

Holmer & Shelwick Parish Neighbourhood Development Plan



Regulation 16 Consultation Draft

July 2019

HOLMER
CHURCH OF ST BARTHOLOMEW
WENTWORTH PARK TOURISM
COMMUNITY LED PLAN
COLDWELLS **HOUSING**
PARISHIONERS
TRANSPORT
DEVELOPERS
NEIGHBOURHOODS
CHURCH WAY
MEADOW PARK
MUNSTONE

COMMUNICATION
CRIME AND SAFETY
SCHOOLS
JOBS
RESIDENTS
SUSTAINABILITY
LEISURE
ATTWOOD LANE
PLANNING

PARISH COUNCIL SERVICES
LYDE CROSS
INFORMATION
ROMAN ROAD
TRAFFIC
FAMILY HOMES
LENGTHSMAN
THE FURLONGS
ORCHARD CLOSE
ACCESS
ENVIRONMENT
A49

Y SHELVICK



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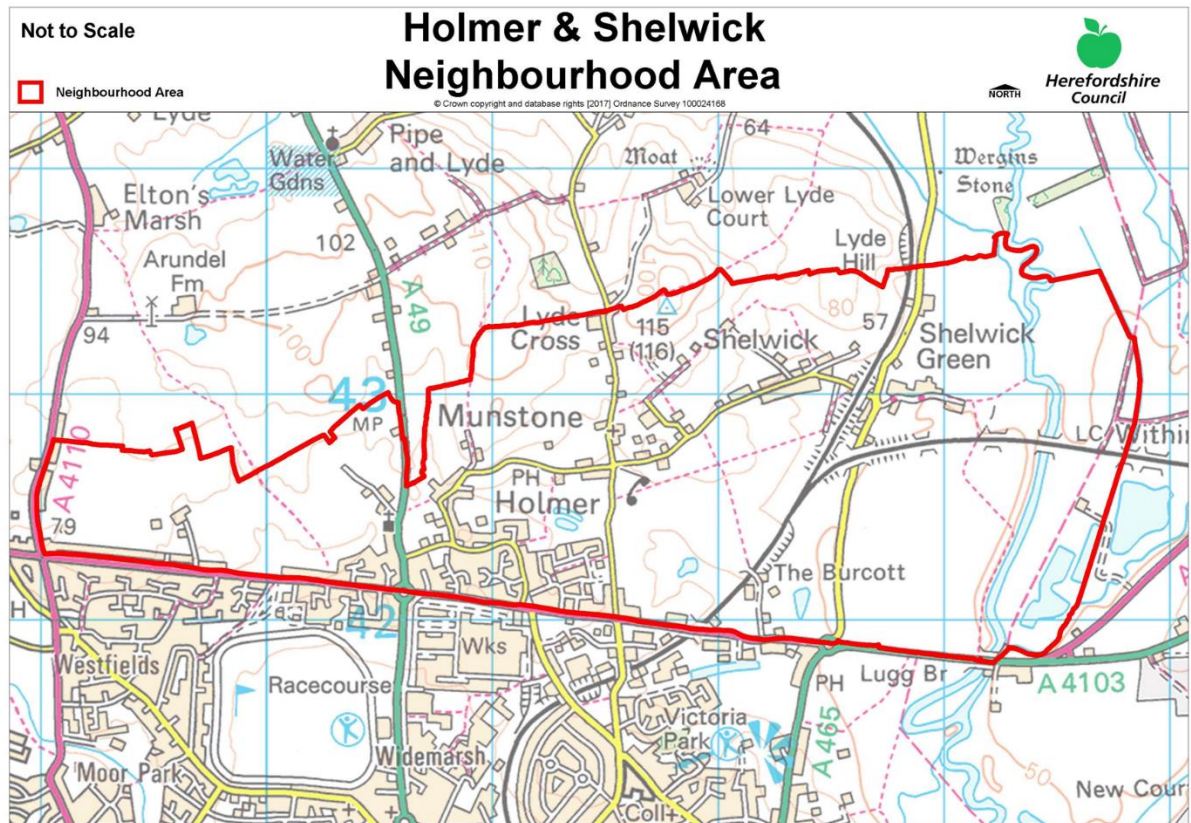
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Holmer and Shelwick NDP Vision Statement

By 2031 Holmer & Shelwick will have grown proportionally but will remain a rural parish. The diversity of the many separate communities will have a greater sense of one community with a strong sense of identity. Efforts will be made to establish a vibrant village centre for the parish. The smaller surrounding hamlets and the countryside will have been protected from over-development. We will have a mix of open market and affordable housing, of high quality, sustainable homes satisfying all needs and age ranges. The nature and scale of housing development will be tempered so as maintain the rural appearance, feel and identity of the parish and protect the open countryside. The plan aims to ensure the maintenance of the separate identity of the parish of Holmer & Shelwick from the Northern side of the City of Hereford. We will promote the retention of the single public house within the parish and look to identify a focal point for a village hall.

Figure 1 – Holmer and Shelwick Neighbourhood Plan Area

(Source: Herefordshire Council)



1

Introduction

- 1.1 Taking advantage of the new power available to parish councils, granted through the Localism Act 2011, Holmer and Shelwick Parish Council as a qualifying body applied for the parish to be designated as a neighbourhood planning area (Figure 1). This designation was approved by Herefordshire Council in February 2017
- 1.2 This is the Regulation 16 Draft of our neighbourhood development plan (NDP). This is an important stage in the NDP's preparation being the final formal consultation stage, details of how to comment on the NDP and how you can get involved in the process can be found in Chapter 8. When complete our plan will give local people more say on the future development of the area by helping to guide, control and promote development.
- 1.3 Put together by parish councillors and volunteers our neighbourhood development plan has reached an important stage and we want to hear your views. If you look at Chapter 8 at the end of the plan you will see how you can make a response to this draft plan.
- 1.4 The neighbourhood development plan is structured in the following way:

Chapter 2 – *A Neighbourhood Development Plan for Holmer and Shelwick* sets out the background to the neighbourhood development and describes why the Parish Council think it important we use this power.

Chapter 3 – *How long will it take to finalise the plan?* sets out the neighbourhood plan preparation process defined by government that we must follow to prepare a neighbourhood development plan and shows our intended timetable for getting through this process.

Chapter 4 – *Key Issues* describes the parish as it currently is and examines some of the key issues.

Chapter 5 – *Neighbourhood Development Plan Vision and Objectives* sets out our vision for the parish in 2031 and our objectives, what we want to achieve through the NDP.

Chapter 6 – *Neighbourhood Development Plan Policies* is the real “heart” of the document and sets out our draft planning policies for the parish.

Chapter 7 – *Review and Monitoring* describes how the Parish Council will keep the neighbourhood development plan under review and monitor its effectiveness and appropriateness to meet its objectives.

Chapter 8 – *How to comment on the draft plan* explains how residents and others can make a response on the Regulation 16 Draft Plan during the consultation period - July 30th 2019 until September 24th 2019

2

A Neighbourhood Development Plan for Holmer and Shelwick?

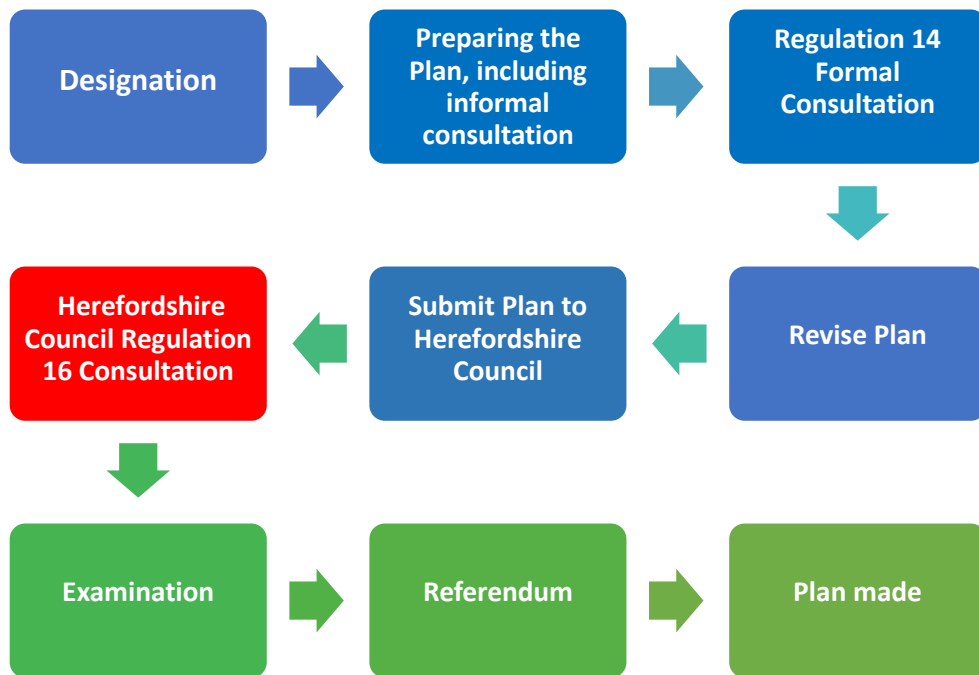
- 2.1 Neighbourhood development plans are a new part of the statutory development planning system. Just as local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land, parish councils can now have some control by preparing a neighbourhood development plan.
- 2.2 Neighbourhood development plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.
- 2.3 The Parish Council thinks this is an important right to exercise, and in 2017 the Parish Council applied for the whole parish area (Figure 1) to be designated a neighbourhood planning area. Herefordshire Council approved this application in February 2017. Following designation and consultation the Parish Council's steering group has worked up this Regulation 16 Draft of the Neighbourhood Development Plan for submission to Hereford Council. When finalised the plan will give local people more say in the future development in the parish of Holmer and Shelwick.

3

How long will it take to finalise the plan?

- 3.1 Neighbourhood development plans have to be prepared following a procedure set by Government (Figure 2). The plan has been revised following responses from the Regulation 14 consultation and is now being consulted upon by Herefordshire Council under Regulation 16..

