



# BRIDSTOW

Neighbourhood Development Plan  
2011 - 2031

Public Consultation Draft

April 2019

# Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission public consultation on the Draft Bridstow Neighbourhood Development Plan will start at 8.00 a.m. on 31<sup>st</sup> October 2019 for a period of at least 6 weeks ending at 12.00 a.m. on 16<sup>th</sup> December 2019.

Bridstow Neighbourhood Development Plan has been developed to help **deliver the local community's requirements** and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of the residents of the Parish.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Bridstow Parish.

Bridstow Parish Council invites comments on the Draft Plan. All responses received will be considered by the Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at [www.bridstowparishcouncil.co.uk](http://www.bridstowparishcouncil.co.uk) or be emailed to residents on request to [clerk.bridstowpc@gmail.com](mailto:clerk.bridstowpc@gmail.com). Copies are also available for inspection at Ross Library and Ross Town. Paper copies of the Plan may be borrowed by telephoning 01989 562809

Responses may be emailed to [clerk.bridstowpc@gmail.com](mailto:clerk.bridstowpc@gmail.com) or posted to Bridstow Parish Council, Parish Clerk, Overlea, Bannuttree Lane, Bridstow, Ross-on-Wye, HR9 6AJ

All comments must be received by 12.00 a.m. on 16<sup>th</sup>  
December 2019

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## Acknowledgements

Thanks go to Heather Hurley for her notes on the history of the Parish and photographs.

# 1. Introduction

- 1.1 The Neighbourhood Development Plan (NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that are needed to meet the requirements for development within their areas. The NDP is intended to sit alongside Herefordshire Council's planning policies of which Herefordshire Local Plan Core Strategy was adopted on 16 October 2015. The formal stages involved in preparing the NDP are shown in Figure 1

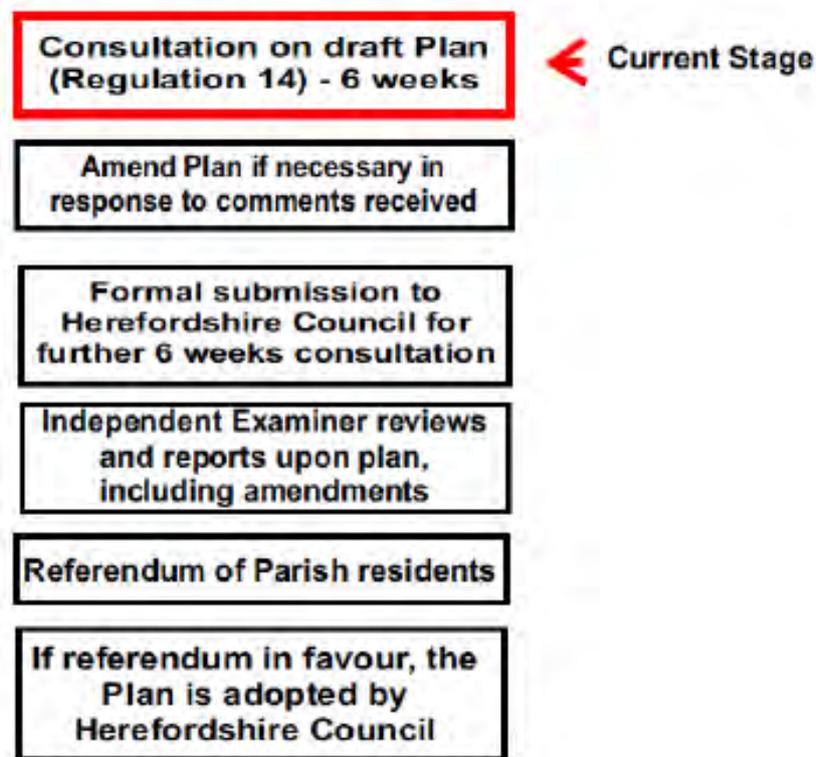
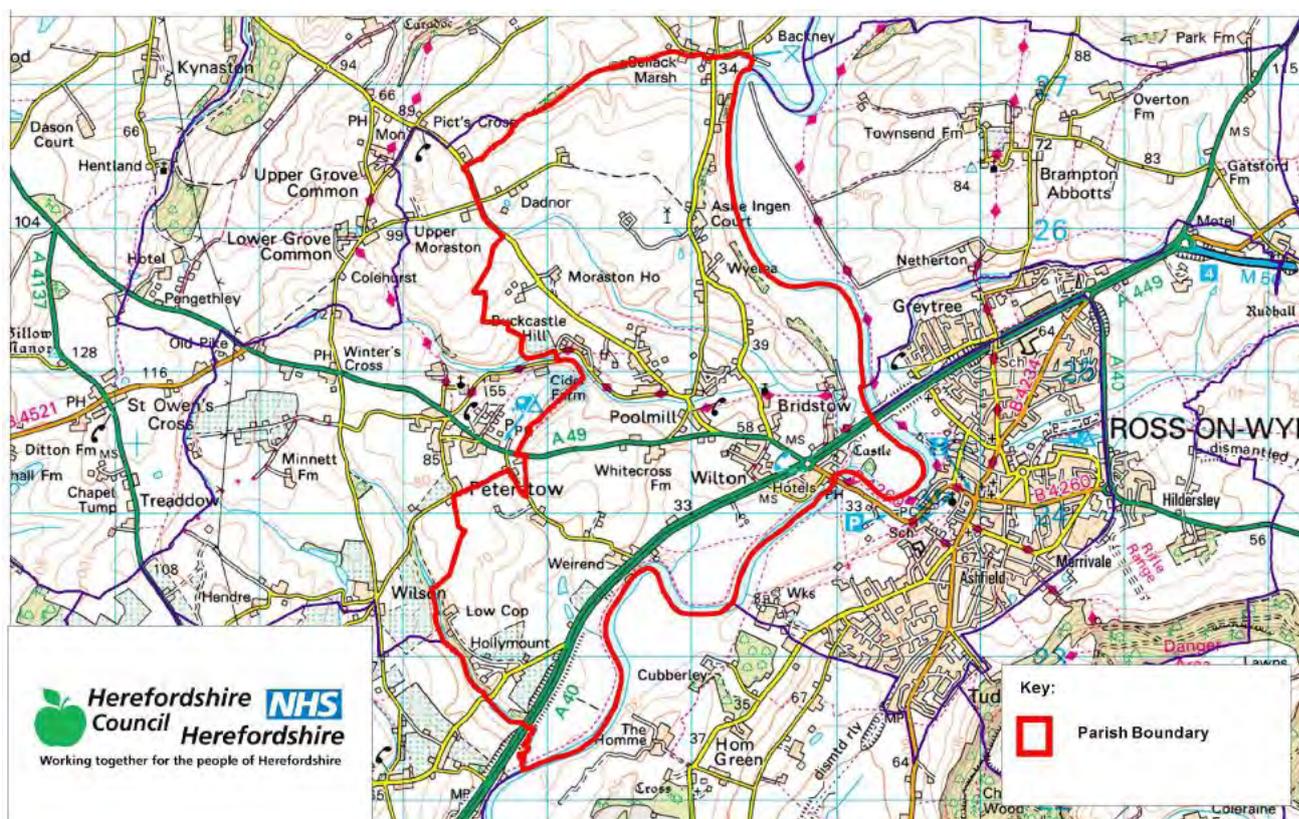


Figure 1 – Neighbourhood Plan Process

- 1.2 Bridstow Parish Council agreed to prepare an NDP and made a formal submission to Herefordshire Council to designate the Parish as a Neighbourhood Plan Area under the Localism Act 2011 on 2<sup>nd</sup> August 2013, with the intention of preparing this NDP. Following a consultation period, this was approved on 23<sup>rd</sup> September 2013.
- 1.3 **Policies and proposals are set out in this document prefixed by 'BR' (i.e. for BRidstow).** These will become part of the development plan guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development. The area covered by the NDP is shown in Map 1.

## Map 1: Bridstow Neighbourhood Plan Area



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### Community Involvement

- 1.4 Initially a Working Group including members from the community in addition to Parish councillors was established to guide the preparation of the plan. Bridstow Parish Council utilised its work in undertaking initial surveys and informal consultations, **devising the plan's vision and objectives**, and setting out criteria against which potential housing sites should be assessed in order to produce the NDP.
- 1.5 Bridstow Parish Council had not previously prepared a Parish Plan and consequently the initial Open Days held in November 2014 were intended to inform residents about the Plan and to identify issues that might be covered. Further consultation included a **resident's** questionnaire during January and February 2016, Youth Forum in April 2016, and further Open Days. The results of the questionnaire were made available at a subsequent open days in July 2016 for inspection, and members of the Parish were consulted about proposed objectives and policy directions that the Working Group had drafted as a result of the questionnaire results. The response to the questionnaire (completed by residents aged 16 and over) was 55%. The Youth Forum was attended by 15 young people (aged 16 and under). In addition, contact was made with Bridstow Primary School for views of the headteacher and pupils. The evidence base includes that forming the basis for Herefordshire Local Plan Core Strategy and other information arising from issues raised during the work of a

Working Group and subsequently the Parish Council. The NDP is considered to meet the requirement to comply with the broad criteria for sustainable development within **Government's National Planning Policy Framework (NPPF) and with the Herefordshire Local Plan Core Strategy.**

- 1.6 The Parish Council has written this NDP with professional support from Data Orchard and in consultation with Herefordshire Council's **Neighbourhood Planning Team.**

## 2. Background to the Plan Area

- 2.1 The Parish of Bridstow covers a substantial rural area within south Herefordshire immediately to the west of Ross-on-Wye which it abuts. During the development of the Plan, it became apparent that many members of community did not realise that **'Bridstow Parish' includes the areas known locally as 'Bridstow' and 'Wilton'.** Therefore, one aspect of the community consultation involved making people aware of this.

### Its People and the Community

- 2.2 **Bridstow Parish's population increased by nearly 50 people** between 2001 and 2011 (from 859 to 906 residents). It sits within Llangarron ward, and the 2011 Census shows the age structure for the parish had a slightly higher proportion of elderly people present compared with the ward which in turn was higher than for the County as a whole. Correspondingly, the proportion of young adults is lower than for the County. Both the parish and ward had similar proportions of older middle-aged people, but this was higher than for the County. Herefordshire itself has a higher proportion of elderly and older middle-aged people compared with the UK.

Table 1: Population Structure of Bridstow Parish, Llangarron Ward, Herefordshire and the UK 2011 (Source: Office of National Statistics)

Age range	% of Parish	% of Ward	% of County	% of UK
0 - 19	18.3	20.1	21.7	23.9
20 - 44	22.8	22.4	28.3	34.1
45 - 64	34.9	34.7	28.6	25.6
65+	24.0	22.8	21.3	16.4

- 2.3 There is a primary school in Bridstow, and currently approximately 15% of pupils live within Bridstow Parish. Around one quarter travel to the school from Ross-on-Wye. Others come from a number of surrounding parishes, including Peterstow, Sellack and part of Foy. Few walk to school because of safety concerns. Particular concerns that affect the school include the danger to children from on-road parking when they are dropped off and collected, proximity of on-street parking to the junction with the A49, absence of a footpath linking the school and church, and turning out of the junction with the A49. The school recognises that provision of a pre-school facility would also assist in supporting the school roll. Currently, the school is running at some three quarters of its capacity.

- 2.4 For secondary education, children in the Parish travel mainly to the John Kyrle High School and Sixth Form Centre (JKHS) in Ross-on-Wye. There are currently no safe routes to walk to JKHS from Bridstow, and school buses are in operation to stops on the A49.
- 2.5 There are few other services or facilities within the Parish. Bridstow contains the village hall and **St Bridget's** Church. There is also a shop that sells specialist items for house and garden. Wilton, on the eastern edge of the Parish, contains a number of hotels, bars and restaurants benefiting from its location on the banks of the River Wye, immediately adjacent to Ross-on-Wye, and just off of the A40 major trunk road. Shops and a wide range of other facilities are available in the nearby market town of Ross-on-Wye; these are accessible via car for most daily and weekly shopping requirements. Hereford, Gloucester, Cheltenham, or even Cardiff are centres to which residents might travel for major shopping, again via car.
- 2.6 There is no large employer within the Parish, although agriculture is an important sector in terms of land use. A fairly large proportion of the agricultural land is owned by the Duchy of Cornwall. Towns such as Ross-on-Wye and Monmouth provide relatively local centres for employment, although commuting to larger centres such as Hereford, Gloucester, Malvern and Cheltenham is not uncommon. Working from home presents an alternative for some residents.

## Bridstow's History and its Settlements

- 2.7 Although Bridstow clearly existed and had a church with a priest at the time, Bridstow itself is not mentioned in Domesday. This is common for places in Archenfield. Two places in the Parish do appear in Domesday, *Ascis* and *Wiltone* - now Ashe Ingen and Wilton that belonged to the manor of Cleeve on the left bank of the Wye. Cleeve had belonged to Harold Godwinson before he became king. The manor of Cleeve was centred in the area which is now Lower Cleeve Farm on the southern outskirts of Ross-on-Wye. It has been suggested that it was Harold who took this area from the Welsh while he was campaigning against them in the 1050s.
- 2.8 Bridstow Church, dedicated to St. Bridget, is set in attractive surroundings. The church dating from the 12<sup>th</sup> century with a 14<sup>th</sup> century tower was restored in 1862. Just north of the church is a stone-built cottage with its inner core and projecting stack dating from around 1700. The lane from the church continues north to Ashe Farm, a substantial building dating from the 15<sup>th</sup> century with later additions.

### Bridstow Buildings

- 2.9 **Ashe Ingham was a manor recorded at Domesday, and Ashe Ingham Court 'was built of timber late in the 16<sup>th</sup> century, rebuilt by Rev. G. Porter in 1860, burned down in 1925, and again rebuilt by Mr. T. Marshall'. It was remodelled in 1928, the year that it was surveyed by the Royal Commission, and in 2006 appeared to be largely unchanged except for a small modern extension. All the outbuildings have been converted into residential use including the barn and the cider house, which appear to have remained unchanged externally.**



Figure 2: **St Bridget's Church**

- 2.10 Two other buildings in Bridstow Parish were recorded in 1928 by the Royal Commissioners: Lane End a 17<sup>th</sup> century house now replaced by a 20<sup>th</sup> century house, and, since Parish boundary changes, is now in Peterstow; and Moore Court Farm in Wells Brook Lane, which dates from the 17<sup>th</sup> century. After being neglected for a number of years and described as being in poor condition in 1928, the farmhouse is now in good order and survives substantially unchanged apart from changes to the windows.
- 2.11 Other noteworthy Listed Buildings in Bridstow are Benhall, Moraston House, Bridstow Barn, Old Vicarage, Weirend, Wye Lea (now Bridstow House) and Whitecross. Buildings of interest that are not listed include Dadnor, Cotterells, Woodlands, and Bowers.

#### Wilton Buildings

- 2.12 Wilton adjoins Ross but is separated from the town by the River Wye. Five of the 12 listed buildings in Bridstow Parish are in Wilton, including the remains of a castle. Wilton Castle was built to defend an ancient river crossing, originally as a motte and bailey, but the stone remains that can be seen date from the 13<sup>th</sup> century. As Lords of the Manor, the Longchamps were followed by the Greys, then the Brydges, who made alterations and added the Elizabethan hall. During the Civil War, the castle was damaged by fire and left in ruins but, in 1731, the manor and the castle were sold to the **Governors' of Guy's Hospital** who later built a house incorporating the south-west tower.
- 2.13 **The President and Governors of Guy's Hospital acquired the Herefordshire estates of James Brydges Duke of Chandos, in 1731-2. These estates were composed partly of the ancient inheritance of the Brydges family whose principal seat was Wilton in Bridstow near Ross, and partly of properties purchased over a period of time by the Duke as addition to his ancient inheritance. When the hospital acquired these estates, only a small proportion came to its immediate possession. The rest were in reversion, subject to the terms of the settlement made on the Lady Catherine, dowager of the Marquis of Carnarvon the Duke's son who died in 1727. She died in**

1754, and only after that date did the Hospital obtain full possession. In 1961, the **Guy's Hospital Herefordshire Estates of 16,000 acres, including Wilton Manor, were** sold to Charles Clore, except for a few properties such as Wilton Castle that were privately sold. The Herefordshire estates were later purchased by Prudential and sold in 2000 to the Duchy of Cornwall, the present landowner. The land involved comprises a significant proportion of the area within the Parish.

- 2.14 **Near Wilton Bridge, the former King's Head Inn, a shop with a dwelling together with a house, were listed as one block by the Royal Commission surveyors in 1928. Since then, the King's Head has been converted into residential use and the shop has** closed, but the buildings remain substantially unchanged. The Prison House of 1600 was a cottage in 1928 but has been incorporated with the White Lion Inn as the Old Gaol Restaurant. Apart from some alterations to the chimney, the building remains unchanged. Overlooking the river and the ferry cross is Wilton Court, built in 1600 as the Great House. It has been converted into a hotel, but otherwise appears unchanged externally. Near the Orles Barn Hotel at Wilton was a 17<sup>th</sup> century barn, which has been demolished. Not listed are Wiltondale, Toll House and Orles Barn in Wilton.
- 2.15 No listed buildings within the Parish are considered to be at risk. The settlement of Wilton falls within Ross-on-Wye Conservation Area. This conservation area is considered to be in very bad condition and deteriorating. It is understood Herefordshire Council has not produced a Conservation Area Appraisal for Ross-on-Wye.



Figure 3: Remains at Wilton Castle

#### Sites of Archaeological and Historic Interest

- 2.16 There are many sites of interest in Bridstow and Wilton including Wilton Bridge, Ferry Cross, Vineyard site, Toll Road, medieval settlements, the mill and smithy at Poolmill and the settlement on Buckcastle Hill. Former wharves, quays, bark houses, coal yards and a malthouse along the River Wye at Wilton are a reminder of the busy river trade. Wilton Castle, the River Wye Bridge, and a churchyard cross at **St Bridget's Church are designated Scheduled Ancient Monuments. None is currently** considered to be at risk. The historic origins of Bridstow may potentially have been

close to St Bridget's Church where there is evidence of a medieval village. Herefordshire Historic Environment Record contains 17 historic farmsteads that have been identified through its Historic Farmstead Characterisation Project. The River Wye is famous for, among others, for its contribution to the 'Picturesque' of which remains such as that of Wilton Castle made a significant contribution along the valley.

Access in Bridstow and Wilton

- 2.17 Moor Meadow is designated as a common and there is a village green, both of which are in Wilton.
- 2.18 There are public footpaths that criss-cross the fields of the Parish, although, with the exception of along the A49 trunk road, there is little in the way of pavements next to roads, especially in Bridstow. The way-marked Herefordshire Trail follows paths and lanes leading from Ross to Peterstow and Sellack, and there is a short way-marked circular Parish path. One path at Wilton will be added to the Definitive Map due to the outcome of a public inquiry, and there are a number of ancient routes that could be investigated.
- 2.19 There are no cycle lanes.

## The Natural Environment Within the Parish

- 2.20 The land within the Parish rises up to the west from the River Wye flood plain in its east. The valley cut by Wells Brook adds to the rolling slopes, which are noticeable throughout the Parish and present a variety of important medium distance views. Hedgerows and some small areas of woodland add to the varied patchwork landscape.
- 2.21 Most of the agricultural land within the Parish is either Grade 2 (Very Good) or Grade 3 (Good to Moderate) according to the Agricultural Land Classification, although there is a small area of the highest grade (Grade 1) which sits on the border with Peterstow Parish. No areas of derelict land have been identified or areas of land suitable for regeneration other than an area within Ross-on-Wye Conservation Area. This area at Wilton would benefit from enhancement. Areas surrounding Bridstow and between it and the A40 have been identified as mineral reserves that should be safeguarded, although whether it would be appropriate or even practical to extract in these locations, is doubtful. Parts of the Parish are shown to be **at risk of flooding according to the Environment Agency's Flood Map. Not only** does this affect Wilton, which sits within the River Wye flood plain, but also land along Wells Brook. The extent of brownfield land has not been surveyed but understood to be limited to that identified above within Wilton.
- 2.22 All the Parish falls within the Wye Valley Area of Outstanding Natural Beauty (AONB). The Parish encompasses two landscape types defined within **Herefordshire Council's** Landscape Character Assessment. Most of the Parish **is identified as 'Principal Settled Farmlands'** while a **narrow belt along its eastern edge is defined 'Riverside Meadows'**. Principal Settled Farmlands are settled agricultural landscapes with dispersed scattered farms and small villages and hamlets served by small winding lanes. Tree cover is limited and thinly dispersed along hedgerows and streams and around

dwelling. The scale of the field pattern is important, as is the nature and density of settlements. In terms of the impact development may have on this landscape type, the hedgerow pattern, which is the most significant feature of this landscape, and tree cover should be retained or strengthened. Previous attempts to accommodate development pressures have resulted in an uncharacteristic nucleated or clustered settlement pattern. This pattern is considered capable of accommodating only limited new development with that in villages and hamlets needing to be modest in size to preserve settlement character. Riverside Meadows are linear riverine landscapes associated with a flat, generally well defined, alluvial floodplain, and in places framed by steeply rising ground. They are characterised by meandering tree-lined rivers flanked by riverside meadows which are defined by hedges and ditches. Settlement is typically absent, and the landscape accommodates a degree of annual flooding. Where built development has been undertaken, the resulting risk of flooding has often been overcome by the construction of uncharacteristic structures such as bunds, flood walls or flood relief channels. The sense of unity in these landscapes relies heavily on extensive views along the length of river corridors. Built development within them is to be discouraged. Wilton sits within this landscape type and is therefore untypical.

- 2.23 In terms of richness of biodiversity, the Parish contains areas of significant importance. The River Wye is both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). Its condition is considered to be unfavourable but recovering. Wilton Bluff on the border of the Parish is also an SSSI but this is in favourable condition. The Environmental Scoping report prepared as a supporting document to the NDP identified 4 Special Wildlife Sites (SWSs) within the Parish. Wells Brook is the most significant in terms of size. The others include fields near Wellsbrook Farm (on the border), the Marsh near Bridstow Church, and the Marsh near Bridstow. Consequently, **Herefordshire Council's Ecological Network Map** emphasises the biodiversity corridors along the eastern side of the plan area associated with the River Wye and that along Wells Brook together with its smaller tributary to the north, both of which run west-east through the Parish. The River Wye, not unexpectedly, is a very important biodiversity core area with a broad buffer zone.
- 2.24 In terms of the historic environment, there are no English Heritage Registered Parks and Gardens within the Parish. There are however, two unregistered parks and gardens – at Moraston House and Ashe Ingen Court, identified by Herefordshire and Worcestershire Gardens Trust.

## 3. Issues and Options

- 3.1 The background information above has been used to inform the Plan some of which is taken from **Herefordshire Local Plan Core Strategy's** evidence base. Other parts of this evidence base will be referred to where necessary and relevant to issues that this plan seeks to address. Other sources of information have also been explored where necessary.

- 3.2 In addition, **the residents'** questionnaire has provided valuable information and views, for example, upon what the community stated to be the level of local housing need and approaches to addressing housing provision.
- 3.3 In formulating this NDP, 3 matters in particular were identified as needing detailed attention: (i) the local environment; (ii) highway and transportation issues; and (iii) meeting housing need. Other matters were also addressed.

## Local Environment

- 3.4 The ability to accommodate development within **the Parish's** environmental constraints is considered a significant issue. There are a range of constraints that apply either across the Plan area or within its parts. Most new housing development in Bridstow Parish is to take place within or adjacent to Bridstow and Wilton in accordance with Herefordshire Local Plan Core Strategy<sup>1</sup>.
- 3.5 The fact that the whole of the Parish falls within the Wye Valley AONB means that considerable weight is to be given to conserving and enhancing its landscape and scenic beauty, in that it is an area that should have the highest status of protection. This should also include the conservation of its wildlife and cultural heritage. In this regard, major development should be refused unless there are exceptional circumstances where it can be demonstrated to be in the public interest<sup>2</sup>. The characteristics of the landscapes within the Parish are described in Section 2.
- 3.6 The importance of **the Parish's landscape is also recognised as a major issue of local concern**. Residents support the conservation of the landscape, with 68% of **respondents to the residents' questionnaire considering views of the countryside** being one of the features that is important about the Parish. An even greater proportion, 79%, considered living in a peaceful rural area to be important. In terms of what features residents considered needed to be preserved, 90% of respondents said existing woodlands, 88% river meadows, and 81% safeguarding views over and from their village. In terms of accommodating new development, 95% of respondents considered visual impact on surroundings to be either very or fairly important when determining the acceptability of any changes to land use.
- 3.7 The wildlife value of the River Wye is another major constraint in that not only is it of national significance (SSSI), but it has an international (EU) designation as a Special Area of Conservation. Herefordshire Council has defined a 200m wide corridor that **forms a 'core area buffer'**<sup>3</sup> along the river, where the potential for an impact on nature conservation interests should be assessed. For example, the presence of certain habitats and species may be an absolute or partial constraint to development or could influence choices of development locations and/or design options. This buffer extends over the majority of Wilton, with the exception of a small area on its north-western edge. It is understood Natural England has supported policies that

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<sup>1</sup> See Herefordshire Local Plan Core Strategy Table 4.14

<sup>2</sup> See National Planning Policy Framework paragraph 172

<sup>3</sup> See Building Biodiversity into Herefordshire's Local Development framework, Herefordshire Council – December 2009.

would seek to avoid development within 100 m of the River Wye unless the potential adverse effects can be shown to be avoided or capable of mitigation<sup>4</sup>.

- 3.8 Another critical constraint that affects Wilton is that some of its land falls within Flood Risk Zones 2 and 3, defined by the Environment Agency. This skirts its **south-eastern edge and extends to cover some of its properties closest to the river's edge**, as well as some of Wilton Lane which provides access onto the B4260 just to the west of Wilton Bridge. Consequently, in times of flood, this restricts access to many properties to that from the A40. Similarly, although the area of flood risk associated with Wells Brook has a limited direct effect upon residential properties, it does have the potential to restrict access from the A49 to houses along the Hoarwithy Road and Buckcastle, as well as to the Claytons area past Poolmill. The extent to which climate change<sup>5</sup> may increase flooding within these areas is currently unknown but would need to be part of more detailed flood risk assessments should development be proposed close to the brook.
- 3.9 The condition of the River Wye SAC is not considered to be favourable and concerns have been expressed about high levels of phosphate which affect its water quality and subsequently its ecological status. Point source pollution from Wastewater Treatment Works (WwTWs) is understood to be a significant contributory factor. Wastewater from Bridstow is understood to be directed to Ross Lower Cleeve Treatment Works which also serves Ross-on-Wye and a number of other villages within the general area. A Nutrient Management Plan is being prepared to address the nutrient issue and it is understood works are proposed to the Lower Cleeve WwTWs to be completed by 2020 that would address concerns over its capacity and ability to meet the required levels of phosphates discharged into the River Wye. This may however require a precautionary approach to ensure phasing of development should there be any temporary limit on the ability to accommodate development across the catchment. There are some local concerns over the ability of the public sewer to accommodate development although this does not appear to have presented any problems in terms of pollution.
- 3.10 The Ross-on-Wye Conservation Area is extensive, incorporating its town centre, extensive residential parts of the town, substantial parts of the river meadows adjacent to the town, and Wilton. Historic England considers the Conservation Area **to be 'At Risk'**.
- 3.11 Wilton and Bridstow settlements are described more fully in following paragraphs. In particular, there is high visibility of much of the area from both the A40 and A49 roads (strategic road network), which truncate the Parish. Bearing in mind the combination of Conservation Area and AONB designations, it is important that the settings **of the parish's settlements and important landscape and heritage features** are conserved or enhanced where appropriate from all directions along the major highways, other roads and footpaths through the Parish.

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<sup>4</sup> See Fownhope Neighbourhood Development Plan, Policy FW5

<sup>5</sup> See National Planning Policy Framework paragraph 163

- 3.12 In the residents' questionnaire, 61% of respondents indicated they would like the NDP to include settlement boundaries for settlements ("existing groups of buildings/houses") within the Parish, outside which new housing would not be allowed; only 19% of residents were not in favour of settlement boundaries.

### Wilton

- 3.13 Wilton is a settlement of around 90 dwellings sitting on the northern bank of the River Wye immediately opposite Ross-on-Wye. The settlement sits between the A40 and River Wye, with their associated constraints upon development potential. Its historic core sits astride the B4260 road that leads from the A40 across the historic Wilton Bridge to its neighbouring market town. The riverbank is relatively narrow at this point although widens out both to the north and south of the settlement. Wilton Castle sits on the north side of the B4260 surrounded by open areas of varying depth, and widest on its eastern side where it looks out across the Wye floodplain.

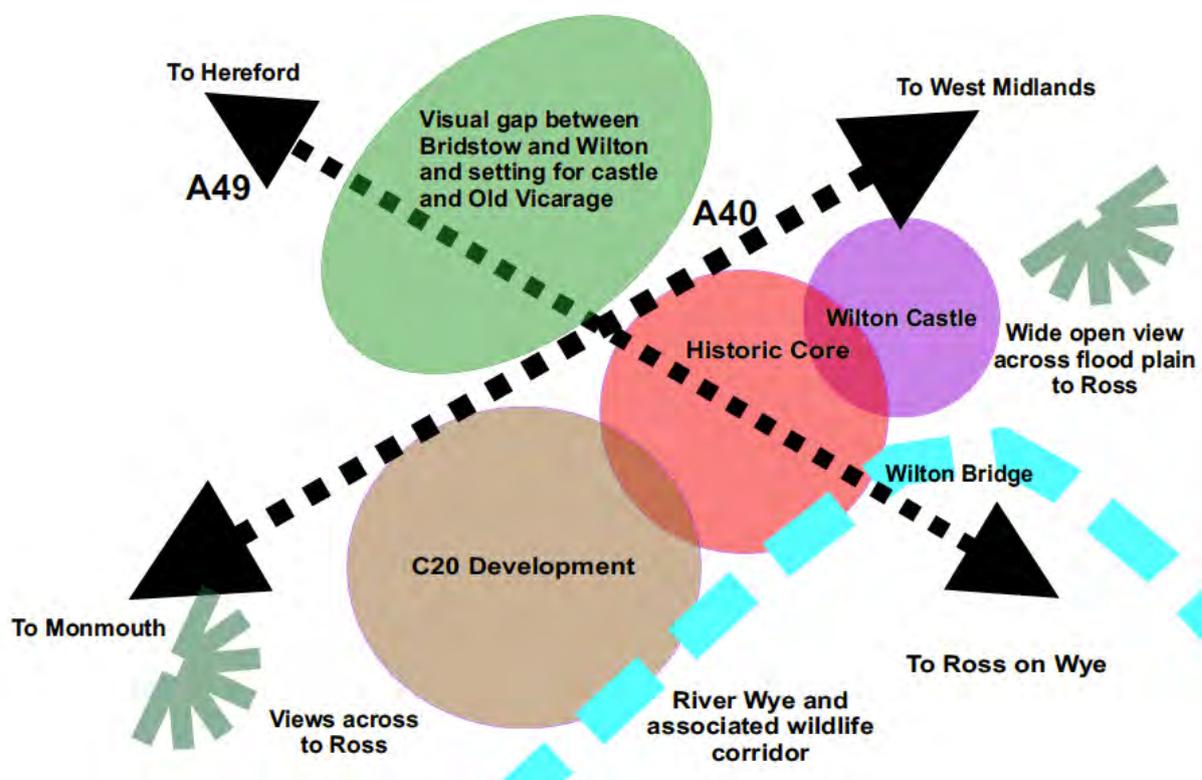


Figure 4: Wilton: Broad Character Areas and Key Features

The Castle is particularly prominent from 'The Prospect', a viewing point in Ross-on-Wye, reflecting its contribution to the 'picturesque' along the 'River Wye tour'. The derelict area opposite Wilton Cottages presents an enhancement opportunity within the Conservation Area. A large garage situated on the Wilton roundabout is incongruous with the historic nature of the settlement. This is added to by modern housing development which predominates the south-west of the B4260 behind some older frontage properties. The gap between Wilton and Bridstow is important to the Parish's character and also the settings of a number of important heritage assets including Wilton Castle and the Old Vicarage at Bridstow.

