

# Ocle Pychard Group Neighbourhood Development Plan 2011-2031

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## **1. SETTING THE SCENE**

### **Introduction**

- 1.1 New planning powers were given to local communities by the Localism Act 2011, including the ability to prepare Neighbourhood Development Plans. These form part of the statutory planning framework governing the development and use of land in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Ocle Pychard Group Parish Council has decided to prepare a Neighbourhood Development Plan to make use of the new planning powers and help ensure that decisions on future development are guided locally.

### **Format of the Neighbourhood Development Plan**

- 1.3 The Neighbourhood Development Plan begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2).
- 1.4 The Neighbourhood Development Plan's vision for the future of the Neighbourhood Area up to 2031 is set out in chapter 3, together with more detailed objectives. In line with national and County-wide planning policies, the Neighbourhood Development Plan seeks to contribute to sustainable development by addressing social, environmental and economic matters together. This chapter sets an overarching policy for the future sustainable development of the Neighbourhood Area and explains how development needs and requirements are to be met in the parishes.
- 1.5 The Neighbourhood Development Plan then sets out policies on the development and use of land, for housing (chapter 4); for economic and social purposes (chapter 5); and on the environment (chapter 6). A concluding chapter explains how the Neighbourhood Development Plan will be delivered, and includes a set of Community Actions to capture aspirations on non-land use matters.
- 1.6 The Neighbourhood Development Plan has been prepared using evidence gathered from a range of sources. Much information has been taken from reports and other documentation prepared by Herefordshire Council for the Local Plan Core Strategy. This has been supplemented by local sources, including a residents' survey in 2017. A summary of the resultant 'evidence base' for the Neighbourhood Development Plan is at Appendix A.

### **National and local planning policy context**

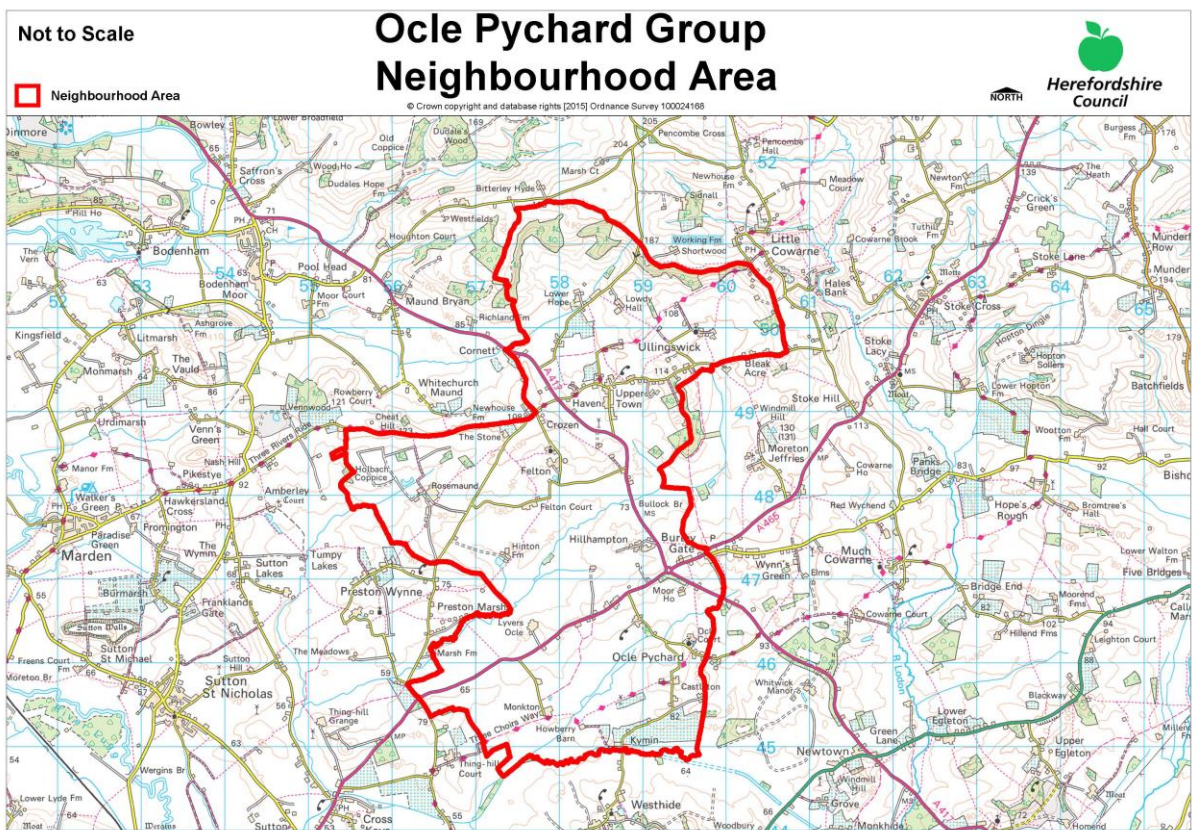
- 1.7 The Neighbourhood Development Plan's policies need to be read alongside the existing national and County planning policies which apply in the Neighbourhood Area.
- 1.8 National planning policy is set out in the National Planning Policy Framework. Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.

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- 1.9 Herefordshire Council is responsible for preparing the Local Plan. The first document to be produced is the Local Plan Core Strategy. This sets out strategic planning policies for the development of the County from 2011 to 2031. These cover such issues as requirements for new housing, the rural economy, the environment and community facilities. The Neighbourhood Development Plan has been written to complement rather than duplicate these existing policies, which are listed at Appendix B. Reference is made to relevant policies in the text of the Neighbourhood Development Plan.
- 1.10 The Neighbourhood Development Plan, like all development plans, is subject to an assessment process termed Strategic Environmental Assessment (SEA). It must also undergo Habitats Regulations Assessment because of the proximity of the River Wye, which has European-level designation as a Special Area of Conservation. The Assessments are undertaken independently, by Herefordshire Council. A scoping report in February 2017 concluded that further work would be needed as the Neighbourhood Development Plan proceeds. To this end, Assessments of the Neighbourhood Development Plan are being published as part of this consultation.
- 1.11 A Joint Parish Plan was produced with neighbouring Much Cowarne in 2007. Many of the themes and issues explored in the Parish Plan remain relevant to the Neighbourhood Development Plan.
- 1.12 The Neighbourhood Development Plan covers the period 2011 to 2031, coterminous with the Local Plan Core Strategy.


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## **2. OCLE PYCHARD GROUP NEIGHBOURHOOD AREA**

- 2.1 This chapter describes the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place.
- 2.2 The Neighbourhood Area was approved in May 2016. The qualifying body is Ocle Pychard Group Parish Council and the Neighbourhood Area covers the parishes of Felton, Ocle Pychard and Ullingswick, some 1910 hectares (Plan 1).
- 2.3 The three parishes lie in the east of Herefordshire. The market town of Bromyard is six miles to the east and offers local services including schools, employment and shopping. Higher level services are available in Hereford (eight miles), Worcester or Gloucester (both 20 miles).
- 2.4 The Area is crossed by two 'A' class roads – the A465 linking Hereford and Bromyard, and the A417 running north-south. These two main roads intersect at a roundabout junction to the west of Burley Gate. They are busy through routes which also serve local traffic and give access to rural lanes, private property, farms and other small businesses in the area.
- 2.5 Although the main roads enable local communications and ensure the Neighbourhood Area is well-connected, they are a significant cause of concern to local communities in respect of excessive traffic speeds and road safety. This is particularly the case with the A465 at Burley Gate village and to the west, at Lyvers Ocle and Monkton. There are associated impacts from severance, noise and disturbance. The volume and speed of traffic on the main roads inhibit their use by pedestrians and cyclists.
- 2.6 Away from the main roads, the Area is served by rural lanes which are generally narrow, often single-track and winding. The main public transport provision is between Hereford and Bromyard on the A465, with a six-day a week bus service which allows a return journey to work in either town. There is also a weekly market day service into Hereford which serves Ullingswick and Ocle Pychard. The Area is crossed by the Three Rivers Ride and the Three Choirs Way, a long-distance footpath. Many other public rights of way give access for local use and tourists.
- 2.7 The settlement pattern has developed organically in the form of villages, hamlets, scattered groups of houses, wayside dwellings, and farmsteads, all set amongst pasture and arable farmland, woodland, and orchards. Burley Gate village is the focus of local services, with a primary school, pre-school, village hall, and community shop and post office. The built-up area of the village extends eastwards beyond the boundary of the Neighbourhood Area and into the adjoining parish of Much Cowarne. The smaller settlements of Ocle Pychard and Ullingswick lie to the south and north respectively. Each of the three parishes has its own church.
- 2.8 The population of the Area was 610 in 2011, up slightly from 602 in 2001. The number of households increased from 245 in 2001 to 257 in 2011. The average household size decreased in this period, from 2.45 to 2.37.



### Plan 1: Ocle Pychard Group Neighbourhood Area


**NORTH** © Crown copyright and database rights (2016) Ordnance Survey (0100057741). Not to scale.

- 2.9 In 2011, the age profile of the population was similar to the County average. Young people aged 0-15 made up 18.5% of the population (County 17.1%), whilst older people aged 65 and over accounted for 22.3% (County 21.3%).
- 2.10 The population density in 2011 was 0.3 persons per hectare, reflecting the rural environs and less than that at County (0.8 ppha) or West Midlands (4.3 ppha) levels. In 2011 70% of homes were owner occupied, just above the County average (67.7%). The Area has little social housing, which stood at 6.6% of the stock in 2011 (County 10.5%). There is a preponderance of larger houses, with 35.4% of dwellings having four or more bedrooms in 2011, compared to 24.8% in Herefordshire.
- 2.11 Locally-based employment is provided by established farm-based enterprises, including notably the Chase Distillery at Chase Farm in Felton, and by ADAS at Rosemaund. Most of the farmland is rated as grade 3 (good to moderate) and 4 (poor), with a small area of grade 1 (excellent) to the north west of Ullingswick. Local services and other small businesses also provide employment. There are no industrial estates or similar employment areas. The rate of self-employment in 2011 was 20.3%, higher than in the County (14.4%) or the West Midlands (8.5%).