Figure 2 – The Neighbourhood Planning Process



- 3.2 This procedure must include two minimum six-week periods of consultation on the draft plan, the first of which has been completed at Regulation 14 consultation completed in February 2019. The second is the current Regulation 16 consultation being carried out by Herefordshire Council. The penultimate of the plan preparation process will be a referendum on whether the plan should be made part of the statutory development plan for Herefordshire

- 3.3 The Regulation 16 Holmer and Shelwick Neighbourhood Development Plan will be submitted to Herefordshire Council. They will consult on this submitted draft plan for a further minimum six-week period.
- 3.4 The Holmer and Shelwick Neighbourhood Development Plan will then be subject to independent examination. Once the Neighbourhood Development Plan has been examined it will have to be put to a vote, a referendum, of all those eligible to vote in the parish, as to whether or not it should be made part of the statutory development plan system.
- 3.5 We hope to complete Regulation 16 stage by the end of summer 2019 and have a final neighbourhood development plan by the end of 2019 or early 2020.
- 3.6 One final point to bear in mind is that our neighbourhood development plan must take account of national planning policy set by Government; and strategic planning policy set by Herefordshire Council. The latter, as we show in the next chapter, is extremely important in terms of planning for future housing. Herefordshire Council is in the process of creating a Hereford Area Plan (HAP) which will add additional planning policies to support the Core Strategy. The emerging HAP area includes all of Holmer and Shelwick parish. The HAP draft plan has not yet been published. Representatives from the Parish Council and NDP Steering Group have attended the HAP Reference Group Meeting. In attending the Reference Group and liaising with Herefordshire Council the intention has been to align the NDP and the HAP as closely as possible.



i Parish Church of St Bartholomew

4

Key Issues

Introduction

- 4.1 Holmer and Shelwick is a parish two miles north of Hereford city centre. In 2001 Holmer and Shelwick had a population of 1,427 people, with 664 males and 763 females. The total number of households in 2001 was 523. The total population had decreased to 1,386 in 2011 according to the 2011 census. The 2011 total population was made up of 665 males and 721 females with a total of 535 households. Over the period of this plan 2018-2031 the population in the area will rise significantly due to the amount of development approved and planned for the area.
- 4.2 In the 1870s Holmer and Shelwick was described as: “Holmer, a village, a township and a parish, in the district and county of Hereford. The village stands near the Shrewsbury and Hereford railway, 2 miles North of Hereford; and has a post office under Hereford. The township includes Shelwick hamlet, and bears the name of Holmer and Shelwick.”
- 4.3 In 1881, Holmer and Shelwick had a total population of 2,154; this was made up of 1,075 males and 1,079 females. The 1881 total population is a huge increase compared to 10 years earlier when there was a total population of 1,905 in 1871. It should be noted that these figures relate to a larger area than the current parish.
- 4.4 There are 13 listed buildings and scheduled monuments in Holmer and Shelwick according to the latest version of the Register. All of which require ongoing protection and many in need of high levels of maintenance. There are two Scheduled Ancient Monuments in Holmer and Shelwick; The Cross in St Bartholomew’s churchyard and Lugg Bridge. The parish church of St Bartholomew is the principal monument and is Grade I listed. It was built between 1180–90 in Norman and Early English styles consists of a continuous Chancel and Nave and a 13th Century detached tower, thought to be intended for defence against the Welsh. The tower is partly stone but topped with a 16th Century black and white timber belfry containing six bells, some of which are the oldest in Herefordshire.

What are the key issues facing the area?

- 4.5 The steering group has identified the following key issues facing the area in the next twelve years, the period covered by this plan. Some of them are based on earlier work that was undertaken in preparing the *Holmer and Shelwick Community-Led Plan 2016*. This included a survey returned by 345 parishioners in July 2014.

Housing

- 4.6 Herefordshire Council's Core Strategy Local Plan (adopted in October 2015) sets strategic planning policy for housing and other development in the county's rural area over the period 2011-2031. Policy RA1 of the Core Strategy identifies seven rural housing market areas for the county. Holmer and Shelwick falls within the Hereford Rural Housing Market Area (HRHMA). Policy RA1 sets an indicative growth target for this whole area of 18%, 2011-2031.
- 4.7 To ensure the indicative growth target is met, the Core Strategy (Policy RA2) then goes on to identify a number of villages that will be the main focus of housing development. Munstone and Shelwick are identified as "other settlements" where proportionate housing growth is appropriate. If Munstone and Shelwick were to meet the indicative growth target in full of 18%, this would mean new housing growth of 99 dwellings. This is a result of the built development associated with Hereford and would clearly be disproportionate to the size of the two settlements. Based on advice from Herefordshire Council a pragmatic approach has been taken and the proportional growth target for the two villages has been set as 17 new homes April 2011 to April 2031. This figure has been calculated by basing the growth target on the number of houses in 2011 in the rural area, i.e. outside of the built form on the Roman Road. Existing commitments (houses completed, houses under construction and planning permissions for new homes) totalled 18 in October 2017. The growth target has already been met. The responses to the questionnaire on the Community-Led Plan in 2014 showed that 57% of adults agreed that there was a need for some new housing development but that this should be limited.

Northern Urban Expansion (Holmer West)

4.8 Holmer is not listed under Policy RA2. For the purposes of the Core Strategy it is treated as part of Hereford. This has two key implications for Holmer:

- It is affected by future policy to be developed for the city as part of the Hereford Area Plan (HAP); and
- It is substantially impacted upon by the Northern Urban Expansion at Holmer West.

Holmer West is covered by Policy HD4 of the Core Strategy:

Policy HD4 – Northern Urban Expansion (Holmer West)

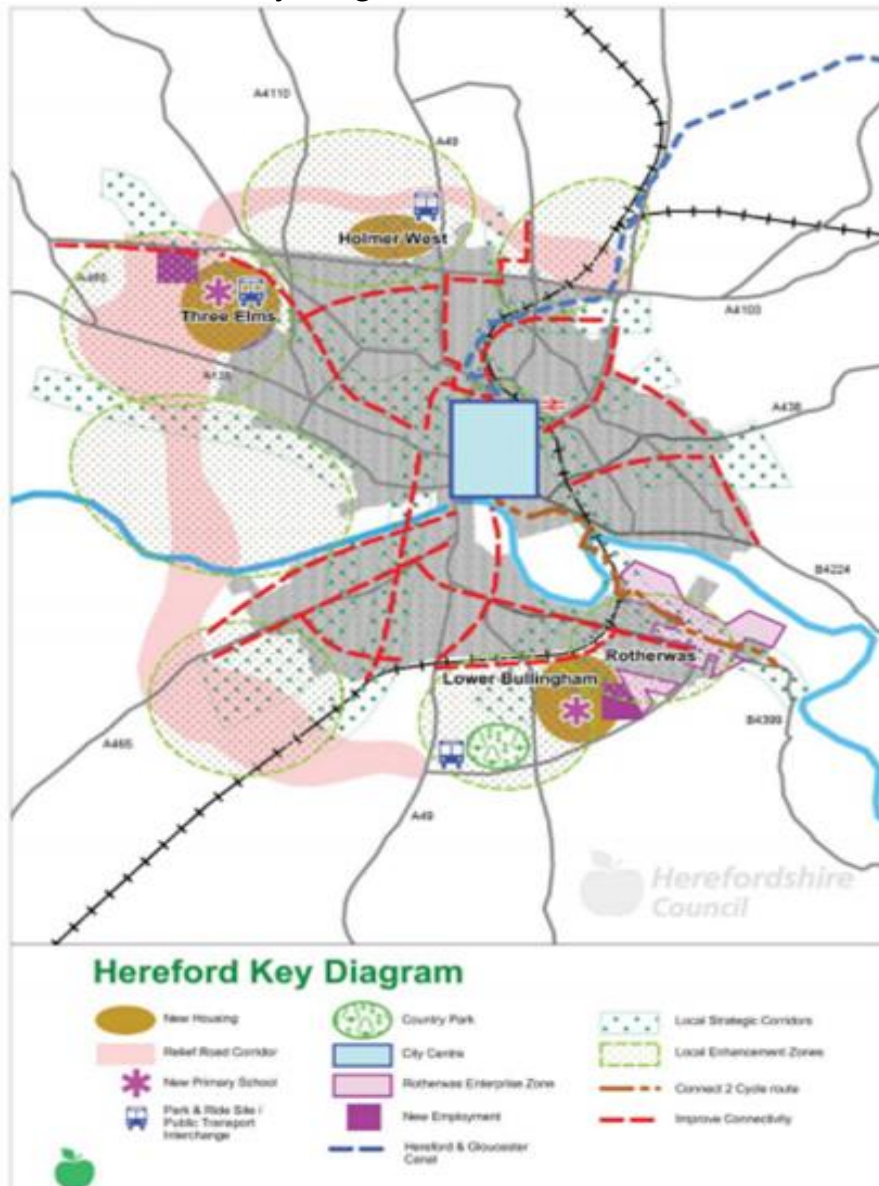
Land at Holmer West will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The development will be expected to provide:

- 500 new homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment;
- a target of 35% of the total number of dwellings shall be affordable housing;
- Park and Choose site (land and infrastructure) adjacent to the western side of the A49 in close proximity to the Hereford Relief Road and land or a contribution to facilitate the construction of the adjoining phase of the Hereford Relief Road;
- walking and cycle routes and green infrastructure corridors linking to the Park and Choose site the existing public right of way network and existing education and community facilities and employment sites in the locality;
- appropriate new green buffers and linear green routes, particularly along Ayles Brook;
- measures to mitigate flood risk both for the new homes within the expansion area and for the benefit of existing residents and businesses in other parts of the city through the incorporation of sustainable urban drainage solutions, as part of the green infrastructure network and measures to control water levels within Ayles Brook;

- appropriate provision of and contributions towards indoor and outdoor sports and play facilities, open space and allotments;
- where appropriate a contribution towards pre-school facility and contributions towards the enhancement of existing primary and secondary school provision and any identified need for other community infrastructure/facilities; and
- sustainable standards of design and construction.

This expansion area will be accessed primarily off the A4103 Roman Road. The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 [of the Core Strategy] sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure.

Figure 3 – Hereford Key Diagram (Source: Herefordshire Council)



Economy

- 4.9 At the previous meetings we discussed supporting local business, access to employment opportunities and infrastructure for business (Broadband).

Infrastructure

- 4.10 We know from the consultations on the Community-Led Plan and with so much development planned in the area that residents are concerned that infrastructure needs to be put in place at the right time to support the current and additional housing developments in the parish. **94% of adults supported that new infrastructure should be built to support the parish residents.** One thing the Community-Led Plan identified was to use section 106 monies to develop existing and new community facilities in the Parish. The Parish Council will investigate developing existing/new community facilities.