## Bridstow

- 3.14 Bridstow is not a single settlement but consists of a number of concentrated areas of development, together with dispersed dwellings and fields between. Previous definitions of Bridstow have suggested that the majority of dwellings fall within 3 areas that might be considered as individual parts of the settlement or settlements in their own rights. All 3 areas sit to the north of the A40; one area sits to the West of the A49 (Bannuttree Lane), and two areas are to its east (Buckcastle Hill and the Claytons). Each has a different character, and fields between are relatively extensive and might be considered countryside rather than areas of green space.
- 3.15 The settlement along Bannuttree Lane sits off and to the south of the A49 before the road descends to Wilton. It comprises nearly 60 properties, which are generally modern houses, the vast majority of which are detached houses and of varying design. Four semi-detached cottages front onto the A40 dual carriageway at the southern end of the settlement. Most of the settlement sits behind relatively mature planting that mitigates, to varying extent, its effect upon the landscape. Although the settlement does connect to Wilton at its southern corner, albeit separated by the A40, this is not overly obvious, as you travel along the A49. Accessibility is a constraint, and this includes poor junctions onto both the A49 and A40. There is no public footpath through the settlement. There is a footpath on the opposite side of the A49 which leads to Wilton and Ross-on-Wye.
- 3.16 The Village Hall and recently built Bridstow Primary School are located along a minor road, on the opposite side of the A49 to Bannuttree Lane, near a number of other properties, including the Old Vicarage, which sits in extensive grounds. Despite its proximity to the area off Bannuttree Lane, this area has not previously been incorporated into any settlement boundary. With the construction of the school, this area has a stronger association with the village although there is no complete metalled footpath link between the School (or the Village Hall) and any of the settlements in Bridstow. St. **Bridget's Church lies** further along the lane. The Church has close links with the School (which is voluntary aided Church of England), but the only means of walking between the 2 buildings for the school children is along the narrow, winding lane, with no footpath. The area referred to as Bannuttree within this NDP comprises properties along and just off Bannuttree Lane, The Old Vicarage, Bridstow Primary School, Village Hall and adjacent dwellings, and the cottages to the east of Whitecross Farm on the south side of the A49.
- 3.17 The settlement at Buckcastle Hill lies to the north-west of Poolmill Bridge upon land that rises up from the Wells Brook. The core of the settlement sits along the Hoarwithy Road, although some properties front onto the narrow lane that follows the Wells Brook which leads to Peterstow. It comprises around 40 houses. Its character has continued to evolve over the last fifty years. Originally a pattern of occasional '**way-side' cottages** it became a settlement comprising predominantly individual properties sitting within their own grounds, many fronting onto the public roads. More recently development of greater depth has taken place. To the west of the main settlement, the land slopes relatively significantly down to Wells Brook although it does accommodate a loose assemblage of generally small properties, many along private or very narrow tracks. The settlement is becoming increasingly visible from the west along the A49. A recent planning permission has sought to

reflect the overall parkland character in this location while enabling limited development. It is not served by any footpath along its roads.

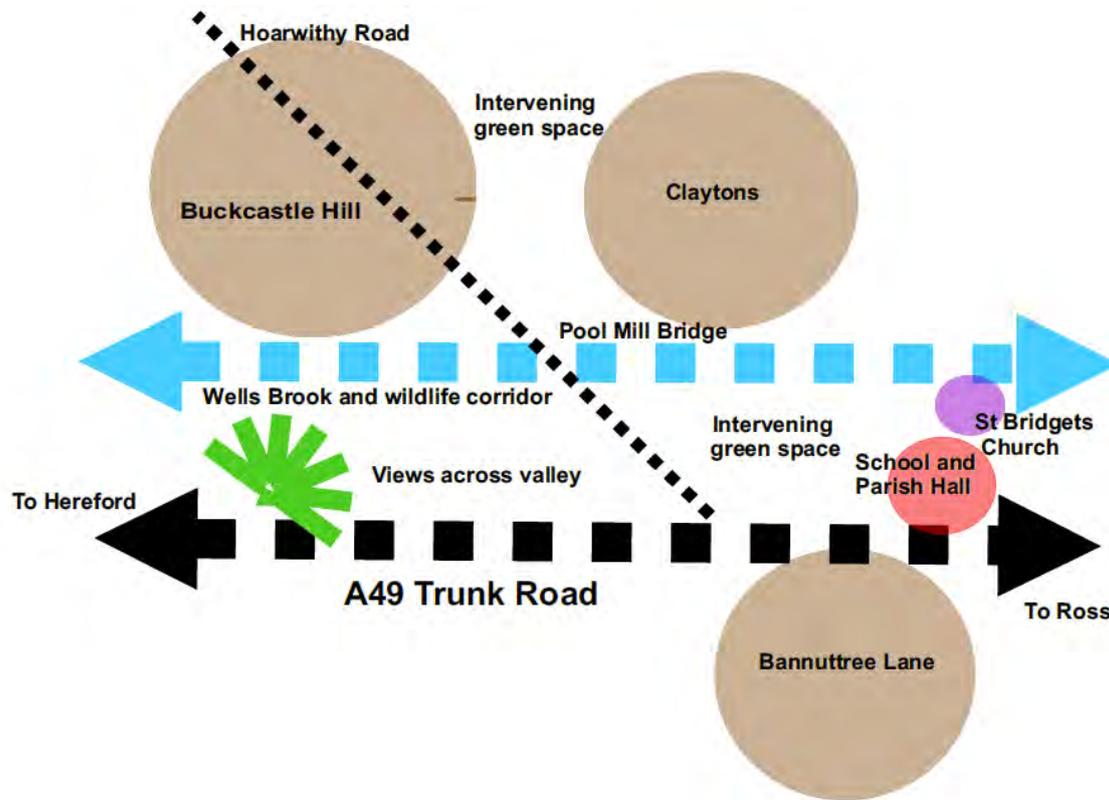


Figure 5: Bridstow: Settlement Areas and Key Features

- 3.18 The Claytons itself is an area of around 50 dwellings built as council houses and served by an extremely narrow lane. Additionally, just past the Claytons is a group of 10 houses built approximately 20 years ago, served also off the same narrow lane. The lane also serves Poolmill Farm and other individual houses along its length. The settlement is located on land that rises northwards and is readily visible from medium distance to the south, including the A49. It clearly conflicts with the landscape type. Accessibility is a significant constraint to further development in this location, and again there is no public footpath along the road linking the houses to the A49. Residents of both Claytons and Buckcastle Hill travelling towards Ross-on-Wye must negotiate a narrow pinch point in the Hoarwithy Road just to the south of Pool Mill Bridge where poor visibility makes it particularly dangerous for pedestrians

## Highways and Transportation Issues

- 3.19 Bridstow Parish contains the roundabout junction of two trunk roads, the A40 and A49, which form part of the Strategic Road Network (SRN) and which are the responsibility of Highways England. Both roads pass through parts of the Parish bisecting its communities and raising significant safety concerns. The only footway is along the A49 and this links Peterstow (to the west of Bridstow Parish) with Ross-on-Wye, crossing the A40 at Wilton roundabout. Highways England has recently

undertaken works to introduce a Toucan crossing that links Bridstow and Wilton. There are also safety concerns about the local network of roads that connect to the SRN. Many of the local roads serving the **Parish's** communities have particularly narrow sections, and none have footways that would either serve the communities through which they run or to enable these to be linked with each other. There is no cycleway within the Parish. Bridstow does sit on the Primary Bus Network, although the service is very minimal.

3.20 Specific issues include:

- The safety of the pedestrian crossing point at the A40 near Wilton roundabout: 88% of respondents **to the residents'** questionnaire highlighted this to be a problem. This is now resolved.
- Parking at Bridstow Primary School, in particular in view of its proximity to the junction with the A49: safety issues at this location were highlighted by 74% of respondents.
- The lack of a footpath between Bridstow **Primary School and St Bridget's** Church: currently, children regularly walk to the Church along a dangerous lane with no footpath.
- The safety of walkers along the A49 footpath: the footpath is very narrow, and the speed and size of traffic travelling along the road makes walking along here quite hazardous.
- The adequacy of the junctions on to the two trunk roads.
- The amount of traffic travelling along the Hoarwithy Road coupled with increased on-street parking at Buckcastle Hill.
- The absence of safe and convenient footways and cycle provision between the various settlements, including to the Primary School and Parish Hall, especially at Pool Mill Bridge, and leading to Ross-on-Wye.
- Around half of respondents to the **residents'** questionnaire indicated they would like to see the development of cycle paths within the Parish.

3.21 Herefordshire Council has indicated it will work with local communities to design and deliver local improvements such as village gateways and other infrastructure to support growth arising from the Core Strategy. It is understood Herefordshire Council will support measures to ensure access for all rural communities that are brought forward through neighbourhood plans, and these might include negotiating with private developers to ensure on and offsite measures to limit traffic demands from new developments, as well as encourage active modes and road safety<sup>6</sup>. Herefordshire Council promotes working in partnership with schools to develop and implement a Sustainable Modes of Travel to School Strategy to encourage more walking and cycling to school and reduce the numbers of short distance car journeys. Herefordshire Council also seeks to maintain the Public Rights of Way (PROW) network to help the tourist industry and residents.

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<sup>6</sup> Herefordshire Local Plan Core Strategy Policy SS4; Herefordshire Local Transport Plan.

- 3.22 Bridstow Parish Council will seek to respond positively to the approaches being pursued by both Highways England and Herefordshire Council. It is to be hoped that they are willing to work in partnership where relevant opportunities arise.
- 3.23 The two principal roads running through the Parish are nationally important and heavily trafficked, particularly the A40. It remains uncertain whether Highways England would support any new direct vehicular accesses onto either of the trunk roads. Although recent planning advice is available in relation to a number of access points onto the SRN, it also remains uncertain whether there is spare capacity at the many existing junctions, especially those onto the heavily trafficked A40.

## Meeting Housing Need

- 3.24 **At the time of the residents' questionnaire**, Herefordshire Council had proposed targets for housing growth within the Parish for Bridstow and Wilton separately. At that time, the target was 35 houses in Bridstow and 20 in Wilton by 2031. Most residents felt these levels of development were too high (47% and 42% of residents in Bridstow and Wilton, respectively). Slightly fewer (41% for Bridstow and 40% for Wilton) felt this was about right. In relation to both settlements, **residents' preferred levels of development were about 1/3<sup>rd</sup> of Herefordshire Council's requirement.**
- 3.25 Herefordshire Council subsequently changed its approach, and it now proposes a minimum number of 57 houses for the Parish as a whole (to be built in the period 2011 to 2031). Between 2011 and December 2018, 18 dwellings were either granted planning permission or built leaving provision to be made for a minimum of 39 dwellings. The intention of the NDP is to plan positively for development, guided by the wishes of the community.
- 3.26 **Analysis of delivery rates for small sites both within settlements and also the Parish's** rural area suggest an allowance for windfall development amounting to a further 12 dwellings would be reasonable; 9 within settlement boundaries and 3 within the rural area. This is explained further in the Meeting Housing Needs and Site Assessments Report<sup>7</sup>.
- 3.27 Most of the new dwellings are to be located within or adjacent to the built-up areas of the Parish, i.e. Bridstow and Wilton. Sites that landowners would be willing to make available that meet this requirement were identified through Herefordshire **Council's Strategic Housing Land Availability Assessment (SHLAA) process**, an initial **local 'call for sites'**, approaches to the owners of specific sites in view of the limited number of potentially suitable sites that **this brought forward, and a further 'call for sites' in early 2017**. These were assessed against a range of criteria agreed by the Parish Council<sup>8</sup>.
- 3.28 Residents are of a view that scale of development in any location is important. Some **87% of respondents to the residents' questionnaire opposed large scale estate forms**

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<sup>7</sup> See Appendix 2

<sup>8</sup> Ibid

of development, while there was support for individual or small-scale developments by around two thirds of residents.

- 3.29 Residents support the need for more market housing (81%) and also low-cost homes for sale (54%). Slightly more people felt there is a need for shared ownership than those against. However, there is generally equal support and opposition for further rented accommodation, either through housing associations or private renting. Where affordable housing is provided, the majority felt these should be for people who live, have lived, or work within the Parish. The greatest need is considered to be for family homes (69%), adapted/easy access homes (60%) and starter homes (57%).
- 3.30 **The residents'** questionnaire and a subsequent consultation on objectives indicate that there is concern that new dwellings should be well designed, reflect local character, and achieve high levels of sustainability especially through energy conservation.

## Economic Development

- 3.31 There are no known pressures for employment land within the Parish given the proximity to Ross-on-Wye, landscape constraints, and the nature of local roads away from the A40 and A49. The ability to commute to larger centres along the national transport network also suggests that many residents find employment opportunities elsewhere and often in combination with working from home. In terms of local provision, the most appropriate way to support economic activity is seen as by encouragement of farm diversification, with some 70% of residents favouring policies that pursue this, and by introducing infrastructure to support tourism by expanding the local footpath network. However, there is opposition to measures such as encouraging holiday homes and caravan/camping sites that might have a negative effect upon the landscape. The issue of scale is particularly important in this regard. **Some 60% of respondents to the residents' questionnaire considered the issue of polytunnels needed to be addressed within the NDP based upon Herefordshire Council's Code of Practice.**
- 3.32 The need to protect good quality agricultural land is recognised as important for the retention of the existing pattern of land use and to support farming and other associated agricultural enterprises.
- 3.33 Facilitating improved and faster broadband services is seen as essential.

## Community, Social and Health Needs

- 3.34 Bridstow Parish is not a typical village in a traditional sense, in that there is no central focus or centre to the settlements, and sections of the Parish are isolated from each other by the 2 main roads that cross through the Parish. Some responses to the consultation with the community indicated that **encouragement of a "village core" would be a benefit.**

- 3.35 Although facilities are available nearby in Ross-on-Wye, the absence of facilities for young people has been highlighted through consultation through the Youth Forum, including lack of a shop, café, and youth club. There is a strong feeling that young people could not get to know each other and feel part of the community due to lack of an appropriate facility, and that there is no link between the older and younger generation within the Parish. It was suggested that existing buildings, such as the Village Hall or church, could be used to address these issues.
- 3.36 Another problem that young people in the Parish experience is the lack of footpaths, and the fact that they feel the roads are unsafe for walking or cycling. This reflects **the responses in the main residents' questionnaire**.
- 3.37 There are no notable **areas of open space for children's play**. As their main wish for the Parish, the Youth Forum put forward the request to have a park. Although the Parish has an area described as a "**village green**", **this is only readily accessible for residents in Wilton not Bridstow and it is not a large area**. It is unsuitable for **children's play due to safety reasons (proximity to the River Wye)**.
- 3.40 There are limited street-lights **within the Parish's settlements**, making it even more hazardous to travel via foot around the Parish.

## Options

- 3.41 The approach to accommodating development within the Parish concentrated upon where new housing might be located, given the absence of expressed need for other uses. The options that were considered included the following:  
Option 1 – seeking one or two relatively large sites that might accommodate the Core Strategy target for the Parish;  
Option 2 – identifying a number of smaller sites that would be in keeping with the scale of development within Wilton and the 3 main settlements in Bridstow;  
Option 3 – locating development where this might contribute towards creating a village core for Bridstow.
- 3.42 Option 1: A number of large sites that would enable this approach were available although they would have significant adverse effects upon the landscape of the Wye Valley AONB. Residents were strongly opposed to this approach and no suitable and available options were considered to provide sufficient public benefits to outweigh **objections to 'major development' that would result**, as required by NPPF paragraph 172.
- 3.43 Option 2: Spreading housing provision across the settlements areas in scale with their character and size offers a fair distribution between them and places less pressure upon the local environment, allowing better integration of new residents into the respective communities. The drawback to this approach is that it might not readily provide a range of house types and tenures to meet local needs or meet the required housing target.
- 3.44 Option 3: This was considered to have some merit provided it could be achieved without detrimentally affecting the landscape. However, despite early indications that

this was a potential option, no suitable site for this became available at the end of the site search process.

- 3.45 Option 2 has been adopted in that it would potentially meet **the community's** expressed view for small sites and also best fit with minimising the effects of development on the landscape of the Wye Valley AONB and within the constraints of the highway network.

## 4. Vision and Objectives

### Vision

- 4.1 In preparing Bridstow NDP the following vision, guided by responses to the **residents'** questionnaire and confirmed at the subsequent community consultation, sets the basis for what it is hoped to achieve within the Parish through the planning system by the end of the plan period:

*"By 2031, Bridstow Parish will have retained its rural character and beautiful views. Essential development will have been accommodated in small clusters, to preserve the feel of its two villages and being mindful of **how important people's homes are to them in the existing settlements, as well as residents' safety. There will have been work with relevant organisations and adjacent Parishes to improve facilities and amenities for local residents, such as footpaths, and to tackle problems in the Parish, such as flooding. The current limited facilities will be retained and used effectively by the community.**"*

### Objectives

- 4.2 To achieve our vision the Plan sets the following objectives:
1. To preserve, and where possible, enhance the rural character and features of the Parish, including its tranquillity. This will be done by:
    - a) Protecting the Wye Valley AONB and its character as an area of national landscape importance;
    - b) Enhancing the historic character and setting of Wilton;
    - c) Preserving the landscape and natural settings of the settlements that comprise Bridstow, in particular by maintaining the landscape that separates them from Ross-on-Wye and Wilton;
    - d) Indicating where development should bring forward measures to enhance wildlife.
  2. To address the highway safety concerns of residents through:
    - a) Seeking speed reduction measures wherever possible as part of the requirement to accommodate new development;
    - b) Avoiding development where there may be danger resulting from vehicles;

- c) Pressing for measures to increase the safety of pedestrians, cyclists and people with mobility problems crossing the A40. This is now resolved;
  - d) Similarly pressing for measures that would improve both safety and the effect on residential amenity of traffic using the A49, while promoting walking and cycling along its route.
3. To ensure the network for walking and cycling is effective, increasing accessibility through these means where possible. The practical measures might include:
- a) Seeking safer footpaths, especially new footpath links between the Parish's **settlements and also the village school and village hall**;
  - b) Pressing for the principal footpath routes to be widened to support cyclists.
4. To accommodate new housing sensitively within and adjacent to the Parish's **settlements, ensuring the types** and sizes of dwellings meet local needs in particular. This would be by:
- a) Ensuring the level of growth to be accommodated does not adversely affect the landscape character of the AONB;
  - b) Seeking a range of house types and tenures within schemes, including starter homes, self-build opportunities and homes for elderly people;
  - c) Ensuring analysis of landscape settings and features, heritage assets, local distinctiveness and community needs that are key to the design and development of any housing schemes;
  - d) Seeking sustainable design that will, in particular, achieve high levels of energy and water conservation.
5. To support local businesses where these reflect the nature and scale of the Parish, in particular farm diversification, tourism and working from home through:
- a) Supporting proposals for the conversion of rural buildings to employment uses where these fit into the local environment and the capacity of the local road network;
  - b) Enabling the development of the tourism sector where this fits sensitively into the landscape and general environment of the Wye Valley AONB;
  - c) Supporting farm diversification where this does not harm the character and appearance of the Parish and the Wye valley AONB;
  - d) Promoting working from home in particular by seeking modern infrastructure and appropriate layouts within new developments.
6. To strengthen community identity and cohesion, and its health and well-being through:
- a) Retaining the limited community facilities and services within the Parish and enabling them to be utilised effectively;
  - b) Supporting proposals that would enhance local services and facilities, especially for young people;

- c) Seeking measures that would place the village school and village hall at the core of the community;
  - d) Promoting informal recreation activities for the whole community based upon access to the countryside and promoting walking and cycling.
- 4.3 During consultations the community expressed full support for the vision. Although the initial objectives were similarly supported, additional responses suggested they needed to be more specific and consequently they have been expanded to indicate actions and measures that should be pursued.
- 4.4 Policies setting out the strategy and details for guiding development to achieve these objectives are provided in the following sections.

## 5. Sustainable Development Across Bridstow Parish

- 5.1 Sustainable development seeks to ensure proposals are advanced that will “meet the needs of the present without compromising the ability of future generations to meet **their own needs**”<sup>9</sup>. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.
- 5.2 The importance of protecting landscape within the Parish is recognised both in terms of its national designation and the **community’s appreciation of its value to their lives**. Its aesthetic, cultural and biodiversity values will be major determinants of the approach to be taken in bringing forward measures to accommodate suitable housing, economic activity and community infrastructure. Of similar concern and influence upon where and how development might be accommodated, but for negative reasons, is the effect of traffic upon the community, especially because of the two major trunk roads that bisect it. To ensure these major concerns are taken into account when promoting sustainable development through this Plan, the following policy forms the basis for the overall approach pursued through the NDP.

### Policy BR1: Promoting Sustainable Development

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

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<sup>9</sup> National Planning Policy Framework, Section 2, especially paragraph 7.

- a) The highest priority will be given to protecting the landscape of the Wye Valley Area of Outstanding Natural Beauty, its character, its important natural and historic features, and the settings of those settlements that sit within it. Major development should only be permitted in exceptional circumstances where it can be demonstrated that it is in the public interest.
- b) Traffic generated by new development should avoid adversely affecting the amenity and safety of residents. Measures should be introduced, including where possible in association with the development of sites, to minimise the effects of vehicles on the local road network and the effect of heavy goods traffic upon residential amenity, to improve pedestrian and cyclist safety, and to promote sustainable transport initiatives. Where possible the footpath network should be enhanced, and provision made for cyclists.
- c) New housing to meet the needs of the local community will be encouraged within the constraints present, achieving a high standard of architecture and sustainable design that fits sensitively into the landscape and village settings.
- d) Development supporting local businesses and diversification of the rural economy of the Parish shall reflect the scale of their surroundings, and provision made to enable working from home within new developments while ensuring residential amenity is protected.
- e) Measures to retain community facilities and services will be supported, and new development should incorporate measures to strengthen community cohesion and improve health and wellbeing both for new and existing residents.

Where this Plan does not cover a proposal, any decision should reflect, where possible, the above priorities as well as Herefordshire Local Plan Core Strategy Policy SS1. Benefits will be sought in relation to the priorities set out in this policy where compensatory or mitigation measures may be needed as part of any proposal.

(Supporting Objectives 1-6)

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching strategic policy sets out the essential sustainable development requirements which the local community considers important to achieve its vision and objectives. The provisions within this NDP will be measured against this policy. Where exceptional reasons for development are advanced that might over-ride the policies in this Plan then the principles that this policy sets out should be used to determine what mitigation or compensation measures should be brought forward.

- 5.4 Herefordshire Local Plan Core Strategy indicates a preference for settlement boundaries to be defined within which development might take place. This might incorporate any site allocations as well as individual sites or small plots that could be accommodated satisfactorily as infilling. The approach to the location of development **to meet the community's aspirations for and contribution** to sustainable development, while complying with the provisions of Herefordshire Local Plan Core Strategy, will be in accordance with the following policy.

## Policy BR2: Development Strategy

The settlements of Wilton and Bridstow will be the focus for development within the Parish. The level and extent of development will meet the required level of proportional housing growth while ensuring this occurs within local environmental capacities and other constraints. Limited small-scale employment opportunities will be promoted through enabling appropriate forms of rural enterprise. In all instances there will be an emphasis on protecting the landscape quality, beauty, character and features of the Wye Valley AONB. There will also be emphasis on protecting high grade agricultural land. The accommodation of development to meet the needs of the Parish and contribute to County requirements will be based upon the following approach:

- a) A settlement boundary is defined for Wilton within which new housing and other appropriate forms of development may take place. **The settlement's local distinctiveness will be retained**, and the character and appearance of its Conservation Area will be conserved or enhanced.
- b) Development boundaries are defined for the areas comprising Bridstow, including Buckcastle Hill, Claytons and Bannuttree. Within these, small sites are allocated for development and infilling may take place where it retains the scale, character and local distinctiveness of the areas concerned. The settlement will continue to accommodate community facilities serving the Parish
- c) Housing development outside of the settlement boundaries identified above should be exceptional and located in accordance with relevant policies in Herefordshire Local Plan Core Strategy, in particular but not exclusively Policy RA3, and where necessary the more detailed policies in this Neighbourhood Plan. The countryside will continue to accommodate economic development and particularly that associated with agricultural, tourism and other rural enterprises where these reflect the scale and nature of the landscape within which they sit, protect local amenity and can be accommodated on the road network.

(Supporting Objectives 1, 4, 5 and 6)

- 5.5 This strategy directs where most forms of development should take place that are likely to occur within the Parish. Most will be located within the named settlements although development can take place in the countryside where this will support the rural economy and the needs of the community. Except for housing no specific strategic development requirements are identified for the Parish within Herefordshire Local Plan Core Strategy.
- 5.6 The other forms of development that may come forward within the Parish include land and premises for employment, services, facilities and infrastructure. Some of these are covered through more detailed policies included later within this plan or through Policies in Herefordshire Local Plan Core Strategy. Regard should be had at all times to the protection of the landscape of the Wye Valley AONB. The use of brownfield land where it is available coupled with the protection of high-grade agricultural land where that of lower grade is available, are important in contributing to the conservation and enhancement of the landscape.

## 6. Policies on the Environment

- 6.1 Protecting and enhancing the landscape, natural environment and local heritage, is given a high priority by the local community and general policies for this are set out the NPPF<sup>10</sup> and Herefordshire Local Plan Core Strategy, including LD1, LD2 and LD4. Protecting landscape character is of particularly concern and includes the settings of **the Parish's villages**. However, this NDP includes policies that are also considered to be of local importance in order to indicate where its environment might be a constraint or needs to be enhanced. In addition, responding to the need to mitigate and adapt to climate change is strongly supported by the community. The following policies seek to address the environmental objectives set out in this NDP.

### Policy BR3: Major Development within the Wye Valley AONB

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

- a) The significance of the detrimental effect on landscape character and features;

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<sup>10</sup> NPPF Sections 15 and 16

- b) For development adjacent or close to any settlement, the scale of development in relation to the size of the particular settlement;
- c) For development elsewhere, the scale in relation to the locality;
- d) The effect upon wildlife, cultural heritage and recreational opportunities.

(Supporting Objective 1)

6.2 AONBs are areas of high landscape quality with a national statutory designation where considerable care should be given to conserving and enhancing their natural beauty and character. It is national policy for planning permission for major development within these areas to be refused although there are exceptions that can **be made. There is no specific definition of 'major development' and each case should be taken on its merits.** Government's NPPF paragraph 172 sets out considerations to be taken into account when determining how exceptions might be assessed in relation to major development. There have been several recent planning decisions<sup>11</sup> that have identified considerations that should be taken into account in determining whether development might meet these requirements, and these are considered relevant to the Parish given its particular landscape characteristics and settlement pattern. These have highlighted the need for development to be in scale with the locations and particularly the size of the settlement. In this regard, it has been noted that Bridstow comprises a number of distinct clusters rather than one larger village.

## Policy BR4: Conserving the Landscape and Scenic Beauty within the Wye Valley AONB

Development proposals which are acceptable in principle in terms of Policy BR3 should:

- a) **Contribute positively to the area's rural character.**
- b) Ensure the landscape features and characteristics contributing to their definition as Principal Settled Farmlands or Riverside Meadows<sup>12</sup>, as appropriate, are conserved, restored or enhanced through measures consistent with their particular characterisation.
- c) With regard to development within and around settlements, maintain the particular characteristics of their settings.
- d) Ensure that proposals do not visually diminish the openness of the Strategic Green Gap between Bridstow and Wilton in order to

<sup>11</sup> See Herefordshire Council's Website, planning application references Code P142930/O, December 2014; P162474, November 2016.

<sup>12</sup> See Herefordshire Landscape Character Assessment ([https://www.herefordshire.gov.uk/media/268536/landscape\\_character\\_assessment.pdf](https://www.herefordshire.gov.uk/media/268536/landscape_character_assessment.pdf))

maintain the distinction between landscape character types, protect the important cultural landscape associated with Wilton Castle, protect the setting of The Old Vicarage, and avoid an alien urban appearance within the rural landscape resulting from coalescence with the wider built-up form of Ross-on-Wye.

- e) Maintain and preferably extend tree cover, adding to the natural assets of the Parish where opportunities are available.
- f) Include appropriately detailed landscape schemes to be carried out in association with development proposals to enhance landscape character. To achieve this, landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.

(Supporting Objectives 1, 4 and 5)

6.3 **Where development does not amount to 'major development' and is generally acceptable**, there is still a need for sites to reduce any adverse effects on any the settings of settlements and the wider rural landscape. The concerns of Herefordshire Council about sites in this location upon the landscape are recognised and reflected in this part of the policy. The current separation between Bridstow (Bannuttree) and Wilton is important to the landscape of the Wye Valley AONB, the settings of both Wilton Castle and the Old Vicarage, and also the setting of Ross-on-Wye (see paragraph 3.13).

6.4 The character of the Wye Valley AONB within the Parish varies between two-character areas and some of their characteristics and features are highlighted in paragraph 2.22 of this Plan. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1, there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Document that needs to be taken into account. Furthermore, measures should be taken, where appropriate, to enhance the landscape. Opportunities should always be looked for. This can be done through requiring detailed landscaping schemes. Herefordshire Local Plan Core Strategy Policy LD1 also specifically refers to the need to enable appropriate uses and management. The Wye Valley AONB Management Plan will assist considerably in its protection, management and planning, in addition to **Herefordshire Council's Landscape Character Assessment**.

## Policy BR5: Protecting Heritage Assets

The significance of heritage assets and their settings within the Parish will be preserved and enhanced through:

- a) Resisting development that would adversely affect Scheduled Ancient Monuments and their settings, and specifically in relation to Wilton Castle, Wilton Bridge and **Churchyard Cross at St Bridget's Church**. In addition, the **setting of St Bridget's Church with its**

assemblage of monuments including the remains of a medieval settlement should similarly be protected.