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- 2.12 The landscape of the Area is important in defining local character and distinctiveness. The County Landscape Character Assessment distinguishes two landscape types in the area: Principal Settled Farmlands and Principal Timbered Farmlands.<sup>1</sup> Principal Settled Farmlands characterise the western part of the Neighbourhood Area; these are the rolling agricultural landscapes typical of central Herefordshire with mixed farming, hedgerows, and restricted tree cover. Hop fields, orchards, grazed pastures and arable fields make up a rich patchwork. To the east, Principal Timbered Farmlands prevail; these are lowland landscapes made up of a mosaic of small to medium sized fields, irregularly shaped woodlands and winding lanes. The key feature is the unifying tree cover in the form of woodlands, often of an ancient semi-natural character; hedgerow trees, and linear tree cover associated with streams and watercourses.
- 2.13 The Neighbourhood Area has a range of woodland and other natural habitats in the form of a scattered mosaic of ancient and semi-natural woodland, ancient replanted woodland, deciduous woodland and traditional orchards. There is a concentration of woodland habitats on the northern and eastern boundaries of Ullingswick parish, at Jordans Coppice, Moreton Wood, Red Hill Coppice, Round Hill and Long Wood. These are designated as Local Wildlife Sites. There are also Priority Habitat Inventory entries for deciduous woodlands and traditional orchards.<sup>2</sup> Herefordshire Council's Ecological Network Map shows the woodlands as core areas, with local watercourses and linking habitats forming corridors and stepping stones throughout the Area.
- 2.14 The Neighbourhood Area has a range of heritage assets. There are two Conservation Areas, at Ocle Pychard and Ullingswick, and numerous mainly Grade II listed buildings. The churches at Ullingswick and Ocle Pychard are both grade II\*; the latter is included on Historic England's Heritage at Risk Register. There are no scheduled ancient monuments. The route of the partially-restored former Herefordshire to Gloucestershire Canal runs along the southern boundary of the Neighbourhood Area.
- 2.15 The Neighbourhood Area drains to the west to the River Lugg and thence the Wye. The entire lengths of the River Wye and River Lugg are designated as Sites of Special Scientific Interest, while the Wye and the Lugg from Hampton Court Bridge to its confluence are designated as a Special Area of Conservation under European legislation. The corridors of local watercourses at Bullock Bridge/Hillhampton and the Kymin are liable to flood.
- 2.16 Plans 2 and 3 are taken from the Environmental Reports produced by Herefordshire Council as part of the SEA process referred to above. The Plans show the many areas of heritage, landscape, minerals and biodiversity interest in the Neighbourhood Area.

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<sup>1</sup> Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

<sup>2</sup> The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006.

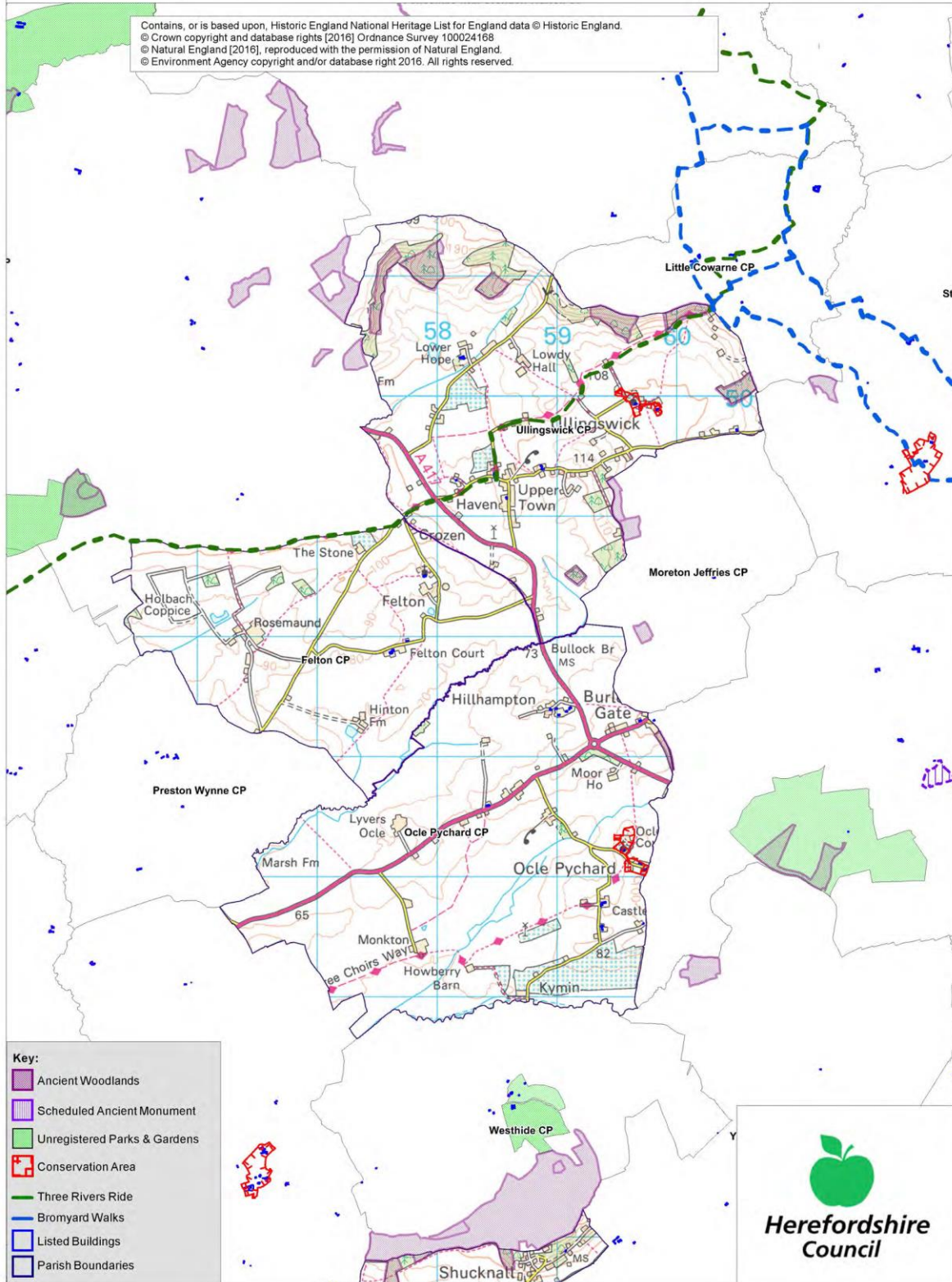


# Ocle Pychard Group SEA Map 1

Scale: 1:27,500



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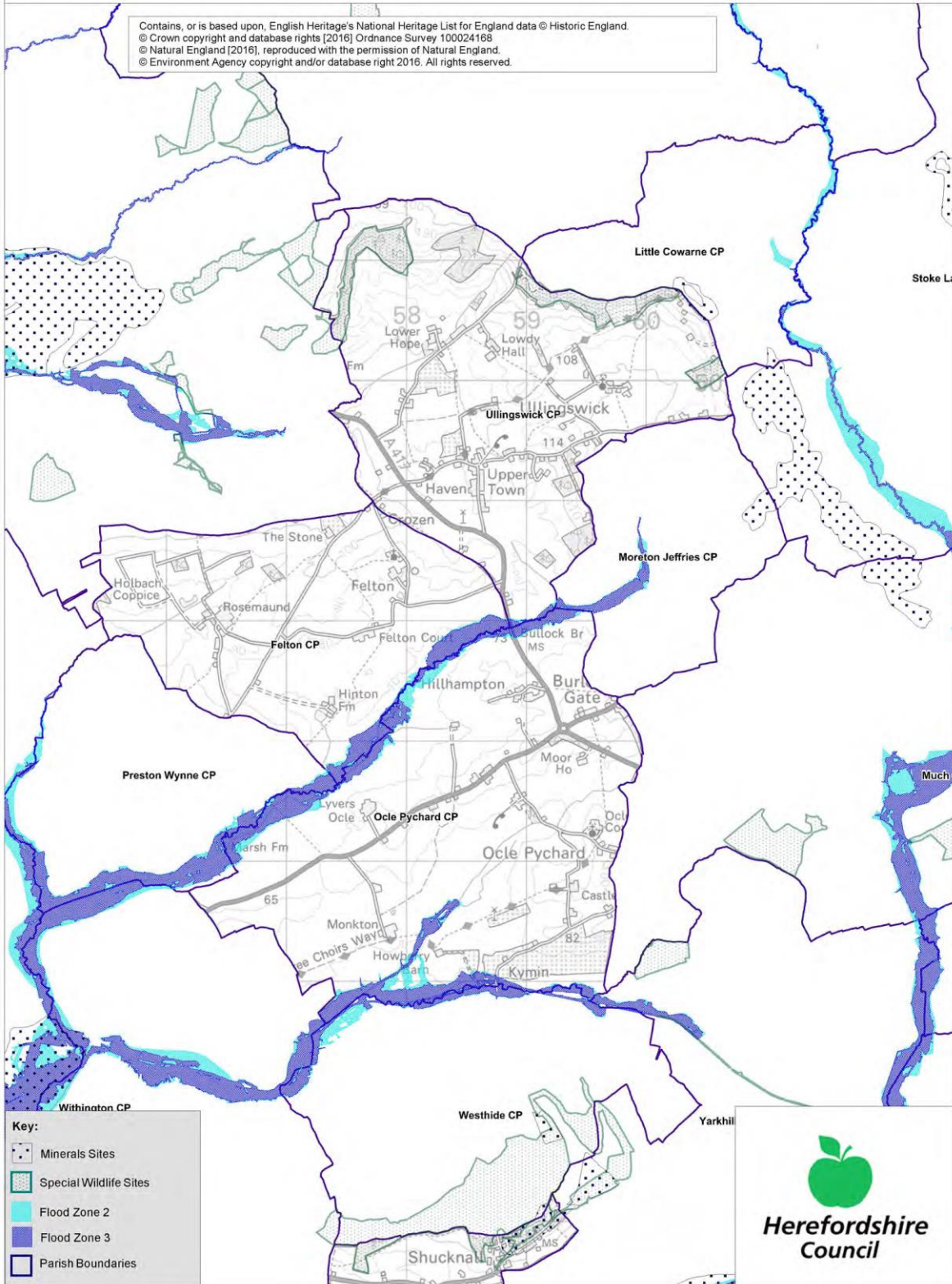
## Plan 2: Ocle Pychard Group SEA, Heritage and Landscape.