Facilities

- 4.11 The area lacks community facilities and a place that could be described as the “heart of the community”.



ii River Lugg

Built and Natural Environment

- 4.12 Figures 4 and 5 are taken from the Strategic Environmental Assessment Screening undertaken by Herefordshire. These figures summarise the key environmental features in the parish.



iii View towards Hay Bluff

Figure 4 – Strategic Environmental Assessment Map 1 for Holmer and Shelwick (OS Licence number 0100059721)

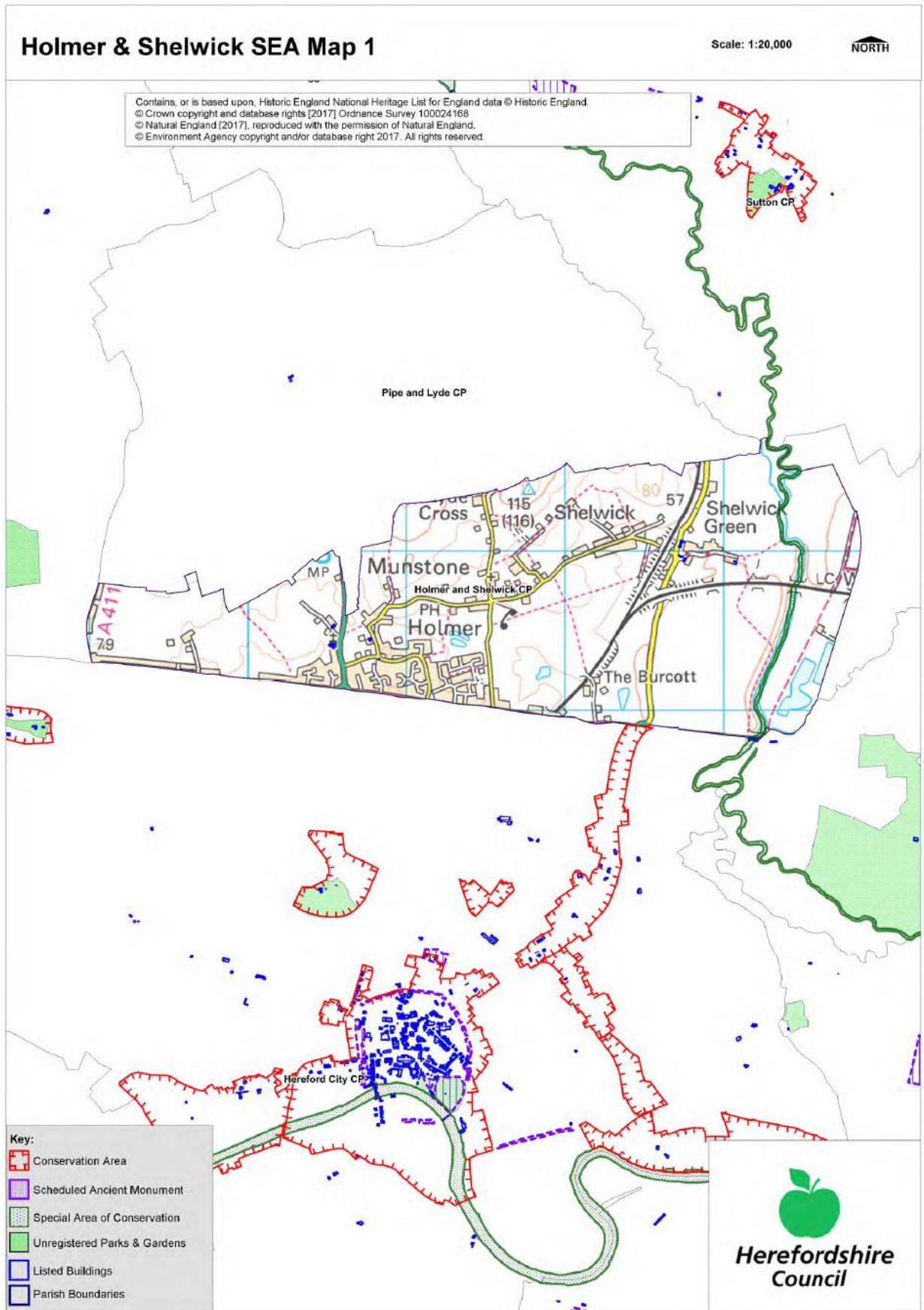
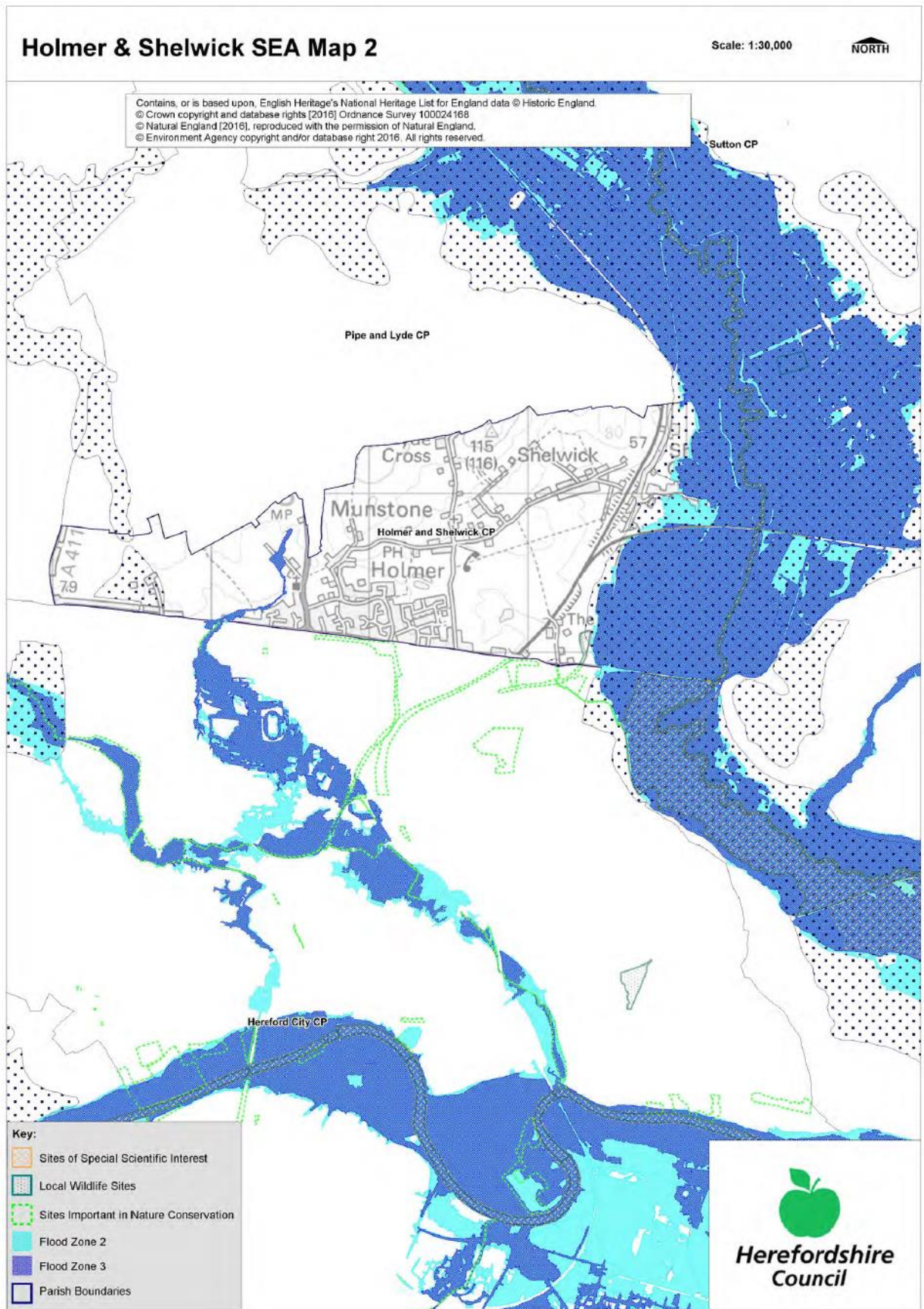


Figure 5 – Strategic Environmental Assessment Map 2 for Holmer and Shelwick (OS Licence Number 0100059721)



5

Neighbourhood Development Plan - Vision and Objectives

Introduction

- 5.1 To address these key issues, we have identified the following Vision Statement for Holmer and Shelwick in 2031:

By 2031 Holmer & Shelwick will have grown proportionally but will remain a rural parish. The diversity of the many separate communities will have a greater sense of one community with a strong sense of identity. Efforts will be made to establish a vibrant village centre for the parish. The smaller surrounding hamlets and the countryside will have been protected from over-development. We will have a mix of open market and affordable housing of high quality, sustainable homes satisfying all needs and age ranges. The nature and scale of housing development will be tempered so as maintain the rural appearance, feel and identity of the parish and protect the open countryside. The plan aims to ensure the maintenance of the separate identity of the parish of Holmer & Shelwick from the Northern side of the City of Hereford. We will promote the retention of the single public house within the parish and look to identify a focal point for a village hall.

- 5.2 To help achieve this Vision the following objectives have been identified:

OBJECTIVE 1 – To help to meet local housing needs up to 2031

OBJECTIVE 2 – To conserve local heritage assets

OBJECTIVE 3 – To conserve the landscape and natural environment



iv View towards Dinedor & Aconbury Hills

OBJECTIVE 4 – To support appropriate growth in the local economy

OBJECTIVE 5 – To protect and enhance existing community facilities and provide new community facilities

OBJECTIVE 6 – To protect local green spaces

OBJECTIVE 7– To ensure appropriate infrastructure is in place

6

Neighbourhood Development Plan Policies

Objective 1 - To help meet local housing needs up to 2031

POLICY HS1 - NEW HOUSING DEVELOPMENT IN MUNSTONE AND SHELWICK

New housing development to meet local needs will be supported within or adjacent to the settlement boundaries of Munstone (Figure 7) and Shelwick (Figure 8) when it is appropriate and proportionate to the size, role and function of the villages. To ensure this is managed appropriately proposals must satisfy the following criteria:

- a. Be within or immediately adjacent to the settlement boundary of the villages;
- b. Be a small-scale development of a small number of homes;
- c. Cumulatively such development does not lead to the erosion of the villages' existing character and setting;
- d. Re-uses previously developed land, where possible;
- e. It enhances the character of the area;
- f. It will not lead to isolated homes, detached from the settlement boundary in the open countryside;
- g. The proposed homes are of high-quality sustainable design appropriate to their surrounding context; and
- h. They protect and enhance the surrounding environment and rural landscape;
- i. The proposed homes will not adversely impact existing agricultural or commercial activity.