- b) Requiring development proposals elsewhere to be accompanied by full archaeological investigations, where appropriate, and in the event of significant and/or extensive remains being found they should be preserved in-situ.
- c) Resisting development that adversely affects features or the setting of Listed Buildings.
- d) Preserving or enhancing that part of Ross-on-Wye Conservation Area that falls within the Parish, with particular emphasis on its enhancement where possible.
- e) Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings and groups of buildings that contribute to the character and appearance of the Conservation Area.
- f) Only allowing development within unregistered parks and gardens to proceed if an assessment has shown the effects of works will fit sensitively into the garden design. In addition, the contribution that such parks and gardens make to the wider landscape will be relevant to this consideration, **as should be the parkland's setting** where this contributes to the landscape.
- g) Requiring Heritage Impact Assessments where appropriate.
- h) Promoting development that would conserve the character of the **Parish's historic farmsteads through allowing sensitive conversions** where appropriate. New development may be permitted in association with such farmsteads where this respects the historic form of the farmstead as indicated through a thorough research of historic documents in order to comply with Herefordshire Local Plan Core Strategy policy RA3(6).

(Supporting Objectives 1, 4 and 5)

- 6.5 **The area's heritage is** reflected in the presence of a number of Scheduled Monuments, Listed Buildings, Ross-on-Wye Conservation Area and other locally important monuments, buildings and other heritage assets. There are 3 Ancient Scheduled Monuments, 34 Listed Buildings and 2 unregistered (locally important) parks and gardens within Bridstow Parish. These are listed in Appendix 1. Evidence **through Herefordshire Council's Historic Environmental Record suggest** there is also potential for other archaeological deposits to be found. There is currently no list of locally important buildings although there are known to be potential for these, especially within Ross-on-Wye Conservation area and through historic farmsteads listed within the Historic Environment Record. These all contribute towards the **Parish's** historic landscape and character and advice upon the need for evaluations and impact assessments associated with development proposals should be sought

from Herefordshire Council. These assets and, where appropriate, their settings<sup>13</sup>, are important and need to be preserved. Many features are important to the Wye Valley AONB landscape, local economy, and cultural heritage, and should be retained and enhanced where appropriate. This policy should not restrict development but influence the approach taken and even stimulate development where re-use and regeneration brings benefits.

- 6.6 Historic England sponsored a project to characterise the historic farmsteads within the County and it is understood it would like to see a positive approach to their conservation. Historic farmsteads are particularly important to the Wye Valley AONB in that they reflect its character of dispersed settlements. The project study has **identified that Herefordshire's landscape has one of the most intact anciently** enclosed landscapes with farmsteads comprising loose courtyard forms within its lowlands and regular courtyard plans on its great estates. The agency promotes designs that will conserve, protect and sustain these forms, protecting their features, settings and cultural significance. The study does not rule out the development of new structures within such farmsteads but would require the historic relationship between the farm buildings and farmhouse, the character of the farmstead as a whole, and on its landscape setting to be preserved. Where dereliction of such farmsteads may be likely, innovative approaches may offer the potential for their retention. The final component of this policy seeks to address this through firstly retaining and enhancing those buildings that may remain and secondly through using historic information about previous building layouts to offer the opportunity for enabling development and utilising NPPF paragraph 79(e). This may contribute to the housing target for the Parish through increasing the potential for windfall development. The use of enabling development might be considered where farmsteads are particularly important.

## Policy BR6: Enhancement of the Natural Environment

New development should conserve natural assets in accordance with the requirements of Herefordshire Local Plan Core Strategy Policy LD2. Developers should ensure there is a net gain to biodiversity by, where possible and appropriate, enhancing the distinctiveness, condition and extent of ecological corridors along the River Wye, Wells Brook and the tributary to that Brook. Other measures to improve connectivity within the local ecological network will be sought through creating, retaining and enhancing important natural habitats and features such as tree cover, ponds, orchards and hedgerows. There should be no net loss of biodiversity and the loss of any features, where absolutely necessary, shall be offset through full compensatory measures.

(Supporting Objective 1)

- 6.7 Wildlife is acknowledged as an important contributor to the character and scenic beauty of the Wye Valley AONB. The River Wye SAC passes through the Parish and

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<sup>13</sup> NPPF paragraph 128

the Parish falls within the sphere of influence of species associated with other **important wildlife habitats nearby. Herefordshire Council's ecological network** map identifies a number of wildlife corridors within the Parish that are important to connectivity. These should be protected and enhanced. It would be beneficial for opportunities to be taken to increase the network in other areas through adding new wildlife features and stepping-stones through development proposals in order to contribute to the national objective to increase biodiversity. This approach is **considered most appropriate in terms of meeting Government's approach to net biodiversity gain** set out in NPPF paragraphs 118, 170, 174 and 175. There should certainly be no net loss and where features must be removed full compensatory measures must be proposed within any planning application.

## Policy BR7: Protection from Flood Risk

New development shall be subject to the **Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework**. Where development is necessary in areas at risk of flooding, full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere.

Where flood risk is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account current and future effects of climate change, to inform decisions on planning applications. Development should not cause or increase surface water flooding or risk of pollution. Opportunities to address storm flooding problems should be taken where available.

Where the management of drainage needs to be addressed, developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.

(Supporting Objective 4)

- 6.8 Flooding is a major issue within Wilton and is a constraint along the River Wye. It is also shown along Wells Brook **and flooding can be a problem at St Bridget's Church**. The area at flood risk at Wilton extends to the west, south and east of the settlement, and covers an extensive area. The issue, however, is not just one restricted to Wilton and may affect development proposals elsewhere. It is not just an issue that directly affects sites themselves but can affect off-site issues such as access and flooding in other locations. Surface water run-off from fields and the highway have also been identified as a problem in some areas. Developers must show that the flooding issue has been fully addressed and includes measures brought forward as necessary to protect development without adversely affecting other properties. This reinforces Herefordshire Local Plan Core Strategy Policy SD3.

## Policy BR8: Sewerage Infrastructure

Should there be a temporary lack of capacity at Ross Lower Cleeve WwTWs development upon sites may need to be delayed until such time as works are carried out to provide sufficient sewage treatment capacity. Developers may contribute towards remedial works to the WwTWs in order to expedite any under-capacity and to advance their proposals more swiftly.

(Supporting Objectives 4 and 6)

- 6.9 This policy is considered consistent with Herefordshire Core Strategy policy SD4 given the particular circumstances at Ross Lower Cleeve WwTWs which serves a wide area comprising not only Ross-on-Wye but also other surrounding villages. Dwr Cymru/Welsh Water has identified works are necessary and included these in its current programme for completion by 2020. There may however be a temporary shortfall depending upon development rates and this is a precautionary policy.

## Policy BR9: Sustainable Design

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

- a) Utilising physical sustainability measures associated with buildings that include orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings;
- b) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, and the maximum use of permeable surfaces;
- c) With regard to housing development the new homes are fully integrated into the existing neighbourhood and support a more pedestrian friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in wheelchairs, walking with aids or using mobility scooters;
- d) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist;

- e) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;
- f) Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow;
- g) Minimising construction traffic and reducing waste; and
- h) Where new innovative sustainable design or features are incorporated, they should fit sensitively within the street scene and incorporate a number of locally distinctive features to maintain the areas cohesive character.

(Supporting Objective 1)

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

## Policy BR10: Housing Design and Appearance

New housing development, including extensions should respect local distinctiveness and fit coherently in the locality. This will be achieved by:

- a) Respecting the scale, density and character of local buildings, including using a range of materials and styles that are sympathetic to the **development's surroundings**, especially where proposals are advanced within Wilton (Ross-on-Wye Conservation Area).
- b) Ensuring that innovative designs are of high quality and fit sensitively into the landscape and surrounding properties.
- c) Ensuring that new developments do not adversely affect the amenity, privacy or aspects of adjacent properties.

(Supporting Objective 4)

- 6.12 There is increasing recognition that design is important to ensure not only that new development fits sensitively with their surroundings but also contributes towards the health and well-being of the community. This policy expands upon Herefordshire Core Strategy Policy SD2 relating to sustainable design. Design should especially take into account the form and character of the particular settlement or rural area within which it is to be located. This is especially the case for development within most of the Group Parish, including its villages, which falls within the Wye Valley AONB. In addition, Wilton falls within Ross-on-Wye Conservation area where development should preserve or enhance its character or appearance. Consequently, all the design features referred to in this policy are considered pertinent and important. This policy **expands on Herefordshire’s Core Strategy Policy HD2 relating to sustainable design.**

## 7. Policies for Highways and Transportation Measures and Safety

- 7.1 Locations where there are safety concerns about traffic and highway safety have been identified by the local community. It is also keen to see measures that promote sustainable transport, especially promoting walking and cycling. The combination of the heavily trafficked A40 and A49 strategic roads crossing the Parish coupled with extremely narrow lanes with no footpaths away from these routes is such that the fear of potential highway dangers is heightened by the requirement to accommodate further development. **Herefordshire Council’s intention to work with local communities and others to address transport issues such as these is welcomed.**

### Policy BR11: Traffic Measures within the Parish

Bridstow Parish Council will work with the Highways England, Herefordshire Council and developers to introduce measures to improve the road network road, to ensure greater safety, increase transport choices and reduce the impact of vehicles resulting from development upon its residents. Where discussions, including in association with those advancing development proposals, are undertaken, positive measures to address the following problems should be addressed where appropriate:

- a) Measures to reduce the speed of vehicles on entry to villages.
- c) Facilitating safer parking adjacent to Bridstow Primary School.
- d) Reducing the traffic effects of any proposed development upon village and residential amenity.
- e) Providing better access to and use of public transport, cycling and walking links to serve the community and to provide safer routes to Bridstow Primary School.
- f) Addressing safety problems at junctions onto the major routes.

Proposals will be introduced progressively during the Plan period in association with the Highways England and Herefordshire Council and include utilising developer contributions resulting from development within the Plan area.

(Supporting Objectives 2 and 3)

- 7.2 This policy seeks to guide those locally determined measures needed to improve road safety and offer greater transport choices in accordance with Herefordshire Council's indication that it will work with the local community and others to address these set out in Herefordshire Local Plan Core Strategy Policy SS4. Residents have highlighted areas where traffic is considered to cause problems in terms of safety and effect on amenity and these are set out in paragraph 3.20. They have also identified measures that might reduce the need to travel by car by promoting walking and cycling. There is a need for measures to be introduced to accommodate the growth proposed within the Parish. This policy seeks to ensure such matters are addressed through development and other proposals.

## Policy BR12: Highway Design Requirements

Where development proposals are advanced, these should ensure:

- a) There is safe access onto the adjacent roads;
- b) Proposals will not result in on-street parking but provide adequate off-street parking for residents and visitors, and if possible address the reduction of any on-street parking problems that may exist within the vicinity;
- c) Proposals will not lead to a significant increase in speed or the volume of traffic travelling through villages within the Parish or on roads that do not have sufficient capacity.
- d) The nature of the development does not lead to pressure for the provision of street lighting where this is not currently present within the area concerned.

(Supporting Objective 2)

- 7.4 With the need to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the network can cope with increases in traffic generated. This applies not only in the settlements where growth is proposed but also elsewhere in the Parish. It is also important that local amenity is protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards to ensure the network can accommodate new development and this policy supports their use outlining important issues that should be addressed as part of any planning application where traffic is generated. Tranquillity within the Parish is also something that residents appreciate and the absence of street lighting in much of the Parish is a contributory factor to this. The design and layout of any new development should avoid the need for street lighting where this is not currently

present. This policy does not restrict improvements where there is an overriding safety requirement for this.

## 8. Policies for Housing

- 8.1 Although the two settlements where housing development might be located have different characteristics, the approach adopted is based upon identifying small sites within or adjacent to their defined built-up areas. A site selection process was undertaken to determine whether and if so which sites might be considered suitable and available to meet the minimum required level of proportional housing growth. Initially, a number of large sites were submitted for consideration which were **considered to amount to 'major development'**. Subsequently a detailed search for smaller sites was undertaken in order to identify more suitable sites that complied with the provision of the NPPF. A report on the assessment of sites is provided at Appendix 2.
- 8.2 Support for the use of settlement boundaries gained favoured from a majority of residents. The nature of the A44, A49 and local highway network, including the absence of footpaths within many of the settlement areas is a constraint upon the ability to achieve sustainable development which cannot be successfully addressed, and the approach taken through releasing small sites is considered the best option to reduce the potential implications so far as it may be possible for highway safety.

### Wilton

- 8.3 Wilton is particularly constrained in terms of opportunities for further development by the area prone to flooding and the adjacent trunk road. Highways England has recently introduced a number of traffic management measures along the A40 with the aim of improving safety for both pedestrians and vehicular traffic. Wilton falls within Ross-on-Wye Conservation Area and contains Wilton Castle, an important Scheduled Ancient Monument that contributes significantly to views of the Wye valley AONB from Ross-on-Wye.

### Policy BR13: Housing Development in Wilton

A settlement boundary is defined for Wilton as shown on Wilton Village Policies Map. Sensitive infilling within the settlement boundary and on a small site identified for development shown on Wilton Village Policies Map will be supported. Within the settlement boundary housing development, including alterations and extensions to existing dwellings, will be permitted where it meets the following criteria:

- a) Development is protected from risk of flooding and will not result in increased flooding to other properties in accordance with Policy BR7;
- b) Development shall preserve or, where possible, enhance the character and appearance of Ross-on-Wye Conservation Area;

- c) Dwellings shall be of a scale, massing, density, building line and layout compatible with the character, size and form of the part of the settlement within which they are located and not adversely affect the amenity of adjacent properties;
- d) Development shall avoid the loss of important features such as trees, hedgerows, or significant frontage gaps that contribute to the character of the village where possible. Where natural features are lost, appropriate compensatory measures shall be included within any proposal;
- e) Development shall not adversely affect important heritage assets within the village, including their settings;
- f) There should be safe access for vehicles, and parking arrangements should not detract from the street scene but be an integral and sensitively designed part of the overall proposal.

(Supporting Objectives 1, 2, and 4)

- 8.4 There was no settlement boundary shown previously for Wilton in Herefordshire Unitary Development Plan although one was defined in an earlier Local Plan. Given the support expressed by the community for defining settlement boundaries, it is proposed this approach should be adopted for Wilton in the NDP. The new boundary is based upon the previous boundary. Only limited infilling opportunities are considered to exist within that settlement boundary, and these may include the conversion of buildings to residential and other appropriate uses. Where opportunities do exist, it is essential that they are designed to fit sensitively into the street scene and meet the other related requirements set out in this policy. An extensive area which is prone to flooding has been identified and land which falls within Flood Risk Zones 2 and 3 defined by the Environment Agency where residential development should not be developed. In this regard given the proximity to Ross-on-Wye, sufficient alternative sites that would not be prone to flooding would be expected to come forward within that market town such that areas prone to flooding need not be utilised.
- 8.5 The range of design requirements should also ensure development fits sensitively into the Wye Valley AONB and Ross-on-Wye Conservation Area; retains important natural features such as trees and hedgerows; protects local heritage assets; and provides appropriately for car access and parking.
- 8.6 Other policies set out in this NDP and Herefordshire Local Plan Core Strategy should also be taken into account to ensure development is sustainable. In this regard the local community also consider sustainable design is important to contribute towards a low-carbon economy. Policy BR9 and Herefordshire Local Plan Core Strategy Policy SD1 are relevant and should be taken into account in addition to the other design requirements.

## Policy BR14: Housing Site in Wilton

Land to the north of Wilton Cottages, identified on the Wilton Policies Map is proposed for new housing development provided it meets specific site requirements set out in this policy and complies with relevant design and detailed policies within this plan:

- a) The barn at the north end of the site shall be retained, restored and incorporated into the overall design of the site as a dwelling.
- b) Any proposal will be required to undertake a full noise and air pollution impact assessment to the satisfaction of the Local Planning Authority on the proposed development and their occupants for both the internal areas of the dwellings and external space.
- c) The character and appearance of Ross-on-Wye Conservation Area should be enhanced through the development and should include appropriate boundary treatment that should contribute to the overall design concept.
- d) As a brownfield site the developer should establish whether contamination is present and dealt with accordingly in accordance with policy BR9 e).
- f) An archaeological evaluation of the site will be required in accordance with Policy BR4 b).

(Supporting Objectives 1b, 1c and 4b)

- 8.7 Land opposite Wilton Cottages has previously received permission for use as a restaurant and associated car parking which may have generated a similar if not greater levels of traffic than its development for housing. The barn at the northern end of the site figured substantially in that proposal and is an important local heritage asset. However, that proposal has not proceeded although it is understood the owner is willing to release it for housing. It is considered to be a brownfield site having been used for a number of purposes over time. It comprises an area that has an adverse effect upon Ross-on-Wye Conservation Area which is considered by **Historic England to be 'at risk'**. Its redevelopment has the potential to enhance the Conservation Area if carried out in an appropriate manner. There are however a number of constraints that will need to be addressed to ensure those occupying any houses receive appropriate levels of residential amenity, in particular through protection from noise and air pollution through appropriate design measures to protect occupants both within and dwellings and utilising outside space. Examples elsewhere alongside the A40 route and on the A49, including in Hereford, have managed to achieve this to the satisfaction of the Local Planning Authority and it is considered such measures should be put in place, including enhanced acoustic glazing, acoustic barriers built alongside the A40, a configuration that would minimise

habitable accommodation facing onto the A40, and a layout that would reduce passage of noise into the site so that gardens are in a sheltered position to bring noise levels down to an acceptable level. An unconventional approach to design may be required. **Site specific requirements also result from the area's heritage which** suggests that the presence of contamination and archaeology should be explored. The contribution this site is considered likely to make towards the Parish housing target is 9 dwellings including the conversion of the barn to a dwelling.

## Bridstow

- 8.9 Bridstow is larger than Wilton although comprises a cluster of smaller residential areas separated by notable areas of countryside and occasional wayside cottages. Previously, boundaries have been defined for 3 areas. These are defined in paragraphs 3.14 to 3.8. The main facilities in Bridstow, the Village Hall and a relatively recently built Primary School, have not previously been defined within any settlement boundary. The area defined as Buckcastle Hill, in addition to its built-up area along the Hoarwithy Road, has an area of scattered dwellings on its south-west facing slopes sat on narrow lanes outside of the previously defined boundary.

## Policy BR15: Housing Development in Bridstow

Development boundaries are defined for Bridstow shown on Bridstow Village Policies Maps comprising the areas of Bannuttree, Buckcastle Hill and Claytons. Sensitive infilling within these settlement boundary and on small sites identified for development shown on Bridstow Policies Maps will be supported . Within the development boundaries housing development, including alterations and extensions to existing dwellings, will be permitted where it meets the following criteria:

- a) Dwellings shall be of a scale, massing, density and layout compatible with the character, size and form of the area of the settlement defined by the development boundary within which they are located and should not adversely affect the amenity of adjacent properties.
- b) In relation to the Area of Special Character at Buckcastle Hill, regard should be had to policy BR17.
- c) Development shall avoid the loss of important features such as trees, hedgerows, or significant frontage gaps that contribute to the character of the village where possible. Where natural features are lost, appropriate compensatory measures shall be included within any proposal.
- d) Development shall not adversely affect important heritage assets within the village, including their settings.

- e) There should be safe access for vehicles, and parking arrangements should not detract from the village street scene but be an integral part of the overall design.

(Supporting Objectives 1c, 2b and 4a)

- 8.10 A number of development boundaries have been defined for the settlement of Bridstow based upon extensions to the boundaries defined in a previous Local Plan. In combination they comprise the settlement boundary. They encompass the three previously defined areas with extensions, principally to incorporate site allocations. **Herefordshire Council's Guidance Note 20 has been used to inform the process for defining settlement boundaries.**

#### Bannuttree

- 8.11 The development boundary for Bannuttree, based on the area comprising Bannuttree Lane, comprises that previously defined for the area with extensions to include Bridstow Primary School, the village hall, a number of dwellings to the south of the hall, **dwellings to the South of St Bridget's Church** and three housing allocations. The allocations are described in subsequent paragraphs. It should be noted that although the housing site adjacent to the Old Vicarage is included within the settlement boundary, most of the curtilage to this Listed Building has been omitted from the development boundary in order to protect its setting.

#### Buckcastle Hill

- 8.12 The development boundary at Buckcastle Hill comprises that previously defined for it and extensions to encompass three housing allocations and sites with planning permission. In addition, the southern slopes accommodate a number of housing concentrations, albethey in a loose-knit form. Some of this area has been incorporated into development boundary in that it is considered opportunities for low-density self-built or custom-built dwellings might be suitable. Specific provision is made to ensure its character is retained (see Policy BR17 and its supporting statement). The area between Moor Court Farm and Oaklands Cottages is omitted from the development boundary in order to protect the settings of these properties, the first being a Listed Building and the cottages representing buildings of local interest. As the top of the slopes above the area covered by Policy BR17 is reached the settlement pattern **takes on a 'rural parkland' appearance and this has** also been excluded from the settlement boundary in order to retain that character which was a feature defined in the grant of planning permission for eight dwellings in this location.

#### Claytons

- 8.13 No specific site allocations have been identified at Claytons because of highway and landscape constraints acknowledged through refusal of planning permissions, including one that was dismissed at appeal. As a consequence, the development boundary previously identified has been retained for this settlement area without any changes.

- 8.14 Development within these boundaries should comply with design requirements not just those listed in this policy but also other policies within this plan, in particular Policy BR8 and Herefordshire Local Plan Core Strategy Policy SD1 to ensure sustainable design is achieved in order to contribute towards a low-carbon economy.
- 8.15 As with Wilton, limited opportunities in terms of infilling within development boundaries are available within Bannuttree and Claytons. Greater potential exists for windfall development within Buckcastle Hill as indicated above. The design requirements are set out in order to ensure developments fit sensitively into the village street, retain important natural features such as trees and hedgerows, protect local heritage assets, and provide appropriately and safety for car access and parking.

## Policy BR16: Housing Sites in Bridstow Village

The following areas of land are identified on Bridstow Village Policies Map where new housing development may take place, provided they meet the requirements set out in relevant design and detailed policies within this plan:

- i) Land amounting to around 0.45 hectares at Bridruthin, Bannuttree.
- ii) Land amounting to around 0.4 hectares at the Old Vicarage, Bannuttree.
- iii) Land amounting to 0.16 hectares at Whitecross, Bannuttree.
- iv) Land amounting to around 0.8 hectares at Oaklands, Buckcastle Hill.
- v) Land amounting to around 0.4 hectares at Foxdale, Buckcastle Hill.
- vi) Land amounting to around 1 **hectare at Cotterell's Farm, Buckcastle Hill.**

(Supporting Objectives 1a and 4)

- 8.16 For the purposes of contributing to the housing requirement indicated for Bridstow Parish the 6 sites proposed at Bridstow should provide a minimum of 32 dwellings.
- 8.17 Relatively low development densities are expected upon these sites and this should be seen within the context of the environmental and highway constraints to which significant regard must be given, in particular because of the AONB designation, the protection of residential amenity, and the effect upon the highway network. This NDP contains a range of detailed design policies in view of the importance given to these issues within such a sensitive environment. **The community's preference** is for family homes to be provided, in particular through opportunities for self-build schemes. The form of development is important with the need to avoid any urban or suburban appearance is essential. Site-specific issues and requirements need to be addressed in many instances and these are described below.

### Land at Bridruthin, Bannuttree

- 8.18 This site sits along the south side of Bannuttree Lane and is surrounded by development along most of its other boundaries. A relatively narrow field entrance

provides access to a rectangular site sitting behind a number of other properties along the lane. The following requirements would reduce the effects of its development upon neighbouring properties and the setting of this part of Bridstow in accordance with policies in this NDP:

- A low-rise, low-density development, preferably of bungalows, would protect the residential amenity of neighbouring properties and be expected to generate limited traffic at peak hours;
- A high-quality landscape scheme would ensure the development fits sensitively into the settlement and protect views from important vantage points in Ross-on-Wye;
- The development should be served by an access road to meet **Herefordshire Council's standards**;
- A contribution of up to 8 dwellings towards the required level of proportional growth is expected from the development of this site.

Land at the Old Vicarage, opposite Bridstow Primary School, Bannuttree.

8.19 This site sits within the grounds of the Old Vicarage, a Listed Building in a relatively isolated setting above the A49/A40 from which it is visible. The part of its grounds that is proposed for development is in the least visible part of its grounds to the north of the existing house. Development of this site coupled with the commensurate extension of the settlement boundary draws together the two community facilities (Primary school and village hall) that are available in the village. The following specific requirements are especially important:

- The setting of the Old Vicarage should be protected through the defining of an appropriate area within which the built-form should take place and the design of a high-quality landscape scheme;
- The form of development is important and might usefully take a courtyard form reflecting a stabling or similar complex associated with the Vicarage. It should be informed by a Heritage Impact Assessment that should include reference to views from The Prospect in Ross-on-Wye;
- The development should be served by a private drive to meet **Herefordshire Council's standards**;
- A contribution of 5 dwellings towards the required level of proportional growth is expected from the development of this site.

Land at Whitecross, Bannuttree.

8.20 This is a long narrow site that offers the opportunity to draw parts of Bridstow village physically together. It sits between a long drive serving a number of other properties and the A49, although it is separated from the trunk road by a substantial hedge. To meet policy requirements the site should:

- Comprise a low-density development;
- Utilise the existing access in the form of a private drive to meet the **Highway Authority's** standards;
- Include compensatory measures for the loss of any hedgerow required to meet highway visibility standards;
- Enable easy pedestrian access to the footpath and bus stop;
- The drive already serves a number of properties so a contribution of 3 dwellings towards the required level of proportional growth is expected.

Land adjacent to Oaklands, Buckcastle Hill.

8.21 Previously Buckcastle Hill comprised frontage development along the Hoarwithy Road, with only development comprising a row of cottages just to the south of this land parcel sits extending to any depth and perpendicular to the road. This has changed in recent times through the grant of planning permission adjacent to Littlefields. This site lies between the two developments. The site has an access onto the Hoarwithy Road that would enable some development to the rear of properties fronting the Hoarwithy Road. The following specific requirements for the development of this site are highlighted in addition to general requirements:

- The amenity of adjacent dwellings to the east and south should be protected;
- A high-quality landscape design should be prepared and implemented;
- The development should be served by a private drive to meet **Herefordshire Council's standards;**
- The provisions of policy BR17 in relation to the area of special character at Buckcastle Hill will apply to this site.
- A contribution of 5 dwellings towards the required level of proportional growth is expected from the development of this site.

Land adjacent to Foxdale, Buckcastle Hill.

8.22 This site comprises a paddock area defined by a private drive along its southern and eastern edges. This already serves two dwellings. The access onto the Hoarwithy Road is not sufficient for more than a limited number of dwellings, while the character of the area is low density. The following requirements have been set for this site to meet the policies set out in this plan:

- The amenity of adjacent dwelling to the west of the site should be protected;
- The site should be developed at a low density;

- A high-quality landscape design should be prepared and implemented for the whole site;
- The development should be served by a private drive to meet **Herefordshire Council's standards;**
- Measures may be required to protect land further to the east on the opposite side of the existing track from development;
- A minimum contribution of 3 dwellings towards the required level of proportional growth is expected from the development of this site.

### Land at Cotterell's Farm.

8.23 The area proposed for development comprises part of a larger field. Its location and site configuration have been determined in order to mitigate effect upon the landscape through tying development closely into the current edge where development extends in some depth and utilising existing development to reduce its impact. The need for significant areas of landscaping and buffers within the site is expected to reduce the developable area available. Specific measures will be required to address the effect upon the landscape and other considerations as follows:

- The north-western edge should comprise an irregular rural boundary as opposed to a hard-urban edge and reflect the parkland character approach adopted for the site at Littlefields.
- A block of structural tree planting should be provided upon part of its north-western edge to mitigate the effects of development on views from the north.
- Again, to reflect the **parkland approach, a 'looser' form of development** should be provided on the western sides of the site than within that to the east.
- A signature building reflecting a gatehouse should be provided at the entrance to the development.
- Further significant planting should be provided elsewhere within the site.
- Buffers should be provided along its southern and eastern edges to protect the residential amenity of neighbouring properties.
- The developed area should not exceed 1 hectare and a contribution of some 8 dwellings towards the required level of proportional growth is expected from the development of this site.

## Policy BR17: Housing Development within Buckcastle Hill Area of Special Character

Within the development boundary for Buckcastle Hill defined on Bridstow **Village Policies Map for Buckcastle Hill an area of 'Special Character' is** defined. Within this area, housing development will be permitted where it

retains or enhances its character through enabling limited low-density housing development where this meets the following requirements:

- a) Dwellings comprise individual properties of similar scale to neighbouring properties and which reflect the form and massing found within the defined area.
- b) Plot sizes should similarly reflect the general density of those within the defined area.
- c) Development should not result in the loss of the characteristic enclosure pattern.
- d) The parkland setting at the north-western entrance to the settlement should not be adversely affected.
- e) Tree and hedgerow-cover should be retained, including through the use of Tree Preservation Orders in relation to trees, and a detailed landscape scheme prepared and implemented to ensure development conserves the landscape of the AONB.
- f) Development should be capable of being accommodated upon the narrow lane network and not result in the need for them to be widened, although, where appropriate and necessary, providing new or improved passing spaces.
- g) Preference will be given to schemes for self-build dwellings where each initial owner has primary input into the final design and layout of the house.

(Supporting Objective 5)

- 8.24 This area forms part of Buckcastle Hill and although it has seen some change, its loose-knit nature has generally been retained. Its character would be altered considerably should an unrestricted approach be adopted to infilling within it, particularly because this could result in a significant level of development that would amount to major development within the AONB. Nevertheless, this area could make a contribution towards meeting the required level of proportional housing growth through accommodating some limited development where this does not alter its loose-knit character. Its form is similar to a number of settlements having such form within the Wye Valley AONB, most noticeably Symonds Yat West.
- 8.25 Criteria are set out in the policy to retain the loose-knit character of the area. Although a number of larger dwellings sit within this area, most are relatively small. Further new dwellings might be accommodated upon some of the south facing slopes, through sensitive cottage scale developments sitting within plots that reflect the general density of those. In this regard plots accommodating single dwellings should normally be no smaller than 0.1 hectare (0.25 acre) which is considered the minimum size **necessary to retain the area's loose-knit character**, enclosure pattern and appropriate landscaping. Heavy tree planting is a significant feature within similar areas along the Wye Valley. A development of this form offers opportunities for self-build.

## Meeting Housing Needs

- 8.24 Herefordshire Local Plan Core Strategy contains a number of housing policies for the management of development which Bridstow Parish Council is happy to rely upon including policy H1 – Affordable Housing; policy H2 – Rural Exception Sites; policy H3 requires residential developments to provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities; and policy RA3 - Housing in the Countryside. To duplicate these within this plan would serve no purpose.
- 8.25 Table 1 below shows how it is intended that Herefordshire Local Plan Core Strategy housing target should be met through the approach adopted.

