed at the subsequent community consultations, sets the basis for what it is hoped to achieve within the parish through the planning system by the end of the Plan Period:

"Our community will be a place where people can enjoy living and working in a rural setting. The predominantly quiet, small scale nature of our parish will be preserved whilst accommodating the growth and development needed to meet the needs of the community and promote a sustainable and thriving community life."

- 4.2 During the Plan Period up to 2031 this will mean:
- Conserving and enhancing the natural and historic environment of the parish.
 - New homes will be built in manageable numbers and density and will be designed to respect and enhance the character of the parish and be in keeping with its rural and peaceful nature.

- The local infrastructure – common, roads, paths, drains, etc., will be maintained in good condition.
- Promoting measures for pedestrian and cyclist safety and ensuring there is no detrimental impact on highway safety for all road users.
- Community facilities will be retained and enhanced as much as possible, and community spirit and involvement will be actively encouraged.
- Encouraging the use of favourable privately funded sustainable energy.
- Supporting and encouraging the development of small and home-based businesses.

4.3 To achieve this vision the NDP sets the following objectives:

1. Local Environment:

The NDP will provide measures to protect and enhance the landscape setting and character of the parish including conserving woodlands and important heritage assets and the protection of the wider countryside. The NDP will address community concerns about the high-water table and the potential for flooding and its effect on individual sewage systems.

2. New Housing:

The NDP will seek to ensure the provision of energy efficient housing in the parish, in manageable numbers and density, appropriately designed to meet the needs of all sectors of the community. The scale, design and location of the dwellings should as far as possible reflect and respect the character of the parish and meet local needs.

3. Infrastructure and Roads:

The NDP will seek to promote measures for pedestrian and cyclists' safety and ensure there is no detrimental impact on highway safety for all road users. The need for safer access by pedestrians and cyclists to local services and facilities will be pursued. The NDP will aim to address community concerns about the amount and speed of traffic and to ensure traffic generated by development can be accommodated successfully. Wherever possible the NDP will encourage and support the use of public transport.

4. Community Facilities:

The NDP will seek to protect and improve existing community facilities and services such as the common, footpaths and other open spaces, together with other centres of community such as the village shop, post office and public houses.

5. Energy:

The NDP will encourage the use of favourable privately funded sustainable energy whilst seeking to ensure there is no detrimental impact on the character of the area or the people who live in the parish.

6. Economic Development and Employment:

The NDP will support and encourage the development of small and home-based businesses, provided such businesses do not adversely affect the residential and environmental amenity of the parish.

- 4.4 During consultations, the community expressed full support for the vision and objectives.

Strategy for Sustainable Development within Peterstow Parish

- 4.5 Sustainable development seeks to ensure proposals are advanced that will “meet the needs of the present without compromising the ability of future generations to meet their own needs”². It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, opportunities for enterprise, and access to community facilities which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.
- 4.6 To ensure these major concerns are considered when promoting sustainable development through this NDP the following policy forms the basis for the overall approach pursued through the NDP.

Policy PTS1: Promoting Sustainable Development

Positive measures that promote sustainable development within Peterstow parish will be supported. Where development proposals are advanced, they should address the following high-level priorities that are considered essential by the local community for maintaining sustainable development within the parish:

- a) the highest priority will be given to conserving and enhancing the natural beauty of the Wye Valley AONB within the parish, to respecting the setting, character, appearance and cultural heritage of the Peterstow conservation area and to enabling their quiet enjoyment having regard to those who live and work within them;**
- b) the wider environment will also be protected by ensuring development does not have any significant adverse effects through poor design and being sited in inappropriate locations. Enhancement proposals will be required where appropriate;**
- c) particular attention should be paid to ensuring there is safe access to development, that the effect of new development on the highway network is minimised, that the safety of pedestrians and all road users is ensured and that properties are protected from the effects of storm water flooding and pollution. Improvements or other measures will be sought where they are shown to be practicable and viable;**
- d) new housing will be located where this is in scale with the area concerned and should meet the needs of the community through providing a range of accommodation. Consideration will be given to energy efficiency; and**

² National Planning Policy Framework, page 2.

e) community facilities and services should be retained and enhanced where possible including through contributions that will enable pressures resulting from growth to be accommodated satisfactorily.

Benefits will be sought in relation to the priorities set out in this policy where compensatory or mitigation measures are needed as part of any proposal.

(Supporting Objectives 1 to 6)

Justification

- 4.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching strategic policy sets out the essential sustainable development requirements which the local community considers important to achieve its vision and objectives. The provisions within this NDP will be measured against this policy.
- 4.8 The Wye Valley AONB is a national designation and places obligations upon those making decisions about development within it, which this part of the policy provides. Other environmental designations, both within the parish and outside, but potentially affected by development within it, also warrant protection and enhancement. These requirements emphasise the importance of scale of development, particularly in relation to housing that the parish is required to accommodate. There are local needs for housing and it is considered these can be accommodated reasonably through requiring a mix of housing, especially for young people and families. There is also a need to provide more flexible housing to enable older people to remain within the parish. Infrastructure and facilities within the parish are limited and some are constrained. Growth through development should be capable of being accommodated within these constraints or improvements made to accommodate these provided these can be shown to be effective. Where development requires improvements or enhancements it should contribute towards their provision.

5 Conserving and Enhancing the Natural and Historic Environment of the Parish

- 5.1 Protecting and enhancing the landscape must have a high priority, not just because it is important to the local community, but also because most of the parish falls within the Wye Valley AONB. Although there are limited designated wildlife sites present, they contribute towards the AONB Special Qualities and the ecological network that runs through the parish. Similarly, the number of listed buildings present is small but Peterstow village is designated as a conservation area which emphasises its sense of 'place'. The following policies seek to address the environmental objectives set out in this NDP.

Policy PTS2: Conserving the Landscape and Scenic Beauty of the Parish

Development proposals should protect and enhance the landscape within the parish especially its important landscape features that are identified as contributing to the principal settled farmlands landscape character type described in Herefordshire Landscape Character Assessment Supplementary Planning Guidance. Development proposals should ensure that the effect on the landscape and setting of Peterstow settlement, as appropriate, are reduced and mitigated and measures are included, where appropriate, to restore and enhance landscape features such as trees, vistas and panoramic views. To achieve this, landscape proposals should form an integral part of the design for the development, retaining and enhancing as many natural features within or surrounding the site as possible.

For proposals within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its wildlife or cultural heritage and these should be preserved and enhanced. Planning permission will be refused for major development unless there is a proven public interest, no viable alternative sites are available to accommodate this development elsewhere, and its environmental effects can be mitigated to a satisfactory degree. In determining whether a proposal is major development the following considerations should be taken into account in addition to those in the NPPF:

- a) the significance of the detrimental effect on landscape character and features;**
- b) where development is adjacent or close to Peterstow village, the scale of development should not be excessive in relation to that which comprises the current size of this settlement;**
- c) for development elsewhere, the scale in relation to the locality; and**
- d) the effect upon wildlife, cultural heritage and recreational opportunities.**

(Supporting Objectives 1, 2, 5 and 6)

Justification

- 5.2 The character of the parish, its characteristics and features are highlighted in paragraph 2.17 of this NDP. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Guidance that needs to be considered. In addition, AONBs are areas of high landscape quality with a national statutory designation. It is national policy to conserve their landscape and scenic beauty. It is also national policy to refuse planning permission for major

development in AONBs. In determining what 'major development' might comprise there have been several recent planning decisions that have identified considerations that should be taken into account and these are considered particularly relevant to the parish given its landscape characteristics and settlement pattern. Scale in relation to the location and particularly the size of any nearby settlement is pertinent. This policy also reflects NPPF paragraph 116 setting out considerations when determining how exceptions might be assessed in relation to major development. The Wye Valley AONB Management Plan will assist considerably in relation to protection, management and planning.