# Ocle Pychard Group SEA Map 2

Scale: 1:27,500



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**Plan 3: Ocle Pychard Group SEA, Minerals, Biodiversity and Flood Zones.**

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### **3. VISION, OBJECTIVES AND STRATEGY**

3.1 National and local planning policies place the achievement of sustainable development at the heart of the planning system. Sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations.

3.2 This chapter defines a vision and supporting objectives for the Neighbourhood Development Plan, together with strategic policies on sustainability and development.

#### **Vision and objectives**

3.3 The Neighbourhood Development Plan has been prepared to deliver the following vision by 2031, as far as is possible through the planning system and in combination with national planning policies and the policies of the Local Plan Core Strategy. The vision provides for the future of the Neighbourhood Area by protecting and enhancing its essential qualities, features and facilities whilst allowing careful and limited change:

- A home for thriving and distinct local communities, where the needs of all ages, including those of the younger generation, can be met;
- A location which supports successful farming enterprises and other small businesses, providing local employment; and
- A location where high-quality and sustainable community services and infrastructure are available; and
- A sustainable rural environment where the character of the villages, the natural beauty of the landscape, wildlife and historic heritage are protected and enhanced, providing an attractive and peaceful countryside for all to enjoy.

3.4 The following objectives have been drawn up to help deliver the vision.

#### **Objectives for housing**

3.5 The Neighbourhood Development Plan will ensure that new housing contributes to thriving communities by:

- Identifying land for new housing and demonstrating delivery to meet the requirements of the Local Plan Core Strategy.
- Defining the extent of the settlements of Burley Gate, Ocle Pychard and Ullingswick.
- Requiring new housing to provide a mix of size and type of properties to meet community needs.

#### **Objectives for economic and social development**

3.6 The Neighbourhood Development Plan will guide economic and social development by:

- Supporting rural diversification and other forms of economic development which are appropriate to their location and setting.

- 
- Working to improve electronic communications.
  - Supporting renewable energy, particularly community-led proposals.
  - Supporting the retention of existing community facilities and new provision.
  - Identifying Community Actions in respect of matters outside the formal scope of the Neighbourhood Development Plan.

#### Objectives for the environment

3.7 The Neighbourhood Development Plan will ensure that the local environment is protected and enhanced by:

- Providing for the protection, conservation and enhancement of the natural and historic environments in accordance with Local Plan Core Strategy policies.
- Ensuring that new development is in keeping with its surroundings and appropriately designed and accessed.
- Supporting modern design approaches that make a positive contribution to local character and distinctiveness.

#### Sustainable development

3.8 Sustainable development requires planning's environmental, social, and economic aspects to be considered together, as they are mutually dependent. Gains in all three areas are to be sought jointly and simultaneously.

3.9 The Neighbourhood Development Plan plays an active role in guiding development in the Neighbourhood Area to a sustainable solution. Responses to the residents' survey show that there are a range of concerns across these areas, including to address housing needs, encourage employment, protect the environment, and improve community facilities and services. Individual development proposals will inevitably entail a mix of costs and benefits when assessed against these differing priorities. The aim will be to consider how individual projects contribute to sustainability, to best deliver the Neighbourhood Development Plan's vision and objectives.

#### Policy OPG1: Sustainable development

**In considering the overall contribution of development proposals to the sustainable development of the Ocle Pychard Group Neighbourhood Area, the following principles will be sought and balanced:**

- 1. enabling new housing to meet strategic requirements and the needs of local communities; and**
- 2. supporting proposals for new and diversified employment opportunities which are compatible and in scale with the rural nature of the area; and**
- 3. retaining and enhancing community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life; and**

- 
- 4. taking all opportunities to protect and enhance the distinctive natural and historic environments, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity.**

#### **Development needs and requirements**

- 3.10 The main type of development for which provision needs to be made in the Neighbourhood Development Plan is housing. Under the Local Plan Core Strategy, the Neighbourhood Development Plan is required to make provision for at least 36 new homes between 2011 and 2031. Four new dwellings have been completed since 2011.
- 3.11 The Local Plan Core Strategy also requires that settlement boundaries be defined in Neighbourhood Development Plans for those villages which are earmarked in the Strategy for proportionate housing development. This is so that new housing can be best situated in relation to existing services and facilities; and to avoid unnecessary, isolated development in the open countryside, in line with national planning policy.
- 3.12 The Local Plan Core Strategy designates Burley Gate as a main focus settlement for proportionate housing growth, reflecting the existing local services and public transport provision. Ocle Pychard and Ullingswick are identified as other settlements where housing is appropriate.
- 3.13 The Neighbourhood Development Plan supports and implements the Local Plan Core Strategy by defining settlement boundaries for the three villages. The delivery of new housing to meet the strategic requirements has been informed by a Call for Sites and Housing Site Assessment,<sup>3</sup> and is provided for as follows:
- by allocating land east of the Telephone Exchange at Burley Gate for around 15 new dwellings, as well as a community shop (see chapter 4); and
  - by taking into account the demonstrable capacity of several smaller sites in the settlement boundary at Ullingswick. The availability and potential of these sites was identified through the Call for Sites (see chapter 4 and Appendix C); and
  - by taking into account the demonstrable capacity of land and buildings in the rural parts of the Neighbourhood Area whose availability and potential was identified through the Call for Sites (Appendix D). These sites are within the scope of Local Plan Core Strategy policy RA3 *Herefordshire's countryside*, which allows new housing to be provided in rural locations outside settlement boundaries in a range of exceptional circumstances, or may otherwise benefit from permitted development rights. They mainly involve the re-use of redundant rural buildings, notably at Old Monkton Farm; and

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<sup>3</sup> See the Housing Site Assessment, May 2017, Revised Housing Option, July 2017, and Housing Site Assessment Addendum, March 2018. The Call for Sites was undertaken in January-March 2017.



- by estimating how many houses can be reasonably be expected to be provided as “windfalls”.<sup>4</sup> It is conservatively assumed that the number of dwellings which arose as windfalls in the first seven years of the plan period, four units, will be at least equalled in the remaining 13 years of the plan period.

3.14 Table 1 shows that there is potential to deliver at least 48 dwellings across the Neighbourhood Area, exceeding the minimum requirement of 36 dwellings set in the Local Plan Core Strategy.

<b>OCLE PYCHARD GROUP NEIGHBOURHOOD AREA HOUSING REQUIREMENT 2011-2031</b>	<b>36</b>
Dwellings completed since 2011	4
Dwellings under construction, 1 March 2018	0
Dwellings with planning permission, 1 March 2018	2
Policy OPG4 Land east of the Telephone Exchange, Burley Gate	15
Small sites in settlement boundaries (Appendix C)	5
Rural area dwellings within scope of LPCS policy RA3 (Appendix D)	18
Windfall estimate	4
<b>POTENTIAL TOTAL HOUSING DELIVERY</b>	<b>48</b>

**Table 1: Housing delivery**

3.15 As well as meeting the overall requirements for new housing, it is also important to make sure that the right kind of housing is provided to meet local needs. The residents’ survey identified privately-owned 3-bedroom homes as the most favoured type of housing and those with 2 bedrooms as the next most popular. Larger homes with 4 or more bedrooms were significantly less popular. A significant majority of respondents were also in favour of adaptable or easy access homes such as bungalows. Comments made to the residents’ survey also pointed to a desire for more low-cost housing in the form of affordable, starter and smaller homes to enable young people and families to stay in the village. At the same time, social rented housing was the least popular tenure for new provision, although intermediate shared ownership homes were more favoured.

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<sup>4</sup> This term refers to dwellings arising on sites which have not been specifically identified in the Neighbourhood Development Plan but which may be brought forward as planning applications.

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- 3.16 The most recent survey of affordable housing requirements in the parishes found four households needing affordable accommodation, of whom two indicated they wished to move to another home within the area.<sup>5</sup> Local Plan Core Strategy policy H1 *Affordable housing* sets a requirement that 35% of houses on sites providing more than 10 dwellings are to be affordable. The allocated site at Burley Gate is above this threshold and will enable the provision of five affordable homes, commensurate with the survey findings.
- 3.17 Should more affordable housing be sought, there is a route for this to be provided as rural exception housing. Local Plan Core Strategy policy H2 *Rural exception sites* makes provision for such schemes on land which would not normally be released for housing, where this is a proven local need.
- 3.18 There is also an expressed need to build relatively lower cost, smaller properties for sale on the open market, to enable social well-being and to help deliver a more balanced supply of houses which at present favours larger properties over smaller.
- 3.19 The Local Plan Core Strategy recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities (policy H3 *Ensuring an appropriate range and mix of housing*). Housing developments should be informed by and respond positively to this issue, whilst not being over-prescriptive in the case of smaller schemes.
- 3.20 Evidence from the Local Housing Market Assessment on the size and type of dwellings which are needed locally is set out in Table 2. This refers to the Bromyard Rural Housing Market Area, which includes the Neighbourhood Area. For market housing, no flats or larger (4 bedrooms and above) properties are needed, the main requirement being for 3-bedroom homes. For affordable housing, most dwellings should be provided as houses, rather than flats, with a greater emphasis on smaller properties - over 60% should be 1- or 2-bedroom homes. Overall, the data shows that the main requirements are for smaller rather than larger properties.