Table 1: Achieving the Housing Target 2011-2031

HC Core Strategy Minimum Requirement 2011 – 2031: 57 dwellings		
		Number of dwellings*
1	Number of completions and sites with outstanding planning permissions 2011-2018 (March) (source Herefordshire Council)	10
2	Dwellings granted planning permission April 2018 to December 2018	8
3	Sites: 1. Land opposite Wilton Cottages 2. Land at Bridruthin, Bannuttree 3. Land at the Old Vicarage 4. Land at Whitecross, Bannuttree 5. Land adjacent to Oaklands, Buckcastle Hill. 6. Land adjacent to Foxdale, Buckcastle Hill. 7. <b>Land at Cotterell's Farm</b>	(41) 9 8 5 3 5 3 8
4	Windfall allowance within settlement boundaries (see para 3.26)	9
5	Rural windfall allowance (see para 3.26)	3
6	Estimated total during plan period	71

\* The estimate of dwellings under each heading is for the purposes of showing how Herefordshire Local Plan Core Strategy target for the Parish might be met. It is based upon the lower end of a medium density and seeks to consider amenity, Pembridge Conservation Area designation and other site-specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

## 9. Policies for Economic Development

- 9.1 The community supports the encouragement of economic development of a suitable scale for rural areas to support the rural economy. Proximity to Ross-on-Wye, the quality of the landscape, and the absence of any pressures are such that it is not proposed to identify any specific site or sites for business use. The approach will be based upon supporting agricultural diversification, tourism and small businesses primarily through the re-use of rural buildings and enabling working from home. These are measures for which there is community support and there are relevant policies within Herefordshire Local Plan Core Strategy. There does however need to be an emphasis upon scale of the operation to protect the nationally important landscape, the nature of the local and national road network, and to protect residential amenity.
- 9.2 In relation to specific operations of local concern, scale is also considered relevant in terms of community support for renewable energy and the use of polytunnels. Large scale renewable energy proposals with significant effects upon the landscape are likely to amount to major development and there is no community support for wind turbines, fracking and solar energy farms. There is however support for small scale locally based methods by individuals or the community, particularly solar energy, natural heat through ground pumps, waterpower and wood burning. Residents were also concerned to address the issue of polytunnels within the NDP.

### Policy BR18: Agricultural Diversification, Tourism and other Employment Enterprises

The development or suitable expansion of small-scale employment generating enterprises through the conversion of a rural building, redevelopment of a brownfield site or working from home will be supported where:

- a) The design, scale and siting of any new development respects the character and appearance of any adjacent settlement or the landscape character of the surrounding countryside.
- b) There is no harm to the amenities of nearby residents.
- c) The development can be accommodated safely and satisfactorily upon the highway network.
- d) Proposals should not adversely affect heritage assets or result in the loss of good quality agricultural land.
- e) Development of workshops in the countryside should utilise existing rural buildings, including small scale extensions, or brownfield sites.

- f) Proposals involving new buildings to enable farm diversification should result in a consolidated form, preferably in association with an existing complex of buildings.
- g) The retention of service businesses, such as public houses and hotels, will be supported, through enabling sensitive developments that would enhance their viability.
- h) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused.

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

(Supporting Objective 5)

- 9.3 This policy encourages the forms of sustainable economic growth through business **enterprises that are considered appropriate to the Parish’s landscape, highway network and countryside setting**. It supports agriculture, including through diversification, and tourism enterprises. Other economic activities such as small workshops and the development of services and facilities, especially where this would increase their viability, would also be covered by this policy where they are of an appropriate scale and would normally utilise existing buildings or brownfield land. Home working will be encouraged. The policy provides safeguards for the environment and stipulates highway requirements that are considered necessary, especially to determine what scale is appropriate in any location. The approach sets out a policy that would add to yet be consistent with that in Herefordshire Local **Plan’s Core Strategy**.
- 9.4 The community would not wish to see the loss of services such as its public houses and hotels unless there is clear evidence that they are no longer viable, taking into account the flexibility offered through this policy.

## Policy BR19: Renewable and Low Carbon Energy

Renewable or low carbon energy proposals will be encouraged where:

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

- h) with regard to community projects, their scale reflects the **community's needs; and**
- i) with regard to local businesses, proposals are ancillary to the business operation.

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

(Supporting Objectives 4, 5 and 6)

- 9.5 The community recognises the economic environmental benefits of promoting renewable energy and is keen to reduce its carbon footprint, particularly through small scale proposals that serve either individuals or the local community. Residents consider solar energy, capturing heat from the ground and biomass to be the most appropriate forms. However, renewable or low carbon energy proposals need to be in scale with the landscape and character of the area. With the Parish being located within the Wye Valley AONB a judgement will need to be made about whether any proposal amounts to major development in order to comply with NPPF paragraph 172. Other safeguards are also considered necessary to ensure proposals are brought forward sensitively and at an appropriate scale. **Herefordshire Council's** Renewable Energy Study indicates that the Parish falls outside of the resource area for large and medium scale wind energy. Herefordshire Local Plan Core Strategy Policy SD2 requires it to be shown that the planning impacts raised by local residents can be fully addressed such that proposals for wind turbines have local backing. The results of the survey suggest this is unlikely for proposals involving wind turbines.

## Policy BR20: Polytunnel Proposals

Proposals for polytunnels should comply with the following requirements:

- a) They should not amount to major development within the Wye Valley AONB;
- b) Where proposals should not amount to major development, they should not adversely affect the natural beauty, landscape character or important features within the landscape, including through the cumulative effect in association with other proposals;
- c) They should not adversely affect the rural character or setting of any settlement within the Parish;
- d) They should not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;
- e) They should not adversely affect biodiversity, especially features that contribute towards the local ecological network;

- f) Local and residential amenity should be protected, in particular, from noise and air pollution;
- g) Any traffic that is generated must be capable of being accommodated safely upon the local road network;
- h) They should not result in additional flood risk to nearby properties.

(Supporting Objectives 1a, 1b and 5c)

- 9.6 Addressing the issue of polytunnels received notable community support with some **60% of residents considering a policy based upon Herefordshire Council's Polytunnels** Supplementary Planning Document. Changes since that document was produced in 2008 include the adoption of Herefordshire Local Plan Core Strategy which superseded Herefordshire Unitary Development Plan and the introduction of the NPPF, in particular, the change in approach which is set out in its paragraph 172.
- 9.7 The policy contains a range of safeguards to protect the environment, amenity and highway safety. Scale of development is important in order that it does not adversely affect the intrinsic natural beauty of the Wye Valley AONB. Where polytunnel developments are notable in size and where they are assessed to be major development in terms of the area they cover and effect upon the landscape. That would fall within the remit of NPPF paragraph 172. A properly evidenced case should such proposals be advanced should such proposals be advanced on the basis that economic and other public benefits would be provided and that provision cannot be met elsewhere outside of the AONB.
- 9.8 Where proposals are not considered to be major development within the AONB, it is still essential that the effects on the environment, and particularly the natural beauty of the landscape, are considered fully. The protection of the nationally designated landscape is still of utmost importance and development that adversely effects it should not generally be permitted. A landscape assessment will be required to assess any proposal, and this should ensure that future development is compatible with the **Parish's landscape** character. Notwithstanding changes to national and local policy which are encompassed within this policy, there is detailed advice within **Herefordshire Council's Polytunnels Planning Guide 2018**.

## 10. Policies for Community Facilities

- 10.1 Bridstow possesses very few community facilities. Currently these included Bridstow village hall, Bridstow Primary School and St **Bridget's** Church together with their associated car parking. Although no further facilities are anticipated during the plan period, this cannot be discounted, and increased pressure will be placed upon those present such that they may need to be upgraded or improved to accommodate growth. There is little open space serving local or wider needs within the Parish and that which exists will be protected through Herefordshire Local Plan Core Strategy Policy OS3.

## Policy BR21: Protection and Enhancement of Community Facilities

Existing community facilities shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy.

Community facilities covered by this policy include:

- i) Bridstow Village Hall
- ii) Bridstow Primary School

Proposals to enhance existing, replace or provide new or additional community facilities, including amenity open space, recreational and play space, within the Parish will be supported where:

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

(Supporting Objectives 6)

### Justification

- 10.2 Although there is recognition that the current facilities serving the local community are capable of meeting current needs, changes to accommodate growth and enhance utility may be necessary. The need for further provision cannot be discounted, especially to provide facilities for youth within the Parish, especially to provide for needs identified through the Youth Forum. This policy sets out important requirements, in addition to those covered elsewhere in the NDP, that would ensure improvements are undertaken without adversely affecting neighbouring properties and address key transport issues. Funding for this may be sought in association with development.

## Policy BR22: Protection of Local Green Space and Areas of Open Space

- a) Land either side of Wilton Road abutting the River Wye identified on Wilton Village Policies Map and **registered as 'village green' is designated** as Local Green Space. Development that would result in the loss of openness of the area, or the loss or diminution of its use, quality as open space, or characteristics, including in association with adjacent development, will not be supported other than in very special circumstances.
- b) Areas of open space to be protected through Herefordshire Local Plan Core Strategy Policy OS3 include:
  - i) Amenity Open Space within the centre of Claytons Estate.
  - ii) Amenity Open Space in the south-east corner of Ashe Green

(Supporting Objective 6)

- 10.3 Open space either side of Wilton Road and alongside the River Wye is registered as a 'village green'. It is special to the community in forming the historic setting of Wilton's southern edge along the River Wye and has public access over it. This footpath comprises part of the route of the Herefordshire Way. Most of the area is currently owned by Herefordshire Council and an 'asset transfer' to the Parish Council is nearing completion. In forming the setting of the village, it also contributes significantly to the character and appearance of Ross-on-Wye Conservation Area at this point. It also enables public open views across to Ross-on-Wye, along the River Wye valley and of Wilton Castle. The northern part comprises the setting of that castle.
- 10.4 The areas of open space identified upon Claytons Policies Map serve the local estates within which they are located. Herefordshire Local Plan Core Strategy policy OS3 sets out principles against which proposals resulting in their loss will be judged.

## Policy BR22: Contributions to Community Services, Youth Provision and Recreation Facilities

Where appropriate, new development within Bridstow Parish should contribute towards necessary community infrastructure in order to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions should be made through Section 106 Agreements, CIL or other developer contribution mechanisms that may be available during the period of the Plan.

(Supporting Objective 6)

- 10.5 Increasing demands resulting from growth will put pressure upon existing facilities, requiring their enhancement and improvement to ensure continued performance of their function. Additional facilities may also be required. Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the plan period. Currently it operates a system for related payments through Planning Obligations. Contributions should be made, where possible within regulations or voluntarily by developers, towards the improvement of existing facilities either through the CIL process, should this come into operation, or in accordance with sections 3.4 and 3.9 of **Herefordshire Council's Supplementary Planning Document on Planning Obligations**, in particular, paragraphs 3.4.8. and 3.9.12. The Parish Council will use the contribution it receives from either of these sources primarily to ensure its existing facilities are improved, maintained or capable of meeting increased pressures in accordance with the legislative requirements. In the interim period before any CIL process is put in place, Herefordshire Council should seek advice from the Parish Council upon what contributions are needed towards local community facilities and infrastructure. This may include additional support towards facilities associated with Bridstow Primary School beyond that **required for Herefordshire Council's purposes in view of accessibility issues** there which need to be addressed. Again, it is emphasised that a need for additional facilities for youth within the Parish have been identified.

## Policy BR23: High Speed Broadband and Telecommunications

Development of high-speed broadband, mobile communications and any other communications systems, current or future, which respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity.

(Supporting Objective 6)

- 10.5 Such infrastructure will assist in supporting high quality remote employment opportunities, to reduce the need for vehicle movements and enhance opportunities and quality of life within the Parish and measures to ensure the community is able to adapt as necessary to advancements and other changes in new technologies should be supported.

## 11. Delivering the Plan

- 11.1 Landowners and developers will primarily deliver proposals that are promoted through policies in this NDP.
- 11.2 Herefordshire Local Plan Core Strategy contains policies for the management of development. To duplicate these within this plan would serve no purpose particularly where the Parish Council is happy to rely upon them. Many require expertise held within Herefordshire Council. This NDP covers those aspects considered most relevant to the Parish-level of plan and the local community.

- 11.3 Bridstow NDP will be implemented primarily through Herefordshire Council as the local planning authority determining planning applications for development within the Parish. Such determinations should be in accordance with this Plan unless material circumstances outweigh its provisions.
- 11.4 While the local planning authority will be responsible for development management, Bridstow Parish Council will also use this NDP as the basis for making its representations on planning applications. In addition, in line with the community's wishes the Parish Council will publicise those planning applications that are not covered by policies in this Neighbourhood Plan. They will also publicise those planning applications that, although covered by general policies, contain matters of detail which are considered important. In both instances and where necessary, Herefordshire Council will be asked to extend the time within which responses are required so that publicity can be given before the Parish Council considers the particular application.
- 11.5 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites coming forward for development. The Parish Council will also monitor the effectiveness of the approach it has taken to the various issues it has covered in the NDP policies. This will be done through its annual report. That report will indicate:
- The number of dwellings granted planning permission within the Parish, including a running total covering the plan-period 2011-2031;
  - A list of other planning applications for other matters received during the year indicating whether they are covered by policies in this Neighbourhood Plan, **the Parish Council's representations made, and whether they have been determined in accordance with the plan.**
- 11.6 It is anticipated that a review of the NDP will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the Parish, discussions will take place with Herefordshire Council upon whether an early review is necessary.

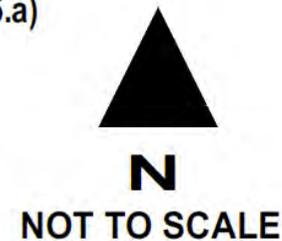
## Map 2: Wilton Village Policies Map



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# WILTON POLICIES MAP NOTATIONS

	Settlement Boundary (Policy BR13)		Housing Sites (Policy BR14)
	Conservation Area (Policy BR5.d)		Strategic Green Gap (Policy BR4.d)
	M Scheduled Monument (Policy BR5.a)		Site with planning permission
	Local Green Space (Policy BR22.a)		
	Biodiversity Enhancement (Policy BR6)		
			







## Map 5: Bridstow Policies Map (Claytons)



# BRIDSTOW POLICIES MAPS

## NOTATIONS

	Settlement Boundary (Policy BR15)		Housing Sites (Policy BR16)
	Area of Special Character (Policy BR17)		Strategic Green Gap (Policy BR4.d)
	Scheduled Monument (Policy BR5.a)		Site with planning permission
	Local Green Space (Policy BR22.b)		N NOT TO SCALE
	Biodiversity Enhancement (Policy BR6)		

## Appendix 1: Bridstow Parish Heritage and Natural Assets

### Scheduled Ancient Monuments

Wilton Castle

Wilton Bridge

**Churchyard Cross at St Bridget's Churchyard**

### Listed Buildings

#### Grade 1

Ruins of Wilton Castle and House Attached to South  
Wilton Bridge and Sundial (That Part in Bridstow Civil Parish)

#### Grade 2\*

Church of St Bridget

#### Grade 2

1-3, Wilton Lane

Addis Monument About 20 Yards South of South Porch of the Church of St Bridget

Ashe Farmhouse

Barn About 20 Yards West of Ashe Ingen Court

Barn About 40 Yards South of Ashe Farmhouse

Barn About 50 Yards South of the Church of St Bridget

Barn, Cowhouse and Granary About 25 Yards West of Whitecross Farmhouse

Benhall

Bridge House Hotel

Churchyard Cross and Sundial About 12 Yards South East of the South Porch of the Church  
of St Bridge

Ciderhouse About 30 Yards South of Ashe Ingen Court

Cowhouse/Granary and Stable About 20 Yards North North West of Benhall

Cross About 10 Yards South of Wilton Court

Granary About 15 Yards South of Moor Court Farmhouse

Granary About 20 Yards South West of Weirend Farmhouse

Group of Five Chest Tombs Between About 10 and 20 Yards South South West of the South  
Porch of the C

Milepost at National Grid Reference So 585242

Milepost at National Grid Reference So 585244

Moor Court Farmhouse

Moraston House

Old Prison

Outbuilding About 15 Yards North West of Benhall

Riverside Lodge

The Old Vicarage

Weirend Farmhouse

White Lion

Whitecross Farmhouse

Wilton Court  
Wilton Hall  
Wiltshire Monument About 40 Yards South of the Easternmost Window of the South Wall of  
the Church of  
Wye Riverside Stores

#### Unregistered Parks and Gardens

Moraston House  
Ashe Ingen Court

#### Conservation Area

Ross-on-Wye Conservation Area (covers Wilton)

#### Area of Outstanding Natural Beauty

Wye Valley AONB (Whole Parish)

#### Special Area of Conservation and Site of Special Scientific Interest

River Wye SAC and SSSI

#### Local Wildlife Sites

Wells Brook  
Marsh near Bridstow Church  
Marsh near Bridstow

## Appendix 2: Bridstow Neighbourhood Development Plan - Housing Land Assessment 2011-2031:

### Summary

1. Herefordshire Council has set a minimum level of housing growth to be accommodated within the Parish. This amounts to 57 dwellings over the period 2011 to 2031. At December 2018, some 18 dwellings had either been built or had outstanding planning permissions. This leaves a minimum of a further 39 dwellings to be found. In certain circumstances, an allowance might be made for windfall housing development outside of the settlements, supported by trend data and/or further evidence.
2. There are a number of significant constraints that has meant the process for identifying sites suitable for inclusion as allocations for housing has taken some time. The major constraints relate to highway access, given the Parish is crossed by two trunk roads, and effect on the landscape, especially as the whole Parish falls within the Wye Valley Area of Outstanding Natural Beauty.
3. **In identifying sites for housing, two 'Calls for Sites' were undertaken and in view of** the paucity of potentially suitable land, approaches were made to the owners of sites to ask whether they wished their land to be considered. In total 17 parcels of land were submitted for consideration although 4 were subsequently withdrawn or received planning permission (in whole or in part). Each of the remaining 13 sites were considered, including, where appropriate, parcels within them, thereby expanding the options that were available.
4. Criteria were set by the Parish Council following advice from the Neighbourhood Plan Working Group. This also included a weighting system that acknowledged some of the criteria were more important than others. A consultant was appointed to assess the sites within this framework.
5. The resultant assessment identified 7 sites that were considered suitable within the information available for inclusion in the draft Neighbourhood Development Plan (BNDP), suggesting it may be possible to meet and exceed the outstanding amount of development necessary to achieve the required level of proportional housing growth. Nevertheless, responses through the first formal consultation stage on the BNDP may identify whether there are constraints upon some of the sites that it will not be possible to overcome.

## Bridstow Neighbourhood Development Plan - Housing Land Assessment 2011-2031

### Purpose of this Report –

*To indicate to Herefordshire Council and others whether and how Bridstow Neighbourhood Development Plan (BNDP) can deliver the required number of houses to meet the proportional growth required by Policy RA2 of Herefordshire Local Plan Core Strategy.*

## 1. Introduction

- 1.1 This report considers whether, and if so, how BNDP can meet the housing target set for the Parish over the period 2011 to 2031. The basis for the proportional growth target is Herefordshire Local Plan Core Strategy (hereafter referred to as Herefordshire Core Strategy) Policy RA1 which, in relation to rural settlements, is to be implemented mainly through its Policy RA2. The latter policy indicates how each neighbourhood plan area should address meeting its housing target. BNDP must comply with Herefordshire Core Strategy. Bridstow Parish falls within the Ross-on-Wye Housing Market Area. The indicative housing target is based upon proportional growth of 14% based upon the number of dwellings within the parish at 2011. The majority of these new dwellings should be located within or adjacent to the built-up areas of settlements listed in Herefordshire Core Strategy Table 4.14 and 4.15. For the Parish these included Bridstow and Wilton.
- 1.2 It should be recognised that BNDP will contain only some of the policies that contribute to the indicative housing target set for the Parish. Herefordshire Core Strategy sets out a number of other policies that will also contribute to meeting housing needs, in particular policy RA3.
- 1.3 Herefordshire Core Strategy Policy RA2 (Appendix 1) indicates how that part of the housing requirement to be located within named settlements is to be planned for. Herefordshire Council is promoting Neighbourhood Development Plans as its preferred approach for planning to accommodate development within or adjacent to named settlements. Should a Neighbourhood Development Plan not be produced, planning for housing will need to be met through Herefordshire Council's Rural Areas Sites Allocation Development Plan Document or through developers bringing forward proposals for sites with little input from the community. The preferred approach to planning for settlements is described in para 4.8.23 of Herefordshire Core Strategy:
- 'Where appropriate, settlement boundaries (or a reasonable alternative) for those settlements listed in Policy RA2 will be defined in either neighbourhood development plans or the Rural Areas Sites Allocation DPD.'*
- 1.4 The settlement of Wilton lies immediately adjacent to the market town of Ross-on-Wye, from which it is separated by the River Wye although linked by a bridge carrying the B4620 Wilton Road. It is an historic settlement based on Wilton Castle. The settlement is constrained by the A40 to the north-west and the River Wye and associated flood plain to the north-east and south-east. No settlement boundary was defined for Wilton in the former Herefordshire UDP which was the previous development plan for the settlement although one was defined much earlier in South Herefordshire Interim Settlement Policy 1989 (See Appendix 2). With regard to Bridstow, this sits astride the A49 trunk road and is divided from Wilton by the A40 trunk road. Again, there was no settlement boundary

defined for the settlement in Herefordshire UDP although previously an earlier Local Plan showed the settlement to comprise three parts: Claytons; the area off Bannuttree Lane; and an area to the north referred to as Buckcastle Hill (See Appendix 3). Both settlements fall within the Wye Valley Area of Outstanding Natural Beauty (AONB).

- 1.5 The minimum target level of housing required by Herefordshire Core Strategy forms the starting point for this assessment. In relation to Bridstow Parish the target indicated by Herefordshire Council is 57 dwellings between 2011 and 2031. Herefordshire Council also advised that 3 dwellings were completed between 2011 and 2018, with 7 further dwelling granted planning permission during this period. Since March 2017 planning permission was granted for 8 dwellings. The minimum target remaining is therefore 39 dwellings. The intention should be for BNDP to plan positively for development and not to restrict unnecessarily the provision of housing. This does not mean a **'free-for-all'** but to balance provision with other social, economic and environmental objectives.
- 1.6 Neighbourhood Development Plans are to identify housing provision within or adjacent to one or more of its named settlements. Herefordshire Core Strategy Para 4.8.16 indicates that housing development should ensure that unnecessarily isolated, non-characteristic and discordant dwellings do not arise which would adversely affect the character and setting of a settlement and its local environment.
- 1.7 There are some major constraints to development within the Parish and a number of agencies or organisations, utilising their specialist expertise, have powers of direction or represent views that need to be given significant weight. These relate to highway safety, effect on the landscape of the AONB and environmental protection (including health). A number of these agencies or organisations have indicated they will offer advice at the first formal consultation stage (Regulation 14 consultation). Although this assessment can utilise information and general advice in suggesting what effects the development of sites might have upon such issues, certainty on them will need to wait for formal responses at that consultation stage.

## 2. Planning for Housing Within and Around the Two Settlements

- 2.1 An approach to accommodating development will need to take into account a range of factors, in particular constraints that might either rule development out for any particular site or influence the most appropriate locations. Herefordshire Council has recognised that meeting the required level of proportional growth within the Parish is a challenge (see planning application Code 180161). In particular, the Parish has two particular constraints that, in combination, make it particularly difficult to determine whether and what sites might be acceptable. The Parish is unique within the County in being crossed by two trunk roads administered by Highways England and this factor places a significant highway safety constraint upon many potential sites. The effect of traffic on amenity is an associated issue. In addition, the whole Parish falls within the Wye Valley **AONB where the protection of the landscape must be given a high priority and 'major development' should be refused** unless there are exceptional circumstances. This requires options elsewhere being considered that lie outside of the NDP area which is beyond the scope of this plan to consider. As a consequence, the Parish Council, with the assistance of a NDP Working Group identified a number of critical criteria against which sites should be assessed and further refined these by indicating the weight the Group considered appropriate. The approach was informed through consulting residents

upon a range criteria at an event held on 8<sup>th</sup> and 9<sup>th</sup> July 2016. Residents emphasised concerns covering highway safety; protecting village settings and the landscape; and preserving wildlife, heritage and the environment. In addition, improved and safer foot and cycle links and appropriate traffic calming measures were considered benefits that might be sought.

2.2 The following criteria and weightings were those approved by the Parish Council to be used in the assessment:

1. Impact on Highway Safety – (35%)
2. Development of the Footpath / Cycle Network (5%)
3. Impact on the Immediate Environment and Amenity of Residents (30%)
4. Impact on the Natural Environment of the Parish (taking account of form and scale) (17.5%)
5. Impact on the Built Environment of the Parish (taking account of form and scale) (12.5%)

2.3 It was agreed that each criterion should be graded from 1 to 5 with 1 being where there is the least adverse effect on or greatest benefit arising from the criterion and 5 the greatest adverse effect on or least benefit arising from the criterion depending upon that concerned. The weighting would then be applied. In this way the lower the score the more appropriate the site might be.

2.4 It is suggested that where a score of 5 was attributed to any site, particularly in relation to highway safety, effect on residential amenity and effect on the landscape, then the site should be looked at critically to determine whether it was a suitable option.

2.5 The Parish Council appointed an independent planning consultant to undertake the assessment of sites within the above framework.

### 3 Sites Identified for Consideration

3.1 In preparing an NDP it was recognised that sites had to be available in order to be certain that they could be delivered during the plan period. In accordance with Planning Practice Guidance, work undertaken by Herefordshire Council through its Strategic Housing Land Availability Assessment was taken into account. There were also two local 'Call for Sites'.

3.2 Five sites were submitted to Herefordshire Council for consideration within its SHLAA (2012).<sup>14</sup> Four were within Bridstow and one at Wilton. All five were considered to have no potential. The reasons were primarily effect upon the landscape and/or highway safety. However, three of these sites were resubmitted in either their original or **changed form through the local 'Call for Sites'**.

3.3 No further sites were submitted through Herefordshire Council's Call for sites in 2015 although one site was submitted to Herefordshire Council in its 'Call for Sites' associated

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<sup>14</sup> See - [https://www.herefordshire.gov.uk/downloads/download/181/strategic\\_housing\\_land\\_availability\\_assessment\\_2015](https://www.herefordshire.gov.uk/downloads/download/181/strategic_housing_land_availability_assessment_2015)

with its Rural Areas Sites Allocation DPD (which does not include Bridstow Parish) and passed on to the Parish Council for inclusion in the second NDP 'Call for Sites'.

- 3.4 Only four sites were submitted for consideration by the Neighbourhood Plan Working Group through its first 'Call for Sites'. Three of these sites were substantial in nature, the fourth was a site for one dwelling. In relation to the latter this has now received planning permission.
- 3.5 As a consequence of the limited response the NDP Working Group undertook direct approaches to other landowners. This resulted in a further 5 sites/area being identified. The Working Group also instigated discussions with owners of some of the larger sites in order to determine whether smaller areas might be defined to reduce the effect upon the landscape of the AONB.
- 3.6 A further 'Call for Sites' was undertaken when an additional six sites came forward, including the one forwarded by Herefordshire Council referred to above. Again, smaller areas within these sites were considered where these might be reasonably defined. A number of sites initially submitted for consideration were withdrawn or have received planning permission since the assessment commenced. Site references Bt1, Bt5 and Bk5a fall into the first category and site references Bk3 and Bk5b into the latter.
- 3.7 As part of the assessment process landowners and agents of the larger sites were invited to provide details of their initial ideas for the development of their sites. Although these were used to some extent to inform the assessment, it has been born in mind that, when sold, this may change and a density of 25 dwellings per hectare (10 dwellings per acre) was used in the first instance to indicate development potential. This is at the low end of a medium housing density. Herefordshire Council is seeking a net density across the County of between 30 and 50 dwellings per hectare, although recognises this may be less in sensitive areas. Further refinement to indicate the contribution any particular site might make to the required level of proportional housing growth, taking into account specific site conditions is also suggested and taken into account within each assessment.
- 3.8 Appendix 4 contains maps identifying the sites that were assessed including their possible subdivisions where appropriate.
- 3.9 The considerations used by the consultant as the basis for the five criteria is described in Appendix 5. It should be noted that the consultant had no right of entry onto land and consequently site inspections were undertaken from public vantage points. This was found to be sufficient for all but one site (Bt4) where access was subsequently obtained.
- 3.10 Following the site assessment, the owners of/agent for sites Bk4 and Bt7 were approached in order to identify whether more acceptable site configurations could be identified (see paragraphs 4.6 and 4.10).

## 4 Conclusions on Site Analysis

- 4.1 Appendix 6 contains the assessments for each principal site. Where reduced sites or subdivisions have been identified these have been considered as part of the assessment for the larger area. Appendix 7 provides the summary of the results of the analysis

utilising the weightings agreed by the Parish Council. Table 1 below ranks the sites in order of which best meets the criteria set, **with the site ranked 1 being the 'best fit'**.

Table 1: Ranking of Sites (Minimum Outstanding Target 38 dwellings)

Rank Order	Site	Number of Dwellings	Running Total
1	Bk6 Land adjacent to Salsdon Cottage	1	1
2	Bk2c Land at Oaklands (Small site)	5	6
3	Bt7 Land at Whitecross	3	9
4	Bk2a/b Land at Oaklands	Covered under Bk2c	9
5	Bt4 Land at the Old Vicarage	5	14
6	W2 Land opposite Wilton Cottages*	9	23
7	Bk1 Land at Foxdale Bk4b Land at Cotterell's Farm (Small site)	3 8	34
9	Bt2a/b Land at Bridruthen*	8	42
10	Bt3b Land west of Wilton Roundabout*	25	67
11	Bt6b Land at Tanglewood (Small site)*	5	72
12	Bk7 Land adjacent to 6 Oaklands Cottages*	1	73
13	C1 Land at Ash Ridge, Claytons*	9	82
14	W1b/c Land off Wilton Lane, Wilton (Small site)*	9	91
15	Bt3c Land west of Wilton Roundabout (Small site)*	Covered above under Bt3b	91
16	Bt6a Land at Tanglewood*	20 (25 less 5 at Bt6b above)	111
17	Bk4a Land at Cotterell's Farm*	32 (40 less 8 at Bk4b above)	143
18	W1a Land off Wilton Lane, Wilton*	16 (25 less 9 at W1b above) 1	159

\* See paragraph 4.2

- 4.2 For reasons explained in paragraph 2.1, the constraints present within the Parish may restrict the development of many of the sites put forward. It is by no means certain that they would be developable in when specialist or technical advice is received from a number of key stakeholders. During the assessment process, serious concerns were identified in relation to a number of sites and these are marked with an asterisk in Table 1. The concerns in relation to these are such as to question whether they are suitable to be allocated within the NDP. The possibility that other sites may also suffer from significant constraints cannot be discounted. In quite a number of instances it is clear that work will still needs to be done to show that sites are developable, and this was beyond the expertise available to the Parish Council. A criteria-based policy approach might be necessary within which landowners or developers will need to undertake the

detailed studies required. The Regulation 14 consultation process may assist in identifying whether such an approach will be necessary and for which sites.