- 5.3 Where development does not amount to 'major development' and is generally acceptable there is still a need for developments to reduce their effects on any settlement's setting and the wider landscape. This can be done through requiring detailed landscaping schemes to address this and related issues.

Policy PTS3: Enhancement of the Natural Environment

The natural assets of the parish should be added to where opportunities are available. New development should comply with the requirements of Herefordshire Local Plan Core Strategy Policy LD2 and, where appropriate, enhance the biodiversity value of the ecological corridor along Wells Brook. Other measures to enhance connectivity within the local ecological network will be sought through creating, retaining and enhancing important natural habitats and features such as ancient trees, tree cover in general, ponds, orchards and hedgerows. There should be no net loss of biodiversity and the loss of any features, where absolutely necessary, shall be offset through full compensatory measures.

(Supporting Objective 1)

Justification

- 5.4 Wildlife is an important contributor to the character and scenic beauty of the Wye Valley AONB. In addition, the Wells Brook flows into the River Wye SAC to the east. Herefordshire Council's ecological network map identifies Wells Brook as a wildlife corridor and important in terms of connectivity (see Figure 2). This is defined by a 100 m wide buffer along the brook³. Other features similarly contribute to the network, including Peterstow Common. These should be protected and enhanced. It would be beneficial for opportunities to be taken to increase the network in other areas through adding new wildlife features and stepping stones through development proposals to contribute to the national objective to increase biodiversity. There should certainly be no net loss and where features must be removed, full compensatory measures must be proposed within any planning application.

³ https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map



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Figure 2: Wells Brook Ecological Corridor (Source: Herefordshire Council's Ecological Network Map)

Policy PTS4: Protecting Heritage Assets

The significance of heritage assets and their settings within the parish shall be protected, conserved and where possible and enhanced through:

- a) requiring appropriate development proposals to be accompanied by full archaeological investigations and in the event of significant and/or extensive remains being found they should be preserved in-situ;**
- b) resisting development that adversely affects features or the setting of listed buildings and other heritage assets designated of national importance; and**
- c) ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, especially historic farmsteads and**

other traditional rural buildings through allowing sensitive conversions and regeneration proposals where appropriate.

(Supporting Objectives 1, 2, 5 and 6)

Justification

- 5.5 The parish has few designated heritage assets. It possesses a limited number of listed buildings, most of which fall within Peterstow conservation area, and no Scheduled Ancient Monuments. The absence of any identified archaeological sites should not be taken as absence of archaeology, especially given the parish falls within a settled historic landscape. The significance of locally important buildings and other heritage features should be recognised for the contribution they make to the parish's character and local distinctiveness, especially within Peterstow conservation area. This policy does not restrict development but influences the approach taken to such development. It also stimulates development where regeneration brings benefits. Nevertheless, these assets and, where appropriate, their settings⁴ are important and need to be preserved.

Policy PTS5: Development within Peterstow Conservation Area

Development proposals within Peterstow Conservation Area or affecting its setting should conserve or where possible enhance the character and appearance of the Conservation Area by:

- 1. The form of development should respect and continue Peterstow's historical evolution:**
- 2. The features that contribute to Peterstow's rural and agricultural character should also be retained and used to inform the design concept for new development:**
- 3. The conservation area setting and views into and from the village should be conserved. Proposals for development should demonstrate that they have been laid out and designed to retain as far as possible the following important views within, into and from the conservation area (as defined upon the Village Policies Map):**
 - the view across and from the common towards the north (View1: Figure 3);**
 - the view across and from the common towards St Peter's Church and Peterstow Manor (View 2);**
 - the views along the south-east edge of the conservation area and from the footpath between Peterstow Court (OS568244) and Kyrle's Cross (OS563242) (Views 3 and 4);**
 - The extensive views across Peterstow Common as you travel along the A49 (View 5).**

⁴ NPPF paragraph 128

- 4. New development should contribute positively to the conservation area:**
 - a) There should be a high quality of design for new buildings, alterations or extensions to existing buildings and for changes to external areas within the conservation area.**
 - b) Proposals should seek to incorporate traditional building features present within the village. However new building design or features will not necessarily be resisted where they fit sensitively within the village frontage and street scene.**
 - c) Developers should demonstrate how their proposals contribute to village character, in particular the relationship with the village street/lanes and its associated spaces. The setting of Peterstow Common should be preserved.**
 - d) The height, size, massing and scale of buildings and plot width and form should respect those surrounding the development.**
 - e) Choice of materials will also be important to the character of the village. This includes ground surface and roofing materials as well as those for external building walls.**
 - f) Landscape proposals should form an integral element within the design of proposals for all but minor works.**
- 5. Trees and hedgerows should be retained and planted to enhance the rural village character of Peterstow:**
 - a) Tree cover that contributes to the character of the conservation area should be retained, where appropriate by making Tree Preservation Orders.**
 - b) Trees that die should be replaced.**
 - c) New development should retain as many valuable trees on site as possible.**
 - d) Similarly, hedgerows support the historic pattern of the village setting and development should not result in their removal.**
 - e) The use of traditional hedgerow species should be the preferred choice and evergreen species should be replaced where possible.**
 - f) Both tree and hedgerow planting can assist measures to reduce the effects of suburban development forms where they detract from the traditional village character.**
- 6. Street furniture should be minimal and consistent. New development should be designed to minimise the requirement for street furniture and lighting.**
- 7. Measures to address unattractive areas will be supported and where possible promoted.**

(Supporting Objectives 1, 2, 5 and 6)



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Figure 3: Location of Important Views



View from the Common towards the North



View from the Common towards St Peter's Church and Peterstow Manor



View of Ross from the Footpath between
Peterstow Court and Kyrles Cross

Justification

5.6 There is a duty upon the Local Planning Authority to conserve or enhance the character and appearance of Peterstow conservation area. This duty may include consideration of proposals outside the conservation area where it might affect its setting. Herefordshire Council has not undertaken a full conservation area appraisal to inform any decisions it may make upon proposals for development within this conservation area. The preparation of this NDP has identified a set of requirements which should assist with this duty. Buildings within the village are immensely varied in terms of age, size, materials, orientation and inter-relationships. The supporting broad character assessment below gives some further guidance upon relevant form for particular character areas. Historically, development has taken place in a dispersed, even haphazard fashion along the main road and around Peterstow Common, leaving many gaps in the form of gardens, paddocks and even complete fields. This layout contributes greatly to the tranquil, rural and agricultural feel of the conservation area. The quality of the setting of the village, with a variety of views and vistas reinforcing the feeling of space and tranquillity along the rural lanes approaching the village. Some small or remnant hedgerows remain within the village and have been used to mark building frontages. The general absence of such clutter, in particular in the form of street furniture, is a unifying factor that should be retained, and the Highway Authority should minimise signage, markings and other traffic management elements. Peterstow has few unattractive open areas, but areas can deteriorate over time. Measures may include, as a minimum, enhancements to soften and improve the visual appearance of unattractive areas.

- 5.7 The following broad character appraisal should also assist consideration of proposals. Developers are encouraged to submit heritage impact statements with development

proposals to show how the character and appearance of the conservation area has been taken into account.