POLICY HS2 - NEW HOUSING DEVELOPMENT IN HOLMER

Within the settlement boundary for Holmer (Figure 9) new housing development will be supported. Development outside of this boundary will be considered to be in the open countryside and will be assessed against Policy RA3 of the Herefordshire Local Plan Core Strategy 2011-2031. The proposed homes will not adversely impact existing agricultural or commercial activity.

Development sites within the settlement boundary for Holmer may be adversely impacted by road traffic noise from the A49 and A4103. The design and layout of such sites must take into account the acoustic environment with a view to mitigating any adverse effects of road traffic noise.

Background and Justification

- 6.1 Herefordshire Council's Core Strategy Local Plan (adopted in October 2015) sets strategic planning policy for housing and other development in the county's rural area over the period 2011-2031. Policy RA1 of the Core Strategy identifies seven rural housing market areas for the county. Holmer and Shelwick falls within the Hereford Rural Housing Market Area (HRHMA). Policy RA1 sets an indicative growth target for this whole area of 18%, 2011-2031.
- 6.2 To ensure the indicative growth target is met, the Core Strategy (Policy RA2) then goes on to identify a number of villages that will be the main focus of housing development, Munstone and Shelwick are identified as "other settlements" where proportionate housing growth is appropriate. If Munstone and Shelwick were to meet the indicative growth target in full of 18%, this would mean new housing growth of 99 dwellings. This is a result of the built development associated with Hereford and would clearly be disproportionate to the size of the two settlements. Based on advice from Herefordshire Council a pragmatic approach has been taken and the proportional growth target for the two villages has been set as 17 new homes April 2011 to April 2031. This figure has been calculated by basing the growth target on the number of houses in 2011 in the rural area, i.e. outside of the built form on the Roman Road. Existing commitments (houses completed, houses under construction and planning permissions for new homes) totalled 18 in October 2017. The growth target has already been met.

- 6.3 To help manage future housing growth and to ensure that the countryside and local environment are protected Policy HS1 identifies settlement boundaries for the two villages of Munstone and Shelwick. These boundaries have been drawn around the main built form of the settlements using the advice and guidance published by Herefordshire Council. Policy HS1 will allow for appropriate development within the settlement boundary and in certain circumstances for small scale development immediately adjacent to the defined settlement boundary of each village.
- 6.4 Beyond the settlement boundary new development will be considered to be in the open countryside and planning applications for new housing development will be assessed against the policies in the Herefordshire Local Plan Core Strategy 2011-2031.
- 6.5 The neighbourhood area includes built development that forms part of Hereford City. This area also falls within the boundary of the emerging Hereford Area Plan (HAP). The existing built-up area has been defined on the NDP Policies Map and a settlement boundary shown. This boundary includes the existing built form and unfinished builds with planning approvals to date. Within this boundary new housing development under Policy HS2 will be supported. Beyond this settlement boundary any new development will be treated as in the open countryside, such development will be assessed against Policy RA3 Herefordshire's Countryside in the Herefordshire Local Plan Core Strategy 2011-2031. This approach supports the Core Strategy's plans for development at Holmer West but seeks to manage such growth so that it remains at an appropriate level and further development does not lead to loss of open countryside, agricultural land or the merging of smaller settlements such as Munstone and Shelwick with the City.



v Aconbury Hill



vi The Skirrid

New developments should be sensitive to prominent views

Figure 6 – Holmer and Shelwick Policies Map Overview of Settlement Boundaries (OS Licence Number 0100059721)

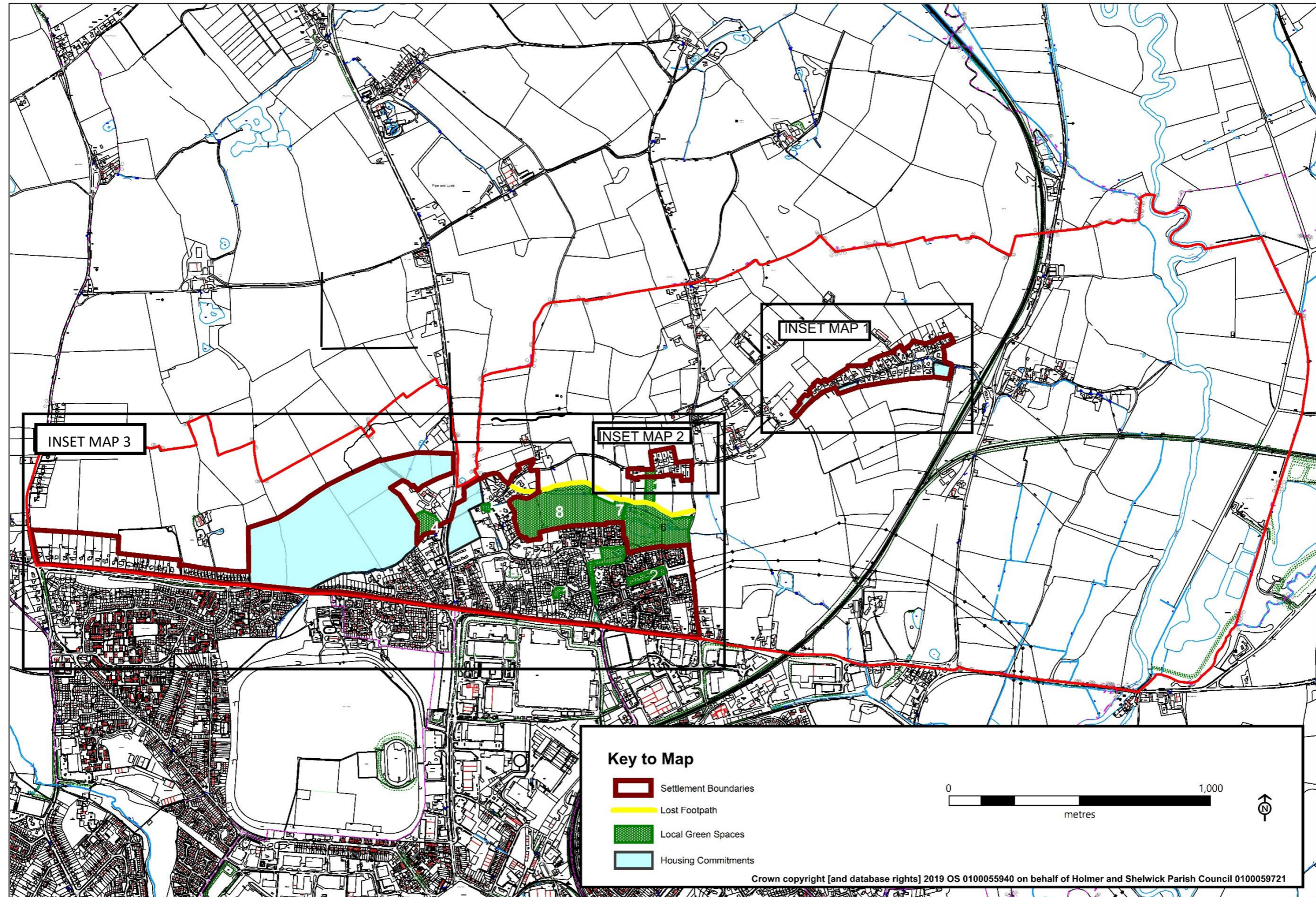
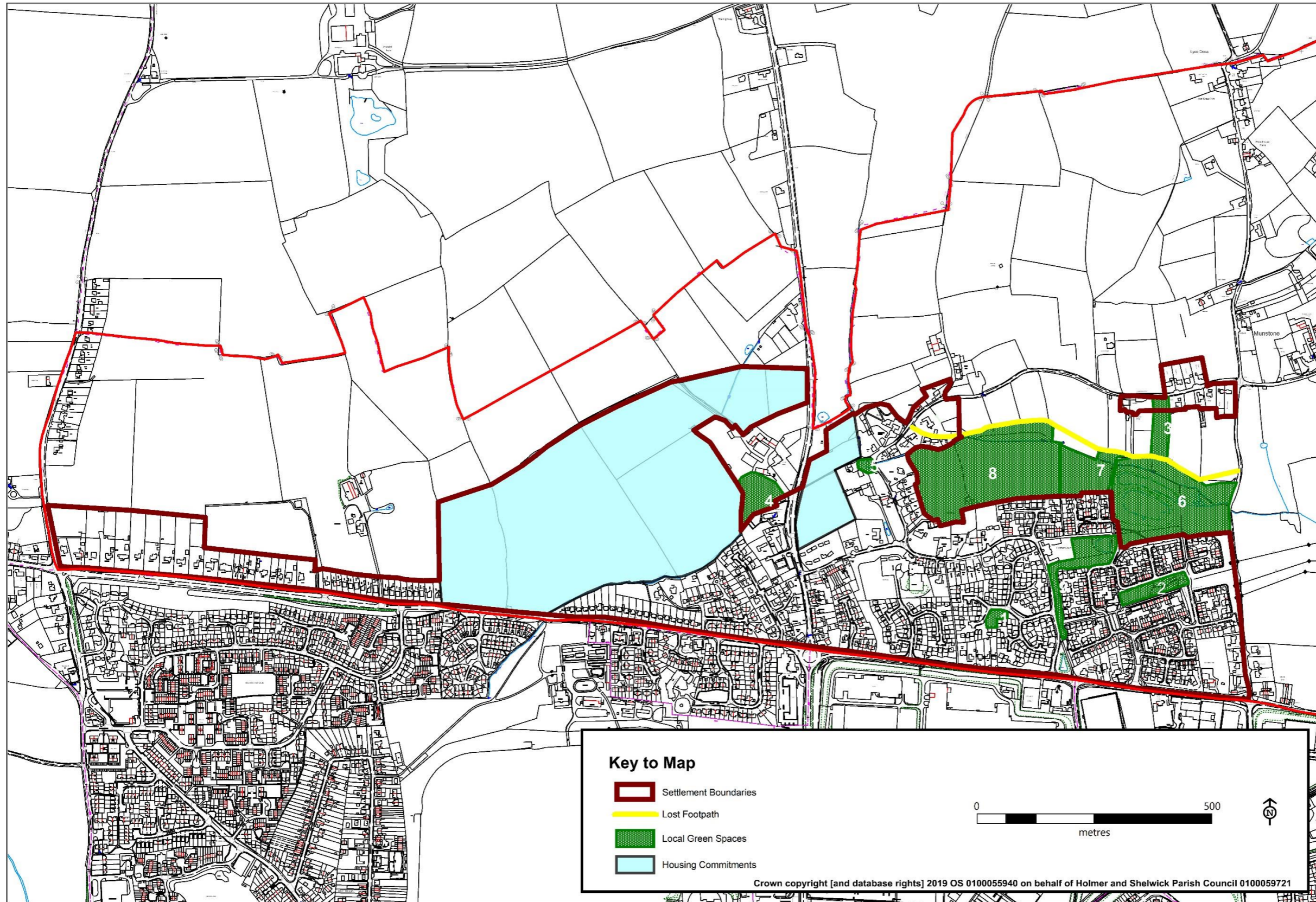