- 4.3 To meet the required level of proportional growth through site allocations the top 9 sites are needed (notwithstanding that site Bk6 would not meet guidance in relation to a site allocation). It should be borne in mind that the estimated dwellings for any site shown in Table 1 is for the purpose of indicating the expected contribution that might be made to the required level of proportional housing growth. Sites may have the potential to accommodate a higher number. Other issues that might affect their inclusion within the NDP are discussed below.
- 4.4 **Site Bk6 Land - adjacent to Salsdon Cottage:** This site is distant from the previously defined settlement boundary at Buckcastle Hill. It is a small site that would not normally be allocated in any plan and its development for housing would normally be considered on the basis of whether it fell within a settlement boundary, and if so would it meet detailed requirements such as protection of residential amenity and have safe access. In defining a settlement boundary that might accommodate this site, other land would need to be included that would also have development potential. The character of the area within which it sits comprises very low-density housing and is different to that immediately adjacent to the Hoarwithy Road. There are examples of policies in other NDPs that have sought to protect such areas from development or to enable development that reflects its character. Nevertheless, although there is no immediate indication that development pressures will result on other nearby land, it is possible that in the longer term a change in the character of the area might be difficult to resist should such an expansion of the settlement boundary be envisaged.
- 4.5 **Site Bk2 - Land at Oaklands:** Three options have been identified for this area and all may be considered. There would be an adverse effect upon the landscape from an intensive development of the larger two options. However, the access is likely to be a limiting factor. The median option might represent the best approach to enable development at a density consistent with that in the general area based upon limited access.
- 4.6 **Site Bt7 - Land at Whitecross:** The land benefits from an existing access onto the A49 that serves a small number of dwellings. The landowner has suggested three dwellings presenting a scheme which the site appears to be able to accommodate. The opportunity to extend the site to provide a larger number of houses was explored but did not prove possible at this time. Planning permission for a further two dwellings upon a separate parcel along the access drive has recently been refused. The owner of site Bt7 controls the ability to provide access arrangements. The combination of the two areas may increase the number to 5 dwellings although the site for 2 dwellings, albeit of a similar size to the site assessed, was not submitted through the Call for Sites process or otherwise made known to the Parish Council other than through consultation upon the planning application. There remains uncertainty about whether arrangements could **be made to indicate the site was 'available' such** that it might form an allocation. Should it be possible to bring forward a suitable and deliverable proposal for the site it would fall within any windfall allowance.
- 4.7 **Site Bt4 - Land at the Old Vicarage:** Development would be within the current curtilage of a Listed Building and within a sensitive landscape. The open landscape to the east of the Old Vicarage is not only extremely important to the setting of the Old Vicarage but also to the setting of Wilton Castle and Ross-on-Wye Conservation Area when viewed from important viewpoints, especially The Prospect at Ross-on-Wye. The Wye Valley is well known for the 'Picturesque Movement' and the view from the Prospect to Wilton

Castle and its backdrop would appear to reflect its aesthetic and cultural ideals. The A40 road is largely hidden from the important view by trees beyond the Castle. The open landscape also defines the gap between Wilton/Ross-on-Wye and Bridstow. It is a gap of strategic landscape importance for these combination of reasons and might be protected as such. Heritage Impact and Landscape Assessments will be required to inform the form and extent of development and landscape requirements. These would need to consider the relationship to the Listed Building, the effect upon its setting and the wider landscape encompassing distant views from Ross-on-Wye. The settlement boundary previously defined for Bridstow (Bannuttree Lane) did not extend to the north of the A49 to encompass this area, although it is an area where change has occurred such that it might now be incorporated.



Figure 1: Strategic Gap between Wilton/Ross-on-Wye and Bridstow, viewed from The Prospect – This forms the setting for Wilton Castle in the foreground, the Old Vicarage in the background. The A40 is largely hidden by trees.

- 4.8 Site W2 - Land opposite Wilton Cottages: This site has previously received planning permission for a car park and conversion of the barn on site to a restaurant. Consequently, there is a strong likelihood that access can be achieved. Development would enhance the Conservation Area at this point. However, there are considerable concerns over the ability to provide a satisfactory level of residential amenity. The tree planting along the site's western edge is important for reasons expressed under site Bt4 above.
- 4.9 Bk1 Land at Foxdale: Constraints include the scale of development, effect on residential amenity and achieving a safe access. A limited amount of development may be acceptable on the basis that it is served by a private drive and to reduce the effects on neighbouring property. Despite a low level of potential, it might be included as an allocation at the Regulation 14 stage. Should there be major objections from the Highway Authority to the suggested level of development, the allocation might subsequently be removed but the land left within the settlement boundary for the landowner to present evidence to justify some level of development.
- 4.10 Bk4b Land at Cotterell's Farm: Development along the frontage at this point in the suggested ribbon form would be unsympathetic to both the settlement form and the landscape. Planning permission was recently granted for a site on the opposite side of

the Hoarwithy Road (Code P181237 – Land at Littlefields). That proposal was only considered acceptable following the engagement of a landscape architect because the AONB at this point is highly sensitive in landscape terms. The result was to design a combination of a well contained and discreet development within the section set back from the road behind a more open development with a historic parkland character on the front part that avoids any erosion to the local landscape. **A small development in a similar form to that permitted opposite might prove to be more acceptable.** The Parish Council authorised discussions upon this basis with the landowners and these confirmed that a smaller alternative arrangement within the larger parcel of land would be available for development in a similar form that proposed opposite.

- 4.11 Site Bt2 Land at Bridruthen: This site is well located and of an appropriate scale but would increase traffic exiting onto a very dangerous junction and development may not be considered acceptable for that reason. However, it may be possible that some limited development could be possible. This site might be included as an allocation within a settlement boundary at the Regulation 14 stage in order to obtain advice from Herefordshire Council and Highways England. Should they object to the suggested level of development, the allocation might subsequently be removed but the land left within the settlement boundary for the landowner to present evidence to the two highway authorities to justify some level of development.
- 4.12 The following sites are considered to be subject to major constraints that are considered to result in them having no potential as allocations at this time:
- 4.13 Site Bt3 Land west of Wilton Roundabout: A development on a portion of the site would be subject to the same highway constraint as above (Site Bt2) but would also have a significant adverse effect on the landscape, as confirmed in the SHLAA. The agent for the landowner suggests development of the larger area might afford some benefits in terms of relocating the Bannutree Lane access further to the east (closer to the roundabout and away from the bend in the A49). However, its effects on the landscape would be major adverse. This site forms part of the important strategic gap referred to under site Bt4 above, including views from the north-east, and should be protected from development for the same reasons.
- 4.14 Site Bt6a/b Land at Tanglewood: Although offering some potential benefit to pedestrians through providing an alternative route past the ‘pinch point’ in the Hoarwithy Road, the larger site would have adverse effects on the landscape. It is difficult to see how a safe vehicular access might be provided to the site from either Cosy Lane or the Hoarwithy Road. The former is narrow with third party land and significant engineering works being required. In relation to the second, although visibility is available in certain directions, it would not be for traffic turning into the Hoarwithy Road from the A49 west. Again, significant engineering works would be required because the site sits above the current road level. A new access onto the A49 may not be acceptable to Highways England and would probably require Cosy Lane to be closed. Consequently, this would be expected to lead to the development of the whole site where there would be major adverse landscape effects within the AONB.
- 4.15 Site Bk7 Land adjacent to 6 Oaklands Cottages: This site falls within previously defined settlement boundaries yet has been refused planning permission on a number of occasions including being dismissed at appeal. A site of this size would not normally be considered for inclusion as an allocation within any plan but be subject to detailed development management criteria.

- 4.16 C1 Land at Ash Ridge, Claytons: This site has recently been refused planning permission and dismissed on appeal for landscape and highway reasons. A smaller scale proposal has also been refused planning permission.
- 4.17 Site W1a/b/c - Land off Wilton Lane, Wilton: The key issue is effect on the landscape of the Wye Valley AONB, and all options are such that it is considered they would have a major adverse effect. Development of the site would also result in a poor standard of residential environment. There would also be some adverse highway effects, especially should the full site be advocated. Planning permission has recently been refused on part of the site for these reasons
- 4.18 Site Bk4a Land at Cotterell's Farm: This site comprises a significant area of land that would amount to major development within the AONB with significant adverse landscape and highway effects. A smaller development upon this land is covered by Bk4b above.

## 5 Contingency Arrangements

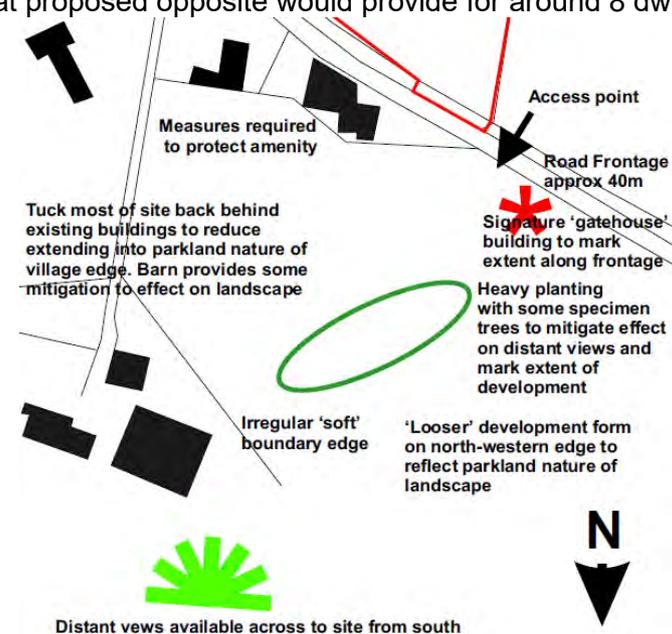
- 5.1 In preparing a draft plan upon which the community and other stakeholders can comment, the approach suggested is to produce a combination of housing sites that are considered to best meet the agreed criteria and sufficient to achieve the minimum level of proportional housing growth. The assessment suggests this can only be done by utilising some sites requiring confirmation that they are acceptable to agencies and organisations having specific responsibilities for certain professional or technical matters. There, therefore, remains the possibility that the required level of housing might not be capable of being met through the approach put forward, although this will only be known when consultation responses are received. Contingency arrangements have been investigated to utilise in the event that it is not possible to bring forward sufficient sites.
- 5.2 An assessment of trends that would suggest whether and if so what level of windfall allowance represents a realistic contribution to the supply of housing within the Parish during the plan period has been undertaken (See NPPF para 70). Appendix 8 lists residential planning permissions granted since 2000 followed by an analysis of recent delivery trends.
- 5.3 The evidence suggests that there is unlikely to be any notable level of development away from the settlements within the Parish (i.e. the rural parts of the Parish). Only 2 dwellings have been granted planning permission away from settlements since 2011. This represents a significant reduction compared to the 11 granted planning permission between 2000 and 2011, despite the increased flexibility in relation to rural building conversion to dwellings provided since 2015 through provisions allowed under Herefordshire Local Plan Core Strategy policy RA3 and Class Q of the Town and Country Planning (General Permitted Development) Order. Based on the trend since 2000, it might have been expected that 14 dwellings would come forward during the plan period. However, a modest figure of a further 3 dwellings seems realistic in terms of more recent trends, making a total allowance over the 20-year period for rural windfalls of 5 dwellings.
- 5.4 A windfall allowance might also be included for dwellings upon individual or small plots within defined settlement boundaries. Trend data suggests that this could amount to 20 dwellings over the plan period. However, more detail analysis of planning applications and site submissions suggests that, with a high degree of certainty, some 4 dwellings would come forward through small sites within potential settlement boundaries. Further opportunities are expected to exist, especially within Buckcastle Hill, although at this current time it is uncertain whether further sites may be released. A modest allowance 16 dwellings over the plan period appears reasonable comprising 7 having already

received planning permission, 4 further dwellings being reasonably certain of delivery, and the remaining 5 less so (i.e. 9 still to come forward).

- 5.5 Herefordshire Council, in acknowledging that it may be challenging for the Parish to achieve its required level of proportional housing growth, suggested that some of its dwelling requirement might, through agreement, be provided within Ross-on-Wye. Discussions with Ross-on-Wye Town Council has led to an agreement, formalised through a Memorandum of Understanding, that it would allow some 15 of its excess provision of dwellings to be used to make up any shortfall in meeting Bridstow Parish's requirement provided the Parish Council has used its best efforts to meet its need. The Memorandum of Understanding is provided at Appendix 9.

## 6 Recommendations

- 6.1 The production of a Regulation 14 draft NDP offers the opportunity to put forward a plan upon which the public, appropriate organisations and agencies can comment. It is unlikely to represent the final plan as the consultation at this formal stage generally leads to amendments. A further formal stage for comments is available later, and then a referendum. In order to try to meet the required level of proportional housing growth the following is suggested in order to ascertain views from key stakeholders and residents.
- 6.2 **Sites at Wilton:** Site W2 (Land opposite Wilton Cottages) be included as allocations within the draft NDP subject to appropriate amenity, design and other requirements to cover matters identified within the site assessment. The need to address noise and air pollution constraints will be particularly important although it is noted that Herefordshire Council has approved dwellings in similar locations where the balancing of different factors has been undertaken within its assessment (9 dwellings in total). The site falls logically within the practical boundary of Wilton.
- 6.3 **Sites at Bridstow:** Sites Bk1, Bk2a, Bt2, Bt4 and Bt7 (land at Foxdale, Oaklands, Bridruthin, The Old Vicarage and Whitecross) be included as allocations within the draft NDP subject to appropriate design and other requirements to cover matters identified within the site assessments (estimated contribution of 24 dwellings in total).
- 6.4 **Site Bk4 at Bridstow:** Rather than either of the site areas originally advanced, a site of around 1 hectare developed at a similar density to surrounding properties with a boundary defined to accommodate the measures expressed below in a form reflecting that proposed opposite would provide for around 8 dwellings.



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- 6.5 **Site Bk6, Bridstow:** Site Bk6 (adjacent to Salsdon Cottage) would be too small to form a housing allocation. Its development potential through the NDP process would normally be determined primarily upon whether it falls within a defined settlement boundary (1 dwelling).
- 6.6 **Defining Settlement Boundaries:** Herefordshire Council Neighbourhood Planning Guidance Note 20 provides advice upon determining settlement boundaries. This indicates that settlement boundaries should normally include land allocated for housing. Housing development would normally be permitted within these boundaries subject to specific policies that might provide restrictions for particular reasons. Defining settlement boundaries for villages is the most common approach when there is a requirement to provide for further development although there are other approaches. Both settlements have previously had boundaries defined for them and this approach is supported by residents. Boundaries might usefully be defined based upon extensions (where necessary) to those previously drawn to cover more recent development and allocated sites is suggested for Wilton, Bannuttree and Claytons. For Buckcastle Hill, a broader definition might be considered based upon the above but, in addition, incorporating its south-facing slopes where a specific policy requirement should seek to retain its loose-knit character while allowing limited windfall development that might contribute towards meeting the proportional housing growth requirement through promote opportunities for self-build dwellings.
- 6.7 **Windfall Allowances and Ross-on-Wye Offer:** The estimated windfall allowances and offer from Ross-on-Wye to provide up to 15 dwellings from its over provision to assist the Parish in meeting its required level of housing growth be retained as contingencies in the event that any of the allocated sites be found unsuitable as a consequence of consultations at the Regulation 14 stage.

## Appendix 1: Herefordshire Local Plan Core Strategy - Policy RA2 Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

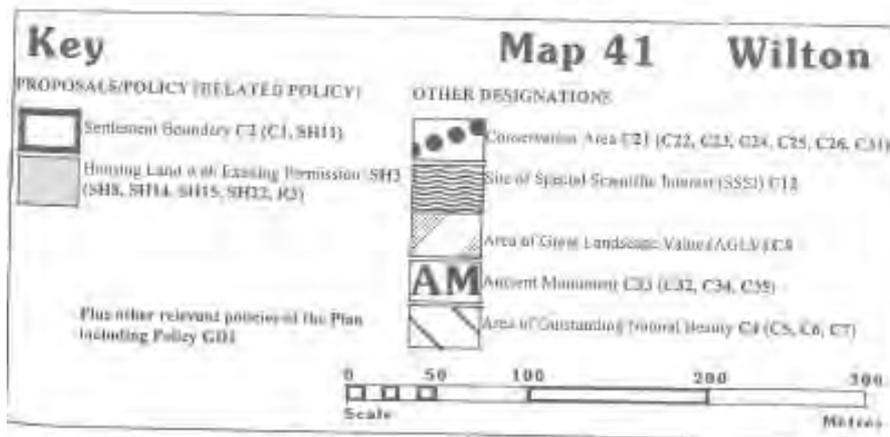
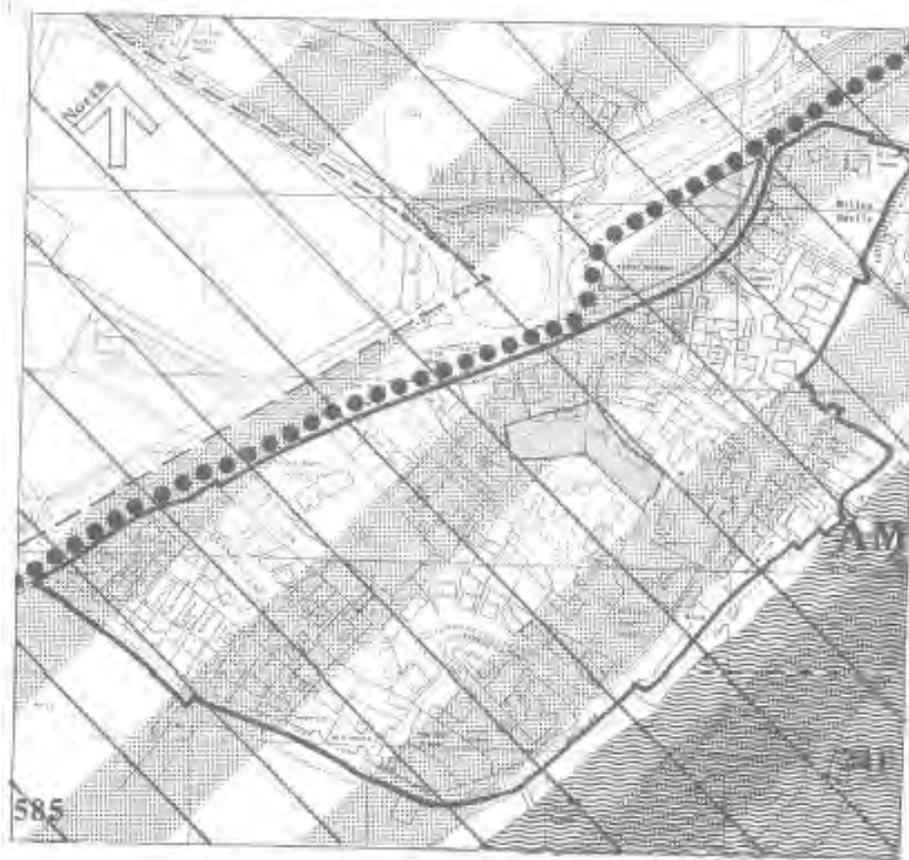
Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

## Appendix 2 – Wilton Settlement Boundary

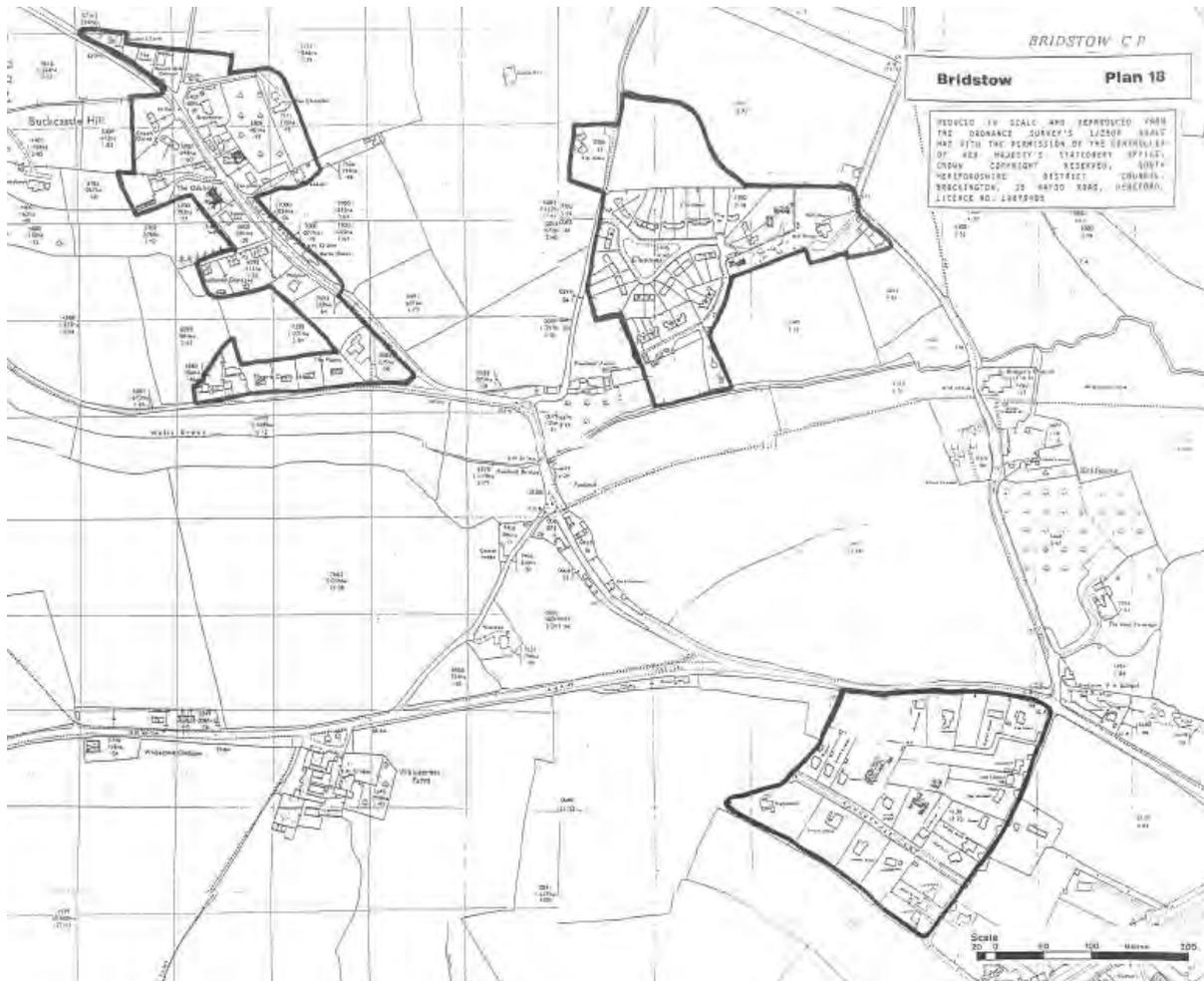
(NB this was produced as Interim Guidance by the former South Herefordshire District Council. It no longer applies for planning purposes but may be useful as a starting point for informing a proposed settlement boundary for Wilton within the NDP.)



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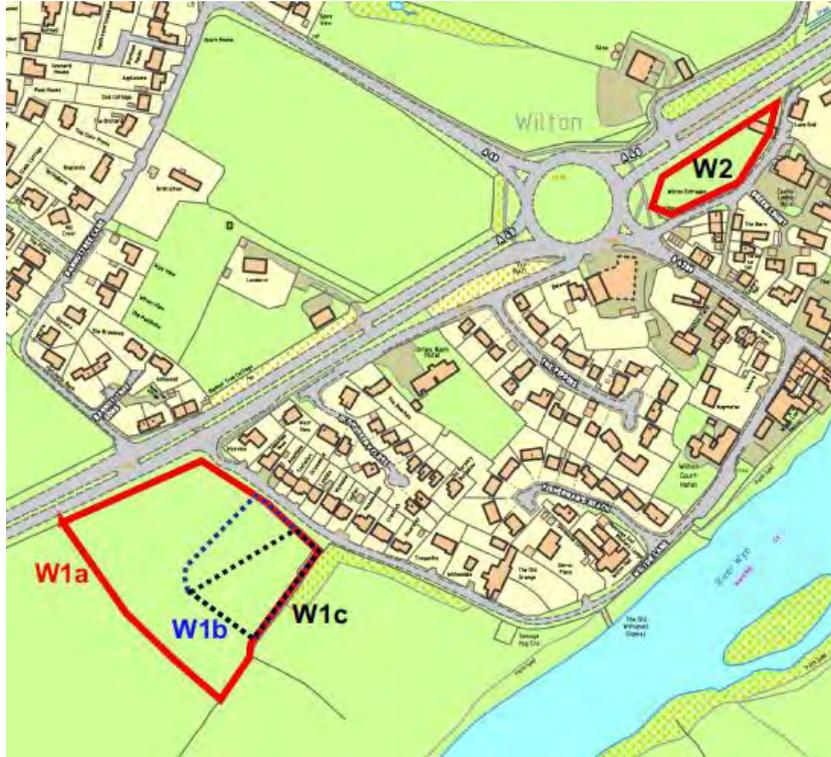
## Appendix 3 – Bridstow Settlement Boundary

(NB this was produced in the South Herefordshire Local Plan by the former South Herefordshire District Council. It no longer applies for planning purposes but may be useful as a starting point for informing a proposed development boundaries for Bridstow within the NDP.)



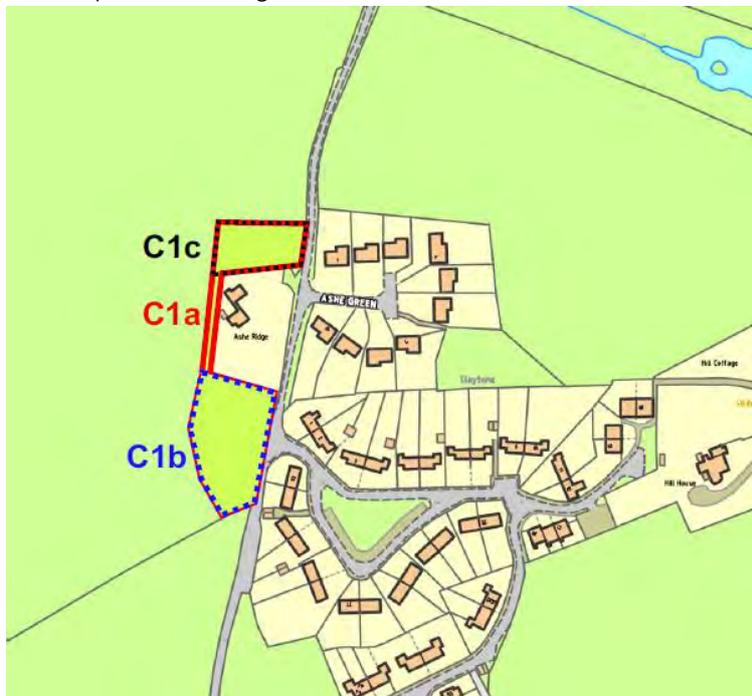
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Appendix 4 – Sites Submitted  
Map 1 – Wilton Sites (All assessed)



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Map 2 – Claytons Sites (All assessed)



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Map 3 – Bannutree (1) Sites (Sites Bt1 and Bt5 withdrawn by agents)



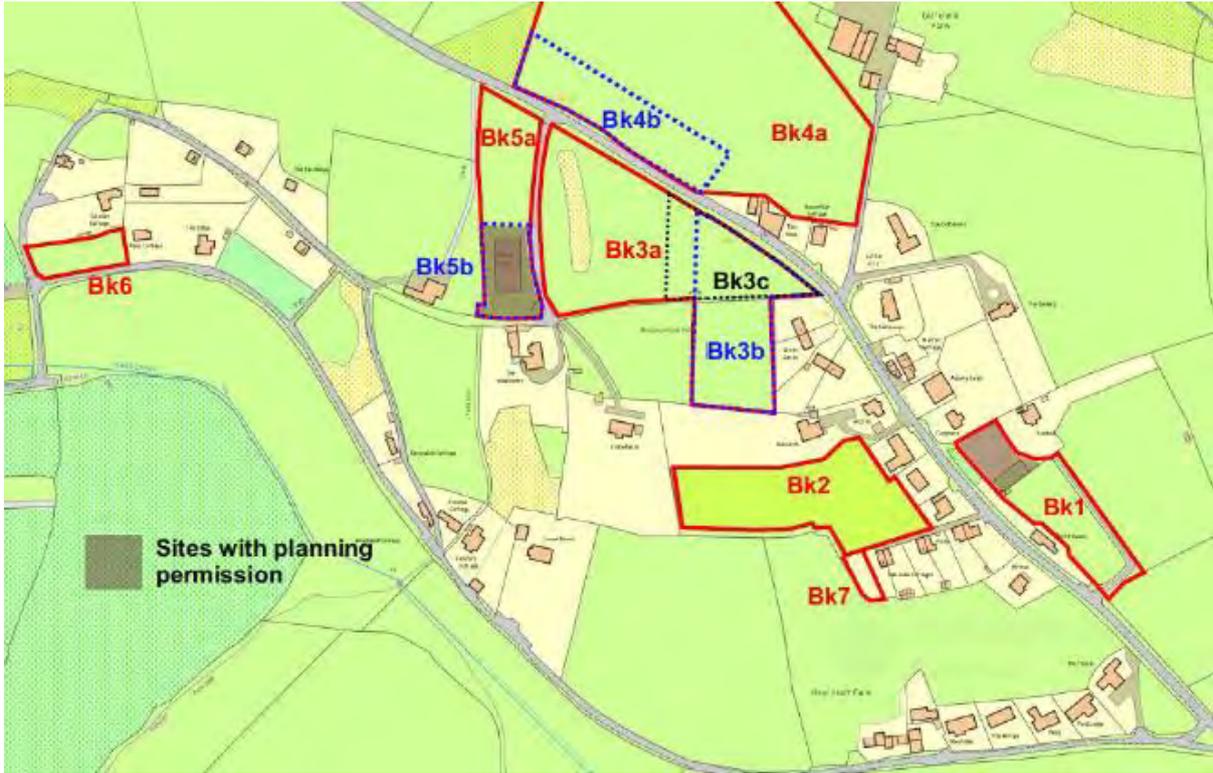
Map 4 – Bannutree (2) sites (Site Bt5 withdrawn by agent)



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Map 5 – Buckcastle Hill Sites (Site Bk5a withdrawn; Sites Bk5b, Bk3b and part of site Bk1 have received planning permission.)

(It is understood that the permission for Bk3b was approved on the basis that it would protect any extension into the western part of Bk3a which should be protected to maintain the parkland setting.)