House type	Market Housing	Affordable housing
Houses	102.6%	82.3%
Flats	-2.6%	17.7%
House size		
1 bedroom	0.5%	23.7%
2 bedroom	33.3%	37.9%
3 bedroom	75.8%	34.5%
4+ bedroom	-9.6%	3.8%

**Table 2: Requirements for house types and sizes, Bromyard Rural Housing Market Area**

Source: Local Housing Market Assessment tables 94 and 95.

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<sup>5</sup> HC Research Team, Local Affordable Housing Needs Survey for Ocle Pychard parish group, 2012. The questionnaire-based survey covered all households in the Group.

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- 3.21 New housing proposals will be expected to address these requirements, particularly for two- and three-bedroom accommodation. This will help meet housing market pressures and the need and locally expressed desire for less expensive open market homes.
- 3.22 Community requirements also include new housing for older people, to enable downsizing and so the release of existing larger homes for family occupation. All forms of housing development, including conversion and sub-division schemes as well as new development, will be expected to show that they are contributing to meeting local housing needs.
- 3.23 Proposals for new businesses and other forms of economic development supporting the diversification of the rural economy are expected to be made. Suitable schemes which are in scale and character with the rural context will be supported, both in the settlements and the countryside. Proposals for other types of development will be assessed in terms of their locational suitability against the following policy, together with other policies of the Neighbourhood Development Plan and the Local Plan Core Strategy.

**Policy OPG2: Development needs and requirements**

**A minimum of 36 new dwellings will be delivered throughout the Neighbourhood Area in accordance with the Local Plan Core Strategy. This will be enabled and demonstrated by:**

- 1. Defining settlement boundaries for Burley Gate, Ocle Pychard and Ullingswick; and**
- 2. Allocating a site for housing and a community shop at Burley Gate; and**
- 3. Supporting housing and other development in these settlements where this is appropriate in scale and in keeping with their established character; and**
- 4. Acknowledging the potential for new residential development in the countryside, outside the defined settlement boundaries, including where this meets the requirements of Local Plan Core Strategy policy RA3 and allied policies.**

**In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties.**

**Proposals to generate employment and to support and diversify the rural economy will be supported in the countryside where they are of a scale and nature appropriate to their location and setting.**



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## 4. HOUSING

- 4.1 This chapter of the Neighbourhood Development Plan deals with housing development at Burley Gate, Ocle Pychard and Ullingswick. New housing in these villages will be supported where it is appropriate to its context and meets local needs and demand. Settlement boundaries for each of the villages have been drawn to define the extent of the main built-up form, having regard to criteria in Herefordshire Council guidance<sup>6</sup> and the Housing Site Assessment.

### Burley Gate

- 4.2 Burley Gate village has a linear form. The main built-up area extends east-west along a minor ridgeline as frontage development to the A465. The village continues eastwards beyond the parish and Neighbourhood Area boundary, alongside the minor road to Bishops Frome (the C1133). It is well-served by public transport along the main road, and by local services in the form of the primary school, pre-school, village hall, and the community shop and post office. The local employment these provide is augmented by a motor repair and servicing garage. A settlement boundary is defined for the village (Plan 4 and Burley Gate Village Policies Map), which includes the land allocated for development by policy OPG4.
- 4.3 Within the settlement boundary, policy OPG3 enables infill development which respects local character, including the predominantly linear settlement pattern. New development will most likely be as single dwellings. There is one Grade II listed building, the former Burley Gate Inn, which will need to be respected by development proposals in line with policy OPG12. In addition, policy OPG13 sets out requirements in respect of design and access.

### Policy OPG3: Burley Gate

**A settlement boundary for Burley Gate is defined and is shown on Plan 4 and the Burley Gate Village Policies Map. Proposals for housing on infill sites within the settlement boundary at Burley Gate will be supported where they respect the local character of the settlement and heritage assets, and can be shown to be of a size and type to meet local requirements.**

### Land east of the Telephone Exchange, Burley Gate

- 4.4 Land east of the Telephone Exchange at Burley Gate is allocated for housing and a new, permanent community shop (to include post office). This reflects the Local Plan Core Strategy's designation of Burley Gate as a main focus settlement, and will help sustain and make best use of the existing community services in the village. The site will allow the development of required housing (including affordable housing) and enable the improved

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<sup>6</sup> Herefordshire Council, Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, June 2015.

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provision of local services. The site was preferred by the local community in consultation on options for housing land release at Burley Gate.<sup>7</sup> The proposal has subsequently been refined through consultations undertaken on the draft version of the Neighbourhood Development Plan.

- 4.5 The site fronts onto the A465, between existing development to the east and west. Its southern boundary has been defined to enable development to be appropriately accommodated whilst reflecting the existing linear built form and enabling active frontage to be established. Strategic landscaping should be provided along the southern boundary.
- 4.6 A proportion of the dwellings should be provided as affordable housing in line with Local Plan Core Strategy policy H1 *Affordable housing*, which requires 35% affordable housing provision.<sup>8</sup> This equates to 5.25 such units on the basis that 15 dwellings are to be provided. Five affordable homes should be provided on-site, with the remaining requirement being addressed as a commuted sum. The affordable units should be presented tenure-blind as to both siting and design. Both affordable and market housing should be predominantly two and three-bedroom properties, to meet local requirements.
- 4.7 The site will be accessed from the A465. Two separate points of access should be provided to the A465, one to the housing and the other to serve the community shop and its associated car parking. This is so that the shop may be accessed by vehicle, on foot and by cycle without the need to enter the housing area, in the interests of safety and amenity. The existing hedge is to be translocated to the rear of the visibility splays required for the vehicular accesses, or new hedgerow provided.
- 4.8 A two-metre-wide footway along the entire site frontage linking to a new controlled pedestrian crossing of the A465 to the west of the site are to be provided. These provisions will enable safe, direct and convenient access on foot between the development and the village hall and school. The development of new active frontage to the south of the A465 will complement that already in place to the north and with the new controlled crossing will assist in reducing road traffic speeds. These aspects of the development will also support a longer-term ambition of the Parish Council to improve pedestrian connectivity at Burley Gate, provided for in a Community Action (CA5, Table 3), which includes a footway link to the C1133 to the east.
- 4.9 The community shop and post office has been established in a portacabin sited in the village hall car park since April 2016. Land for a new, permanent building for the community shop and post office, together with car parking to meet the required standards, is being made available as part of the overall development. This proposal will be of considerable community benefit in its own right, and will free up car parking capacity at the village hall site. The land is to be gifted to the Parish Council for a nominal amount. This will be secured by means of a

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<sup>7</sup> Reported in the Revised Housing Option, July 2017.

<sup>8</sup> Burley Gate is in the Hereford Northern and Southern Hinterlands housing value area as defined in policy H1.

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Planning Obligation prior to the grant of planning permission. A Community Action, CA1, is included in chapter 7 (Table 3) in respect of the non-land use aspects of this proposal.

4.10 Proposals for the site should address both housing and community shop aspects together, so that planning applications can demonstrate a comprehensive design solution. Piecemeal proposals will not be supported. Proposals should also take account of policy OPG13 in respect of design and access. Any planning application should be accompanied by the following supporting information:

- Transport Assessment, including a traffic speed survey
- Ecological appraisal
- Landscape and Visual Impact Assessment
- Road Traffic Noise Assessment, to take into account both the A465 and the A417.

**Policy OPG4: Land east of the Telephone Exchange, Burley Gate**

**Land east of the Telephone Exchange at Burley Gate is allocated for housing development for around 15 dwellings and for a community shop and car parking. The site is shown on Plan 4 and the Burley Gate Village Policies Map. Proposals should meet the following site-specific requirements:**

- 1. dwellings should be provided which contribute to meeting the latest assessment of housing needs including house type and size; and**
- 2. 35% of the dwellings are provided as affordable housing which is available in perpetuity for those in local housing need; and**
- 3. the layout and format of the development maximises the active frontage provided to the A465; and**
- 4. a comprehensive scheme is proposed for the site including housing, community shop, car parking, access and landscaping elements, including strategic landscaping required along the southern boundary of the allocation site; and**
- 5. two separate vehicular accesses are provided from the A465 to serve the housing area and the community shop. The access arrangements should also enable and encourage active travel through provision for pedestrian and cyclists; and**
- 6. the provision of a two-metre-wide footway along the entire site frontage and translocation of the existing native hedgerow to the rear of the visibility splays of the vehicular accesses, or the planting of a new hedgerow if translocation is deemed inappropriate; and**
- 7. the provision of a controlled pedestrian crossing of the A465 provided to the west of the site.**

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## Ocle Pychard

- 4.11 There are two main built-up areas at Ocle Pychard. The first is to the east of the historic core, extending to the parish boundary. The second is at Holme Oaks, in the form of modern development in depth. Both are accessed via the C1131 which runs between the A465 and the A417. Services are limited to a weekly bus service for Holme Oaks, with a more regular service available a short distance to the north on the A465, and the church. Settlement boundaries are defined for both areas (Plan 5 and Ocle Pychard Village Policies Map).
- 4.12 Within the settlement boundaries, policy OPG5 enables infill development which respects local character, including the settlement pattern. New development will most likely be as single dwellings on individual plots. The settlement area east of the church is in the Ocle Pychard Conservation Area and includes several Grade II listed buildings at White House and The Orchards. These designated heritage assets will need to be respected by development proposals in line with policy OPG12. The area also includes an area of traditional orchard adjacent to White House which is identified in the Priority Habitat Inventory.<sup>9</sup> This biodiversity interest will need to be considered in line with policy OPG11. Finally, policy OPG13 sets out requirements in respect of design and access.
- 4.13 Elsewhere in the rural area of the parish, intermittent frontage development along the A465 to the west of the Burley Gate roundabout takes the form of single dwellings, isolated groups of dwellings, farmsteads and some commercial property. This is development in the countryside, which also includes wayside properties and farmsteads scattered throughout the rest of the parish.