Peterstow Conservation Area Broad Character Areas

- 5.8 In the absence of a full conservation area appraisal by Herefordshire Council a simple characterisation⁵ has been undertaken in accordance with good practice related to neighbourhood plans produced by Heritage England⁶. This should inform decisions to ensure they consider the character and form of Peterstow village, especially given its historic origins. Diagram 1 indicates the relevant character areas into which the village conservation area and its fringes can be defined showing its importance, particularly its historic centre around Peterstow Common and the somewhat unique location and setting of the Parish Church of St Peter somewhat removed from the village itself. This represents the cultural landscape of the village comprising its historic settlement, enclosure and land use⁷.
- 5.9 **Peterstow Common and Surrounding Buildings:** The common provides a significant open area within the centre of the village and this is surrounded by a loose assemblage of individual properties at a relatively low density. This characteristic is emphasised by several gaps along its southern and western edges.
- 5.10 **Northern Roadside Frontage:** A row of more densely formed properties, although again individually designed, run along the north side of the A49, relatively close to the road. The properties generally face onto the road reflecting the fact that it is a village street.
- 5.11 **The Site and Setting of St Peter's Church:** Both St Peter's Church and Peterstow Manor sit in a hollow beneath the village and although often hidden through vegetation, this view changes with the seasons. Their isolation is a particularly unique and important feature of the village. The open area between the main road and the two properties is included within the conservation area to protect this setting.
- 5.12 **Peripheral Areas:** More modern development has taken place beyond the conservation area boundary in three locations. The first and most extensive area lies to the north-east of that boundary and comprises several new houses along The New Road, a private lane, together with a site comprising residential park homes. Smaller modern developments are located to the south of the village, to the south of High Town farm, and to the west adjacent to Old High Town. These developments do not generally detract from the character and appearance of the conservation area in that their locations appear separate from its core area.

⁵ Approach based upon English Heritage advocacy of Rapid Townscape Assessments.

⁶ English Heritage - http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

and <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>

⁷ Natural England - <http://publications.naturalengland.org.uk/publication/6361194094919680?category=31019>

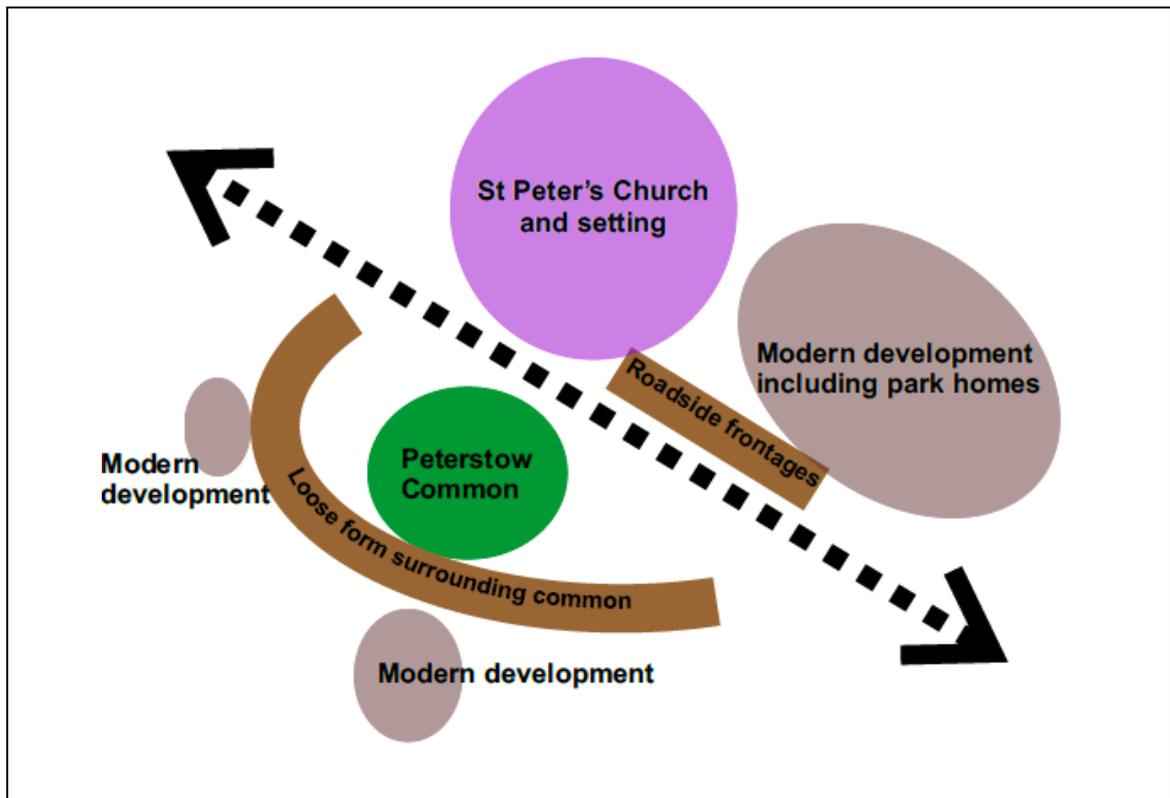


Diagram 1: Characterisation of Peterstow Village Defining its Character Areas

Policy PTS6: Foul and Storm Water Drainage

For developments within Peterstow village, developers should show, through appropriate evidence, that foul and storm water drainage can be accommodated without causing pollution or flooding to other properties and land. In addressing the management of drainage, developers should ensure any proposed scheme that meets the above requirement is fully implemented before development is brought into use. Developers should utilise or contribute to sustainable drainage systems (SUDs) and wet systems where this is practicable, including measures to support biodiversity.

Where appropriate, new development shall be subject to the Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and housing development will not be permitted in areas identified as flood zone 3.

(Supporting Objective 1)

Justification

- 5.13 Most new development is expected to take place within Peterstow village where it is recognised that there is a high water-table, and this has resulted in storm water

flooding and pollution of Wells Brook. There is no mains foul drainage within the village or elsewhere within the parish. This policy seeks to ensure new development does not exacerbate either storm water drainage problems or pollution, both of which have been seen in the past. Wells Brook flows into the River Wye SAC which is currently in an unfavourable condition and for which measures are being developed to address pollution. Developers should present clear technical evidence to show that their proposals will not create such problems. Where drainage measures are brought forward, these can contribute towards biodiversity and may include retention ponds, infiltration trenches and basins, rain gardens, sand filters, detention basins, swales, rainwater harvesting, permeable paving and green roofs.

Policy PTS7: Protection of Peterstow Common as Local Green Space

Peterstow Common is designated as Local Green Space. Development that would result in the loss of openness of the area, or the loss or diminution of its use, quality as open space, or characteristics, including in association with adjacent development, will not be supported other than in very special circumstances.

(Supporting Objectives 1,2 and 4)

Justification

- 5.14 Peterstow Common is important to the character of the conservation area and village more generally, including representing its historical development. It serves as an informal green space of considerable amenity and informal recreation value at the heart of the village being special to the whole community.