Figure 8 – Holmer and Shelwick Policies Map Inset Map 2: Munstone Settlement Boundary (OS Licence Number 0100059721)



Figure 9 – Holmer and Shelwick Policies Map Inset Map 3: Holmer Settlement Boundary & Hereford City (OS Licence Number 0100059721)



POLICY HS3 - DESIGN

Development within the neighbourhood area should be of good quality design sensitively integrated into both the existing urban fabric and the surrounding rural landscape. To ensure this is achieved development should take account of site characteristics and surroundings and meet the following criteria:

- a) Layout design should create a sense and appearance of incremental growth. Each phase should be comprised of a layout of legible streets that inter-connect with previous and subsequent phases. Typical, suburban estate type layouts with “loops and lollipops” should be avoided;
- b) Highway design and car parking should allow for adequate off-street parking, excluding garages at a rate of one space per bedroom;
- c) Individual properties should be sited so as to provide strong, active frontages and to take advantage of the best position on a site to maximise environmental benefits and create opportunities for natural surveillance;
- d) Scale and height should vary across the site – with a maximum of two storeys to be the norm – with “landmark” buildings, sometimes being larger, occupying key positions, such as corners, on the site;
- e) Individual house designs, materials and architectural detailing should vary across the site, but have a coherence within each phase. Flat roof designs must be avoided;
- f) Landscaping should be an integral part of the design, should take account of, and where possible, preserve existing trees, hedges and other green infrastructure on site. New roads and streets should include street trees, and other landscape features that create green, walkable, multi-use thoroughfares;
- g) The design should provide easy access for all members of the community and create a network of streets and other routes that allows significant movement around the site. Strong links should be created with the existing surrounding communities so that the site is fully integrated;
- h) The layout and form of new development should ensure that the privacy, outlook, sunlight and daylight of existing residents on the site’s boundaries are not adversely affected;
- i) The layout and form of new development will not be adversely impacted by existing agricultural or commercial activity; and
- j) Public rights of way (PROWs) should be protected and enhanced and have 2 metre margins either side of the PROWs. They could form the lines of the landscape corridors.

Background/Justification

National planning policy and the Herefordshire Core Strategy seek to promote good design. Policy HS3 provides more detailed local guidance to help applicants and developers respond to the local context within the neighbourhood area and to produce development that achieves good design. This will be especially important within the Holmer parts of the neighbourhood area where significant new development is planned, and measures should be taken to mitigate the impact of such development e.g. in terms of lighting and impact on the neighbourhood area's dark skies and landscaping to ensure any new development has minimal impact on the surrounding rural area and landscape.

Objective 2 - To conserve local heritage assets

POLICY HS4 – PROTECTING LOCAL HERITAGE ASSETS

Development proposals should conserve and enhance the local heritage assets listed below:

- Duck Pond – Situated in Coldwell’s road
- Trig Point – One of the highest points in Hereford situated at the top of Patch Hill

(See Figure 10 - Map of protected Views Page 34)

Any development proposals will have to ensure that:

- a. No heritage asset will be damaged by building or associated work.
- b. There is no detrimental effect on the visual aspect of any heritage asset.

Proposals for new development should consult the Herefordshire Historic Environment Record. Where there is an indication or potential that there may be assets of heritage or archaeological interest suitable desk-based and site investigation should be carried out. Site investigations must follow the appropriate professional practices so that there is no detriment to the rural environment.

Background/Justification

- 6.6 As well as buildings and structures that have statutory protections e.g. listed buildings (Appendix 1) no other non-designated assets were identified.
- 6.7 During this consultation if further non-designated heritage sites are identified and deemed worthy of protection they will be added to Policy HS4.

Objective 3 - To conserve the landscape and natural environment

POLICY HS5 – LANDSCAPE AND NATURAL ENVIRONMENT

To protect and enhance the landscape of the area development proposals will have to demonstrate that:

- a. The character of the local landscape has influenced the design, scale, form and siting of the development proposed;
- b. They protect and enhance the differing settings of the various settlements in the area;
- c. They protect and enhance the following views (Figure 10, P33):
 - i. View to Hay Bluff from above Highfield House;
 - ii. View to and from Patch Hill, the highest point in the parish;
 - iii. Views of Lyde Hill from footpath HO10 at Shelwick; and
 - iv. Views towards Pyon Hill.
- d. Local Wildlife Sites in and around our parish: at Lugg Meadows; Hereford and Gloucester Canal (overgrown); and the disused railway are conserved;
- e. They retain and enhance any non-designated heritage assets that may be identified;
- f. They include lighting and other measures to retain the neighbourhood area's Dark Skies;
- g. They incorporate appropriate landscaping schemes and future on-going management to ensure the proposal integrates into the surrounding landscape;
- h. They use, maintain and extend native tree species, hedgerows, and other important vegetation; and
- i. They do not have an adverse impact on the environmental quality of the area's rivers, streams, brooks, ponds and rights of way.

Background and Justification

- 6.8 The neighbourhood area includes a number of key environmental assets, 13 listed buildings, local wildlife sites, sites of nature conservation and other local features such as ponds and prominent

views. The neighbourhood area also benefits from dark skies and in line with guidance produced by Natural England this feature should be retained. This is due to the contrast it delivers in emphasising the distinction between urban and rural night skies. It also provides benefits for wildlife such as bats. Policy HS4, therefore, seeks to identify and protect the key features in the neighbourhood area's local landscape.

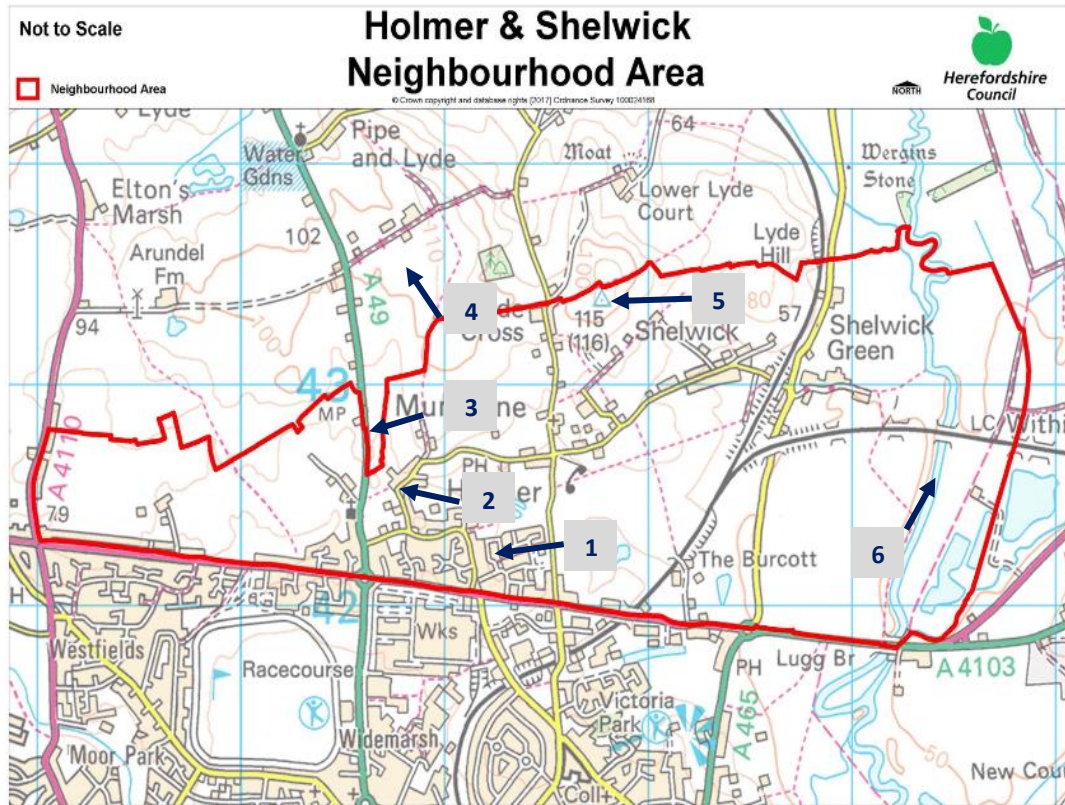


vii The Duck Pond in Coldwells Road



viii View of Pyon Hill from HO14

Figure 10 Protected Views and Heritage Assets



Key:

- 1 - The Furlongs Play Area from SO 5138 4226
- 2 - The Duck Pond in Coldwells Road at SO 5074 4251
- 3 - View towards Hay Bluff at SO 5074 4281
- 4 - View towards the conical Pylon Hill from HO14 at SO 5096 4328
- 5 - Trig point at the top of Patch Hill at SO 5184 43464
- 6 - River Lugg from HO17 at SO 5331 4238

OBJECTIVE 4 – To support appropriate growth in the local economy

POLICY HS6 – TO SUPPORT THE GROWTH OF LOCAL BUSINESSES

Proposals for the development of small-scale business enterprises suitable to a rural area will be encouraged when they do not adversely affect the rural character and existing residential amenity and they are for the following:

- a. for the conversion or reuse of an existing building;
- b. homeworking proposals;
- c. live/work units; and
- d. diversification of an existing rural business

Background/Justification

To foster the economic growth of the area, whilst at the same time maintaining the area's rural character, and not impacting on existing and future residential amenity, new appropriately sized proposals for business development will be encouraged.