### **Policy OPG5: Ocle Pychard**

**Two settlement boundaries for Ocle Pychard are defined and are shown on Plan 5 and the Ocle Pychard Village Policies Map. Proposals for housing on infill sites within the settlement boundaries at Ocle Pychard will be supported where they respect the local character of the settlement areas and the natural and historic environments, and can be shown to be of a size and type to meet local housing requirements.**

## Ullingswick

- 4.14 The main built-up area in Ullingswick is at Upper Town. The A417 runs a short distance to the west, with good access from the main road to the settlement by either the C1118 or The Stonehouse from the south. The settlement comprises mainly frontage development grouped around the junction of these two local roads. A wide variety of property ages and architectural styles are evident, including modern development to the north of Wilden Bank.

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<sup>9</sup> The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006.

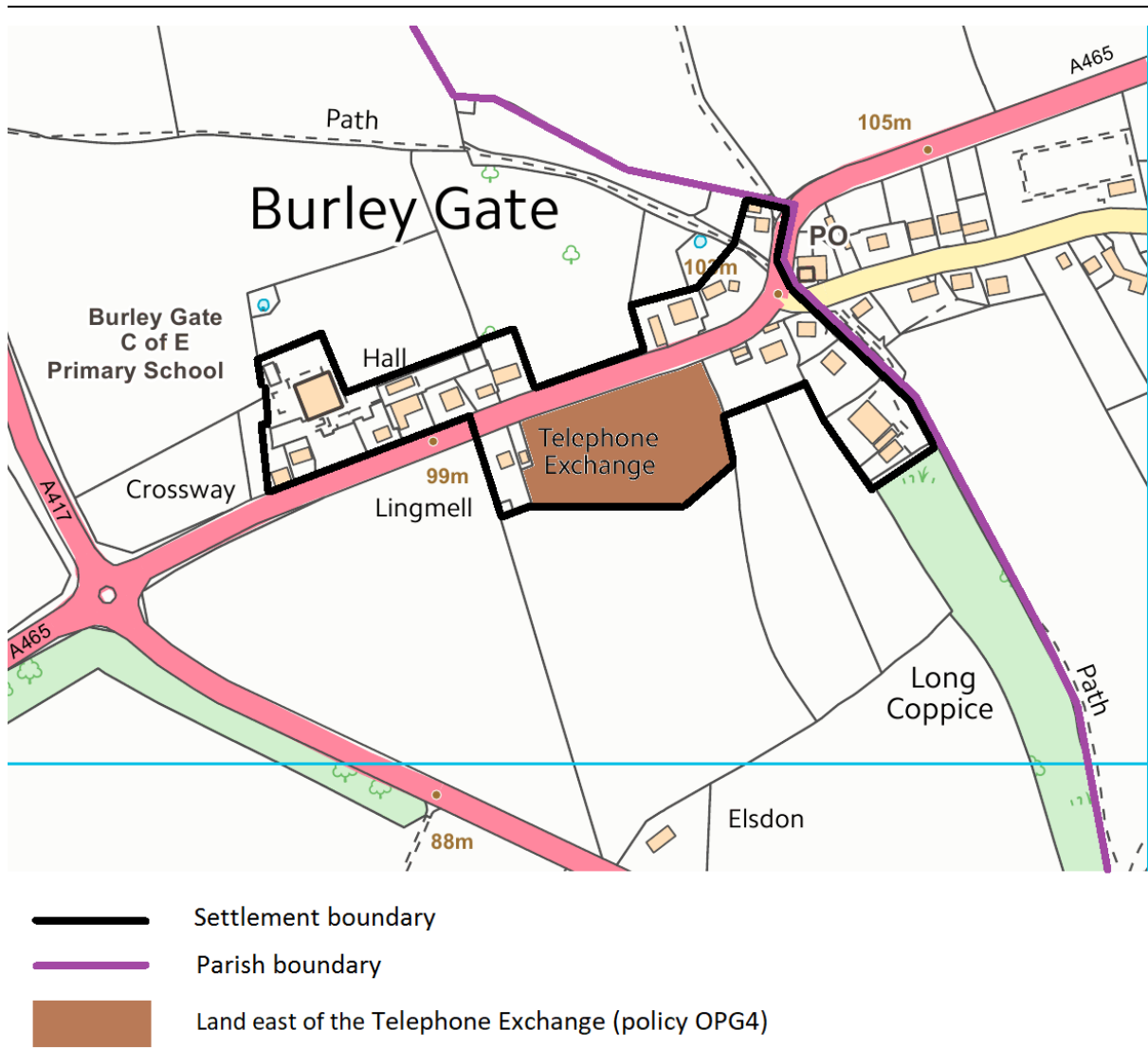
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There are no local facilities save for a weekly bus service. A settlement boundary is defined (see Plan 6 and Ullingswick Village Policies Map).

- 4.15 Within the settlement boundary, policy OPG6 enables infill development which respects local character, including the settlement pattern. This is most likely to be in the form of single dwellings on individual plots, reflecting the historic pattern of development. The Call for Sites has identified capacity for five dwellings on three sites (listed at Appendix C), including the conversion of a rural building at The Wilden. The setting of the Grade II listed The Steppes farmhouse will need to be respected in any development of land to the south of Firlands in line with policy OPG12. In addition, policy OPG13 sets out requirements in respect of design and access.
- 4.16 Elsewhere, the historic core lies a mile to the east via a cul-de-sac access, remote from the main road and services save for the church. It is a Conservation Area and several of the buildings are listed. It is a scattered group of farm and other buildings in the countryside rather than a built-up area. Throughout the parish there are isolated or small groups of wayside dwellings, together with farmsteads and estate buildings which are all situated in the countryside.

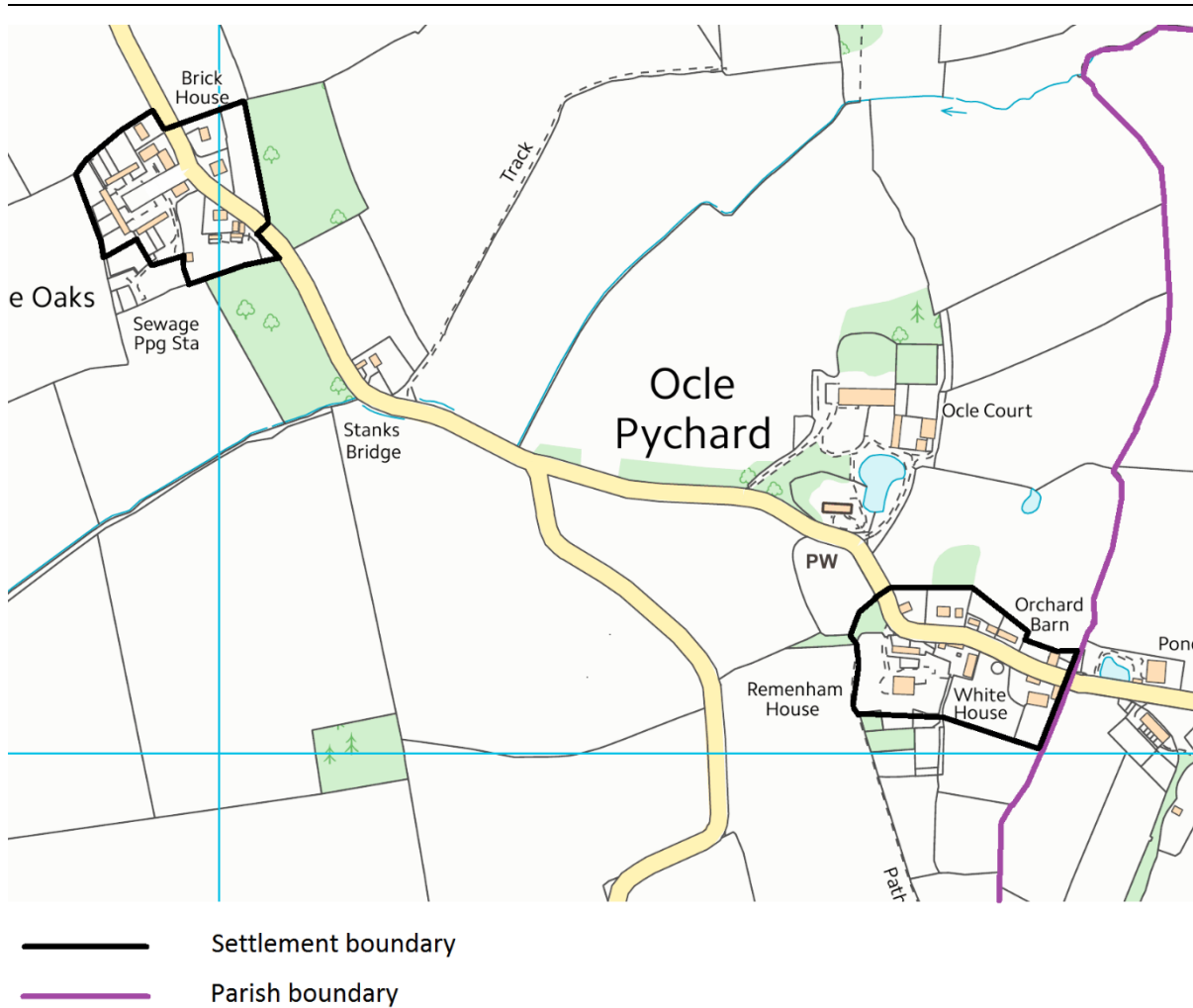
**Policy OPG6: Ullingswick**

**A settlement boundary for Ullingswick is defined and is shown on Plan 6 and the Ullingswick Village Policies Map. Proposals for housing on infill sites within the settlement boundary at Ullingswick will be supported where they respect the local character of the settlement and heritage assets, and can be shown to be of a size and type to meet local housing requirements.**