Peterstow Common being used for the fete and Remembrance Day

Policy PTS8: Design and Appearance

New development, including alterations or extensions to buildings, will be required to achieve good standards and variety of architecture and design particularly where there is a need to respect local distinctiveness and the traditional qualities and characteristics of the rural area or part of

Peterstow within which it is to be located. This will be achieved by requiring development to:

- a) respect the traditional character, where appropriate, by adopting a design approach utilising a range of materials and architectural styles that are sympathetic to the development's surroundings, and incorporating appropriate locally distinctive features;**
- b) with regard to new innovative design or features, these will not necessarily be resisted but should be of high quality and fit sensitively within the area concerned;**
- c) respect the scale, density and character of existing properties in the vicinity;**
- d) where appropriate, be similar to established building heights, frontages, massing and plot sizes;**
- e) avoid the subdivision of gardens where this would result in an uncharacteristic form of development;**
- f) protect the amenity and privacy of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent uses;**
- g) provide sufficient space for each property to maintain a functioning garden;**
- h) ensure there is no net loss of biodiversity by preserving existing trees, boundary hedges, ponds, orchards and hedgerows and, should there be any losses of such features, offsetting for this loss. In addition, the natural assets of the parish should be added to where opportunities are available;**
- i) where appropriate, undertake visual landscape assessments in order to retain important views, vistas and panoramas; and**
- j) fit sensitively into the landscape, incorporating high quality landscape design which should integrate fully with building design and layout, ensuring hard and soft landscape proposals do not result in a suburbanised appearance and making provision for tree planting with native species.**

(Supporting Objectives 1, 2, 5 and 6)

Justification

- 5.15 There is increasing recognition that design is important to ensure not only that new development fits sensitively with their surroundings but also contributes towards the health and well-being of the community. This policy expands upon Herefordshire Core Strategy policy SD1 relating to sustainable design. Design should especially take into account the form and character of the settlement or rural area within which it is to be located. This is especially the case for development within most of the parish, including Peterstow village, which falls within the Wye Valley AONB. Consequently, all the design features referred to in the policy are considered pertinent and important. In particular, it is considered important that properties have gardens that meet the needs of the type of housing to be developed through being of sufficient size and

configuration to provide for a variety of purposes such as children's play and the growing of produce. This will add to the sustainability of any development.

Policy PTS9: Sustainable Design

An integrated approach to achieve a high standard of sustainable design will be required to achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of design measures which could include:

- a) utilising physical sustainability measures associated with buildings that include orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings;**
- b) seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade, shelter and for physical activity, and the maximum use of permeable surfaces;**
- c) integrating new homes fully into the existing neighbourhood and supporting a more pedestrian friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using mobility scooters;**
- d) assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist;**
- e) where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;**
- f) where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow;**
- g) minimising construction traffic and reducing waste; and**
- h) where new innovative sustainable design or features are incorporated, they should fit sensitively within the street scene and incorporate locally distinctive features to maintain the area's cohesive character.**

(Supporting Objectives 1, 2, 3, 5 and 6)

Justification

- 5.16 Residents have expressed support for sustainable design and some forms of energy efficiency. This NDP therefore sets out criteria that should be considered as part of a co-ordinated approach directed at this objective. The approach to sustainable design should be undertaken in an integrated way addressing measures related to individual buildings, site layout and landscaping and support for off-site measures where these are appropriate such as links to the public footpath network and supporting public transport through such facilities as providing bus shelters. Measures to promote the health and wellbeing of residents should also be undertaken, for example by providing links to the public rights of way network and provision of open space. These are detailed design issues that would support Herefordshire Local Plan Core Strategy SD1.

6 Promoting Sustainable Transport

- 6.1 Both Herefordshire Council and Highways England have responsibilities for certain roads within the parish. Highways England also provides a footpath along the A49 and Herefordshire Council is responsible for the public rights of way network. The Herefordshire Trail passes through the parish. Peterstow is on a public transport route that is relatively frequent in Herefordshire terms.

Policy PTS10: Highway Design Requirements

Where development proposals are advanced, these should ensure:

- a) the safety of pedestrians and of cyclists is protected and enhanced where possible, especially where there are no public footpaths or cycleways;**
- b) there is safe access onto and from the adjacent roads. New accesses on the A49 should be avoided;**
- c) proposals should not lead to a significant increase in speed or the volume of traffic travelling on roads that do not have sufficient capacity;**
- d) the amenity of residents is not adversely affected by traffic;**
- e) proposals should not result in indiscriminate or on-street parking but should provide adequate off-street parking in accordance with Herefordshire Council's parking standards, and preferably address the reduction of any on-street parking problems that may exist within the vicinity;**
- f) internal road layouts should comply with Herefordshire Council's Design Guide for New Development and ensure the safety of pedestrians, cyclists and of children in areas designed and located for their play. The requirements of service vehicles such as refuse lorries, should be accommodated;**
- g) the nature of the development does not lead to pressure for the provision of street lighting where this is not currently present within the area concerned; and**
- h) development proposals do not detract from the public rights of way network within the parish.**

(Supporting Objective 3)

Justification

- 6.2 With the need to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the network can cope with increases in traffic generated. This applies not only in Peterstow village where growth is proposed but also elsewhere in the parish. It is also important that local amenity is protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards to ensure that the network can accommodate new development and this policy supports their use, outlining important issues that should be addressed as part of any planning application where traffic is generated. There may be instances where sites require comprehensive treatment of access arrangements to take into account adjacent development where there is a need to minimise the effect on amenity and village character. Appropriate levels of car parking will be required but locations should be screened to reduce any effect on the street scene. The Parish Council is keen to protect and enhance the public rights of way network within its area to support tourism, encourage an active lifestyle and improve their utility as a local service. Consequently, it would like to ensure that the network is maintained. The opportunity to improve links should be taken where available, including to the Herefordshire Trail.

7 Providing New Homes

- 7.1 The NDP must provide development opportunities for a minimum of 6 further houses to comply with Herefordshire Local Plan Core Strategy's proportional growth requirement. The approach is based upon concentrating development on small peripheral sites at Peterstow village with some provision for infilling. The approach also aims to provide for local needs through enabling self-build and commissioned housing upon the small sites, which is considered the most appropriate way to enable open market family housing.

Policy PTS11: Housing Development in Peterstow Village

New housing within Peterstow village will be restricted to sensitive infilling within a settlement boundary and on small sites identified for development shown on Peterstow Village Policies Map. Housing development outside of the settlement boundary, including that adjacent to it, must comply with Herefordshire Local Plan Core Strategy Policy RA3.

In addition to complying with other policies in this plan proposals should meet the following criteria:

- a) development shall not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village; and**

b) parking arrangements should not detract from the village street scene but be an integral part of the overall design.

(Supporting Objectives 1, 2 and 3)

Justification

- 7.2 Peterstow village is identified as a settlement that should be the focus for housing growth within the parish and accordingly will accommodate most of the required additional dwellings. No settlement boundary was defined for the village in the former Herefordshire Unitary Development Plan although one was defined in the previous South Herefordshire Local Plan. The settlement boundary now defined is based upon this with additions to take into account allocated housing sites. The settlement boundary includes land within or adjacent to the built-up area of the village where housing development may take place, in accordance with Herefordshire Local Plan Core Strategy policy RA2 and paragraph 4.8.23. Outside of this boundary development will be within open countryside where further new dwellings must comply with Core Strategy policy RA3. The nature of the village is such that opportunities for infilling exist although the potential is reduced because of the need to preserve its character, with most of the settlement falling within Peterstow conservation area. A residential park homes site is located at the south-east end of the village and Herefordshire Council issued a Certificate of Lawful Existing Use (Herefordshire Council Application Reference P160813 – approved 25th April 2016) for the siting of further park homes upon part of the site which has yet to be laid out for that purpose.
- 7.3 The extension to the park homes site has been included as a committed housing site recognising the role such dwellings have in contributing towards the supply of housing within this housing market area. The development of this land has been accepted in principle, but it has yet to be set out for such purposes and is currently used for accommodating staff/contractors working on the park and by customers awaiting delivery of their new park homes onto the western part of the site. It is understood that pitches within this extension are currently being advertised. Works to enable its laying out for further park homes will be brought forward in accordance with the Licence authorising the use of the land, any associated planning permission, or such further permissions as may be granted. There would be advantages in providing landscape measures surrounding the site that would reduce its effect on the setting of the village within the Wye Valley AONB. For the purposes of the contribution the site may make to the required level of proportional growth, a figure of 10 dwellings is suggested during the plan period to reflect the density on the adjacent park area, infrastructure requirements and the need for landscape measures. Table 1 below sets out the current housing commitments (April 2017) including the contribution expected through the park homes site.