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## Appendix 5 - Evidence and Approach used for the Assessment of Sites

1. Introduction
  - 1.1 Government has produced Planning Practice Guidance upon Housing Land Availability Assessments (<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>). Although this is primarily for the purposes of preparing Local Plans it can be used for Neighbourhood Plans where the advice indicates:
 

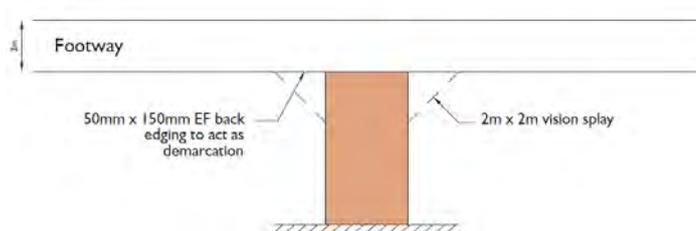
*'Designated neighbourhood forums and parish/town councils may use the methodology to assess sites, but any assessment should be proportionate. Neighbourhood forums and parish councils may also refer to existing site assessments prepared by the local planning authority as a starting point when identifying sites to allocate within a [neighbourhood plan](#).'*
  - 1.2 Herefordshire Council has prepared a site assessment (Its Strategic Housing Land Availability Assessment, 2015 - SHLAA) that covers Bridstow Parish, and this is useful, especially in highlighting potential constraints, principally the highway network where the Parish is crossed by two trunk roads (A40 and A49), and the **Parish's location within the Wye Valley Area of Outstanding Natural Beauty (AONB)**.
  - 1.3 In addition, other source data can include planning application records, both approvals and refusals, enquiries received by Herefordshire Council, and supplementary planning guidance. The following were used as the basis for judging sites against criteria determined by the Parish Council.
2. Impact on Highway Safety
  - 2.1 The assessment under this heading is not a Highways Impact Assessment but an approach based upon identifying the level of concern which could affect certainty that a site would be developable or not. Advice from Herefordshire Council and Highways England following formal consultation under Regulation 14 of the Neighbourhood Planning Regulations should subsequently inform the NDP.
  - 2.2 Concerns may include:
    - whether the required level of visibility is available or not, or could be through off-site works;
    - if development would result in substantial adverse effects upon the highway network or whether these could be overcome through off-site measures;
    - greatest concern might arise where danger would result, especially involving right turn movements;
    - increased traffic using a dangerous junction;
    - if there is an absence of footways where there is notable pedestrian traffic, and development that would result in significant pedestrian/vehicle conflict.

These are all issues that have arisen through recent planning applications within the Parish.
  - 2.3 Source data available for this assessment included:
    - i) Herefordshire SHLAA 2015 assesses a number of sites in the vicinity of both Bridstow and Wilton. All were considered to have no potential for development during the plan period and highway considerations featured as reasons for ruling out a number of these.
    - ii) A number of planning applications have been and are being considered where advice from both Herefordshire Council Highways Section and Highways

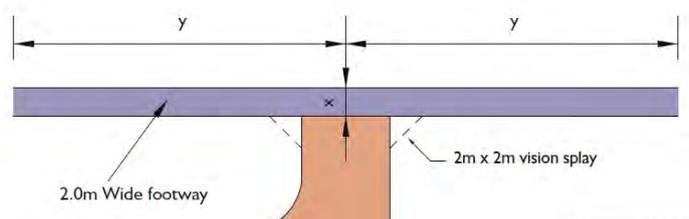
England has been received which may be relevant. In addition, two appeal decisions were found to be particularly relevant.

- iii) Herefordshire Council has provided some site-specific advice upon a number of sites.
- iv) Herefordshire Council has published a Highways Design Guide for New Development ([https://www.herefordshire.gov.uk/download/downloads/id/5208/highways\\_design\\_guide\\_for\\_new\\_developments.pdf](https://www.herefordshire.gov.uk/download/downloads/id/5208/highways_design_guide_for_new_developments.pdf)). This suggests visibility standards that can be used as guidance, although they are open to interpretation by a qualified highways engineer. Such professional advice is not available for this assessment although the standards can be used to indicate whether concerns **may be present**. The following extracts from Herefordshire Council's Design Guide were considered most relevant:

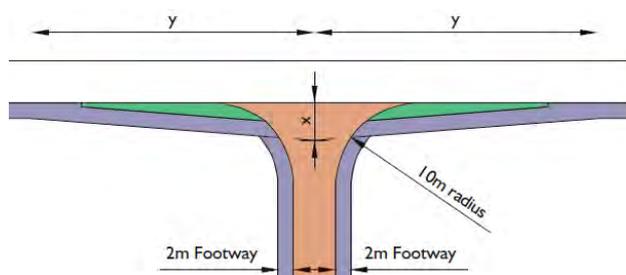
1. Single private drives – set at 90° to road; gate 5m back from highway boundary; turn within site; driveable width 3.2m; drive length min 6m.



2. Shared drives – max 5 houses; 2m x 2m vision splay; min width 3.5m; junction spacing 30m on same side; see 2.12 for junction visibility requirements.



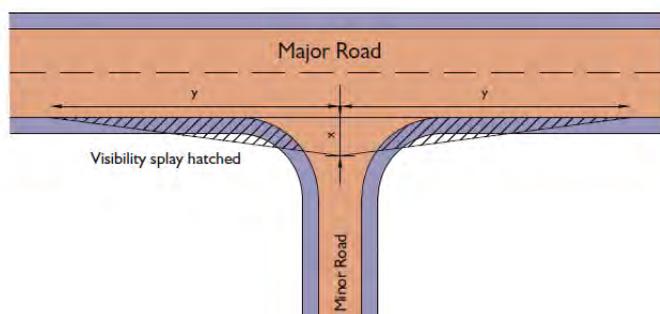
3. Minor Access Roads – up to 100 dwellings; 5.5 m width road reduced to 4.8m for less than 50 houses; 2 m footway; visibility spays as 2.12.



4. Para 2.12: Visibility

x dimension: 4.5m for major roads; 2m for 1-6 dwellings; 2.4m for higher number.

y dimension: as table (\* can be reduced 90m to 60m and 45m to 33m where speed known to be contained within speed limit)



<b>Speed limit (mph)</b>	<b>70</b>	<b>60</b>	<b>50</b>	<b>40</b>	<b>30</b>	<b>20</b>
<b>Major road distance (m)</b>	<b>295</b>	<b>215</b>	<b>160</b>	<b>120</b>	<b>90*</b>	<b>45*</b>

- 2.4 The score attributed under this heading would reflect the relative level of concern in relation to highway safety, including for pedestrians. It might be expected that should a score for any site reflect the highest level of concern, this ought not be considered for an allocation within the NDP.
3. Development of the Footpath / Cycle Network
- 3.1 The local footpath network includes a footpath along one side of the A49 for the length of the route through the Parish although it does alternate from side to side with some overlaps. There are footpaths either side of the B4260 which links Wilton with Ross-on-Wye. There is an intermittent footpath along the A40 on its south side for a short distance along the development frontage that faces on that road to the south-west of Wilton towards Wilton lane. There are crossing points on both the north-east and south-west sides of Wilton roundabout along the A40 although the former now has a Toucan crossing.
- 3.2 There is no cycle network within the Parish or one to which links might be made within adjacent parishes. Bridstow does not sit on a national cycle route. It is extremely unlikely that any specific cycle path will be provided within or adjacent to the Parish during the plan-period.
- 3.3 There is a limited Public Rights of Way network through the Parish. The Herefordshire Trail footpath passes through the Parish utilising routes generally along the Wells Brook where it passes through Buckcastle Hill and Wilton.
- 3.4 Benefits to any of these networks and pedestrian movement would be seen as positive. In addition, any development that would adversely affect any route or path would be seen as negative and the score attributed would reflect these factors.
4. Impact on the Immediate Environment and Amenity of Residents
- 4.1 Few households within settlements can claim not to be overlooked to some degree. However, the protection of the privacy of the occupants of residential properties is an important element contributing to the quality of the residential environment. It is normally a design issue rather than one that affects the principle of development upon a site. Generally, reasonably sized sites can avoid causing problems through appropriate designs so that development is set back sufficiently from the eaves of a dwelling or to provide reasonable space between buildings to protect neighbouring privacy and minimise overlooking. Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property. As a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.

- 4.2 Vehicular traffic can be a consideration in terms of its effects on residential amenity where these pass close to one or more dwellings. This is often a problem where driveways to an existing house on a road frontage is used to provide access to one or more dwellings behind. There will be other instances and an increase in the level of traffic along a narrow route with dwellings close to the frontage may result in the loss of amenity. The amenity of the occupants of any dwellings constructed upon a site is also relevant, for example noise or other forms of pollution arising from an adjacent use, including a major road.
- 4.3 The degree of impact has informed the score given in each instance
5. Impact on the Natural Environment of the Parish (taking account of form and scale)
- 5.1 The natural environment comprises landscape and biodiversity (Section 15 - NPPF 2018).
- 5.2 The whole of the Parish falls within the Wye Valley AONB and consequently the effect on the landscape is an important factor for all sites. Paragraph 172 (NPPF – 2018) indicates that great weight should be given to conserving and enhancing landscape and scenic beauty in this area which has the highest status of protection. In addition, the NPPF indicates that planning permission should be refused for major development other than in exceptional circumstances, including where it can be demonstrated that the development is in the public interest. There is no definition of **'major development' for the purposes of landscape considerations within an AONB. The NPPF indicates that whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined. The evidence from appeals is that whether development should be considered 'major' or not might include the issue of scale, including in relation to the particular settlement, and landscape character.**
- 5.3 The Parish encompasses two landscape types according to Herefordshire Council's Landscape Character Assessment. Most of the Parish is identified as **'Principal Settled Farmlands'** while a narrow belt along its eastern edge is defined as **'Riverside Meadows'**. **Bridstow falls within the first. Principal Settled Farmlands are settled** agricultural landscapes with dispersed scattered farms and small villages and hamlets served by small winding lanes. Tree cover is limited and thinly dispersed along hedgerows and streams and around dwellings. The scale of the field pattern is important, as is the nature and density of settlements. In terms of the impact development may have on this landscape type, the hedgerow pattern, which is the most significant feature of this landscape, and tree cover should be retained or strengthened. Previous attempts to accommodate development pressures have resulted in an uncharacteristic nucleated or clustered settlement pattern. This pattern is considered capable of accommodating only limited new development with that in villages and hamlets needing to be modest in size to preserve settlement character. Riverside Meadows are linear riverine landscapes associated with a flat, generally well defined, alluvial floodplain, and in places framed by steeply rising ground. They are characterised by meandering tree-lined rivers flanked by riverside meadows which are defined by hedges and ditches. Settlement is typically absent, and the landscape accommodates a degree of annual flooding. Where built development has been undertaken, the resulting risk of flooding has often been overcome by the construction of uncharacteristic structures such as bunds, flood walls or flood relief channels. The sense of unity in these landscapes relies heavily on extensive views along the length of river corridors. Built development within them is to be discouraged. Wilton sits within this landscape type but is untypical in many respects.

- 5.4 In terms of richness of biodiversity, the Parish contains areas of significant importance. The River Wye is both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). Its condition is considered to be unfavourable but recovering. Wilton Bluff on the border of the Parish is also an SSSI but this is in favourable condition. The Environmental Scoping report prepared as a supporting document to the NDP identified 4 Special Wildlife Sites (SWSs) within the Parish. Wells Brook is the most significant in terms of size. The others include fields near Wellsbrook Farm (on the border), the Marsh near Bridstow Church, and the Marsh **near Bridstow. Consequently, Herefordshire Council's Ecological Network Map** emphasises the biodiversity corridors along the eastern side of the plan area associated with the River Wye and that along Wells Brook together with its smaller tributary to the north, both of which run west-east through the Parish. The River Wye, not unexpectedly, is a very important biodiversity core area with a broad buffer zone.
- 5.5 At the moment, Dwr Cymru/Welsh Water has indicated that there is insufficient capacity at the Ross WwtWs to serve development of any sites within either of the **Parish's settlements. One** of the consequences is that sites will either need to provide their own waste water treatment, with the need to show that this will not have any significant effect on the River Wye Special area of Conservation, or to wait until programmed works are undertaken. The latter is expected during the period 2020 to 2025, with the expectation that works will commence early during that period. This will apply to all potential sites.
- 5.6 In determining effect on the landscape and biodiversity, including whether **development amounts to 'major development'** the following factors are considered relevant and have been used:
- Landscape Character
  - Affect upon views and general character
  - Loss of important landscape features
  - Effect on designated sites.
  - Relationship to the ecological network
  - Scale of impact
6. Impact on the Built Environment of the Parish (taking account of form and scale)
- 6.1 There are three Scheduled Ancient Monuments within the Parish – Wilton Castle, Wilton Bridge (shared with Ross on Wye), and a churchyard cross **at St Bridgit's Churchyard**. All of the built-up area of Wilton sits within Ross-on-Wye Conservation **Area, which is considered to be a Conservation Area 'at risk'**. **There are a limited** number of Listed Buildings within the Parish. The biggest cluster is in Wilton. Elsewhere Listed Buildings are generally in isolated locations where the rural nature of the Parish contributes towards their settings.
- 6.2 An analysis of settlement character can assist in determining the effect development may have upon the built environment or suggest the form development might take. Wilton
- 6.3 Wilton comprises an historic settlement core astride the B4260 road entering Ross-on-Wye. More recent housing development sits further beyond that road to the south-east. All the existing development is within Ross-on-Wye Conservation area where there is a

requirement to conserve or enhance its character or appearance. Its historic core comprises some substantial buildings, including both residential and commercial. It varies in density and there are some important open spaces within it that provide open views across the River Wye and its flood plain. The flood plain also hems it in to the north and east retaining open views from the direction of Wilton Castle. The Castle is less visible from those public roads to the south and west. To the south-west are three modern cul-de-sacs and a further row of houses facing outwardly behind the western arm of Wilton Lane. These lie behind the ubiquitous petrol filling station that sits on the south-western corner of the A49/A40 Wilton roundabout. With the exception of Wilton Castle and a number of older buildings on the south side of the B4260 close to Wilton Bridge, the modern development pays little regard to views across the River Wye.

#### Bridstow – Bannuttree Lane

- 6.4 The form of development along and off Bannuttree Lane comprises primarily modern detached property although fairly densely packed in places along Bannuttree Lane itself. Development to the north of the lane is less dense. There is no particular architectural character or features that would suggest any local distinctiveness. Part of the built-up area of this settlement along the western end of Bannuttree Lane where it turns southwards towards the A40 connects with development at the western end of Wilton albeit separated from it by that trunk road. Bannuttree Lane, and the other roads within this built-up area are narrow without footpaths. The village hall and primary school sit on the opposite side of the A49 to this built-up area and this road acts as a significant barrier separating the residential area from these facilities.

#### Bridstow - Claytons

- 6.5 With a few exceptions, Claytons comprises two relatively dense housing estates, one substantially larger than the other. Access to them, both from the north and the south, is by a particularly narrow lane. A further narrow lane to the east serves a limited number of dwellings. The relatively modern estates rise up from Poolmill Bridge to its north and are clearly visible as such within the landscape from the A49. There is no footpath along the lane linking this area to the path along the A49 and the narrow lane leading up from Poolmill Bridge towards this trunk road is used by a surprising amount of traffic.

#### Bridstow - Buckcastle Hill

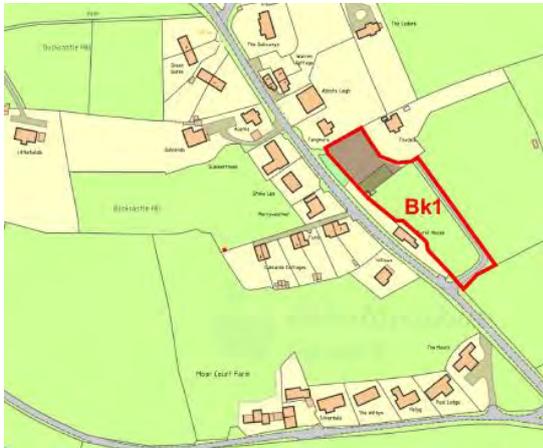
- 6.6 Buckcastle Hill is the smallest of the three built up areas and more typical of the settlement pattern within this landscape type. It comprises primarily low density detached houses along the road frontage. Although again most dwellings are relatively modern with a range of designs and architectural styles present. The lower density and treatment of gaps between enable the built form to sit more comfortably within the landscape. Again, there is no footpath along the highway through the settlement that would connect with the footpath that runs along the A49 to Ross-on-Wye. However, a Public Right of Way runs along the northern edge connecting the Hoarwithy Road to Wellsbrook Lane and onto the A49. The Hoarwithy Road that passes through the majority of the settlement is used by a surprising amount of traffic and this often disregards the 30mph speed limit. As with Claytons, the lane leading up from Poolmill Bridge towards the trunk road is particularly narrow and there is a pinch point at Rock Cottage. The southern slopes of the settlement comprise a number of dwellings and curtilages with a different character to that along Hoarwithy Road. Although most dwellings are modern it reflects the form of development seen elsewhere upon slopes within the AONB, such as at Symonds Yat West; Common Hill, Fownhope; and Coppet

Hill, Goodrich. Although the scale of development is a different scale, the dwellings present a similar artisan form to those in the areas referred to, sitting within modest but notable curtilages.

- 6.7 The assessment considered potential effect upon these characteristics and on any heritage assets that may be present.

## Appendix 6 – Individual Site Assessments

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bk1
<b>Location/Address:</b>	Land at Foxdale  <p style="text-align: center; font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Landowner
<b>Site Area:</b>	Approx. 0.4 hectare
<b>Estimated number of dwellings:</b>	Potential 10 dwellings although this would not reflect the general density in the vicinity. Landowner has suggested 5 dwellings (1 since received planning permission).
<b>Is a reduced site area possible?</b>	Possible although see planning history.
<b>Current Use:</b>	Paddock.
<b>Planning History</b>	A planning application for development upon a larger site incorporating this area was refused (Code P142930/O, December 2014) and dismissed on appeal. Planning permission granted for one dwelling at the north-end of the site (shaded brown) granted June 2017 (P171109/O)
<b>Included in Herefordshire SHLAA:</b>	No, although land immediately to the east was considered (HLAA/299/001) and indicated to have no potential during the Core Strategy period having highway issues and effect on the sensitive landscape.



<b>1. Impact on Highway Safety</b>	
<p>The Inspector at the appeal into planning application P142930/O considered that the generation of 25 extra vehicular trips at each morning and afternoon peaks on this site would significantly heighten the risk of accidents around the entrance to this site.</p> <p>The site has poor visibility at its exit onto the Hoarwithy Road, although may achieve the requirements for a shared private drive serving up to 5 dwellings.</p> <p>Nevertheless, vehicles do travel quickly through this part of the village, there are parked vehicles upon the road, it is used by pedestrians, and there appears to be a notable number of agricultural vehicles using the road. The cumulative effect of additional traffic resulting from this and other developments on the network and including in particular the pinch point at Rock Cottage are relevant.</p> <p>The extent of development may be influenced by highway network limitations, but it is suggested that this would affect the scale of development rather than the principle upon this site. The landowner's stated intention is for 5 dwellings (now 4 given permission under code P171109/O) would amount to just over the figure indicated in its Design Guide given that Foxdale also utilises the drive. From a highway safety perspective, the access road and road network will set the scale of development rather than the size of the site.</p>	<b>3</b>

<b>2. Development of the Footpath / Cycle Network</b>	
<p>There is no cycle network in the vicinity of the site. There is no public footpath running through the village. The development offers no opportunity to extend the network.</p>  <p>The site does not restrict the use of any such Right of Way. There are none in the vicinity.</p>	<b>4</b>

<b>3. Impact on the Immediate Environment and Amenity of Residents</b>	
<p>Burnt House, close to the western edge of the site, sits below the ground level where development might take place and would be overlooked resulting in the loss of privacy unless the location and design of any dwellings is handled sensitively. It should be possible to design a scheme that would protect residential amenity although this would affect the level of development that could be accommodated.</p>	<b>3</b>

<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>
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<p>Development at a reasonably low scale and density should allow it to be accommodated and would also enable appropriate landscape works to mitigate any significant adverse effects on the landscape. Although planning permission has been granted upon one of the potential parcels within the submitted site since its submission, this sits between Foxdale and the road frontage where it will have little effect on the landscape. The rest of the site will potentially have a more open aspect and should not come forward in a piecemeal fashion but in association with an overall landscape scheme for the whole of the remainder to ensure it can be development satisfactorily. Part of any scheme should ensure the remainder of the field to the east remains open.</p>	<b>3</b>
<p>It has been acknowledged that the site has low biodiversity value.</p>	

<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
<p>No heritage assets have been identified as being potentially affected by development on this site.</p> <p>The Appeal Inspector for the large-scale proposal (P142930/O) identified that the immediate setting of the site is more distinct and traditional than the later additions and lies adjacent to a fairly sporadic linear development of varied buildings extending along the C1261 and typically enclosed by planting to the front and by open fields behind. The Landscape Assessment indicates that low densities of individual dwellings would be acceptable as long as they are not sited close enough to coalesce into a prominent wayside settlement pattern. It states that additional housing in hamlets and villages should be modest in size in order to preserve the character of the original settlement. The scale of development should not result in a fundamental change in landscape character from predominantly open countryside to built-form.</p> <p>The character of development in this settlement is changing as a consequence of planning permission P181237 from one primarily of ribbon development along the main road through the village to one where there is a greater extent of development in depth. Previously development that was set back from the road stood in their own substantial grounds. This is more so to the west of the settlement and this form might be used to inform the design and layout within the site if chosen.</p>	<b>3</b>

<b>Conclusion</b>	
<p>The site has some potential although the scale and form of development will be important considerations in terms of highway safety, effect on amenity and effect on the landscape.</p>	





### 1. Impact on Highway Safety

This site has an access way, including grass verge, onto the Hoarwithy Road that is 7.5 m wide. It can achieve visibility in each direction onto the Hoarwithy Road of a minimum of 90 m which is the required standard for a 30mph zone given the set back of columns for properties either side of the entrance (better than the site refused and dismissed on appeal).

Consequently, it is considered that safe visibility onto that road could be achieved. Nevertheless, vehicles do travel quickly through this part of the village, there are parked vehicles upon the road, it is used by pedestrians, and there appears to be a notable number of agricultural vehicles using the road. The cumulative effect of additional traffic resulting from this and other developments on the network and including in particular the pinch point at Rock Cottage are relevant.

The extent of development may be influenced by highway network limitations, but it is suggested that this would affect the scale of development rather than the principle of development upon this site. The landowner's stated intention is for 5 dwellings and this could be accommodated utilising a private drive. Any larger development would require an adopted highway that met Herefordshire Council's design standards.

From a highway safety perspective, the access road and road network will set the scale of development rather than the size of the site. The score given reflects this.

2

### 2. Development of the Footpath / Cycle Network

There is no cycle network in the vicinity of the site. There is no public footpath running through the village. The development offers no opportunity to extend the network.

4

 <p data-bbox="204 663 1134 725">There are no Public Rights of Way within the vicinity. The site does not restrict the use of any such Right of Way.</p>	
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<b>3. Impact on the Immediate Environment and Amenity of Residents</b>	
<p>There would be some adverse effect on residential amenity of neighbouring properties on either side of the access although this is unlikely to be considered a major constraint. No adverse effect on privacy would be anticipated as the site has the ability to ensure this through design and layout. Similarly, there is the ability to provide reasonable space between buildings to avoid any significant overlooking. The residential amenity of any dwellings built need not be affected by any external factors.</p>	<b>2</b>

<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>	
<p>The site is surrounded on three sides by development although the open side can be clearly seen from medium-distance views from the south-west. As a consequence, there will be an adverse effect upon the landscape depending upon the scale and nature of the development. It does, however, sit among a number of dwellings. The effect would be less with option Bk2c.</p> <p>There are a number of trees both surrounding and within the site that should be retained. The limited biodiversity potential could be compensated for should it be adversely affected.</p>	<b>3 (2 for Bk2c)</b>

<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
<p>Moor Court farmhouse, a Grade II listed building is located around 140 metres to the south of the southern edge of the site, separated by agricultural land and Oaklands Cottages.</p> <p>The character of development in this location is changing as a consequence of planning permission P181237 from one primarily of ribbon development along the main road through the village to one where there is a greater extent of development in depth. Previously development that was set back from the road stood in their own substantial grounds. This is more so to the west of the settlement and this form might be used to inform the design and layout within the site if chosen.</p>	<b>2</b>

<b>Conclusion</b>
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The site has some potential although the scale and form of development will be important considerations.



<b>1. Impact on Highway Safety</b>	
<p>The larger site has frontages on the Hoarwithy Road and also the lane leading down to Cotterell's Farm. The latter is only 3m wide and well below the required standard for a development of the size shown. It is even below the guideline width of 3.5 m required for a shared drive serving up to 5 dwellings. It would require land from third parties in order to achieve the minimum width. Hence access would most probably need to be onto the Hoarwithy Road. The site sits outside of the 30mph speed limit. As the site therefore falls within the 60mph zone, sight lines of 215 m in either direction would be necessary to comply with HC's standards and this could not be achieved. Should the 30mph zone be extended to encompass the site, then the sight line distance of 90 m in either direction to provide the appropriate visibility splay could be met. For smaller developments of up to 5 dwellings served by shared drives that might be considered for the reduced site (Bk4b) the lesser splays of 2m x 2m could be achieved.</p> <p>Notwithstanding the above, Herefordshire Council would be expected to seek a technical highways study and an associated report in order to assess the proposed development in relation to either/both the options. In addition to impact upon the road through the settlement, this might also need to take into account the effects on the wider network.</p> <p>The Inspector at the appeal into planning application P142930/O (35 dwellings) considered that the generation of 25 extra vehicular trips at each morning and afternoon peaks would significantly heighten the risk of accidents around the entrance to that particular site. Vehicles travel quickly through the village, there are parked vehicles upon the road, it is used by pedestrians, and there appears to be a notable number of agricultural vehicles using the road. The cumulative effect of additional traffic resulting from this and other developments on the network and including in particular the pinch point at Rock Cottage are relevant.</p> <p>For the reduced site the planning permission under code P181237, which proposed 8 detached dwellings, was expected to increase vehicles at peak times by 3 and as such was not considered to have a detrimental impact to the highway. However, for this site, the result would probably be a number of accesses onto the road rather than a single access.</p>	<b>5 (3)</b>
<b>2. Development of the Footpath / Cycle Network</b>	
<p>There is no cycle network in the vicinity of the site. There is no public footpath running through the village. The development offers no opportunity to extend the network.</p>	<b>4</b>

 <p>There are no Public Rights of Way within the vicinity. The site does not restrict the use of any such Right of Way.</p>	
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<p><b>3. Impact on the Immediate Environment and Amenity of Residents</b></p>	
<p>Both options contain sufficient land to ensure, through design and layout, that there should be no adverse effect on residential amenity of neighbouring properties. No adverse effect on privacy would be anticipated as the site has the ability to ensure this through design and layout. Similarly, there would be reasonable space between buildings to avoid any significant overlooking. The residential amenity of dwellings elsewhere along the frontage will suffer minor adverse effects from additional traffic passing by them and through the village along the Hoarwithy Road.</p>	<p><b>2</b></p>

<p><b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b></p>	
<p>It is considered that the larger site, which is larger than the site refused and dismissed on appeal under code P142930/O, would amount to major development within the Wye Valley AONB and have a significant adverse effect on that nationally important landscape. There are extensive views when looking across the site from the north with the site sitting on the top of the ridge. A smaller development would have less effect although would still be extremely visible along the ridge line.</p> <p>The field does not appear to have any special biodiversity value. The loss of hedgerow along the road frontage would be anticipated and may be greater for option Bk4b because of the need for a larger number of small or individual accesses.</p> <p>Moraston House Park and Garden (unregistered) sits along the north-western edge of the site and its setting within a wider agricultural scene would be affected.</p>	<p><b>5 (4)</b></p>

<p><b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b></p>	
<p>Moraston House is a Listed Building set within its associated park and garden sits comprise a heritage asset to the north-west of the site and their separation from the settlement forms part of their setting.</p> <p>The form of the settlement has developed as wayside cottages along the Hoarwithy Road as it rises up from Poolmill, albeit limited and compact in</p>	<p><b>5 (4)</b></p>

nature This reflects the settlement pattern commonly found within the landscape type. Although there are places where development does extend back from the road these are currently limited. Arguably planning permission P181237 is altering the balance such that the character of the settlement changing from one primarily of ribbon development along the main road through the village to one where there is a greater level of development in depth. Previously isolated dwellings that were set back from the road, particularly on the western side of Hoarwithy Road that drops down to Wellsbrook, stand in their own relatively substantial curtilage/grounds. However, the approach to that new development was to reflect a farmstead layout around a courtyard with parkland beyond on the edge facing outwards.

The larger site (Bk4a) would not lend itself to such an arrangement because of its scale. This scale would swamp the settlement, potentially more than doubling it in size. The ribbon form of the smaller option (Bk4b) might potentially reflect the historic wayside character, although the extent of the frontage is significant and would extend well beyond the edge of the settlement that will be defined by the development opposite. Such an extent of suburban design of ribbon development would be contrary to the settlement's character and its extent might set a precedent for further development on the opposite side of the road that would potentially, in combination, amount to major development. An alternative site arrangement may be possible within the land available that reflected that granted permission opposite.

### **Conclusion**

The larger site (Bk4a) would conflict with the requirements of the AONB, in particular amounting to major development that should not normally be permitted. The reduced site (Bk4b) has greater potential but would still conflict with the landscape requirements of the AONB, including by leading to further development elongating development along the frontage. A smaller alternative development form within part of the larger site might prove acceptable.

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bk6
<b>Location/Address:</b>	Land adjacent to Salsdon Cottage  <small>© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</small>
<b>Submitted By:</b>	Landowner
<b>Site Area:</b>	Approx. 0.12 hectares
<b>Estimated number of dwellings:</b>	1/2 dwellings.
<b>Is a reduced site area possible?</b>	No
<b>Current Use:</b>	Small overgrown paddock
<b>Planning History</b>	Not known
<b>Included in Herefordshire SHLAA:</b>	No



<b>1. Impact on Highway Safety</b>	
The lane providing access to the site is narrow although a small development in this location is unlikely to affect highway safety.	<b>1</b>
<b>2. Development of the Footpath / Cycle Network</b>	
There is no cycle network in the vicinity of the site. There is no footpath in the vicinity of the site. There would be no potential to achieve any benefits to the Public Rights of Way network where the current routes are shown on the map below.	<b>4</b>

	
<p>Development on the site would not adversely affect the networks of footpaths, public rights of way or cycleways.</p>	

### 3. Impact on the Immediate Environment and Amenity of Residents

There are limited properties in this location and it should be possible to undertake a development without adversely affecting their amenity. The tidying of the site would potentially improve the local environment.

**1**

### 4. Impact on the Natural Environment of the Parish (taking account of form and scale)

The site is currently screened, and its development is unlikely to have any significant adverse effect on the landscape of the AONB or local landscape character. In its current condition it may have some wildlife value that would require investigation in order to ascertain whether any mitigatory works would be necessary although this is unlikely to be a reason to restrict development. The current screening appears to be an outgrown hedgerow, and should it be subject to some management, further tree planting to reduce the effects of development would be useful.

**2**

### 5. Impact on the Built Environment of the Parish (taking account of form and scale)

The site does not fall immediately adjacent to the previously defined built-up area of Buckcastle Hill although it is part of a linked assemblage of dispersed hillside dwellings. The scale of development is small and would have a very limited effect on the built environment of the Parish. However, development in this location might lead to further development between it and the current settlement edge that would change its character if it set a precedent for a greater degree of infill.