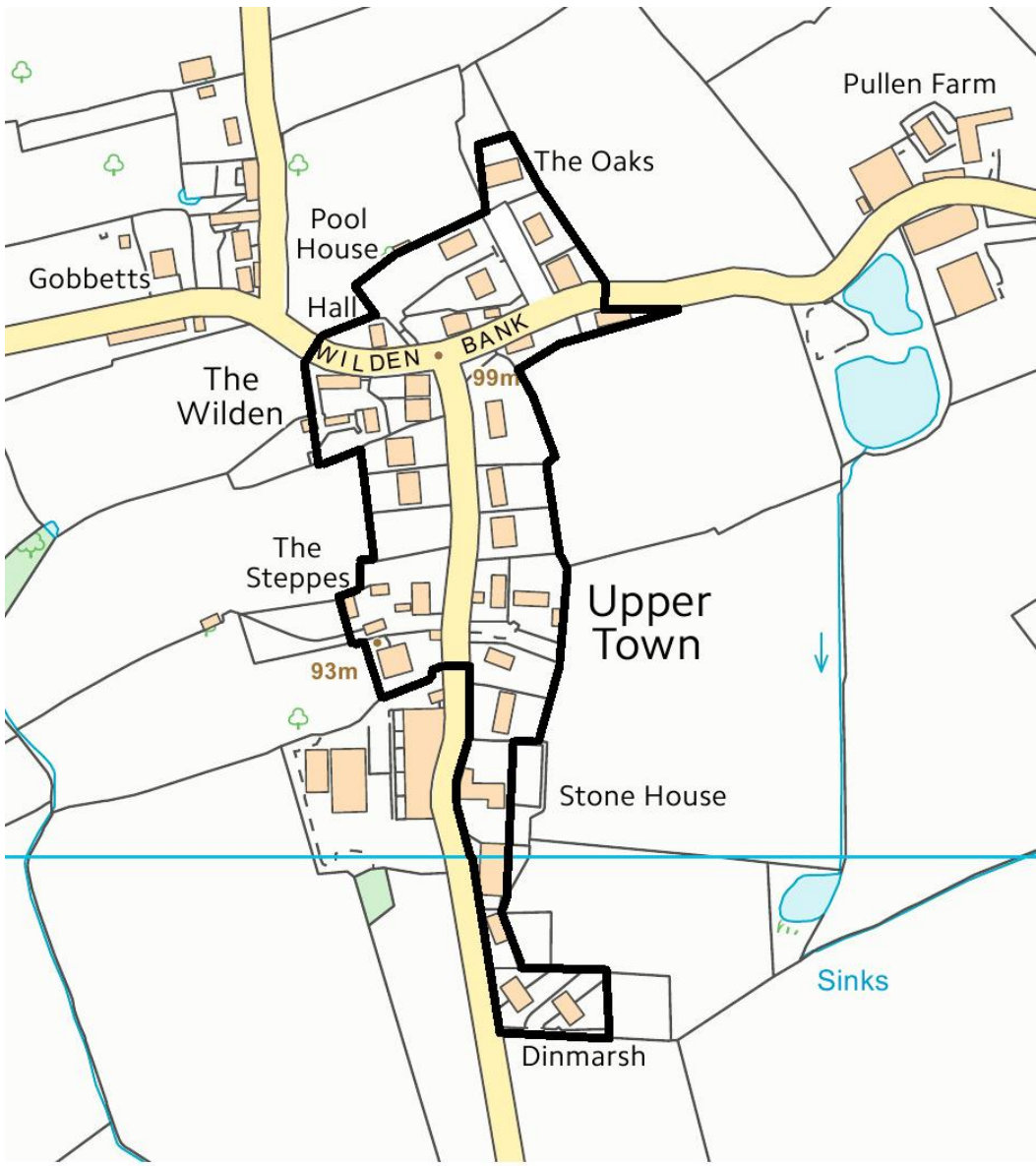
#### Plan 4: Burley Gate

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### Plan 5: Ocle Pychard

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— Settlement boundary (policy OPG6)

**Plan 6: Ullingswick**

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## 5. ECONOMIC AND SOCIAL

### Economic development in Ocle Pychard Group

- 5.1 Employment in the Neighbourhood Area includes mixed farming, small businesses, local services and home working. Hereford and Bromyard also provide job opportunities. Respondents to the residents' survey thought that the Neighbourhood Development Plan should particularly encourage farming and forestry, although intensive livestock units or polytunnels were not favoured. Tourism and leisure, offices and small businesses were also welcomed. Food and drink processing and production was given a more mixed reception, whilst light industry, manufacturing and small-scale storage and distribution were not well-received.
- 5.2 In making provision for jobs and the local economy, survey replies emphasised the importance of improvements to broadband and mobile phone reception to business development. This is further addressed below. Otherwise, facilitating home working, extending existing business premises, providing live/work units and converting rural buildings for business use were all seen as suitable ways to sustain and grow the local economy. Comments emphasised the need to provide further employment locally, supporting small-scale employment where this was compatible with the local environment.
- 5.3 The Local Plan Core Strategy recognises the broadly-based nature of the rural economy in Herefordshire. Policy RA6 *Rural economy* gives support for a wide range of employment uses in the County's rural areas including through the re-use of redundant rural buildings (policy RA5), homeworking (policy E3) and tourism (policy E4). Policy E2 *Redevelopment of existing employment land and buildings* safeguards land and buildings which provide employment from redevelopment for other purposes, an option supported by a majority of survey respondents.
- 5.4 The Neighbourhood Development Plan supports proposals for new businesses and other forms of economic development which enable the diversification of the rural economy, provided they are of a scale and nature which are appropriate to their location and setting. Planning requirements to safeguard the character of locations and their settings, residential amenity, highway safety, and water quality are set out in Local Plan Core Strategy policy RA6. To complement this strategic approach, the following policy supports sustaining existing businesses and securing more employment in sectors such as farming and tourism. The aim is to enable small-scale employment in the Neighbourhood Area to continue to evolve, with a flexible approach to growing enterprises. Policy OPG13 will also apply in respect of design and access matters.
- 5.5 After farming and forestry, replies to the residents' survey favoured encouraging tourism, leisure and crafts. The Neighbourhood Area is well-placed in this regard, with an attractive countryside readily accessible by public rights of way including the long-distance Three Choirs

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Way. Residents' survey replies favoured various forms of low-key and low-impact provision linked to furthering enjoyment and appreciation of the countryside, such as facilities for walkers, farm diversification, and self-catering. There was little support in the residents' survey for a camping site.

- 5.6 This overall approach is in line with Local Plan Core Strategy policy E4, which recognises the value to tourism of the County's environmental and heritage assets and the intrinsic character and beauty of the countryside. The policy promotes sustainable tourism which makes the most of such assets; encourages new accommodation for tourists to extend the number of overnight stays, and fosters cycling, walking and heritage tourism by facilitating the development of long-distance walking/cycling routes and food and drink/heritage trails. It also protects the historic route of the Herefordshire and Gloucestershire Canal, which runs on the southern border of the Neighbourhood Area, in recognition of its potential for recreation and tourism.
- 5.7 The Neighbourhood Development Plan does not identify new employment land. Suitable provision is made in the Local Plan Core Strategy at Bromyard, where five hectares of new employment land and further small-scale sites for employment use are to be identified, complementing the town's existing provision which is readily accessible from the Neighbourhood Area via the A465. The residents' survey did not support identifying new land for employment purposes.

#### **Policy OPG7: Economic development in Ocle Pychard Group**

**Proposals to generate employment and to support and diversify the rural economy will be supported where they are of a scale, type and nature appropriate to their countryside location and setting. This includes:**

- 1. the re-use of redundant rural buildings for business use and for the provision of live/work units;**
- 2. the small-scale extension of existing business premises and commercial facilities;**
- 3. extensions to existing dwellings needed to enable home working;**
- 4. the development and diversification of farm, forestry and other land-based rural businesses;**
- 5. rural tourism and leisure proposals, particularly those which serve to sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.**

#### **Economic and social infrastructure**

- 5.8 The residents' survey highlighted several aspects of local life where there were calls for improvement, notably traffic and highways, public transport, drainage, and broadband. Many of these topics were also raised in the 2007 Parish Plan, showing their long-standing nature. Some do not involve land use and development, and so are outside the scope of the

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Neighbourhood Development Plan. Where this is the case, Community Actions are proposed to set a framework for local action. In other cases, relevant planning policies are to be found in the Local Plan Core Strategy.

- 5.9 Highway maintenance (including roadside ditches and drains) was a notable area of concern highlighted by the residents' survey, followed by road safety. Here, the main issue was excessive traffic speed and the implications for road safety for all. Positive interventions to improve safety, such as new speed limits, enforcing existing provisions and other speed reduction measures such as traffic calming, were supported. Locations of concern were the A465 at the former Monkton Farm Shop and the Lyvers Ocle/Ocle Mead junctions, and the junction with the lane (the Stonehouse) to Ullingswick at the bend on the A417. There were also concerns over the condition and capacity of the rural lanes throughout the Neighbourhood Area.
- 5.10 When development is proposed, Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* sets out Herefordshire Council's requirements (active travel embraces walking and cycling). Existing issues of highway maintenance, traffic speed, and road safety are outside the scope of the Neighbourhood Development Plan. For instance, Herefordshire Council sets speed limits as the highway authority, and these are enforced by West Mercia Police and the Roads Safety Partnership. The Group Parish Council will continue to work with Herefordshire Council and others to identify and implement measures to address the issues raised where possible, to include seeking traffic calming, the further introduction of speed limits, and provision for pedestrians (Community Actions CA2, CA3 and CA5, Table 3).
- 5.11 Public transport attracted much comment in the residents' survey, highlighting the importance of local bus services in enabling access to services and reducing isolation for those without a car. As well as calls for more frequent or extended services, there were also concerns about the level of fares, reliability and the lack of facilities for waiting passengers. As with highway matters, public transport provision is outside the scope of the Neighbourhood Development Plan, being mainly delivered by commercial operators supported by public subsidy from Herefordshire Council.<sup>10</sup> However, the Group Parish Council will continue to press the case for existing service levels to be maintained and for improvements to be delivered (Community Action CA4, Table 3).
- 5.12 Local Plan Core Strategy policy SD3 *Sustainable water management and water* sets out a range of requirements to be followed regarding flood risk and water resources. Areas of flood risk in the Neighbourhood Area are associated with the corridors of local watercourses, such as in the south at Kymin or at Bullocks Bridge/Hillhampton (Plan 3). Compliance with policy SD3 will ensure that development respects open watercourses, avoiding culverting, and opens up existing culverts wherever possible; includes sustainable drainage, with no increase in surface water runoff and if feasible, achieving betterment; incorporates water conservation

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<sup>10</sup> The Neighbourhood Area is also served by community transport schemes based in Bromyard and Hereford.