Objective 5 – To protect and enhance existing community facilities and provide new community facilities

POLICY HS7 – COMMUNITY FACILITIES

The community facilities listed below and shown on the Policies Map Figure 11, will be protected:

- Church of St Bartholomew and Church Hall
- The Rose Garden/Secret Garden
- Holmer Stores, Belle Bank Avenue

Development to enhance or improve these facilities will be supported when it preserves local character and distinctiveness and does not harm the landscape or residential amenity.

Development leading to the loss of these facilities will only be supported when equivalent, or better, provision is made elsewhere in the area. OR where it can be proven that the facility is no longer needed, viable or fit for purpose.

To help create a healthy community, proposals for new facilities that serve the urban and rural communities in the neighbourhood area and help to bring these communities together will be supported

Background/Justification

- 6.10 Community facilities are the glue that holds a community together. The facilities identified in Policy HS7 will be protected for community uses. Their loss to community use will only be supported when equivalent, or better provision, is made elsewhere in the area. This policy is in general conformity with Policy SC1 of the Core Strategy. The Rose Garden/Secret Garden is also listed as an Asset of Community Value.

6.11 The neighbourhood area has limited community facility provision. This is a drawback in terms of bringing the existing community together. The Church has limited facilities, there is only one pub, no school or community centre. The neighbourhood area will, however, see significant growth as a result of the development at Holmer West. Policy HD4 of the Core Strategy identifies that this development should have:

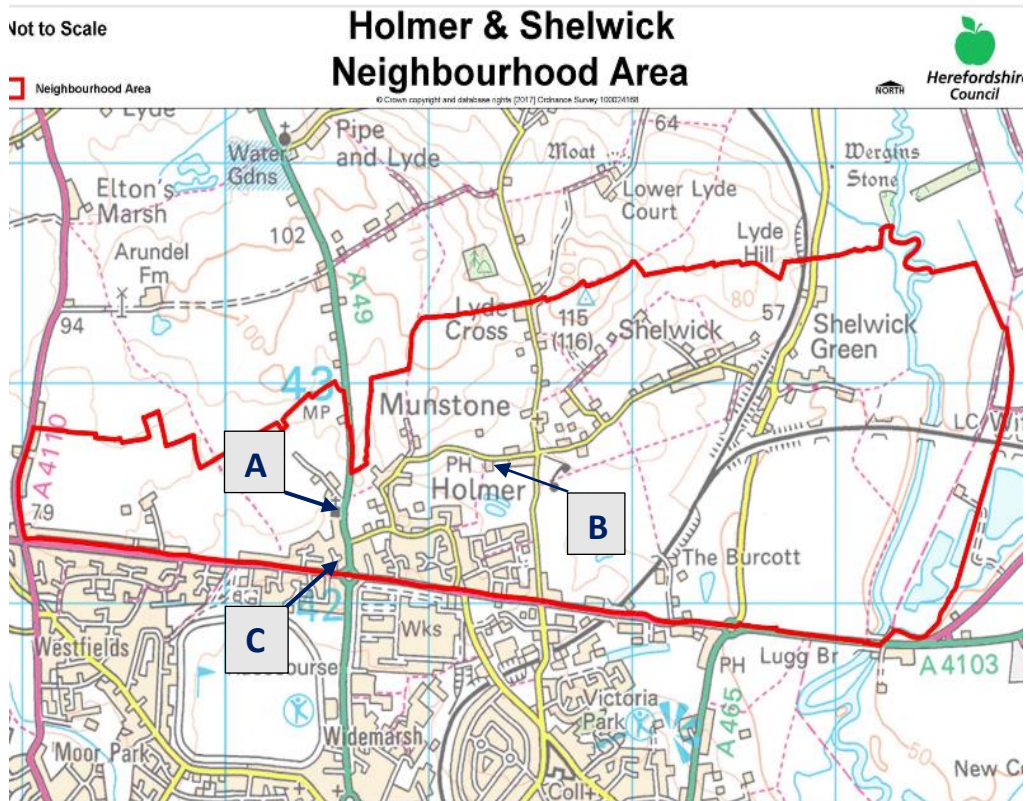
- appropriate provision of and contributions towards indoor and outdoor sports and play facilities, open space and allotments;
- where appropriate a contribution towards pre-school facility and contributions towards the enhancement of existing primary and secondary school provision and any identified need for other community infrastructure/facilities.

6.12 Where such provision is to be provided it should also seek to create a healthy community by offering opportunities for existing and new residents to come together and meet, participate in shared activities and engage in community life.



ix St Bartholomew's Parish Church, one of the area's limited community facilities

Figure 11 Community Facilities



Key:

A - Church of St Bartholomew and Church Hall

B - The Rose Garden/Secret Garden

C - Holmer Stores, Belle Bank Avenue

OBJECTIVE 6 – To protect local green spaces

POLICY HS8 – PROTECTING LOCAL GREEN SPACES

The Local Green Spaces designated below and shown on the Policies Map, Figure 12 will be protected.

1. Children’s Play area, Turnberry Drive
2. Children’s Play area, Furlongs Estate
3. Green open space, Coldwells Road, Munstone
4. Green open space, adjacent to St Bartholomew’s Church, Holmer
5. Open space, Coldwells Road, Holmer
6. Wetlands bordering Bran Rose Way
7. Former meadow land at Holmer, bordering Meadows Edge Estate.
8. Meadow land at Holmer bordering Meadow Park Estate
9. Dense woodland behind Holmer Court Residential Home and adjacent to a public footpath at Holmer.
10. Open land between woodland, Holmer Court, Tanners Red Walk and Attwood Lane

Development of designated Local Green Spaces will only be permitted when in accordance with national policy for Green Belt.

Background/Justification

- 6.13 National planning policy allows local communities to identify and designate Local Green Spaces. Such spaces are given special protection because of the particular importance local communities place on them. Identifying a Local Green Space rules out the development of such spaces other than in “very special circumstances”.

To be designated a Local Green Space it must meet a set of criteria:

- It must be in reasonably close proximity to the community it serves
- It must be demonstrably special to a local community and hold a particular local significance, e.g. because of its beauty, historic significance, recreational value, tranquillity or wildlife value; and
- It must be local in character and not an extensive tract of land.

A number of green and open spaces in the neighbourhood area have been reviewed against these criteria and those meeting all of the criteria have been identified in Policy HS8 as protected Local Green Spaces. For a summary of this assessment for the designated Local Green Spaces see Table 1. In line with the National Planning policy Framework (NPPF), these areas will remain permanently open. Appropriate development that maintains the openness of these areas will be supported. Development that is inappropriate or would lead to the loss of such spaces will only be supported in very special circumstances.



x The Furlongs Play Area

Table 1. Designated Local Green Spaces

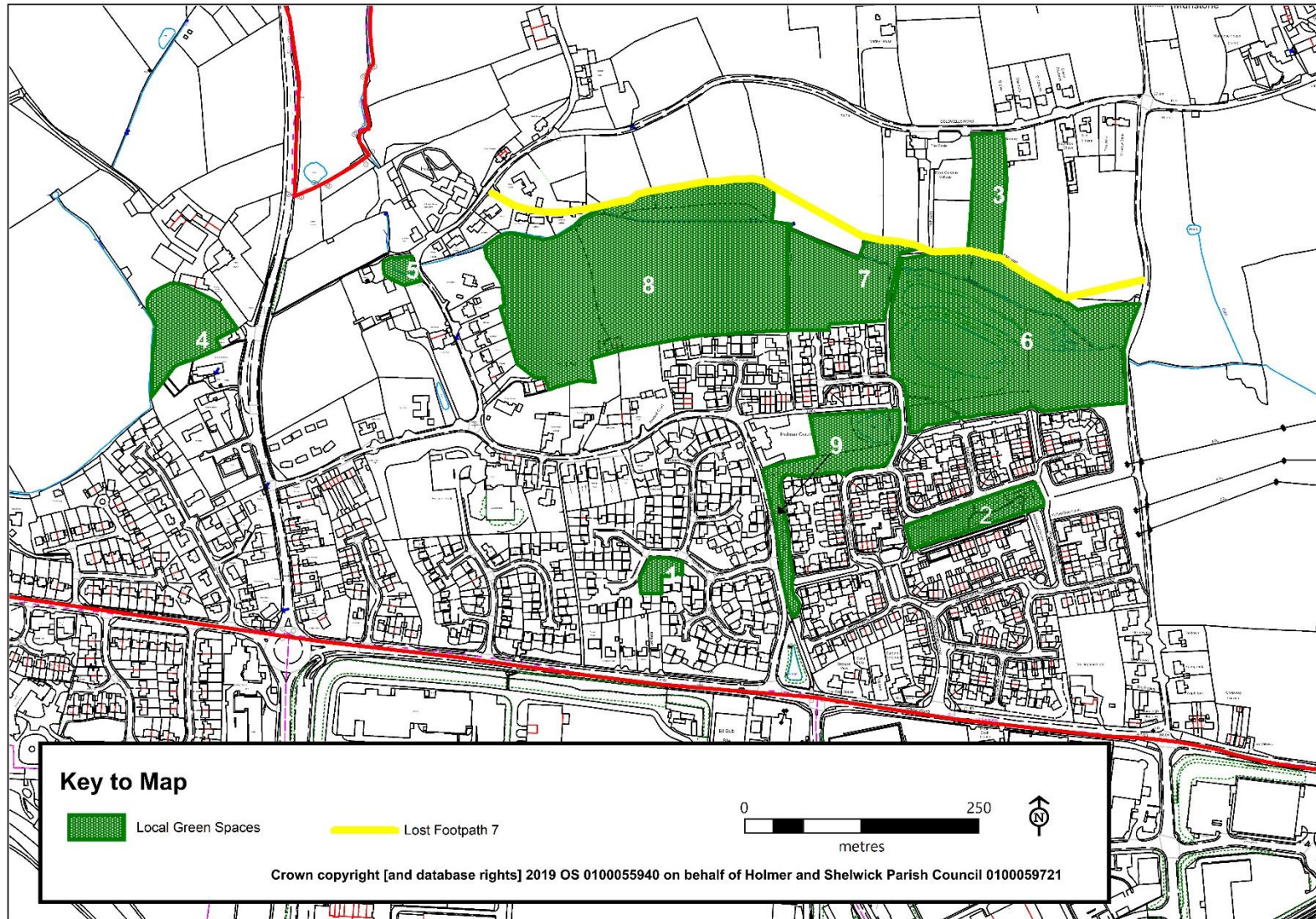
| <u>Green or Open Space (name and reference number)</u> | <u>Is the site in close proximity to the local community it serves?</u> | <u>Demonstrably special to the local community</u> | <u>Local in character and not an extensive tract of land?</u> |
|---|---|--|---|
| 1. Children’s play area located at Turnberry Drive, Wentworth Park Estate, Holmer. | Located in the centre of a housing estate this is green open space with young children’s play equipment. | This is the only designated children’s play area on the estate surrounded by green open space and used by residents of the estate. | An area of approximately 0.11ha owned and managed by Herefordshire Council. Overlooked by dwellings. |
| 2. Children’s play area Furlongs Estate, Holmer. | Located in the Centre of a 300-house estate. The play area is equipped with many items of play equipment. | This is the only designated children’s play area on this large estate. It is surrounded by narrow tracts of green open space and is overlooked on all sides by houses. It is used by residents of the estate. | An area of approximately 0.4 ha in size owned and managed by Herefordshire Council, providing open space for the residents for exercise and play. |
| 3. Green open space located in the centre of the Munstone settlement off Coldwells Road. | Located in the centre of the Munstone settlement this is within short walking distances for residents of the settlement and those from the Furlongs housing estate. | Currently this is meadow land bordered by hedges on all sides and is central within the settlement boundary of Munstone. It has the possibility of being transformed into a sports field for the benefit of the whole community. There is a lost footpath 7 dating back to the 1900’s was in constant use but omitted from the definitive map in 1952. This path is being promoted for resurrection as an official path. | An area of approximately 0.9 ha acres in size it is privately owned. |