Table 1: Housing Commitments 2011- 2017

		Number of Dwellings
HC Core Strategy Requirement 2011 – 2031: 27 Dwellings		
1	Number of Completions 2011-2018	8
2	Dwellings with outstanding planning permissions April 2018	3
3	Dwellings from permissions granted since April 2018 (see para 3.7)	1
4	Residential Park home developed on extended site area since 2011 (see para 3.7)	1
5	Park homes site - outstanding	9
6	Minimum further requirement	5

Policy PTS12: Housing Sites in Peterstow Village

The following sites identified on Peterstow Village Policies Map are allocated for housing development in the plan period:

- a) land amounting to approximately 0.27ha at Peterstow Shop;
- b) land amounting to approximately 0.2ha at Highgrove, Hightown; and
- c) land amounting to approximately 0.25ha at Old High Town.

Housing development on these sites should incorporate the following design principles:

Land at Peterstow Shop

- Redevelopment should be through a high-quality scheme that would enhance the street scene and conservation area to comply with policy PTS5 in particular.
- The shop, post office and some associated parking should be retained, or an alternative site provided in a location suitably convenient to village residents in accordance with policy PTS13.
- Development would need to ensure sufficient visibility is available to meet the safety standards required by Highways England in accordance with policy PTS10.
- Drainage and amenity considerations, both for on-site and adjacent properties will need to comply with policies PTS6, PTS7, PTS8 and PTS9.

Land at Highgrove, Hightown

- The effects on the landscape should be mitigated through undertaking a landscape assessment to inform a landscape scheme for the development in accordance with policy PTS8.
- Foul and storm water drainage measures should be addressed in accordance with policy PTS6.

- **Off-street car parking provision shall be in accordance with policy PTS10.**

Land at Old High Town

- **Development should retain the open space in accordance with policy PTS13**
- **The effects on the landscape should be mitigated through undertaking a landscape assessment to inform a landscape scheme for the development in accordance with policy PTS8.**
- **Foul and storm water drainage measures should be addressed in accordance with policy PTS6, in particular to ensure that storm water run-off does not lead to flooding of the adjacent lane.**
- **The developer of the site should assess whether additional works might usefully be carried out that would assist in addressing this flooding should it be found material to the proposal.**
- **Development should not compromise the community waste water disposal system that serves existing properties in this vicinity.**

(Supporting Objective 2)

Justification

- 7.4 The three sites allocated for housing through this policy are considered available and suitable with landowners indicating the sites will be released during the Plan Period. They should provide a minimum contribution of 12 dwellings towards the required level of proportional growth based upon forms of development that reflect the density of properties in the vicinity. Development will need to comply with relevant policies within this NDP. However, site specific development requirements that need to be addressed are set out below:
- 7.5 Land at Peterstow Shop – This site along the A49 road through the village is currently occupied by the village shop and post office with flat above, its associated car park and unused areas. For the purposes of the NDP, the minimum contribution that the site might make to proportional housing growth is considered to be 4 dwellings.
- 7.6 Land at Highgrove, Hightown – This is an area currently forming the large curtilage of a dwelling off a rural lane leading west from Peterstow Common. The lane narrows further to the west of the site, but this is little used and access to the local and national road network is along the lane to the east. The lane has no footpath although there are passing spaces created through drives and wider road spaces along its length. Although garden land, it has been submitted by the owner for inclusion in the NDP. Sufficient space is available to provide a drive along the western edge of the site to land at the north end of the plot. It is surrounded by hedgerows on its north and west edges and borders residential properties on the other two sides. That to the west could benefit from strengthening to reduce any effect on distant views. The site lies just outside of the conservation area boundary. A relatively low density of development would be expected for this site and hence a contribution of 4 dwellings to the required level of proportional growth is suggested.

- 7.7 Land at Old High Town – this site lies on the opposite side of the lane to the site above and also opposite a group of relatively recently built properties sitting along one side of a small cul-de-sac and behind a small area of open space. These properties are particularly visible from the west along the village’s edge. The same access conditions apply to this site as to the one above. Adjacent development is at a slightly higher density although the requirement for structural landscape measures to reduce the effect of the existing and proposed new development on views from the west is considered such that the site might contribute 4 dwellings to the required level of housing growth.
- 7.8 Through dwellings built, commitments, and the above policies the target for proportional housing growth of 27 dwellings is expected to be met and exceeded with landowner indications suggesting land for some 12 dwellings being released through housing allocations. Table 2 below shows how it is intended that the outstanding Herefordshire Local Plan Core Strategy housing target will be met. Estimates of potential windfall development outside of Peterstow village have been made (see paragraph 3.8) but the plan does not rely upon these to meet and exceed the required proportional housing growth. No allowance has been made for windfall development through small infill sites within Peterstow settlement boundary in that past trends suggest such sites may not be suitable or available.
- 7.9 Housing proposals should comply with other policies set out within this NDP including, where appropriate, the criteria relating to Peterstow village. These criteria reflect the need to ensure development is sympathetic to the village’s form, character and setting, especially as it sits within the Wye valley AONB and much of it is a conservation area, that its natural features and important spaces are protected, and that appropriate provision is made for parking so that it does not detract from local amenity.

Table 2: Achieving the Housing Target 2011-2031

		Number of Dwellings
Outstanding Housing Requirement 2011 – 2031: 5 Dwellings		
1	Site Allocations	
	i) Land amounting to 0.27ha at Peterstow Shop;	4
	ii) Land amounting to 0.2ha at Highgrove, Hightown;	4
	iii) Land amounting to 0.25ha at Hightown Green.	4
2	Rural windfall allowance (see para 3.8)	7
3	Further Housing Potential during Plan Period	19

* The estimate of dwellings under each heading is for the purposes of showing how Herefordshire Local Core Strategy target for the parish might be met. It is possible that the number of dwellings may be higher or lower on some sites/areas than indicated, depending upon the type of dwellings provided and unexpected constraints.

8 Retaining and Enhancing Community Facilities

- 8.1 The community facilities available within the parish include the church hall, village shop, post office, common and public houses. Broome farm also provides camping facilities, a B&B and hosts a number of events during the year, as well as being available to hire for private events. Residents must travel elsewhere for education, other leisure and recreation and higher order shopping. Improvements to, and the maintenance and operation of, facilities and infrastructure is a key concern of residents.

Policy PTS13: Protection and Enhancement of Community Facilities and Businesses serving the Local Community

Existing community facilities and businesses serving the local community shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy. The retention of key businesses serving the local community and facilities will be supported where possible through enabling development that would enhance their viability.

Businesses serving the local community and community facilities covered by this policy include:

- **St Peters Hall**
- **Peterstow Village Shop and Post Office**
- **Red Lion and Yew Tree Inns**
- **The Green open space at High Town Green**

Proposals to enhance existing, replace or provide new or additional community facilities and businesses serving the local community within the parish will be supported where:

- a) they fit within the rural setting and do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties;**
- b) they do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads;**
- c) access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses; and**
- d) they include measures that encourage and promote active travel to and from the facility.**

The loss of key businesses serving the local community or community facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.