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and efficiency measures to the standards given; and meets other requirements for water resources and quality.

- 5.13 In respect of foul drainage, development proposals will need to satisfy Local Plan Core Strategy policy SD4 *Wastewater treatment and river water quality* when specifying non-mains foul drainage options. This includes supplying the required information on the implications for the water quality of receiving watercourses and, since the Neighbourhood Area is in the Wye catchment, on the integrity of the River Wye Special Area of Conservation.
- 5.14 Responses to the residents' survey emphasised that improvements to broadband services and mobile phone reception would encourage new businesses in the parish, as well as allowing effective home working. Broadband services are subject to a County-wide investment programme under the Fastershire project, with work in the Neighbourhood Area already underway. The Parish Council will continue to welcome and support these enhancement programmes (Community Action CA6, Table 3).
- 5.15 Such infrastructure improvements will support the Neighbourhood Development Plan's policy on local business and economic activity, including enabling working from home, as well as many other aspects of community life, and are welcomed for these reasons. New residential and business development should be future-proofed by making advance provision for connectivity, such as ducting. Provision for this is made in policy OPG13. Communications infrastructure needing planning permission should be in keeping with the rural environment and character of the Neighbourhood Area.

#### **Policy OPG8: Communications and broadband**

**Proposals for the provision of communications and broadband infrastructure for home and business purposes will be supported. Consistent with technical and operational requirements and the delivery of service improvements, development for communications and broadband services should be designed and sited to reflect the rural location.**

#### **Renewable energy**

- 5.16 National planning policy and guidance supports positively expressed and balanced policies in Neighbourhood Development Plans that allow the need for renewable or low carbon energy to be considered alongside environmental factors, cumulative impacts and the implications for heritage assets and local amenity. Local Plan Core Strategy policy SD2 *Renewable and low carbon energy generation* includes protection for amenity and the natural and historic environment including landscape character.
- 5.17 The residents' survey canvassed opinion about the scope for renewable energy schemes. Support was shown for solar panels (but not for larger-scale solar farms) and for ground source heat pumps. Wind turbines received little support, particularly as wind farms.

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- 5.18 In supplementing the County-level approach, reference is made in the following policy to highway safety and capacity as another issue to be considered, because of the narrowness of many of the rural lanes in the Neighbourhood Area; and to cumulative impacts. Support is given for a community-led scheme. Renewable energy micro-generation, through for instance photo-voltaic panels, should be included in new development as part of the overall approach to a scheme's sustainability (see policy OPG13). Considering the results of the survey consultation and the lack of backing for wind energy from the local community, the Neighbourhood Development Plan does not identify sites or areas as suitable for wind energy development.

**Policy OPG9: Renewable energy**

**Proposals for renewable energy generation will be supported where it is shown that the individual and cumulative impacts on the natural and historic environment, amenity and highway safety and capacity are or can be made acceptable. Community-led renewable energy proposals where benefits can be demonstrated are encouraged.**

**Community facilities**

- 5.19 Local community facilities are important in meeting the current and future needs of residents. In the residents' survey, all the existing facilities, services and amenities were seen as important, led by broadband and mobile phone reception, the primary school and pre-school, and the community shop and post office. Suggestions for improvements centred around bus services, to be addressed through Community Action CA4. Others called for more services to be provided at Burley Gate, as the hub of the community. A permanent site for a community shop will be enabled under policy OPG4.
- 5.20 Where development and land use proposals arise, local facilities will be retained, and enhancements and proposals for new provision supported, in line with Local Plan Core Strategy policy SC1 *Social and community facilities*. This provides that existing facilities will be retained unless an equivalent alternative is available, or that the facility is no longer required, viable or fit for purpose. Where appropriate, it must have been vacant and marketed for community use without success.
- 5.21 Local Plan Core Strategy policy ID1 *Infrastructure delivery* proposes a co-ordinated approach to the delivery of infrastructure to support development and sustainable communities. This is to be undertaken by securing developer contributions through legal section 106 agreements and a future Community Infrastructure Levy (CIL). The CIL can be used to fund a wide range of infrastructure needed to support the development of the area. This may be new provision or improvements to the capacity of existing infrastructure. Section 106 agreements will still be used for site-specific matters where necessary to make individual schemes acceptable in planning terms.

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**Policy OPG10: Community facilities**

**Proposals for the enhancement of community facilities, and for new provision which is accessible by a choice of transport modes, will be supported, particularly at Burley Gate. Proposals should take account of the potential for the co-location of services in achieving viability. Support will be given to diversification proposals where these can be shown to enable or increase the viability of existing and proposed services and facilities.**

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## 6. ENVIRONMENT

### Natural environment

- 6.1 The Neighbourhood Area has a range of natural environmental features. Local Wildlife Sites and ancient woodlands are shown on Plans 2 and 3. Other habitats of importance are deciduous woodland and traditional orchards, listed in Natural England's Priority Habitat Inventory. Trees, hedgerows, ponds and watercourses throughout the Area also have value to wildlife.
- 6.2 The Neighbourhood Area is in the catchment of the Rivers Wye and Lugg. As noted earlier, both rivers are designated as Sites of Special Scientific Interest, and the Wye and part of the Lugg are a Special Area of Conservation. Local Plan Core Strategy policy SD4 *Wastewater treatment and river water quality* requires that development does not undermine the achievement of water quality targets for the County's rivers, particularly through the treatment of wastewater.
- 6.3 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in the Neighbourhood Area. The Map is based on data held by the Herefordshire Biological Records Centre and is a dynamic resource, to be updated in the light of new information as this becomes available. The Map identifies the role that individual wildlife habitats play in the network, as core areas, corridors and stepping stones, and shows how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.<sup>11</sup> Policy OPG11 ensures that the evidence base that the Ecological Map represents will be taken into account in planning decisions. This includes consideration of connectivity in an environment which is becoming increasingly fragmented from a wildlife point of view.
- 6.4 The Neighbourhood Area offers a pleasant lowland landscape of orchards, hedged fields, and scattered dwellings and farmsteads. There is no formal designation, but the landscape is valued locally. This is shown by responses to the residents' survey which emphasise the importance of protecting landscape character, views, features such as woodland, copses, hedgerows and meadows, and wildlife habitats such as ponds and traditional orchards.
- 6.5 The Local Plan Core Strategy includes policies to protect landscape and townscape (policy LD1), biodiversity and geodiversity (policy LD2) and green infrastructure (policy LD3). These policies, together with national policy and guidance, give an overall framework for environmental protection which is proportionate to the status and significance of the features involved. They do not need to be repeated here, but are given local focus in the following policy.

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<sup>11</sup> [https://www.herefordshire.gov.uk/downloads/download/77/ecological\\_network\\_map](https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map)

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## **Policy OPG11: Natural environment**

**Proposals should be able to demonstrate that they protect, conserve and enhance the natural environment in accordance with the principles in Local Plan Core Strategy policies LD1, LD2 and LD3. This includes the following, as is relevant to the proposal:**

- 1. the protection and recovery of European and nationally protected species; and**
- 2. ensuring that development avoids adverse effects on the River Wye Special Area of Conservation and the Rivers Wye and Lugg Sites of Special Scientific Interest; and**
- 3. conserving, restoring and enhancing sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, woodland, veteran trees, hedgerows, ponds and watercourses; and**
- 4. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure; and**
- 5. ensuring that proposals respect the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated views, trees and hedgerows and local features of interest.**

## **Historic environment**

- 6.6 Local Plan Core Strategy policy LD4 *Historic environment and heritage assets*, together with national planning policy and guidance, gives an overall framework for the protection of the historic environment. Policy LD4 applies to the County's designated and non-designated heritage assets, such as archaeological sites listed on the Herefordshire Historic Environment Record. It is given local focus in the following policy.
- 6.7 Designated heritage assets in the Neighbourhood Area comprise listed buildings and Conservation Areas at Ocle Pychard and Ullingswick. The Ocle Pychard Conservation Area is shown on the Ocle Pychard Village Policies Map. The Ullingswick Conservation Area is shown on Plan 7. The route of the Herefordshire and Gloucestershire Canal, protected under Local Plan Core Strategy policy E4 *Tourism* for its historic, recreational and tourism potential, runs on the southern boundary of the Neighbourhood Area. Historic farmsteads are a notable feature of the Neighbourhood Area and development proposals should have regard to their distinctive character. Due reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project.





### Plan 7: Ullingswick Conservation Area

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#### Policy OPG12: Historic environment

Proposals should be able to demonstrate that they protect, conserve and enhance the historic environment and heritage assets in accordance with the principles in Local Plan Core Strategy LD4. This includes the following, as relevant to the proposal:

1. protecting, conserving and where possible enhancing listed buildings in a manner appropriate to their significance; and
2. preserving or enhancing the character or appearance of the Ocle Pychard and Ullingswick Conservation Areas; and
3. taking due account of other undesignated heritage assets including archaeological sites and the historic route of the Herefordshire and Gloucestershire Canal and associated features; and
4. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.