| <u>Green or Open Space (name and reference number)</u> | <u>Is the site in close proximity to the local community it serves?</u> | <u>Demonstrably special to the local community</u> | <u>Local in character and not an extensive tract of land?</u> |
|---|--|---|--|
| 4. Green open space, located behind a dwelling known as 'Whitegates' and adjacent to St Bartholomew's Church, Holmer. | This open meadow land and borders the unique church. It can be seen from a large new housing estate currently under construction known as Holmer West. | Currently there is a wonderful vista of the church which should be retained. | This is meadow land approximately 0.6ha. in size bordering the North side of the church and currently privately owned. |
| 5. Green open space, located in the older part of the Holmer settlement on Coldwells Road. | A village pond being the only such small tract of water in the parish open to the public. The pond borders the road and has a variety of wildlife. Equipped with a sitting bench it is frequently used as a place of relaxation. | This is a typical village pond providing residents with a place for tranquillity and peaceful thought. | A small pond surrounded by undergrowth to one side, it is approximately 0.10 ha in size and owned by Holmer and Shelwick Parish Council. |
| 6. Wetlands bordering Bran Rose Way to the south, Munstone Road to the East, a small brook to the North and a Public footpath to the West. | This land is directly adjacent to the recently completed large housing estate known as The Furlongs. It is frequently used by walkers, children playing and residents exercising their dogs. | This is an important wetland area created when the housing estate was built mainly to control flooding and is now a wildlife sanctuary. This area provides a green buffer between the estate and the Munstone settlement and will provide a significant green buffer when the Eastern section of the Western Relief Road is built. | The wetlands extend to an area of 3.8ha, is open to the general public and is owned by Herefordshire Council. |

| <u>Green or Open Space (name and reference number)</u> | <u>Is the site in close proximity to the local community it serves?</u> | <u>Demonstrably special to the local community</u> | <u>Local in character and not an extensive tract of land?</u> |
|---|---|---|--|
| 7. Former meadow land at Holmer bordering Meadows Edge Estate to the south, public footpath to the east and small brook to the north. | This former meadow is immediately adjacent to a newly completed housing estate known as Meadows Edge, at the end of Moorcroft Lane. It is used by local residents for play and dog walking. | This area of land provides limited recreational space for residents. It forms a green buffer between the new estate and the Munstone settlement and again will provide an invaluable buffer on completion of the relief road. | The area was the remaining piece of land left from the development and undulates towards the brook. It covers approximately 0.96ha and is privately owned. |
| 8. Meadow land at Holmer bordering Meadow Park Estate to the South, Coldwells Lane to the West, a brook to the North and abutting the land referred to at entry 7 to the east. | This is meadow land currently in used for agricultural purposes. It is immediately adjacent to the newly built Meadow Park estate. Currently there is no public access. | This is typical meadow land undulating to the brook below. As with the preceding entries this land forms an important green buffer between the new estate and the east end of the residential area of Holmer. There is a footpath running along the edge of this green space allowing users to take in the ambience and tranquillity of this area. This footpath 7 is currently blocked but action is being taken to reopen it and add to the definitive list of footpaths. | The area of land extends to 4.8ha, is undulating and privately owned. |
| 9. Dense woodland behind Holmer Court Residential home and adjacent to public footpath at Holmer. | This woodland is overlooked by the residents of the three new housing estates. There is no local access | This is an old established very dense woodland with broadleaf and coniferous trees, the only such woodland left in the area. It provides an area of beauty and interest Is of significant importance to residents to the northern and west area of The Furlongs estate. | The land is enclosed with fencing; there is no general public access. It is 0.2ha and privately owned. |

| Green or Open Space (name and reference number) | Is the site in close proximity to the local community it serves? | Demonstrably special to the local community | Local in character and not an extensive tract of land? |
|---|---|---|--|
| <p>10.Open land between the woodland referred to above to the north, Tanners Red Walk to the south and Attwood Lane to the west at Holmer.</p> | <p>This land directly abuts dwellings to the north west on The Furlongs estate and provides an accessible open space for residents.</p> | <p>Forms a green open space to view woodland.</p> | <p>Open access to the public and consisting of 0.8ha. In the ownership of Herefordshire Council.</p> |

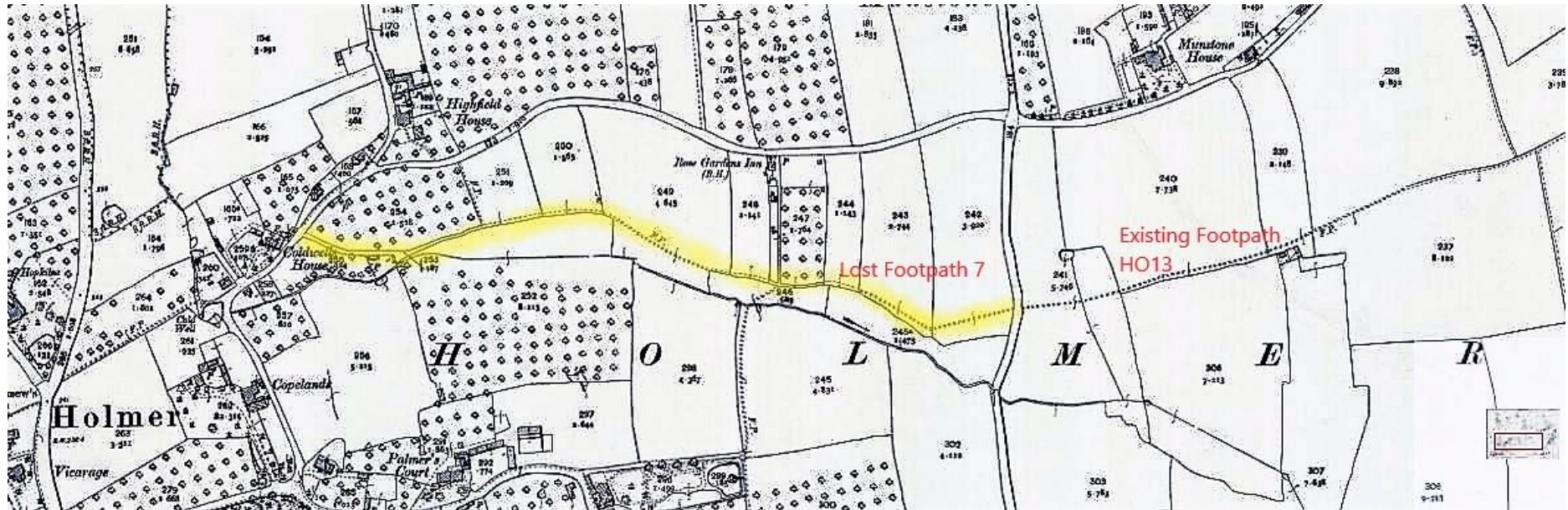
Figure 12 – Holmer and Shelwick Policies Map Local Green Spaces (OS Licence Number 0100059721)





xi Aerial view of Local Green Spaces 6, 7 & 8

Figure 13 - Extract of OS 25 inch Map Herefordshire XXXIII.8 (Hereford, Pipe & Lyde,(Revised 1903 Published 1904



POLICY HS9 – HEREFORD WESTERN RELIEF ROAD

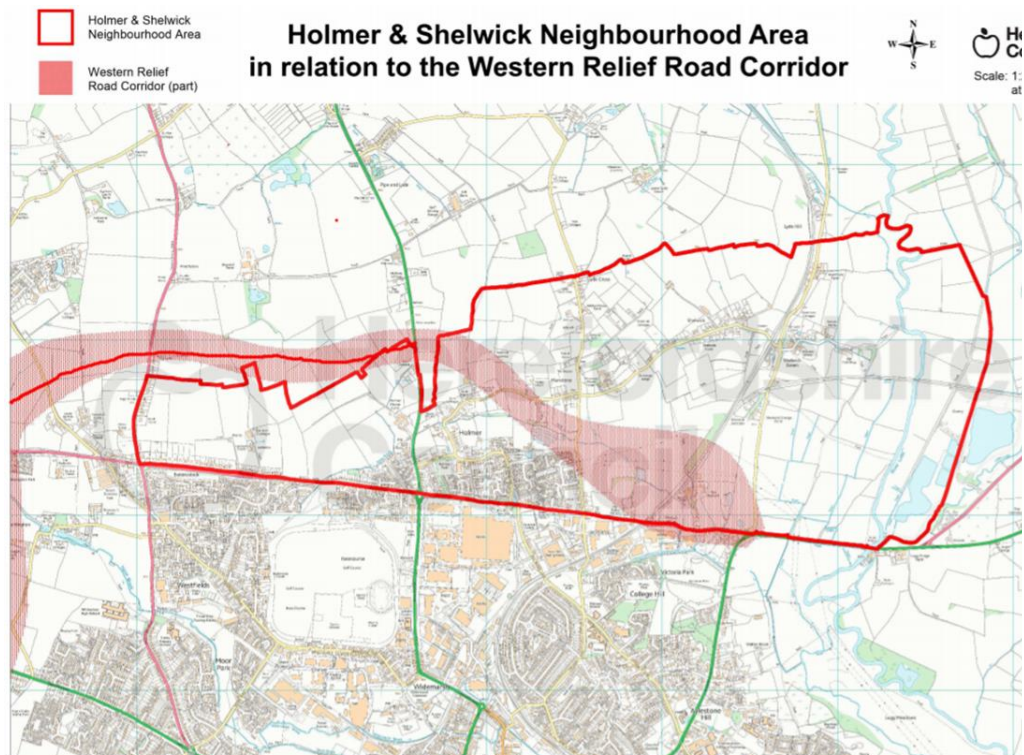
Proposals for the Hereford Western Relief Road within the neighbourhood area should seek to incorporate the following, where appropriate:

- 1) Measures to mitigate any significant adverse impact on landscape character, wildlife and quality of life.**
- 2) Routing that integrates sympathetically with the natural landscape.**
- 3) Includes measures to discourage “rat running” in villages and other residential areas.**
- 4) Use of lighting should be minimised. Where provision of highway lighting is considered essential it should be designed using appropriate luminosity and direction of light flow to achieve a low impact on the surrounding landscape and housing. No light should unnecessarily leak into the night sky.**
- 5) The new road should form part of a high-quality landscaping scheme. It should include short and long term planting using indigenous and locally appropriate tree and shrub species. It should provide screening and sound/visual barriers.**
- 6) Suitable road surface materials should be used to reduce noise impacts. Use of concrete should be avoided. Use of artificial earth bunding is encouraged to reduce noise and improve visual amenity.**
- 7) Access for wildlife should be provided where wildlife corridors are truncated or severed such as the use of under passes or bridges.**
- 8) Roads should include provision of appropriate water management and storage to minimise run-off into neighbouring fields and properties.**
- 9) Roads should have controlled access for public footpaths, cycleways and bridleways via foot bridges which are of a high-quality design.**
- 10) Appropriate proposals for the introduction of quiet lanes and traffic management schemes including traffic calming and the introduction of lower speed limits will be supported.**
- 11) Opportunities for improving provision for walking, cycling and horse riding and public transport provision will be encouraged.**

Background/Justification

- 6.14 The proposed Hereford Western Link Relief Road is a major concern as the identified corridor is likely to significantly impact on the neighbourhood area. The route for Phase 1 of the Relief Road has been identified and follows a route through from west to east culminating at the A49. Phase 1 is estimated to be completed by 2023. Impact on the neighbourhood area from Phase 1 may be limited. Phase 2 of the Relief Road has a potential for more significant impact on the neighbourhood area, although the final route will not be determined until Phase 1 is complete. In the meantime, a protected corridor has been created (Figure 11) showing where phase 2 will possibly have an impact. This protected corridor will not be considered for development until Phase 2 of the relief road is agreed. In designing proposals for the Western Relief Road (Phases 1 and 2) account should be taken of the various measures identified in Policy HS9. These measures are considered necessary to minimise the social and environmental impact of the Relief Road on the neighbourhood area.

Figure 14 – Hereford Western Relief Road (Source: Herefordshire Council)



POLICY HS10 – COMMUNITY INFRASTRUCTURE LEVY AND PLANNING OBLIGATIONS

The Community Infrastructure Levy (CIL) made available to Parish Councils will be used by Holmer and Shelwick Parish Council in accordance with the Community Infrastructure Levy Regulations.

CIL and other monies made available through planning obligations e.g. Section 106 agreements will be based on priorities identified in this NDP and the Community-Led Plan. It will be based on decisions made using the Parish Council's existing decision-making structures to ensure that local people are involved in identifying projects and establishing priorities.

Background/Justification

- 6.15 The Community Infrastructure Levy (CIL) is a levy that Herefordshire Council can charge on new developments in the County. The money raised can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.
- 6.16 At the moment, Herefordshire have developed a preliminary draft charging schedule which introduces charge variations by geographical zone within its area, by land use, or both. Although pending a government review of CIL preparation of CIL in Herefordshire is currently on hold. If CIL is introduced some of the levy will be paid directly to parish councils to pay for projects identified by local communities. In neighbourhoods with a neighbourhood development plan this will be 25% of the total CIL raised by Herefordshire Council from within that particular parish.
- 6.17 The amount of CIL raised will be dependent on the level of development is liable to pay the levy in the parish. To ensure that local people are involved in identifying suitable projects and establishing priorities the Parish Council will use their existing decision-making structures.

6.18 Other monies may also become available to the Parish Council e.g. section 106. In the past such contributions have come forward from the Furlongs development and have and will come forward as part of the Holmer West development. In the future when such funds are made available to the Parish Council, we will use this plan, the Community-Led Plan, and our existing decision-making procedures to involve local people in the identification and prioritisation of projects. For example:

- Improve the footpath from the roundabout to the Church/Church Centre; and
- Improve drainage at the Starting Gate roundabout.
- A new community facility in the Parish.
- Provide 106 monies for GP surgeries and local schools surrounding the Parish.
- Provide traffic light control at the Kempton road/Roman road junction.
- Traffic calming measures.
- Improvements to playgrounds in and surrounding the Parish.
- Promoting business and employment facilities and infrastructure.
- Provide additional bus shelters.
- Provide additional vehicle passing places around the Parish.
- Promote an extension to public transport around the Parish.
- Replacement footbridge at Shelwick Lane on footpath HO3
- Improve the drainage and surface of footpath HO8A from The Furlongs to the Secret Garden adding lighting to encourage more parishioners to use this community asset.
- Improvements to “urban” footpaths (between houses) to make them more usable without the need for walking boots e.g. HO8 between Attwood lane and the Roman Road.
- Replace the kissing gates on HO8A from The Furlongs up to The Secret Garden with accessible gates for people using wheelchairs, mobility scooters and push chairs.

Supporting Parish Council Actions

6.19 The Parish Council have previously identified a series of actions to improve traffic and transport through the Community-Led Plan. To complement action that may result as part of the development process the Parish Council will support and seek the following non-planning measures:

- Introduce traffic calming measures through the settlements of the neighbourhood area to reduce traffic speeds and discourage rat running;
- Creation of additional passing bays along Munstone Road and Coldwells Road;
- Improved Road crossings e.g. pedestrian crossings on Roman Road;
- Initiatives to reduce Road traffic speeds, in particular to work with Herefordshire Council to introduce a 30 miles per hour speed limit throughout most of the parish. (A consultation on this took place in September/October 2018);
- Junction improvements at Kempton Avenue/Roman Road; Cleeve Orchard;
- Improved provision for pedestrians and cyclists.
- Embrace the 'We Don't Buy Crime' initiative but West Mercia Police buy introducing 'SmartWater' marking on all throughout the parish

7

Review and Monitoring

- 7.1 The Plan will be monitored and kept under review by the Parish Council. Twice within any 12-month period during the life of the Council, at meetings pre-determined by Councillors, the Plan will be an Agenda item so that it can be formally reviewed. Additionally, any Councillor can request an extra review of the Plan by asking the clerk to place it on the Agenda of the next meeting. Any parishioner can make the same request. Should it be decided to review the Neighbourhood Development Plan it will be carried out in accordance with the Neighbourhood Planning Regulations.

8

How to comment on the Draft Plan

- 8.1 This is the Regulation 16 Draft of the Holmer and Shelwick Neighbourhood Development Plan.

The consultation period is from July 30th 2019 until September 24th 2019.

Details of how to comment on the plan will be provided by Herefordshire Council.

Appendix 1 – National Heritage List for England

CHURCH OF ST BARTHOLOMEW

Heritage Category: Listing

Grade: I

Location:

- CHURCH OF ST BARTHOLOMEW, Holmer, Hereford, County of Herefordshire

CHURCHYARD CROSS APPROXIMATELY 15 METRES SOUTH OF CHURCH OF ST BARTHOLOMEW

Heritage Category: Listing

Grade: II

Location:

- CHURCHYARD CROSS APPROXIMATELY 15 METRES SOUTH OF CHURCH OF ST BARTHOLOMEW, Holmer, Hereford, County of Herefordshire

COPELANDS

Heritage Category: Listing

Grade: II

Location:

- COPELANDS, Holmer, Hereford, County of Herefordshire

SHELWICK COURT

Heritage Category: Listing

Grade: II*

Location:

- SHELWICK COURT, SHELWICK, Holmer, Hereford, County of Herefordshire

SHELWICK HOUSE

Heritage Category: Listing

Grade: II

Location:

- SHELWICK HOUSE, SHELWICK, Holmer, Hereford, County of Herefordshire

THE THATCHINGS

Heritage Category: Listing

Grade: II

Location:

- THE THATCHINGS, SHELWICK GREEN, Holmer, Hereford, County of Herefordshire

DETACHED BELL TOWER SOUTH OF CHURCH OF ST BARTHOLOMEW

Heritage Category: Listing

Grade: II

Location:

- DETACHED BELL TOWER SOUTH OF CHURCH OF ST BARTHOLOMEW, Holmer, Hereford, County of Herefordshire

TRIANGULAR SHAPED PEDESTAL TOMB APPROXIMATELY 10 METRES EAST OF CHURCH OF ST BARTHOLOMEW

Heritage Category: Listing

Grade: II

Location:

- TRIANGULAR SHAPED PEDESTAL TOMB APPROXIMATELY 10 METRES EAST OF CHURCH OF ST BARTHOLOMEW, Holmer, Hereford, County of Herefordshire

HOLMER HOUSE

Heritage Category: Listing

Grade: II

Location:

- HOLMER HOUSE, Holmer, Hereford, County of Herefordshire

BARN APPROXIMATELY 20 METRES WEST OF SHELWICK HOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 20 METRES WEST OF SHELWICK HOUSE, Shelwick, Hereford, County of Herefordshire

SUMMER HOUSE AT HOLMER PARK

Heritage Category: Listing

Grade: II

Location:

- SUMMER HOUSE AT HOLMER PARK, CLEEVE ORCHARD, Holmer, Hereford, County of Herefordshire

LUGG BRIDGE

Heritage Category: Scheduling

Grade:

Location:

- Hereford, County of Herefordshire