(Supporting Objectives 1, 3 and 4)

Justification

8.2 Although there is recognition that the current facilities and businesses serving the local community are capable of meeting current and future needs, changes to accommodate growth and enhance utility may be necessary. The need for further provision cannot be discounted. This policy sets out important requirements, in addition to those covered elsewhere in the NDP, that would ensure improvements are undertaken without adversely affecting neighbouring properties and address key transport issues. The policy also encourages developments that might increase viability of existing facilities, for example through diversification. The community would not wish to see the loss of its facilities, including its shop / post office and local inns unless there is clear evidence that it is no longer viable, taking into account the flexibility offered through this policy. Similarly, there is little open space serving local needs within the village beyond Peterstow common which is protected through policy PTS7. However, there is a small area of open space at High Town Green that contributes to the amenity of that small estate and sits adjacent to a proposed housing site. This should be retained and enhanced if it is to serve the purposes of the adjacent housing site. Measures to ensure it does not become an area for informal parking may be required.



St Peter's Hall



Peterstow Village Stores / Post Office

Policy PTS14: Contributions to Community Facilities.

Where appropriate, new development within Peterstow parish should contribute towards necessary community infrastructure to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions should be made through Section 106 Agreements, Community Infrastructure Levy (CIL) or

other developer contribution mechanisms that may be available during the period of the NDP.

(Supporting Objective 4)

Justification

- 8.3 Provision, improvement and maintenance of community facilities is important to promoting community spirit and involvement. Increasing demands resulting from growth will put pressure upon existing facilities, requiring their enhancement and improvement to ensure continued contribution to community cohesion. Additional facilities may also be required. Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the Plan Period. Currently it operates a system for related payments through Planning Obligations. Contributions should be made towards their improvement either through the CIL process, when this come into operation, or in accordance with sections 3.4 and 3.9 of Herefordshire Council's Supplementary Planning Document on Planning Obligations, in particular, paragraphs 3.4.8. and 3.9.12. The Parish Council will use the contribution it receives from either of these primarily to ensure its existing facilities are improved, maintained or capable of meeting increased pressures in accordance with the legislative requirements. Herefordshire Council should seek advice from the Parish Council upon what contributions are needed towards local community facilities and infrastructure at the time any relevant planning application is made.

9 Supporting and Encouraging Business

- 9.1 Herefordshire Local Plan Core Strategy contains a range of economic development policies that are considered relevant to Peterstow parish and which do not need to be duplicated in this NDP. The emphasis in this NDP for enterprise within the parish is to support and encourage the development of small and home-based businesses.

Policy PTS15: Small and Home-based businesses

Development proposals for small and home-based enterprises, including the erection of an extension to a property, or a new building, or use of an existing building within the curtilage, all of which should respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity, including from traffic generation, noise, smell or light pollution.

Development proposals for tourism which respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity, including from traffic generation, noise, smell or light pollution.

Development of high-speed broadband, mobile communications and any other communications systems current or future which respect the scale,

setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity in order to promote high quality remote employment opportunities and to reduce the need for vehicle movements.

(Supporting Objectives 1, 2 and 6)

Justification

- 9.2 Herefordshire Local Plan Core Strategy policy E3 promotes home working subject to a number of criteria. This policy is similar but recognises the rural nature of the parish in that greater flexibility in terms of scale can be afforded given dwellings may have larger curtilages and outbuildings offering potential for extensions, conversions and even new build. Herefordshire Local Plan Core Strategy also contains within policy SS1 a presumption in favour of sustainable development; within policy SS4 plans to minimise impacts of movement on transportation; within policy SS5 promotion of live/work units, adaptive design of residential development and the provision of high speed broadband; and within policy SS7 development that seeks to reduce the need to travel by private car.
- 9.3 This policy adds to the comprehensive approach for promoting rural enterprises within Herefordshire Local Plan Core Strategy which include policy RA5 which permits the re-use of redundant or disused rural buildings for business, enterprise, live-work units and other economic and social enterprises; policy RA6 supports employment generating proposals that diversify the rural economy including agricultural diversification, tourism, small scale extensions to businesses, and rural services and facilities; policy E1 encourages the enhancement of employment provision through extensions and existing business diversification where this is appropriate in terms of connectivity, scale, design and size including the promotion of live/work units; policy E2 safeguards best and good employment land and buildings from redevelopment to non-employment uses; policy E4 promotes tourism measures and attractions based on the area's natural and historic qualities, and provision of accommodation.

Policy PTS16: Polytunnel Proposals

Proposals for polytunnels should comply with the following requirements:

- a) they should not amount to major development within the Wye Valley AONB;**
- b) where proposals are not considered major development, they should not adversely affect the natural beauty, landscape character or important features within the landscape, including through the cumulative effect in association with other proposals;**
- c) they should not adversely affect the rural character or setting of Peterstow;**
- d) they should not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;**

- e) they should not adversely affect biodiversity, especially features that contribute towards the local ecological network;**
- f) local and residential amenity should be protected, in particular, from noise and air pollution;**
- g) any traffic that is generated must be capable of being accommodated safely upon the local road network; and**
- h) they should not result in additional flood risk to nearby properties.**

(Supporting Objectives 1, 3 and 5)

Justification

9.4 This policy contains a range of safeguards to protect the environment, amenity and highway safety. Scale of development is important in order that it does not adversely affect the intrinsic natural beauty of the landscape within the AONB and conservation area. Polytunnel developments can potentially fall within the description of major development within the AONB and in such instances NPPF paragraph 116 would apply. A properly evidenced case would be required should such proposals be advanced on the basis that economic and other public benefits would be provided. Where proposals are not major development or not within the AONB, it is still essential that the effects on the environment, and particularly the natural beauty of the landscape, are considered fully. A landscape assessment will be required to assess any proposal, and this should ensure that future development is compatible with the parish's landscape character. Notwithstanding changes to national and local policy which are encompassed within this policy, there is detailed advice within Herefordshire Council's Polytunnels Planning Guide 2018.

10 Encouraging Sustainable Energy

10.1 The need for sources of sustainable energy to be utilised is recognised provided proposals respect the character of the area, the scale and nature of the landscape, and the amenity of residents.

Policy PTS17: Renewable and Low Carbon Energy

Renewable or low carbon energy proposals will be encouraged where:

- a) they comprise small-scale operations serving individual or local community needs;**
- b) they will not adversely affect landscape character or features;**
- c) they respect the rural and/or settlement character;**
- d) they do not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;**
- e) they will not adversely affect biodiversity, especially features that contribute towards the local ecological network;**
- f) local and residential amenity is protected;**

- g) any traffic that is generated can be accommodated safely upon the local road network;**
- h) with regard to community projects, their scale reflects the community's needs; and**
- i) with regard to local businesses, proposals are ancillary to the business operation.**

Large and medium scale renewable or low carbon energy generation proposals that amount to major development within the Wye Valley AONB will not be supported except in exceptional circumstances and where it can be demonstrated they are in the public interest and they do not adversely impact upon the natural beauty and scenic qualities of the AONB.

(Supporting Objectives 1, 3, 4 and 5)

Justification

- 10.2 The need to contribute towards tackling climate change is accepted and there is local support for certain types of individual and community scale schemes. In particular, a high percentage of residents responding to the questionnaire survey favoured generation of energy from solar panels and schemes to capture natural heat in the ground and a majority were also in favour of burning wood pellets, provided such schemes were carried out by private individuals. Community led schemes for solar panels and capturing ground heat also had some support.
- 10.3 Criteria are set to ensure proposals fit sensitively into the landscape and do not adversely affect other environmental features, residential amenity or the highway network and these are consistent with planning practice guidance. Herefordshire Core Strategy policy SD2 requires proposals for wind turbines to receive local backing. In terms of local opinion, it is considered unlikely that wind turbine proposals would receive a positive response.