**3**

### Conclusion

The site's development would not have any serious effects on either highway safety or the environment. The primary issue is whether it would fall within a settlement boundary to be defined without resulting in significant further development within the AONB.

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bk7
<b>Location/Address:</b>	Land adjacent to 6 Oaklands Cottages  <p style="text-align: right; font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Landowner
<b>Site Area:</b>	Approx. 0.03 hectares
<b>Estimated number of dwellings:</b>	1 dwelling.
<b>Is a reduced site area possible?</b>	No
<b>Current Use:</b>	Garden area
<b>Planning History</b>	There have been a number of planning applications for a dwelling upon this site, each of which have been refused and two appeals dismissed. The most recent was refused on 2 <sup>nd</sup> March 2018 under code P180161
<b>Included in Herefordshire SHLAA:</b>	No



<b>1. Impact on Highway Safety</b>	
Herefordshire Council's Highways Section objected to the grant of planning permission because <i>'the site accesses the highway through a single narrow private road. The visibility from the private road is significantly restricted, with vehicles not seeing the vehicle until till late. There are no options for the visibility splay to be altered as it's not within in the ownership of the applicant. The lane does not provide any passing places which are not private drives for</i>	<b>5</b>

*the existing dwelling, therefore the increase in vehicles using this narrow junction will increase potential impact on the highway.'*

The planning committee report also points out that the absence of parking for visitors leads to on-street parking which adds to the issue of detrimental to highway safety.

This reason for and its history of refusals is relevant and informed the score attributed for this factor.

## **2. Development of the Footpath / Cycle Network**

There is no cycle network in the vicinity of the site. There is no footpath in the vicinity of the site. There would be no potential to achieve any benefits to the Public Rights of Way network where the current routes are shown on the map below.



Development on the site would not adversely affect the networks of footpaths, public rights of way or cycleways.

**4**

## **3. Impact on the Immediate Environment and Amenity of Residents**

The refusal of planning permission is also upon the grounds of adversely affecting the residential amenity of 6 Oaklands Cottages. The additional foot and vehicular traffic along the narrow lane would also affect the amenity of other properties along the row of cottages which sit immediately up against the lane.

**4**

## **4. Impact on the Natural Environment of the Parish (taking account of form and scale)**

No effect identified

**1**

## **5. Impact on the Built Environment of the Parish (taking account of form and scale)**

The site falls within the previously defined settlement boundary. The scale of development is small and would have a no adverse effect on the built environment of the Parish (as opposed to immediate environment).

**1**

**Conclusion**

The site's development would have serious effects on highway safety and residential amenity. The principle of development on this site has been tested on a number of occasions, including at appeal, and found to be contrary to these issues.

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bt2
<b>Location/Address:</b>	Land at Bridruthen  <p style="text-align: center; font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Agent for landowner
<b>Site Area:</b>	Full site – Bt2a: 0.8 hectares (includes Bridruthen, the site of which might be redeveloped)
<b>Estimated number of dwellings:</b>	Potential 20 dwellings although this would not reflect the general density. Agent suggested 9 dwellings (net gain of 8 dwellings, within Bridruthen demolished and site redeveloped).
<b>Is a reduced site area possible?</b>	Yes: Excluding the curtilage of Bridruthen (Bt2b) which at the same density suggested by the agent would accommodate 5 dwellings, although probably require a small part of Bridruthen's curtilage to provide land sufficiently wide enough for an access road.
<b>Current Use:</b>	Part dwelling curtilage, part small paddock
<b>Planning History</b>	None known
<b>Included in Herefordshire SHLAA:</b>	No



<p><b>1. Impact on Highway Safety</b></p>	
<p>Herefordshire Council’s highway advice that was received by the NDP Working Group stated: <i>‘Bannutree Lane is narrow, with no pedestrian facilities; therefore, pedestrians have to negotiate the lane with oncoming vehicles. This site along with any other sites along Bannutree Lane will have to negotiate crossing the A49, therefore crossing facilities should be provided and consultation with Highways England is required. Increasing the number of vehicles using Bannutree Lane could increase the number of vehicles wanting to turn right across the dual carriageway of A40. There are significant concerns regarding this site and the need of pedestrians and cyclists. Any increase to vehicles using this lane could have significant implications.’</i></p> <p>There would be little difference between the two options, especially because the curtilage comprising Bridruthen could come forward as a redevelopment site on its own.</p> <p>The significant concerns about adding turning movements to the junction of Bannutree Lane with the A49 are concurred with, as are those related to pedestrians having to cross the road at this location. The option to exit via the A40 exit is available although would add to the inconvenience of pedestrians and amenity of properties further along the lane. There is no longer the ability to turn right onto the A40 with the gap having recently been closed up.</p>	<p><b>5</b></p>

<p><b>2. Development of the Footpath / Cycle Network</b></p>	
<p>There is no cycle network in the vicinity of the site. A public footpath runs along the north-east side of the A49 (opposite side of the road) requiring the trunk road to be crossed. The development of this site offers limited opportunity to extend the small length of footpath adjoining the site to its south-west further along the frontage on that side of the lane but there will still be a gap further to the north-east and the absence of a pedestrian crossing over the A49. On its own, the provision of such a crossing being funded by the development is unlikely.</p>	<p><b>3</b></p>

There are no Public Rights of Way within the vicinity.	
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<b>3. Impact on the Immediate Environment and Amenity of Residents</b>	
There would be some adverse effect on residential amenity as a consequence of additional vehicular traffic passing property that are close to the frontage of Bannuttree Lane which itself is very narrow although the increase upon existing levels will be minor. There would similarly be some adverse effects on residents walking along the narrow lane from interaction with moving vehicles as there is no footpath. Any potential adverse effect on privacy could be addressed through design and reasonable space between buildings to avoid any significant overlooking could be provided.	<b>2</b>

<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>	
The site sits between a number of dwellings on a number of its edges and does not extend into open countryside to any significant degree. There will similarly be a very minor impact on views across to the site from The Prospect. The paddock does not appear to have any notable biodiversity value, (horses being present when visited) although	<b>2</b>

<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
There are no heritage assets in this location that are considered to be affected.	<b>2</b>
It will have a minor effect on the wider landscape through adding to the consolidation of the built form between Bannuttree Lane and Wilton	

<b>Conclusion</b>	
The only significant constraint to the development of this site is considered to be the effect on highway safety where exit onto the A49 at its north end does not meet the required visibility standards.	

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bt3
<b>Location/Address:</b>	Land west of Wilton Roundabout  <p style="text-align: center; font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Agent for landowner
<b>Site Area:</b>	Full site – Bt3a: 2.2 hectares. NB Bt3b was submitted as the form in which this site would be developed.
<b>Estimated number of dwellings:</b>	Potential 55 dwellings
<b>Is a reduced site area possible?</b>	Yes: Options arising during discussion with agent: Bt3b – Approx. 1.7 hectares (potential 40 dwellings) Bt3c – Approx. 1.0 hectares (potential 25 dwellings)  However, in both instances a lower density was suggested by the agent for the landowner reducing numbers by about 50%.
<b>Current Use:</b>	Agricultural land - arable
<b>Planning History</b>	None known
<b>Included in Herefordshire SHLAA:</b>	Yes - HLAA/450/001: site identified as having no potential during the plan period with significant landscape and highways issues being identified.



### 1. Impact on Highway Safety

Herefordshire SHLAA indicates: *'There are a range of highway restrictions at this site including access onto the A49 with poor visibility towards Hereford, lack of crossing facilities, impact on lane and no footpath. A crossing facility to the school/village hall would be required and there would be adverse effects on the lane where there is no footpath. As this site would entail an A49 access, consultation with Highways England would be required.'* The conclusion was that there are major issues with this site.

Further Herefordshire Council highway advice that was received by the NDP Working Group (in relation to Bt3b) was: *'Bannutree Lane is narrow, with no pedestrian facilities; therefore, pedestrians have to negotiate the lane with oncoming vehicles. This site along with any other sites along Bannutree Lane will have to negotiate crossing the A49, therefore crossing facilities should be provided and consultation with Highways England is required. Increasing the number of vehicles using Bannutree Lane could increase the number of vehicles wanting to turn right across the dual carriageway of A40. If a new suitable access on to the A49 was proposed and Bannutree Lane was stopped up, a stopping up order would be required (chargeable services). Highways England is the controlling authority on the A49, therefore the new access would be under their authority. There are significant concerns regarding this site and the needs of pedestrians and cyclists. Any increase to vehicles using this lane could have significant implications.'*

Option Bt3b was promoted on the basis that a new access could be provided to serve Bannutree Lane that would move the exit point further towards Wilton roundabout providing improved visibility and leaving the area between the old and new roads as open space. This would improve the current substandard junction but would increase turning movements at the new junction with the trunk road as the consequence of the additional housing

**Bt3b - 4**  
**Bt3c - 5**

<p>created. It would also increase pedestrians crossing the trunk road towards the school and village hall. The agent advised that the level of development sought (circa 20/25 dwellings) would be necessary for any proposal to be viable. The advice of Highways England upon such a proposal would be essential.</p> <p>Option Bt3c would be for a smaller development utilising the current Bannuttree Lane exit onto the A49 or alternative onto the A40 dual carriageway. There is no longer the ability to turn right onto the A40 with the gap having recently been closed up.</p> <p>There are significant concerns with both options in terms of highway safety. In relation to Bt3b, Highways England may see a new access as suggested to be an improvement, with the closure of the existing one. However, the benefit may be outweighed by the additional turning movements that would result from further development. Highways England would need to confirm whether it would agree to such a proposal and the advice received is that this can only be ascertained through formal consultation at Regulation 14.</p> <p>Option Bt3c – the significant concerns about adding turning movements to the junction of Bannuttree Lane with the A49 are concurred with, as are those related to pedestrians having to cross the road at this location. The option to exit via the A40 exit is available although would add to the inconvenience of pedestrians and amenity of properties further along the lane. It would be less convenient to properties in this location.</p>	
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<b>2. Development of the Footpath / Cycle Network</b>	
<p>There is no cycle network in the vicinity of the site. A public footpath runs along the north-east side of the A49 (opposite side of the road) requiring the trunk road to be crossed.</p> <p>Option Bt3b offers the opportunity to create a footpath (and potentially including a cycle route) through the development towards Wilton roundabout. However, it would still require the A49 to be crossed in order to utilise the pedestrian crossing over the A40 dual carriageway. A more intensive development may be required to provide both an alternative road and pedestrian crossing for access to the primary school and village hall</p> <p>Option Bt3c might enable a new foot link further to the south of the lane where there is better visibility for pedestrians to cross the A49.</p> <p>There are no Public Rights of Way within the vicinity.</p>	<b>Bt3b - 1</b> <b>Bt3c - 2</b>

<b>3. Impact on the Immediate Environment and Amenity of Residents</b>	
<p>In relation to option Bt3c, there would be some adverse effect on residential amenity as a consequence of additional vehicular traffic passing property that are close to the frontage of Bannuttree Lane which itself is very narrow although the increase upon existing levels will be minor. There would similarly be some adverse effects on residents walking along the narrow lane from interaction with moving vehicles as there is no footpath. No adverse effect on privacy would be anticipated and there would be reasonable space between buildings to avoid any significant overlooking.</p>	<b>Bt3b - 1</b> <b>Bt3c - 3</b>

<p>It is considered Option Bt3b would be unlikely to affect residential amenity of existing residents.</p> <p>In relation to both options there may be some effect from vehicle noise where any dwellings are close to the A49/A40 although the layout and design should be able to minimise the adverse effects to a satisfactory level.</p>	
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<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>	
<p>Herefordshire SHLAA indicates that the site is highly sensitive in landscape terms. It is located within the Wye Valley AONB and there are long-distance views of Ross-on-Wye.</p> <p>Option Bt3b would have a significant effect on the landscape of the Wye Valley AONB and the scale of development is such that it should be considered 'major development' that should only be permitted in exceptional circumstances where this is in the public interest. The site is open to extensive views from Ross-on-Wye including from The Prospect (Unregistered Park and Garden) and the effect on these would be major adverse. It also forms part of the open setting to the Old Vicarage when viewed from the north-east along the A40.</p> <p>A smaller development as proposed by option Bt3c would retain some form of landscape gap between Wilton and Bannuttree Lane, although, even with some tree screening, its effects could not be fully mitigated.</p> <p>There will be loss of hedgerows, which although can be compensated for, adds to the adverse landscape effects.</p>	<p><b>Bt3b - 5</b> <b>Bt3c - 4</b></p>

<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
<p>The site makes some contribution to the setting of the Old Vicarage and more importantly Wilton Castle, when viewed from The Prospect.</p> <p>The effect of option Bt3b would be to coalesce Wilton with development along and around Bannuttree Lane resulting in urbanisation beyond the linear boundary defined by the A40 dual carriageway. Option Bt3c would have a similar although slightly lesser effect.</p>	<p><b>Bt3b - 4</b> <b>Bt3c - 3</b></p>

<b>Conclusion</b>
<p>There are significant landscape and highway safety problems associated with this site. Although measures may be advanced to address the latter, it is by no means certain that these will prove acceptable to Highways England or that a scheme would be sufficiently viable to enable all such requirement to be met, including sufficient for them to be determined to outweigh the effects on the landscape of the Wye Valley AONB by being in the public interest.</p>

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bt4
<b>Location/Address:</b>	Land at the Old Vicarage  <p style="text-align: center; font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Agent for landowner
<b>Site Area:</b>	Approx. 0.4 hectare (Bt4b)
<b>Estimated number of dwellings:</b>	Potential 10 dwellings. However, to reflect the density of the area a range of 3 to 5 might be expected
<b>Is a reduced site area possible?</b>	Two options presented. Bt4a was that originally submitted. Bt4b to accommodate 5 was agreed subsequently following an approach by the NDP Working group
<b>Current Use:</b>	Garden curtilage of the Old Vicarage.
<b>Planning History</b>	None known
<b>Included in Herefordshire SHLAA:</b>	No





### 1. Impact on Highway Safety

The location of the access is opposite that to the Primary School is not ideal, although given the anticipated low level of development it may be acceptable. The nearby junction onto the A49 has reasonable visibility.

**2**

### 2. Development of the Footpath / Cycle Network

There is no cycle network in the vicinity of the site. A public footpath sits on the opposite side of the road to the site (by the School) and to which pedestrian access can be easily gained.

There are no Public Rights of Way within the vicinity.

Development of up to 5 dwellings would not require a footpath to be provided with the access road although if this were provided in might provide a footway for much of the distance between the existing footpath by the Primary School and to the Church although there would be a significant height difference at its northern end between the site and the ground level adjacent to the road. There is also an intervening property. No request for this to be considered has been made to the landowner/agent.

**4**

### 3. Impact on the Immediate Environment and Amenity of Residents

There would be no adverse effect on residential amenity as a result of development upon this site. The site sits higher than and overlooks Glebe

**2**

Cottage although this property is screened from the site by a high hedge. This would need to be retained.	
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<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>	
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<p>The open landscape to the east of the Old Vicarage is not only extremely important to the setting of the Old Vicarage but also to the setting of Wilton Castle and Ross-on-Wye Conservation Area when viewed from important view-points, especially The Prospect at Ross-on-Wye. The proposed site is located in the north-west corner where the effect on that important landscape identified above would be minimised. There appears to be a drop of at least 10 m from the brow of the hill to the site's east beneath which development would sit and avoid any significant effect on distant views of the old Vicarage across the Wye Valley from Ross-on-Wye. If necessary a screen could be provided by enhancing the current hedgerow that runs across the brow of the hill extending from the eastern edge of the Old Vicarage. The form and exact juxtaposition of development and landscaping would need to be informed by a landscape impact assessment.</p>	<b>3</b>
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<p>Hedgerow removal would however be expected in order to achieve appropriate sight-lines.</p>	
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<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
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<p>The site forms part of the curtilage of the Old Vicarage, which is a Listed Building. St Bridget's Church sits to its north where there is also a Churchyard Cross which is indicated to be a Scheduled Ancient Monument. There is an important views across from the Prospect in Ross-on-Wye that shows the importance of the setting for the Old Vicarage which sits on the brow of a hill, is extremely prominent and sits in isolation. This effect of development nearby would be substantial unless it could be located sufficiently far away and screened from views from the east. It should be possible to minimise the effects of development upon St Bridget's Church and other buildings in its locality. It is expected that Historic England will request a Heritage Impact Assessment be prepared to show that the effects on the setting of The Old Vicarage can be satisfactorily mitigated. This uncertainty in terms of response from that agency has informed the score.</p>	<b>4</b>
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<p>The area is not one that comprises a concentration of development and this would alter the area's character. It has not previously fallen within or adjacent to a defined settlement boundary. It is, however, in an area where change has taken place through the development of the Primary School opposite. As an area of change, development in this location may now be considered acceptable.</p>	
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<b>Conclusion</b>
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<p>The site is within a sustainable location although falling within the curtilage of a Listed Building the form, extent and juxtaposition will need to be informed by appropriate studies so that it does not affect the setting of the Listed Building and the wider landscape when viewed from Ross-on-Wye. Notwithstanding these considerations it is considered some limited development might be accommodated within the north-east corner of the Listed Building's curtilage through the sensitive design of buildings and landscaping.</p>
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## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bt6
<b>Location/Address:</b>	Land at Tanglewood 
<b>Submitted By:</b>	Agent for landowner
<b>Site Area:</b>	Whole site Bt6a – 1.7 hectares Site Bt6b – 0.4 hectares
<b>Estimated number of dwellings:</b>	Potential Bt6a – 45 dwellings; Bt6b – 10. However, given the surrounding density, around half of this might be expected, especially on the smaller area.
<b>Is a reduced site area possible?</b>	Yes – site Bt6b
<b>Current Use:</b>	Agricultural land – one larger field and a smaller paddock
<b>Planning History</b>	None on site although site opposite was granted planning permission under Code P163998/F in February 2017 for one dwelling adjacent to Rock Cottage.
<b>Included in Herefordshire SHLAA:</b>	No.





### 1. Impact on Highway Safety

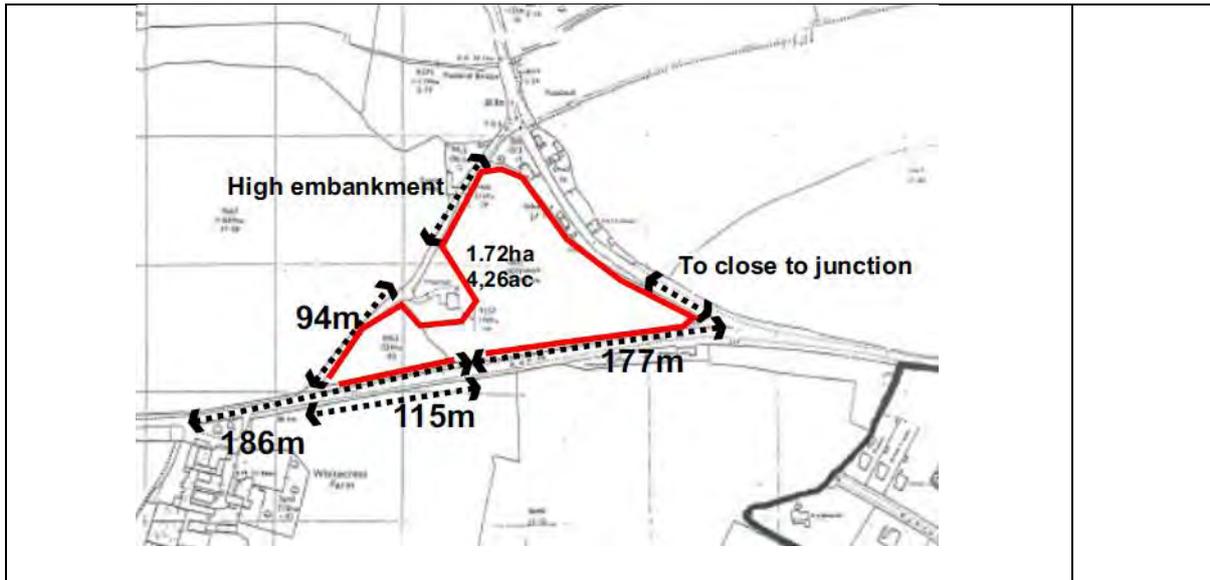
Access opportunities to serve site Bt6a were investigated onto the Cosy Lane, directly onto the A49 and the Hoarwithy Road. Cosy Lane is very narrow (only 3m in places) and does not allow access onto the A49 being one way at its southern end. To enable it to be widened to provide sufficient width for an access to serve the site would require third party land. Access at its northern end would require cutting through a tall embankment, including at a point where a further cottage sits on the lane's frontage. An access further to the south would be beyond the no entry sign.

The speed limit along the A49 changes from 50 mph to 40 mph approximately mid-way along the length of the site that fronts onto that road. It should be possible to achieve the guideline sight-line distance of 160m in both directions although it thought likely that Highways England would not wish to see a further access onto the trunk road, especially in between two other junctions on the same side, there also being another on the opposite side of the road. (See also0 comments in relation to highway aspects under site Bt7.)

Although the agent considers that adequate visibility is available for an access onto Hoarwithy Road, this does not appear to consider the right turning movement from the A49 which is shorter than the required distance. There is a significant height differential between the road and the site that would add to the visibility problems or require major engineering works to address. The suggested access point is only some 45m from the junction of Hoarwithy Road with the A49.

The access problems (with the exclusion of a possible access onto Cosy Lane to which there would be no access) would be same for site Bt6b.

**5**



### 2. Development of the Footpath / Cycle Network

There is no cycle network in the vicinity of the site. There are public footpaths on the opposite side of the A49 to the site and on the opposite side of the Hoarwithy Road opposite the site's eastern corner. The larger site (Bt6a) would enable a footpath to be created through it that would link Cosy Lane to the public footpaths along the A49, avoiding the dangerous narrow part of the Hoarwithy Road at this point, reducing potential conflict between pedestrians and vehicles

There is a Public Right of Way on the opposite side of the road just beyond the northern tip of the site leading to St Bridget's Church.

The significant potential benefit has resulted in the score attributed to this factor for the larger site. This opportunity would not be available with option Bt6b. It would however connect relatively easily with the footpath along the A49.

1 (4)

### 3. Impact on the Immediate Environment and Amenity of Residents

The site is of sufficient size for the design and layout to avoid any adverse effects effect on residential amenity of nearby dwellings. However, should access be along Cosy Lane, this would have a significant effect on the cottage upon its north side which sits immediately upon the road frontage. It would also adversely affect the immediate environment along the lane through engineering works to gain access with the field at its northern end being higher than the lane. An access onto the Hoarwithy Road would again involve notable engineering works to create an entrance to the site which sits well above the existing road level.

It should be possible to design development to avoid any significant effects from traffic noise on the adjacent A49.

3 (2)

### 4. Impact on the Natural Environment of the Parish (taking account of form and scale)

The larger site (Bt6a) would have a significant effect on the landscape and is considered to be of a size and scale to amount to 'major development'. The issue of potential public benefit in terms of providing a safer pedestrian

5 (3)

<p>environment (in addition to meeting housing need) is scored above. The smaller site (Bt6b) will potentially have less effect on the environment but will still have some adverse effects when viewed from the north and west.</p> <p>The development of both options is likely to result in significant lengths of hedgerow removal in order to achieve appropriate sight-lines.</p>	
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<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
<p>Whitecross Farm, some distance to the south-west is a Listed Building. The A49 sits between the site and it should be possible to protect any adverse effects upon its setting through design. Historic England may require a more detailed Heritage Impact Assessment, but this would be a requirement at the planning application stage should this site be allocated. The site does not fall within one of the three principal areas that comprise parts of Bridstow although this was not considered a factor in the grant of planning permission under code P163998/F. The scale of development would be different and result in a significant shift in the settlement pattern. The smaller site would have less effect.</p>	<b>3 (2)</b>

<b>Conclusion</b>
<p>The most significant constraint to the development of this site is the effect on highway safety in that the realistic access opportunities will be on or very close to the A49 where vehicles are travelling fast, despite the various speed limits along the stretch adjacent to the site. Development would result in adverse effects on the landscape although there is a potential benefit in terms of achieving a safe route for pedestrians to avoid one of the more dangerous sections of the route that links Buckcastle Hill to the footpath along the A49. The smaller site has a much-reduced effect on the landscape although similar access vehicle problems.</p>

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	Bt7
<b>Location/Address:</b>	Land at Whitecross – site highlighted in purple  <p style="text-align: center; font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Agent for landowner
<b>Site Area:</b>	0.16 hectare
<b>Estimated number of dwellings:</b>	3 dwellings
<b>Is a reduced site area possible?</b>	Not necessary - already a very small site
<b>Current Use:</b>	Small paddock
<b>Planning History</b>	None on site although site further along access track to the east was refused planning permission in November 2018 (Code P183507/F)
<b>Included in Herefordshire SHLAA:</b>	No



<b>1. Impact on Highway Safety</b>	
<p>The planning application code P183507/F gives an indication of the likely highway advice for this site, with it being served by the same access point onto the A49. Herefordshire Council Highways Section has deferred to the advice of Highways England in relation to highway safety.</p> <p>Highways England note that although no collisions have occurred within the immediate vicinity of the proposed access onto the A49 it does have a higher than average collision on the road section where the access is located. There is concern that adequate appropriate visibility splays might not be possible at</p>	<b>3</b>

<p>the exit due to vegetation and trees. A material increase in vehicle at the A49 access and substandard visibility splays would not be acceptable for Highway safety reasons. In addition, the access is also used by agricultural vehicles and further development could result in increase of vehicular conflict further with the possibility of inadequate provision of space for the simultaneous passage of two vehicles within the access which would cause a tail back onto the A49 increasing highway danger. Consequently, improvements will be required. Information is requested upon existing and proposed trip generation, type of vehicles and whether the visibility arrangements and manoeuvring sweeps of vehicles using the access can meet the required standard. The existing A49 access might also make provision to accommodate pedestrians.</p> <p>The full extent of details requested are beyond the ability of the NDP to provide although the access in question and adjacent land is in the same ownership such that it should be possible to provide the visibility required and additional land necessary to ensure standards could be met. Advice received suggests that use of the agricultural access is minimal.</p>	
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<b>2. Development of the Footpath / Cycle Network</b>	
<p>There is no cycle network in the vicinity of the site. A public footpath runs along the north side of the site to which pedestrian access can easily be gained.</p> <p>There are no Public Rights of Way within the vicinity.</p>	<b>4</b>

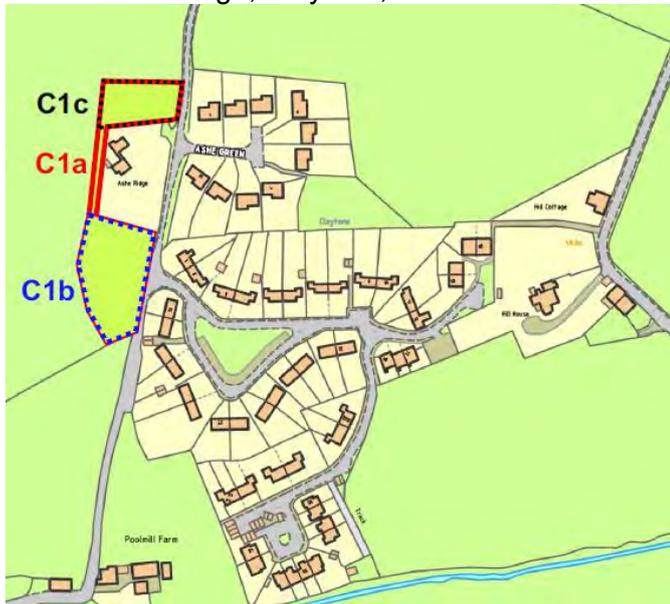
<b>3. Impact on the Immediate Environment and Amenity of Residents</b>	
<p>There would be no adverse effect on residential amenity as the result of development upon this site nor any adverse effects on the immediate environment not covered by other criterion in this assessment.</p>	<b>1</b>

<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>	
<p>The development is likely to have very minor effects on the landscape. Hedgerow removal would however be expected in order to achieve appropriate sight-lines.</p>	<b>2</b>

<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
<p>Whitecross Farm, some distance to the west, is a Listed Building and although there is a notable distance between this and the site which suggests that the setting of the Farm will not be adversely affected to a significant degree, Historic England may require a more detailed Heritage Impact Assessment. It is not anticipated that the development of this site would have any effects on other elements of the built environment.</p>	<b>2</b>

<b>Conclusion</b>	
<p>The only significant constraint to the development of this site is the effect on highway safety. Land required in order to meet the requirements of Highways England is within the same ownership as the site.</p>	

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	C1
<b>Location/Address:</b>	Land at Ash Ridge, Claytons, Bridstow 
<b>Submitted By:</b>	Agent for landowner
<b>Site Area:</b>	0.39 hectares (from application forms P162474 and P171770) – C1a
<b>Estimated number of dwellings:</b>	10 dwellings based on density of 25 to the hectare. Landowner submission of 9 dwellings (reflecting application P162474 – subsequent application P171770 covering the same area indicates 6 dwellings)
<b>Is a reduced site area possible?</b>	The site submitted sits either side of Ash Ridge (part to the north and part to the south). It can divide into two parts based upon this physical separation (C1b and C1c)
<b>Current Use:</b>	Agricultural land
<b>Planning History</b>	DS044458/F – Construction of 3 terraced dwellings, refused 12 May 2005 (Area shown comprises a small area to the south of Ash Ridge). P162474 – Construction of 9 dwellings, refused 8 November 2016; Appeal dismissed 23 August 2017. P171770 – Construction of 6 dwellings, refused 10 July 2017.
<b>Included in Herefordshire SHLAA:</b>	Yes – HLAA/299/001: The area submitted for this covers the southern part of the site comprising a larger parcel of land within the field boundary to the west and south of Ash Ridge. It was assessed as having no potential within the plan period (Core Strategy).