#### Design and access

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- 6.8 The design of individual buildings and their relationship to each other and their surroundings is an important aspect of the local environment. Local Plan Core Strategy policies SD1 *Sustainable design and energy efficiency* and SD3 *Sustainable water management and water resources* detail a wide range of factors to be assessed, including safeguarding residential amenity for existing and proposed residents.
- 6.9 Replies to the residents' survey emphasised that traffic from new development should be compatible with the local roads. Proposals should be designed to be in keeping with their surroundings. Minimising noise and light pollution was also of importance; this contributes to tranquillity and the protection of dark skies, important aspects of the rural character and local distinctiveness of the Neighbourhood Area. To this end, external lighting should be kept to a minimum and be designed to avoid light spillage.
- 6.10 The creation of new points of access to serve development will be carefully considered. Whilst Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* deals with technical highway requirements, such accesses can also have notable environmental impacts. For example, achieving the required sightlines for new or improved junctions may lead to undue impacts on local character through the loss of roadside vegetation, with a general "opening up" of what may have been a relatively closed landscape setting. This applies to both accesses onto the main roads or onto the rural lanes. Proposals which cannot satisfactorily mitigate such environmental impacts will not be permitted.
- 6.11 Policy OPG13 identifies aspects of local concern to supplement the Local Plan Core Strategy policies, and is applicable to all forms of development as relevant. This includes reference to protecting the amenity of future occupants of new housing from the impact of existing farm and business operations.

**Policy OPG13: Design and access**

**Development proposals should:**

- 1. respect the character of adjoining development and the wider landscape, having regard to siting, scale, height, massing, detailing, means of enclosure and the use of traditional materials; and**
- 2. incorporate relevant sustainability measures to include building orientation and design, energy and water conservation, the use of sustainable construction methods and materials, provision for the recycling of waste, cycle storage, communications and broadband technologies, and the generation of renewable energy; and**
- 3. in the case of proposals for new housing, be sited and designed to avoid adverse impacts on the amenity of future occupants from the operation of existing uses, including agricultural and business operations; and**
- 4. be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access**

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should include provisions for pedestrians and cyclists to encourage active travel wherever practicable; and

5. avoid creating unacceptable impacts on residential amenity and the tranquillity of the countryside from noise, volume and nature of traffic generated, dust or odour. Where external lighting is proposed, avoid adverse amenity and environmental impacts occurring through light spillage; and
6. retain and incorporate existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and
7. provide for new landscaping which is in keeping with the prevailing landscape character, to integrate new buildings in their surroundings and to support green infrastructure and the Herefordshire Ecological Network.

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## **7. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN**

- 7.1 The Neighbourhood Development Plan is a long-term planning document which will be implemented in the period up to 2031. Ocle Pychard Group Parish Council will seek to implement the objectives of the Neighbourhood Development Plan in delivering the sustainable development of the Neighbourhood Area.
- 7.2 The principal route will be through decisions on planning applications, taken by Herefordshire Council as local planning authority in accordance with the development plan unless material considerations indicate otherwise. The Neighbourhood Development Plan will, when made, form part of the overall 'development plan'.
- 7.3 The Group Parish Council will seek planning decisions which accord with the Neighbourhood Development Plan through such routes as replying to consultations on planning applications. This includes supporting proposals which meet the policies of the Neighbourhood Development Plan, and opposing proposals which do not.
- 7.4 Wherever possible, the Group Parish Council will work pro-actively with applicants and the local planning authority to allow planning permission to be granted for development that improves the economic, social and environmental conditions of Ocle Pychard Group Neighbourhood Area.

### **Community actions**

- 7.5 The formal role of the Neighbourhood Development Plan is the setting of planning policies which deal with land use and development. However, in preparing the Neighbourhood Development Plan the local community has identified ways of improving the local Area which extend beyond this remit. These cannot be addressed through the land use planning policies of the Neighbourhood Development Plan, but may be expressed as Community Actions to be undertaken or led by the Group Parish Council (GPC). Several Actions have their roots in the Parish Plan, with the residents' survey showing that they remain relevant today. The Community Actions are referred to throughout the Neighbourhood Development Plan and are collected together in Table 3, overleaf.

Ref.	NDP policy or topic area	Community Action
CA1	Policy OPG4 Land east of the Telephone Exchange, Burley Gate	The GPC will work with the landowner and developer of the site, the Burley Gate Community Shop Management Committee and Post Office Ltd. to progress proposals for a new, permanent site and building for the community shop and post office.
CA2	Highways – maintenance and road safety	The GPC will continue to work with Herefordshire Council as highway authority responsible for the A465 and A417 and other rural roads in the Neighbourhood Area to address issues of highway maintenance including ditches and drainage.
CA3	Highways – road safety and traffic speed	The GPC will continue to work with Herefordshire Council, West Mercia Police and the Roads Safety Partnership to address issues of road safety and excessive traffic speed, with reference to the views of the local community set out in responses to the residents' survey.
CA4	Public transport provision	The GPC will work with Herefordshire Council, bus operators and Community Transport providers to investigate ways of addressing the service issues identified in responses to the residents' survey, including fare levels, bus shelter provision, and timetabling.
CA5	Provisions for pedestrians at Burley Gate	The GPC will work with Herefordshire Council, Balfour Beatty Living Places and developers to promote footway widening (to 2m) at Burley Gate to foster active travel, aid safety, and improve connectivity to village services, including the primary school and pre-school, and to public transport. Particular attention will be given to realising the potential offered by the controlled pedestrian crossing and footway which is to be provided via policy OPG4, including connecting to the east to the C1133 junction.
CA6	Policy OPG8 Communications and broadband	The GPC will promote and support improvements to communications infrastructure by working in partnership with Herefordshire Council and network operators.

**Table 3: Ocle Pychard Group Community Actions**

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## APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the Neighbourhood Development Plan.

HC = Herefordshire Council

### National level evidence

Department for Communities and Local Government, National Planning Policy Framework, March 2012.

Department for Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Natural England, National Character Area profiles, 100: Herefordshire Lowlands, 2013, and 101: Herefordshire Plateau, 2014.

Environment Agency and Natural England, River Wye SAC, Nutrient Management Plan, Evidence base and options appraisal, Action Plan, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, updated December 2015, 2016.

Environment Agency, Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/>

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HC, Green Infrastructure Strategy, 2010.

HC, Herefordshire Ecological Network Map, 2013.

HC, Herefordshire Local Housing Market Assessment 2012 update, 2013.

HC, Herefordshire Local Plan, Core Strategy 2011-2031, 2015.

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- Resident's questionnaire survey, Results report and comment listings, 2017
- Housing site assessment, 2017
- Revised housing option, 2017.
- Housing Site Assessment Addendum, 2018.

HC, residential commitments and completions data for Ocle Pychard Group, 2017.

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## **APPENDIX B: NATIONAL AND LOCAL PLANNING POLICIES**

B.1 A number of planning policies apply to the Neighbourhood Area, courtesy of the National Planning Policy Framework and County-level plans. The principal documents and their provisions are summarised below.

### **National Planning Policy Framework**

B.2 The Framework sets out national policy statements on the full range of planning matters, including both development and environmental protection. Relevant chapters are:

- Supporting a prosperous rural economy (Chapter 3)
- Delivering a wide choice of high quality homes (6)
- Requiring good design (7)
- Promoting healthy communities (8)
- Meeting the challenge of flooding (10)
- Conserving and enhancing the natural and historic environment (11,12)

B.3 The Framework is supported by Planning Practice Guidance which sets out more detail on how the national policies should be implemented.

### **Herefordshire Local Plan, Core Strategy 2011-2031, 2015**

B.4 This sets out a County-level spatial strategy and policies on a wide range of planning matters, with the following of particular relevance and importance to the Neighbourhood Development Plan:

- SS1 Presumption in favour of sustainable development
- RA1 Rural housing distribution
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire's countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- RA5 Re-use of rural buildings
- RA6 Rural economy
- H1 Affordable housing
- H2 Rural exception sites
- H3 Ensuring an appropriate range and mix of housing
- SC1 Social and community facilities
- OS1 Requirement for open space, sports and recreational facilities
- MT1 Traffic management, highway safety and promoting active travel
- E3 Home working
- E4 Tourism
- LD1 Landscape and townscape
- LD2 Biodiversity and geodiversity



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- LD3 Green infrastructure
  - LD4 Historic environment and heritage assets
  - SD1 Sustainable design and energy efficiency
  - SD2 Renewable and low carbon energy generation
  - SD3 Sustainable water management and water resources
  - SD4 Wastewater treatment and river water quality
  - ID1 Infrastructure delivery

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**APPENDIX C: SMALL SITES AT UPPER TOWN, ULLINGSWICK**

C.1 The following small site opportunities have been identified through the Call for Sites at Upper Town, Ullingswick. They are in the settlement boundary and are known to be available for residential development in the period covered by the Neighbourhood Development Plan.

Site reference number and name (from Housing Site Assessment)	Estimated capacity (number of dwellings)
30 The Wilden	3
31 Land south of Firlands	1
32 Land rear of Thornfield	1
TOTAL	5

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**APPENDIX D: RURAL AREA SITES WITHIN SCOPE OF LOCAL PLAN CORE STRATEGY POLICY RA3**

- D.1 The following opportunities for the development of land and buildings in the rural parts of the Neighbourhood Area have been identified through the Call for Sites. They are known to be available for residential development in the period covered by the Neighbourhood Development Plan. They may come forward as planning applications under Local Plan Core Strategy policy RA3 or through the exercise of permitted development rights, such as in respect of the change of use of agricultural buildings to dwellinghouses.
- D.2 Sites 10 and 16 are proposed agricultural dwellings. These will need to meet the requirements of Local Plan Core Strategy RA4 *Agricultural, forestry and rural enterprise dwellings*, including that the agricultural need cannot be met through existing accommodation.
- D.3 The remaining sites are proposals for the re-use of redundant and disused buildings. These will need to meet the requirements of Local Plan Core Strategy policy RA5 *Re-use of rural buildings* or of permitted development.

Site reference number and name (from Housing Site Assessment)	Parish	Estimated capacity (number of dwellings)
9 Old Monkton Farm	Ocle Pychard	10
10 Felton Court	Felton	1
16 North of Lower Court	Ullingswick	1
17 The Barns		1
18 – 20 Lowdy Hall Farm 1 to 3		3
25 Little Hope		2
<b>TOTAL</b>		<b>18</b>