11 Delivering the Plan

- 11.1 Landowners and developers will deliver most of the proposals that are promoted through policies in this NDP.
- 11.2 Herefordshire Council as the local planning authority will determine planning applications for development within the parish. Such determinations should be in accordance with this NDP.
- 11.3 While the local planning authority will be responsible for development management, Peterstow Parish Council will also use this NDP as the basis for making its representations on planning applications. The Parish Council will publicise those planning applications that are not covered by policies in this NDP. They will also publicise those planning applications that although covered by general policies, contain matters of detail which are considered important. In both instances and where necessary, Herefordshire Council will be asked to extend the time within which

responses are required so that publicity can be given before the Parish Council considers the particular application.

- 11.4 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites are coming forward for development to meet its strategy set out in Herefordshire Local Plan Core Strategy. The Parish Council will also monitor the effectiveness of the approach it has taken to the various issues covered in the NDP policies. This will be done through its annual report. That report will indicate:
- i. The number of dwellings granted planning permission within the parish, including a running total covering the Plan Period;
 - ii. A list of planning applications for other matters received during the year indicating whether they are covered by policies in this NDP, the Parish Council's representations made, and whether they have been determined in accordance with the NDP.
- 11.5 It is anticipated that a review of the NDP will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the parish, discussions will take place with Herefordshire Council upon whether an early review is necessary. Regardless of external pressures, Peterstow Parish Council will undertake a review of the NDP at least every 5 years to ensure that it remains current and relevant to targets and community need.
- 11.6 Where appropriate, the Parish Council will establish working groups to support initiatives raised by the Council or parishioners. For initiatives that have adequate support, the Parish Council will advertise and support action to further NDP initiatives. Any parishioners with specific proposals should initially contact the Parish Clerk so that the item can be discussed by the Council who will aid its progress where possible within the framework of the NDP's objectives.
- 11.7 Herefordshire Local Plan Core Strategy policy SS4 commits Herefordshire Council to working with the Highways Agency, bus operators, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices. The community has significant concerns about the speed, amount and size of traffic associated with the A49 route, through the parish and particularly its village. In addition, the need to improve pedestrian and cyclist safety should also be addressed, especially as the Herefordshire trail passes through the Parish. The Parish Council would also wish to ensure appropriate levels of maintenance of roads, footpaths, verges and public rights of way is sufficient to meet both existing concerns and increased use resulting from the required level of growth. Accordingly, the following measures, although not as a requirement for specific development proposals, will be sought to improve traffic in the village and Parish as a whole through Herefordshire Local Plan Core Strategy policy SS4.

Parish Community Project - Traffic Measures within the Parish

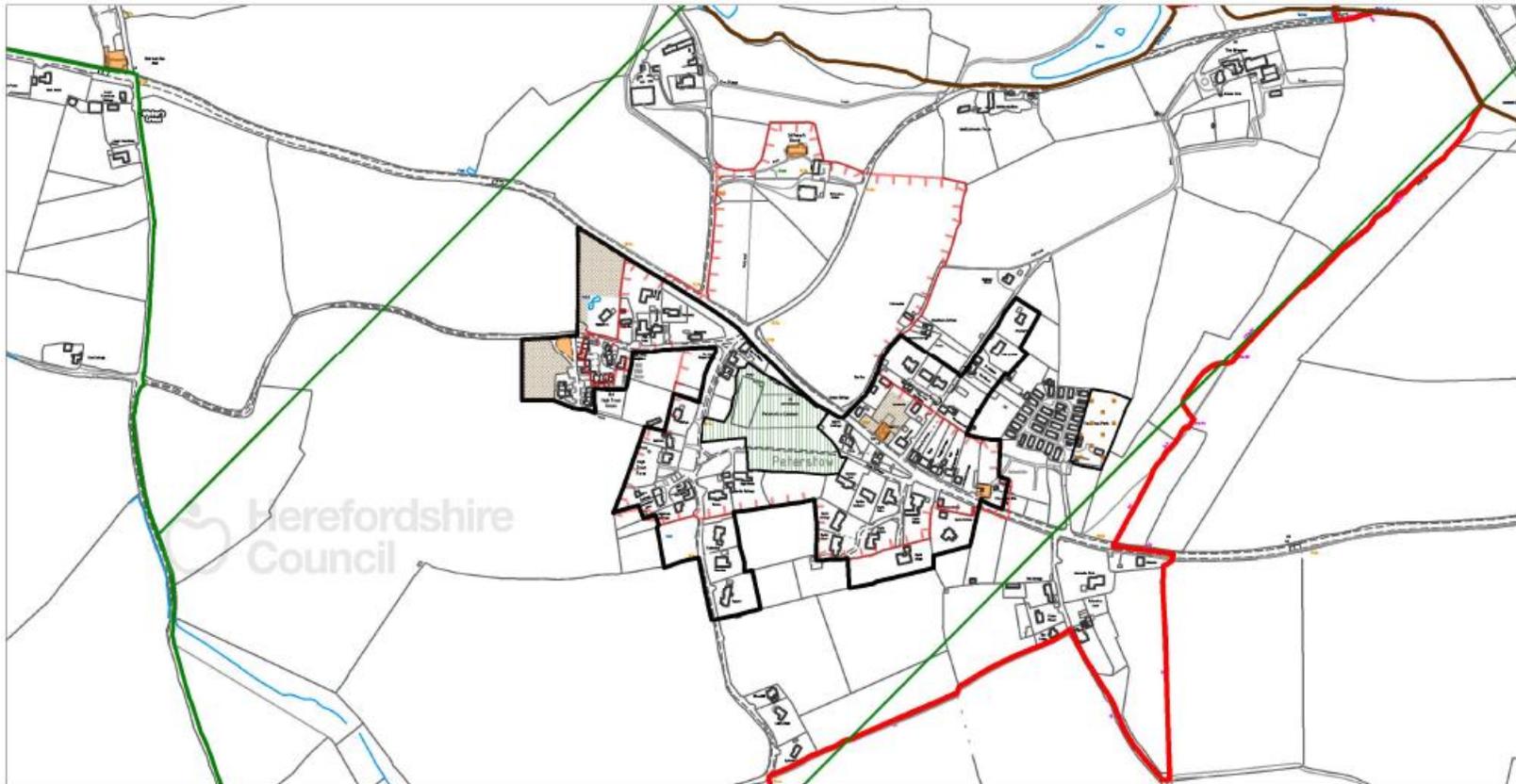
Peterstow Parish Council will work with Herefordshire Council, Highways England and developers to bring forward improvements to benefit pedestrian and cycle safety, endeavour to ensure safer access to local amenities, increase transport choices and reduce the impact of vehicles resulting from development upon its residents. Positive measures identified to be addressed as a matter of priority include:

- **slowing vehicle speed on entry to Peterstow village;**
- **managing vehicle speed through the village; and**
- **promoting walking, cycling and the use of public/community transport.**

Other measures may be pursued following regular reviews by the Parish Council.