<b>1. Impact on Highway Safety</b>	
<p>Herefordshire SHLAA for the area which included part of this site indicates major highway issues with this site in that it is located along a narrow rural road whereby the impact of new development in this location will be difficult to mitigate.</p> <p>Previous planning refusals included a highway reason indicating that <i>'the proposal represents an unacceptable risk to highway and pedestrian safety and the free flow of traffic and is contrary to Herefordshire Core Strategy policies SS4 and MTI, Herefordshire Council's Highways Design Guide, Manual for Streets 2 and the relevant aims and objectives of the National Planning Policy Framework.'</i> An appeal in relation to the 9 dwellings was dismissed partly on highway safety grounds. The Inspector indicated that it was not just a matter of the capacity of the lane, but the nature of the lane in terms of its physical restrictions in relation to both vehicles and pedestrians. The Inspector also concluded that safe means of access could not be achieved to either the parcel to the north of Ashe Ridge or to the south, without control over third party land.</p> <p>Although the proposal for 9 dwellings was considered a material increase in relation to the restricted nature of the lane, it appears not to be the only highway concern. This includes reference to it not being possible to achieve safe means of access to the two individual parcels into which the site might be divided should smaller areas be considered.</p> <p>Professional highway advice is available for this site and it has been tested at Appeal. This has informed the score that has been given to this criterion.</p>	<b>5</b>
<b>2. Development of the Footpath / Cycle Network</b>	
<p>There is no cycle network in the vicinity of the site. There is no footpath in the vicinity of the site. There would be no potential to achieve any benefits to the Public Rights of Way network where the current routes are shown on the map below.</p>	<b>4</b>

 <p>Development on the site would not adversely affect the networks of footpaths, public rights of way or cycleways.</p> <p>Assessment against this criterion for the whole site or smaller parts would not differ.</p>	
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<p><b>3. Impact on the Immediate Environment and Amenity of Residents</b></p>	
<p>There would be a minor adverse effect on the residential amenity of Ash Ridge as a consequence of vehicular traffic passing by the property to gain access to development on the land parcel to the north (C1c) as it is understood a joint access would be required. There would be some adverse effects on residents walking along the narrow lane from interaction with moving vehicles although this is also accounted for in criterion 1. No adverse effect on privacy would be anticipated and there would be reasonable space between buildings to avoid any significant overlooking.</p> <p>It is felt that there would be marginal differences (less adverse effects) should one of the parcels be advocated (C1b or C1c) rather than the whole site. C1c would have less impact upon the land but more impact on Ash Ridge with vice versa for site C1b.</p>	<p><b>2</b></p>

<p><b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b></p>	
<p>Herefordshire SHLAA indicates the area which includes part of site C1ing site is in a sensitive landscape setting where development is inappropriate. However, site C1 is smaller, lies in the eastern part of the SHLAA site, and sits closer to Claytons where development already exists. There is, nevertheless, a distinct difference between the land to the west of the lane dividing the site from Claytons and that to the east where development has taken place.</p> <p>It is considered that the scale and anticipated nature of development in this location is unlikely to amount to major development within the Wye Valley AONB. Nevertheless, effect upon the landscape remains an important consideration. Herefordshire Council’s reasons for refusal on both planning applications for the site included that the proposal <i>represented ‘unacceptable development in the Wye Valley Area of Outstanding Natural Beauty that would result in a significant and detrimental impact on the character and appearance of this statutorily protected landscape, contrary to Herefordshire</i></p>	<p><b>4</b></p>

*Local Plan Core Strategy Policies SS6, SDI and LDI, the Wye Valley AONB Management Plan and the relevant aims and objectives of the National Planning Policy Framework.'*

The Appeal Inspector considered that the site should be defined as having high landscape sensitivity in dismissing the appeal. Together with other analysis the Inspector concluded that the *'proposal would have a harmful effect on the character and appearance of the surrounding area within the Wye Valley AONB, and this is harm to which I attach substantial weight.'*

Mature hedgerows, which are a significant feature in the landscape, would be lost in order to achieve access to the site. Measures to mitigate the loss could be undertaken together with additional planting although would not fully compensate for the loss or to reduce the significantly adverse effect on the landscape of the AONB.

The conclusions reached by Herefordshire Council and the Planning Inspector in relation to effect upon the landscape are material to this assessment and agreed such that they have informed the score attributed to this factor.

The effects upon the landscape would be reduced should one of the smaller parcels be advocated although this would still be harmful to the character and appearance of the AONB, as defined by its landscape character type such that it is considered the score given would remain the same.

#### **5. Impact on the Built Environment of the Parish (taking account of form and scale)**

The built character of the area comprises The Claytons and Ashe Green residential developments on the east of the lane. Site C1 is physically separated from these estates by the lane and at a slightly higher ground level. The west side has closer affinity to the AONB landscape definition as 'principal settled farmlands' which comprises small lanes, hedged fields and scattered farms. The Appeal Inspector identified that the site sitting either side of a single house (Ash Ridge) would intensify the built form on the west side of the lane, especially if it comprised a block of development. This would contrast with the settled and distinct farmsteads which is a characteristic of the area, by introducing a suburban type of development and a new feature in the area that would not represent the rounding of existing development.

The score attributed reflects the fact that development at Claytons sits uncomfortably as a built form within its setting and that this should not be exacerbated through additions that would expand that built environment in such a sensitive location. A smaller parcel would still add to the expansion of the unsatisfactory built environment in this location.

**3**

#### **Conclusion**

The site is particularly unsatisfactory in terms of highway safety and this in itself is sufficient to exclude it from being allocated within the NDP. Serious highway concerns also apply to smaller parcels of land into which the site might be divided, should a reduced site be considered. There are also significant adverse landscape effects.

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	W1
<b>Location/Address:</b>	Land off Wilton Lane, Wilton  <p style="font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Landowner
<b>Site Area:</b>	1.5 hectares (Full site W1a) Planning application site (W1b) 0.6 hectares indicated
<b>Estimated number of dwellings:</b>	Potential 37 dwellings for full site at a reasonable medium density. Approximately 25 would reflect the density of dwellings in the vicinity coupled with structural landscaping. Recent planning application indicated 9 detached dwellings upon the smaller area (W1b) although this would have the potential to accommodate 15 dwellings at a reasonable medium density.
<b>Is a reduced site area possible?</b>	Yes – The landowner reduced the site from the whole parcel (W1a) to that shown as W1b, which now forms the area of a current planning application. The NDP Working Group wished to look at an even smaller area defined as W1c.
<b>Current Use:</b>	Agricultural land
<b>Planning History</b>	Planning application Code P183187 for 9 dwellings on the area identified as W1b was refused by Herefordshire Council on 11 <sup>th</sup> February 2019. The reasons included adverse effect on the Wye Valley AONB, effect of noise on residential amenity, effect on the setting of the Listed bridge and Scheduled Monument, and absence of information to show a mix of dwellings
<b>Included in Herefordshire SHLAA:</b>	Yes – HLAA/453/001. Site assessed as having no potential during the Core Strategy plan period.



### 1. Impact on Highway Safety

Herefordshire SHLAA identified major highway issues with this site, indicating:

*'Wilton Road (B4260) is a narrow 'C' class road, no footway at either side of the road and is subject to flooding. Wilton Lane/Wilton Road is a difficult junction which is liable to flooding. There are issues with access onto the A40 particularly turning right towards Ross.'* In addition, it indicates *'Access arrangements for A40 dual carriageway would not be acceptable for any housing development.'*

Highways advice is available in relation to the planning application from both the Local Highway Authority and Highways England. Professional highway advice has identified that the central refuge on the A40 has been closed stopping the dangerous right turn across that carriageway but restricting traffic from travelling in that direction; vehicles exiting onto Wilton Road have to use a mirror and increasing vehicle movements at this junction that has limited visibility could increase accidents; and because Wilton Lane floods vehicles will be forced to travel in the wrong direction when wishing to go towards Ross/east and seek to cross the dual carriageway to reduce the journey, which could also increase accidents. However, Highways England has indicated it has no objection subject to footpath clearance widening and reconstruction between Wilton Lane and Old Nursery Close.

Pedestrian access to Ross is available firstly along the south side of the A40 and also after walking along Wilton Lane to its eastern end where Wilton Road contains footpaths to Ross-on-Wye. No cycle path is available within the vicinity.

These responses are in relation to a proposal for 9 dwellings that has been supported by a traffic assessment. Should the full site be considered then this would increase traffic generation relatively substantially. The concern would be such that should this be contemplated a full assessment of the effects of

**5 (4)**

such a development would be necessary to inform any decision to allocate this site within the NDP. As such, a high score is attributed to this criterion for the full site.

The score attributed to the more limited development of the size indicated in the planning application (shown in parenthesis) acknowledges that an access can be achieved onto the A40 although with concerns about traffic travelling to Ross and other locations to the north and east that will involve utilising junctions where there is potential for accidents to occur. These locations are Wilton Lane's exit onto Wilton Road and right turning movements off of the A40, at the junction leading to Glewstone some 1.75 km to the south-west. This would apply to both W1b and W1c.

**2. Development of the Footpath / Cycle Network**

Some minor benefits may be provided in terms of a footpath along the site's frontage with Wilton Lane to link with improvements to the path along the A40 towards Wilton Roundabout (as referred to by Highways England). The Planning Application shows a footpath along part of this frontage but not its full length.

There is no adverse effect upon any Public Right of Way.



The footpath and associated verge linking Wilton Lane with Old Nursery Close is not of sufficient width to create both a footpath and cycle lane. No differences would be expected between options although the smaller the site and development potential, the less viable off-site works would be.

**3**

**3. Impact on the Immediate Environment and Amenity of Residents**

It would be possible to remove any minor inconvenience caused by vehicles to residents walking along Wilton Lane through the provision of a footpath along the site's north-eastern edge. The site is of a size to enable design to ensure there is no adverse effect on privacy and there would be reasonable space between buildings to avoid any significant overlooking.

The site's location adjacent to the A40 and the associated Wilton roundabout will result in a very poor standard of amenity for any residents of the houses built upon the site, in particular from noise and air pollution. There are,

**4**

<p>however, examples of recent planning permissions for houses in similar locations along the A40 (Goodrich, planning ref P163251 – January 2018; Whitchurch, planning ref P170198 – July 2018; Whitchurch, planning ref P121610 – September 2012; Whitchurch, planning ref P121222 – December 2012; Whitchurch, planning ref P142183 – October 2014). In these locations, design has been used to reduce the effects. There are many urban examples of dwellings in such locations. However, this does not detract from the fact the site would have a very poor residential environment and the score attributed reflects this.</p>	
<p>No differences would be expected between the options under this criterion.</p>	

<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>	
<p>Herefordshire SHLAA indicates that the site is sensitive in landscape terms. Landscape advice by Herefordshire Council upon the planning application indicated that: <i>'The landscape is the subject of a national designation; the Wye Valley AONB, it is therefore considered to be a highly sensitive landscape, any changes to the landscape are likely to result in harmful effects to both landscape character and visual amenity which would not be considered compliant with policy LD1, LD3 and SS6 of the Core Strategy.'</i> More specifically it points to the area proposed for development appearing arbitrary within a larger arable field; the landscape character for the area is one of a wayside settlement pattern rather than a modern cul-de-sac; the visibility splay will result in the extensive loss of hedgerow; and the topography and the site's relative openness means development will have adverse effects on viewpoints (including from The Prospect) and the Public Right of Way.</p> <p>Development of the full site at a reasonable medium density might be considered 'major development' within the AONB. It should only be permitted in exceptional circumstances where this is in the public interest.</p> <p>The site appears to be screened from views from The Prospect by intervening trees. The hedgerow along Wilton Lane where the site entrance might be formed is in poor condition with significant gaps. The planting of species rich hedgerows along this edge and elsewhere within the development should ,more than compensate for any loss.</p> <p>The primary determining factor is effect on the Wye Valley AONB, and professional landscape advice is that development of the site in unacceptable in principle.</p>	<p><b>5</b></p>

<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
<p>The site lies just outside the boundary of Ross-on-Wye Conservation Area. This Conservation Area is considered to be 'At Risk' by Heritage England. It is understood that no Conservation Area Appraisal has been prepared. For the purposes of this assessment, a brief description of the character and appearance of the Conservation area at this point has been defined. The development at this point within the Conservation Area Boundary comprises relatively modern suburban dwellings with no particular architectural style or historic interest. There are distant views across to Ross-on-Wye, with its church standing out above the houses in the foreground although these views are limited in the extent to which they show any of the market town's built-form. The view does show how Ross-on-Wye sits within the landscape, especially emphasising its topography, although the modern houses detract</p>	<p><b>3 (1)</b></p>

from this. A low-level development with high-quality landscaping as referred to above might mitigate this detractor.

No archaeological record is revealed within this site upon Herefordshire Council's Historic Environment Record, although there are some in nearby fields. These include the site of a possible orchard, a pond and two references to a relict boundary. It is difficult to see how development of the site would affect the setting of Wilton Bridge.

As already referred to, the built environment in this part of the Parish comprises modern suburban dwellings. There are some older cottages in the vicinity although these are separated from this site by the A40 dual carriageway. The effect of development upon this aspect of the built environment is considered to be very minor.

Development of the full site (W1a) at a reasonable density would detract the setting of Ross-on-Wye's historic built environment although not upon the built environment of its immediate neighbouring area. It is considered that the smaller sites would have a much-reduced effect on the first, especially should a low-density scheme be advanced with high quality landscaping.

### **Conclusion**

Development of the whole site would conflict to a significant degree with a number of requirements. The principal concerns would be significant adverse effects on the landscape of the Wye Valley AONB and a poor standard of residential environment. There would also be some adverse highway effects.

## BRIDSTOW NEIGHBOURHOOD PLAN SITE ASSESSMENT DECEMBER 2018

<b>Site information</b>	
<b>Site Reference No.</b>	W2
<b>Location/Address:</b>	Land opposite Wilton Cottages, Wilton  <p style="text-align: center; font-size: small;">© Crown copyright and database rights (2014) Ordnance Survey (0100055894)</p>
<b>Submitted By:</b>	Agent for landowner
<b>Site Area:</b>	Approx. 0.3 hectare
<b>Estimated number of dwellings:</b>	8 plus possible conversion of redundant barn
<b>Is a reduced site area possible?</b>	No
<b>Current Use:</b>	Vacant site comprising hard core base and redundant barn
<b>Planning History</b>	<p>Various planning permissions have been granted on this land including:</p> <ul style="list-style-type: none"> <li>- Conversion of Barn to a Dwelling (1996);</li> <li>- Conversion of Barn to a conference centre with associated parking (2002);</li> <li>- Relocation of restaurant to barn and construction of new car park and alterations to existing car park (2003);</li> <li>- Refurbishment and conversion of existing derelict barn to restaurant and creation of new car parking facilities serving existing hotel and new restaurant, together with associated junction improvement works.(Code SE/2005/2343 - 2005);</li> <li>- Permission which continues the above permission for a further period (Code SE/102971/F – approved 2011).</li> </ul> <p>The above latter two permissions included conditions linking the above restaurant conversion to the Castle Lodge Hotel through requiring it to be operated ancillary to the hotel and not to be sold separately to the hotel. One of the concerns appears to have been to ensure sufficient car parking was available for the Hotel which was considered to have a shortfall.</p> <ul style="list-style-type: none"> <li>- P120210: Development of land without complying with conditions referred to above</li> </ul>

	<p>(Code SE/102971/F) was granted permission on Appeal although with a condition requiring 11 parking spaces to be provided upon the restaurant site for the sole use of patrons of the Castle Lodge Hotel and to be retained for that purpose (October 2012).</p> <p>- P132270/F: Refurbishment and conversion of existing derelict barn to office building associated with car and van hire business, erection of a wash-bay building and creation of parking facilities together with associated junction improvement works. Temporary permission for siting of portable office building and wash bay for a period of 12 months (Refused November 2013).</p>
<b>Included in Herefordshire SHLAA:</b>	No



<b>1. Impact on Highway Safety</b>	
<p>Herefordshire Council's specific advice on the highway effects of developing this site for housing is that it is concerned with regard to vehicles turning in to and out of the junction. The junction in question has a lot going on in a short space of time therefore vehicles may not be aware of vehicles turning in or out of the lane. The site would have to be assessed as movements from a restaurant (current permission) would be undertaken at different times - Peak time movements. Since the approved planning application vehicle numbers have increased. Highways England will need to be consulted. Any increase to vehicles using this lane could have significant implications.</p> <p>Reference is made in a number of the permissions to the need for improvement to visibility from the junction of the lane on which the site sits with the B4260 (Wilton Road). However, the Appeal Inspector for P120210 accepted that the appellant's Transport Assessment contained technical</p>	<b>3</b>

evidence to suggest that the speed of oncoming traffic from Wilton Roundabout is likely to be less than the design speed. It is understood that after negotiations, a plan for the restaurant site shows 59 car parking spaces in total. This permission has now lapsed.

Although planning application reference P132270 was refused, Highways England had no objection.

It is considered that the level of traffic generated would not be greater than that for the permission that was granted for the restaurant or for the car and van hire business that was refused planning permission although obtained no objection from Highways England. Nevertheless, there are concerns that the traffic generated might have a different distribution pattern and that there has been an increase in vehicles on the A40 since 2013. The combination of these factors has informed the score attributed to this factor.

**2. Development of the Footpath / Cycle Network**

There is no cycle network in the vicinity of the site. There is a footpath adjacent to the south-eastern end of the site to which connection can be made. A new footpath could be provided along its south-eastern frontage as far as the redundant barn that would provide an improvement in terms of pedestrian access to the Castle Lodge Hotel and Wilton Castle.



There is a public right of way (surfaced) immediately to the south that would afford a shorter connection to the footpath towards Ross-on-Wye.

**3**

**3. Impact on the Immediate Environment and Amenity of Residents**

The development itself should be capable of design that would not adversely affect the amenity of any nearby residents. Currently the site comprises partly a hardcore base and is in an overgrown state. Proposals that would achieve an appropriate permanent use would enhance the amenity for residents through removing the untidy area and may also, depending upon the proposal, shield them from some of the noise arising from traffic on the A40.

An issue that is evident from reports upon previous planning applications appears to be parking along the lane from patrons of the Castle Lodge Hotel which affects the amenity of residents. It appears that this was to be

**4**

<p>addressed through providing an element of parking for the hotel on this site. However, the site now appears to be in separate ownership and that option may no longer be available. As a consequence, (and unless a detailed investigation of the planning background for this site is undertaken to suggest otherwise), this is not a matter that can be given any weight in relation to development of this site but one that will need to be addressed through a traffic order to restrict on street parking should this be necessary.</p> <p>Although there is unlikely to be any significant adverse effects on any existing residents, the site's location adjacent to the A40 and the associated Wilton roundabout will result in a very poor standard of amenity for any residents of the houses built upon the site, in particular from noise and air pollution. There are, however, examples of recent planning permissions for houses in similar locations along the A40 (Goodrich, planning ref P163251 – January 2018; Whitchurch, planning ref P170198 – July 2018; Whitchurch, planning ref P121610 – September 2012; Whitchurch, planning ref P121222 – December 2012; Whitchurch, planning ref P142183 – October 2014). In these locations, design has been used to reduce the effects. There are many urban examples of dwellings in such locations. However, this does not detract from the fact that the site would have a very poor residential environment.</p>	
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<b>4. Impact on the Natural Environment of the Parish (taking account of form and scale)</b>	
<p>The site sits between the A40, including Wilton roundabout, and is surrounded on its other sides by development. It contains a number of trees around parts of its periphery, mostly along its north-west edge between the site and the A40. It is not an attractive site in landscape terms although the trees screen its current condition and their retention would not affect its development potential. The site's development would not adversely affect the landscape.</p> <p>The site has no nature conservation designation. The undeveloped part of the site might attract some species, although being surrounded by roads, lighting and residential gardens, this would suggest that the presence of notable species is unlikely. There is evidence that the redundant barn contains roosting bats although measures are available to ensure these can be accommodated within any scheme through provision within its roof space and the provision of dedicated access points.</p> <p>Both trees and bats can be protected through planning measures, but these can be addressed through design solutions, and this has influenced the score attributed to this factor.</p>	<b>1</b>

<b>5. Impact on the Built Environment of the Parish (taking account of form and scale)</b>	
<p>The site falls within Ross-on-Wye Conservation Area that Historic England has identified as being 'At Risk'. It makes a negative contribution to the Conservation Area's character and appearance. Development proposals of sympathetic design and layout would make a significant contribution to the Conservation Area's enhancement.</p> <p>The large stone barn in the site's north-east corner (Whitton Barn - HER reference 24484) is in poor condition yet makes a valuable contribution to the Conservation Area and heritage of Wilton. Although not a Listed Building it is</p>	<b>1</b>

worthy of designation as a building of local interest. A viable use should be promoted that would also protect its setting. It should be possible to design a suitably sensitive residential scheme that would enable its restoration in some form.	
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<b>Conclusion</b>
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<p>The site's condition is such that a use should be found for it that would enhance Ross-on-Wye Conservation Area. Residential might provide such a use, provided that the level of noise and air pollution resulting from the adjacent A40 can be mitigated sufficiently through design. There are examples of similar locations along the A40 where permission has recently been granted and further examples of such proximity within urban areas. However, such sites should normally only be promoted where there are insufficient satisfactory alternatives and this ought to apply at least to searches across the Housing Market Area, if not the County as a whole. Nevertheless, it sits comfortably within the settlement and is a brownfield site. On this basis a cautious approach to the development of this site will be required.</p>
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## Appendix 7: Summary of Site Suitability Analysis and Weighted Results

(See paragraph 2.2 for explanation of weighting)

Site Ref	1	35%	2	5%	3	30%	4	17.5%	5	12.5%	Total	
Bk1	3	105	4	20	3	90	3	52.5	3	37.5	305	7
Bk2 a/b	2	70	4	20	2	60	3	52.5	2	25	227.5	4
Bk2c	2	70	4	20	2	60	2	35	2	25	210	2
Bk4a	5	175	4	20	2	60	5	87.5	5	62.5	405	17
Bk4b	3	105	4	20	2	60	4	70	4	50	305	7
Bk6	1	35	4	20	1	30	2	35	3	37.5	157.5	1
Bk7	5	175	4	20	4	120	1	17.5	1	12.5	345	12
Bt2	5	175	3	15	2	60	2	35	2	25	310	9
Bt3b	4	140	1	5	1	30	5	87.5	4	50	312.5	10
Bt3c	5	175	2	10	3	90	4	70	3	37.5	382.5	15
Bt4	2	70	4	20	2	60	3	52.5	4	50	252.5	5
Bt6a	5	175	1	5	3	90	5	87.5	3	37.5	395	16
Bt6b	5	175	4	20	2	60	3	52.5	2	25	332.5	11
Bt7	3	105	4	20	1	30	2	35	2	25	215	3
C1	5	175	4	20	2	60	4	70	3	37.5	362.5	13
W1a	5	175	3	15	4	120	5	87.5	3	37.5	435	18
W1b/c	4	140	3	15	4	120	5	87.5	1	12.5	375	14
W2	3	105	3	15	4	120	1	17.5	1	12.5	270	6

## Appendix 8: Basis for Windfall Analysis

**PLANNING PERMISSIONS SINCE 2000**

APPLICATION NO	LOCATION	TYPE	APPROVAL DATE	RURAL (R) VILLAGE (V)	COMMENTS
P181237/F	Land at Littlefields, Bridstow	8 x D	29 November 2018	V	Buckcastle Hill.
P180530/O	<a href="#">Orles Barn Hotel Old Nursery Close Ross-on-Wye Herefordshire HR9 6AE</a>	4 x D	7 March 2016	V	Wilton Renewal of P153594/O
P171109/O	Foxdale, Bridstow	1 x D	12 June 2017	V	Buckcastle Hill
P170739/O	Land at The Woodlands, Bridstow	1 x D	16 February 2018	V	Buckcastle Hill Approved on appeal
P163998/F	Land at Rock Cottage, Bridstow	1 x D	14 February 2017	R	Pool Mill Bridge
P152897/F	Land at Ashe Ingham Place, Bridstow	1 x D	15 January 2016	R	Rural building conversion
P151630/F	Land at Applewood House, Bridstow	1 x D	8 November 2015	V	Bannuttree Lane
S112404/F	Riverside Lodge, Wilton	1 x F	7 December 2011	V	Additional flat
DS091033/F	Land Adjacent to Burmell, Bridstow	1 x D	15 June 2009	V	Banuttree DSE063710/F (duplicate) DS031696/O – outline
DS073674/F	Moraston House, Bridstow	1 x D	18 December 2007	R	Annex building Rural building conversion
DS071104/F	Wye Lea Country Manor, Bridstow	1 x D	13 July 2007	R	Rural building conversion
DS062811/F	Site Adjacent to The Oaks, Bannuttree Lane, Bridstow	1 x D	28 November 2006	V	Bannuttree

DS060635/F	Land in the garden of The Orchard, Bridstow	1 x D	10 May 2006	V	Bannuttree
DS052546/RM	Rear of Appledore, Bridstow	1 x D	16 September 2005	V	Bannuttree
DS050283/F	Dadnor Farm, Bridstow	3 x T	24 March 2005	R	Rural Building Conversion
DS040820/F	The Old School, Bridstow	3 x T	19 May 2004	V	Old school – conversion opposite Bannuttree lane
DS022970/F	Wilton Hall, Wilton Lane, Wilton	6 x T	16 December 2002	V	C/U nursing home to flats
DS022986/F	Barn and Granary at Moor Court, Bridstow	1 x D	26 March 2003	V	Buckcastle Hill
DS022031/F	Land at Bridstow House, Bridstow	2 x D	25 September 2002	V	Bannuttree
DS013109/F	White Cross Farm, Bridstow	5 x T	14 October 2002	R	Rural Building Conversion
DS001746/F	Site Adjacent to The Bungalow, Benhall Lane	1 x D	13 September 2001	R	
DS992846/F	Wilton Stores/Post Office, Wilton Lane	4 x T	19 January 2000	V	Conversion to 5 x 1 bed flats Wilton (previously included 1 dwelling hence 5 – 1)

**TYPE – DETACHED (D); SEMI-DETACHED (S); TERRACED/GROUP (T)**

The determination of whether a dwelling falls within a village or the rural area of the Parish is based upon, for the former, the site is reasonably located within, adjacent or close to the built-up area of the settlement.

**Rural Schemes** – 13 dwellings granted PP over period 2000-2018. Of these 11 were Rural Building Conversions. 13 dwellings/19 years = 0.68 dwellings per annum. If rate applied over 20 years 2011 to 2031 – 14 dwellings. Only 2 were granted since 2011 of which 1 was a rural building conversion.

**Historic Farmsteads (From HER)** – These may represent opportunities for rural building conversions with only a limited number appearing to have seen such development\*. However, the limited nature of these to date within the Parish suggest considerable uncertainty about future delivery. Historic Farmsteads listed within Herefordshire Historic Environment record include:

48478 Maraston Farm (Moraston Farm), Bridstow

48482 Moor Court Farm (Moore Court Farm)

48489 Weirend Farm  
 48501 Weirend, Bridstow  
 2483 Ashe Ingen Court, Bridstow\*  
 47499 Coterells Farm (Coterells)  
 48495 Glebe Barn (Glebe Farm)  
 48487 Gosbrook Farm  
 48480 Benhall  
 48476 Dadnor Farm (Dadnor Cottage), Bridstow\*  
 8485 Bowers House (Bowers Farm), Bridstow  
 2426 Ashe Farm, Bridstow  
 48497 Poolmill Farm  
 48499 The Woodlands (Woodlands)  
 48491 Lowcop  
 48493 Holly Mount Farm (Claypits)

**Within/adjacent to Settlement** – 36 dwellings granted PP over period 2000-2018: 10 at Bannuttree; 11 at Buckcastle Hill; 15 at Wilton. Some 28 of these were on small sites or conversions representing a rate of 1.5 dwellings per annum between 2000 and 2018. Based on this trend some 30 dwellings would result. However, if the 10 units arising from two significant conversions in Wilton are excluded on the basis that such opportunities are unlikely to arise again, the rate would be reduced to 1 dwelling per annum, or 20 dwellings over the plan period.

**Estimate of further potential** (Small sites for 1/2 dwellings):

**Wilton:** Limited in that most space for small plots already taken. There may be some potential for conversion/change of use, but this is limited and cannot be estimated. There is insufficient certainty that any further windfall sites will come forward

**Bannuttree:** Very limited potential as most taken already. There are significant highway constraints. The plot accommodating Bridruthin has some potential indicated by a submission's suggestion that the property be demolished and replaced by 2/3 dwellings. A site close to the suggested land allocation at Whitecross was recently refused planning permission although it may be possible to overcome the reasons for refusal in association with development of the Whitecross land allocation. On this basis a figure of 3 windfall dwellings would seem reasonable for this part of Bridstow.

**Buckcastle Hill:** Some potential may be available through defining a relatively wide settlement boundary policy within which low density development might take place that retains its particular character. Past rate of 10 dwellings over 19 years, although 8 of these are on a site that would have formed an allocation (Littlefields - P181237/F). Land adjacent to Salsdon Cottage (site Bk6) would fall into this category and there is

a high degree of certainty that this would come forward should it fall within a settlement boundary. There will be scope for others if such a boundary were defined wide, although no other sites were submitted for small or individual plots.

**Claytons:** No potential; significant constraints.

## Appendix 9: Memorandum of Understanding between Bristow Parish Council and Ross-on-Wye Town Council

### MEMORANDUM OF UNDERSTANDING BETWEEN ROSS-ON-WYE TOWN COUNCIL AND BRIDSTOW PARISH COUNCIL

The context for this Memorandum of Understanding is that:

- i) Bristow Parish Council has found it impossible to identify sufficient suitable sites to deliver the number of dwellings required to achieve the proportional growth requirement of 57 new houses implied by the approved Herefordshire Core Strategy for the period to 2031, consistent with avoiding significant detrimental impacts on road safety, the protection of the AONB and respect for the concerns of residents. This reflects the combination of:
  - The limited number of sites which have come forward following the three 'calls for land';
  - The constraints imposed by the combination of the bifurcation of the Parish by two major trunk roads (the A40 and the A49) and the narrowness and safety problems of its local road network;
  - The repeated rejection of some sites as unsuitable for development through the planning system and concerns about the safety aspects of others expressed by Herefordshire Council highways;
  - The unacceptable impacts which some of the proposals would have on the AONB and the residential environments of the parts of the Parish concerned;
  - The strongly expressed wishes of local residents through the initial public consultation exercise for development to take the form of individual dwellings or small clusters, which has been reflected in strong objections to larger proposals which have deterred institutional landowners from even seeking to bring schemes forward.
- ii) The emerging Ross-on-Wye Neighbourhood Plan submitted to the Regulation 14 consultation process implies a potential level of development of some 1,050 houses over the plan period, some 150 in excess of the Core Strategy target of 900.
- iii) The two Council's areas fall within the same housing market area as defined by the Core Strategy and the Wilton area of Bristow Parish is effectively contiguous with Ross-on-Wye town. Bristow residents also typically look towards Ross-on-Wye for their convenience shopping requirements and many medical, entertainment and other services.

The two Councils have therefore agreed as follows:

- a) Bristow Parish Council will use its best efforts to meet its housing target by including within the proposed Plan which is submitted to the Regulation 14 consultation process all those proposals which exceed an acceptable threshold score within the site ranking process agreed by the Parish Council and the Working Group;
- b) Recognising that this is likely to involve some shortfall in provision compared with the target, and that – based on the advice of Herefordshire highways officers - some of those schemes which are included may be deemed to be unsuitable for development by Herefordshire Council and/or Highways England, Ross-on-Wye Town Council agrees to notionally allocate up to 15 houses from its own expected 'excess provision' to meet, or help meet, this shortfall;

- c) It is not expected that Bridstow Parish Council will secure any Section 106 or CIL resources from developments in its area. However, in any event, both Councils shall be entitled to retain all monies they are able to secure through these - or similar successor - mechanisms in relation to developments within their own areas.

Bridstow Parish Council wishes to express its gratitude for the assistance of Ross-on-Wye Town Council in this regard.

Signed: PN Newton Date: 18/06/2018  
Patricia Newton – Parish Clerk, Bridstow Parish Council

Signed: Sarah Robson Date: 11/6/2018  
Sarah Robson – Town Clerk, Ross-on-Wye Town Council