(Supporting Objective 3)

Map 2. Peterstow Village Policies Map



- | | | |
|--|--|--|
|  Peterstow Settlement Boundary (PTS10) |  Proposed Housing Site (PTS12) |  Peterstow Neighbourhood Area Boundary |
|  Protected Community Facilities (PTS13) |  Local Green Space (PTS7) |  Commitment Site |
|  Conservation Area (PTS5) |  Area of Outstanding Natural Beauty |  Local Wildlife Site (LWS) |

Peterstow village Policies Map

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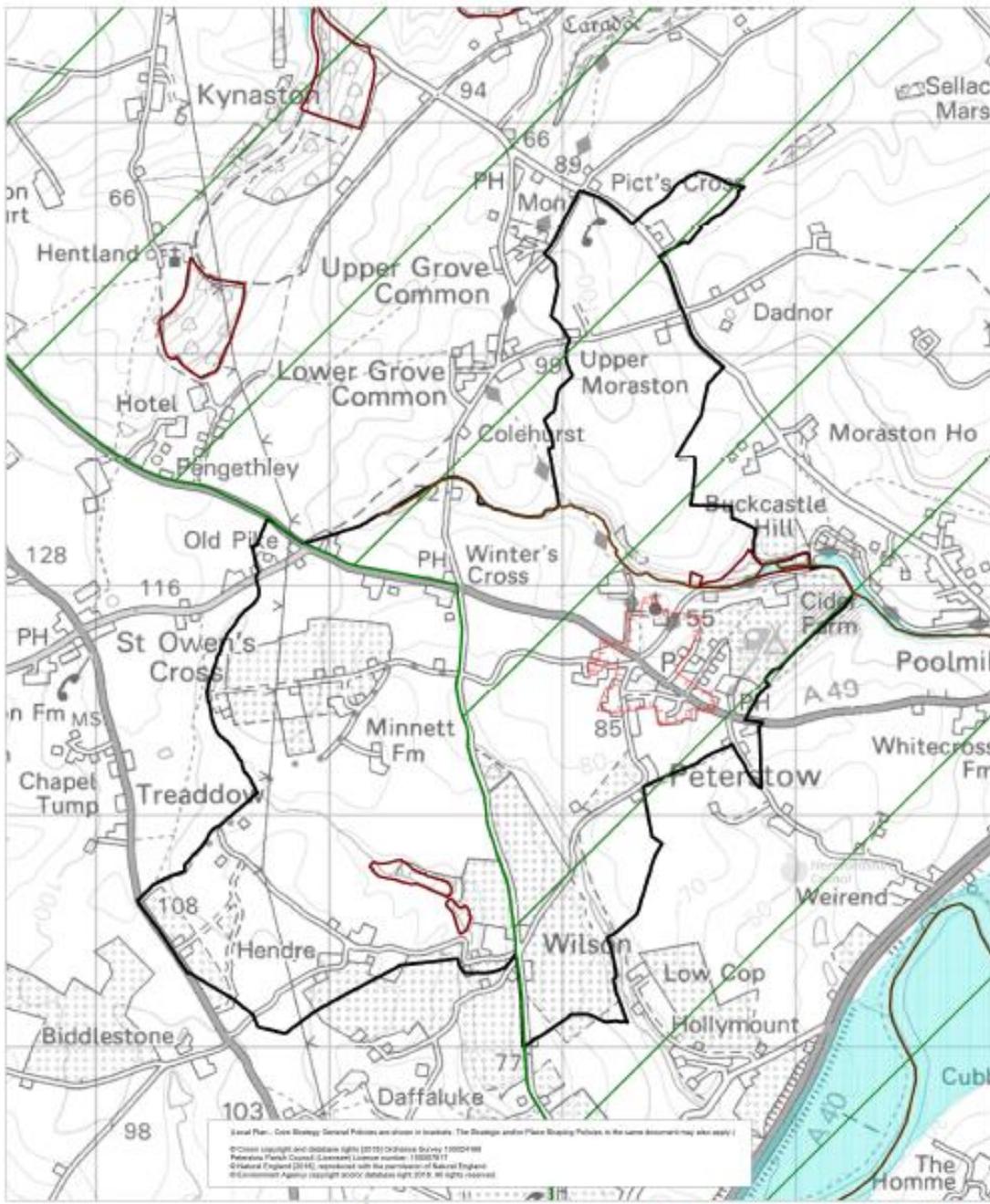
Scale 1:6,000
 at A1 size



 Herefordshire Council

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Map 3. Peterstow Parish Policies Map



- Land Liable to Flood (S03)
- Conservation Area (S04)
- Area of Outstanding Natural Beauty (S01)
- Local Wildlife Site (LWS)
- Neighbourhood Area

Peterstow Parish Policies Map



Scale 1: 15,000
at A3 size

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Appendix 1: List of Heritage Assets

Buildings of Historic Interest

The parish of Peterstow has 15 buildings included on the Statutory List of Buildings of Architectural or Historic Interest (Listed Buildings). Of these, St Peter's Church is Grade II*. The remainder are all Grade II listed. Seven are inhabited buildings, a further 6 are groups of monuments in St Peter's Churchyard, mainly table tombs, and the last is a milestone situated just east of The Red Lion public house.

The Listed Buildings are as follows:

Peterstow Manor, adjacent to St Peter's church (formerly "The Rectory") is an early 19th century building, possibly with earlier elements and late 19th century extensions.

Wellsbrook Farmhouse is situated on Wells Brook Lane. A timber framed cruck cottage, it is arguably the oldest building in Peterstow, possibly 14th century. The building was originally a 2 or 3 bay "hall house" of timber cruck beam construction. Every century since the 14th century brought about modifications of the building and in 1990 the building was fully restored although retaining all the previous historic features.

Stonecrop, a timber framed cottage situated in the angle formed by the A49 and the road to the Hightown development, is probably 18th century with mid-20th century additions and alterations.

High Town Cottage, situated to the south west of the common, is probably 17th to early 18th century with later alterations and additions. Underneath the rendered exterior the cottage is timber framed.

Two different barns to the north of High Town Cottage are listed. Their conversion to form 4 dwellings in 1988 appears not to have been noted by Historic England. Despite their new role, they remain listed.

Lower Hendre Farmhouse is somewhat isolated, situated on the southern edge of the parish approximately 2 miles from the village centre. Probably 17th century with 18th, 19th and 20th century alterations and principally built of sandstone.

St Peter's Church. Built on the site of an earlier Saxon church of which some of the foundation stones survive. The present Nave dates from the 12th century. The Chancel was constructed in 1330; the nave roof also dates from this time. The small bell tower dates from the 15th century but is much altered over time. The church benefitted from a major restoration in 1860 with Sir George Gilbert-Scott as architect. In 2009 the church underwent a further re-ordering to allow the Nave to be used for community activities whilst retaining the building as a place of worship.

Milepost near The Red Lion public house. Probably late 19th century. Cast iron showing the mileage to Ross.

Base of a Preaching Cross in St Peter's churchyard thought to be 14th century.

The remainder of the listed sites are all groups of table tombs or other monuments in St Peter's churchyard dating from between 1730 and the late 18th century.

Other sites not listed but which may be regarded as of historical importance:

These would probably include – the Yew Tree Inn, the Old School, Stowe House (which was the forge for the village), the war memorial and possibly Hightown House, which dominates the view of the common. The old Methodist Chapel, now privately owned, is in a neglected state.

Other Heritage Assets

There are no Scheduled Ancient Monuments within the parish nor any Registered Historic or unregistered Parks and Gardens. There are, however, four unregistered parks and gardens just outside the parish: Moraston House; Caradoc Court; Pengethley Park; Ashe Ingen Court.



Stonecrop



The Old Methodist Chapel