

**Stretton Grandison, Eggleton,
Canon Frome and Castle Frome
Neighbourhood Development Plan
2020 - 2031**

Submission Version



Stretton Grandison Group Neighbourhood Plan Working Group

On behalf of Stretton Grandison Group Parish Council

March 2020

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Foreword

Welcome to the Submission Version of the Stretton Grandison, Eggleton, Canon Frome and Castle Frome Neighbourhood Development Plan (NDP). Hereafter it will be referred to as the Stretton Grandison Group NDP.

The NDP has been prepared by a Steering Group of local residents and parish councillors on behalf of the Parish Council. Public consultation is a very important part of the NDP process and the Stretton Grandison Group NDP has been through several stages of informal and formal consultation, over a period of several years.

The Draft NDP was published for formal consultation (Regulation 14) from Monday 4th November 2019 to 5pm Monday 16th December 2019. Following careful consideration of the responses to the consultation, the NDP has been revised for submission to Herefordshire Council.

Herefordshire Council will publish the NDP for a further 6 weeks consultation before it proceeds to independent examination. The NDP will be examined against a set of 'basic conditions' and if the examiner is satisfied that the Plan meets the basic conditions or would do so subject to any recommended modifications, the NDP will be subjected to a local referendum in the Group Parish. A majority 'Yes' vote will mean the NDP can be made (adopted) by Herefordshire Council and used to determine planning applications in the Parish.

We hope residents and stakeholders will continue to be interested and engaged as the NDP progresses through its final stages, so that our NDP Policies and Proposals can be used to help ensure development is appropriate and sensitive to the Group Parish's needs and distinctive rural and historic character.

Stretton Grandison Group Parish Council
March 2020

Part One - Setting the Context

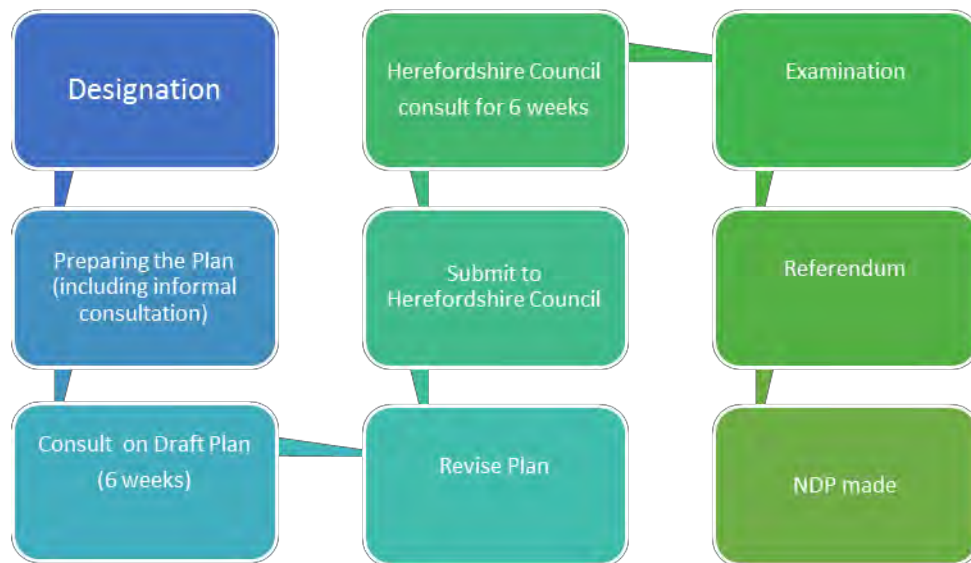
1.0 What is a Neighbourhood Development Plan (NDP)?

- 1.1 Neighbourhood Development Plans (NDPs) are a new type of planning policy document which are prepared by Parish Councils (and other relevant bodies) to guide new development within a defined area such as a parish, alongside local authority (here, Herefordshire Council) and national planning policy documents. Stretton Grandison Group Parish Council has decided to prepare an NDP for this area, and this document has been prepared for public consultation following consideration of local residents' responses to our Issues and Options document in 2017 and a call for sites and technical site assessment process in 2018.
- 1.2 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.3 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.4 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy.
- 1.5 It is important to remember that NDPs cannot be prepared in isolation. They have to be 'in general conformity' with local strategic planning policies - in this case, the policies set out in the adopted Herefordshire Local Plan Core Strategy 2011 - 2031¹. NDPs must also have regard to national planning policy - the revised National Planning Policy Framework (2019)² and other guidance such as Planning Practice Guidance³ and statements and advice.
- 1.6 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of local opinion and technical resources and, overall, the Plan has to meet a set of 'basic conditions' set out in national guidance.
- 1.7 Preparing an NDP is a complex and lengthy process. This is set out in Figure 1. We are at the 'Submit to Herefordshire Council' stage.

¹ https://www.herefordshire.gov.uk/info/200185/local_plan/137/local_plan_-_core_strategy/2

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ <https://www.gov.uk/government/collections/planning-practice-guidance>

Figure 1 NDP Process

- 1.8 Stretton Grandison Group NDP has been prepared through an extensive public consultation process. An Issues and Options document and accompanying Residents' Questionnaire were published for local informal consultation in February 2017. The responses to this informed the preparation of A First Draft Plan which was published for informal consultation in June 2019. This document identified a number of potential sites for new housing as "preferred options" and set out proposed wording for 12 draft planning policies and supporting text.
- 1.9 Following careful consideration of the responses to the First Draft Plan, the Plan was amended and published for 6 weeks' formal consultation from Monday 4th November 2019 to 5pm Monday 16th December 2019. The formal consultation responses have been considered and the this, the Submission version of the NDP has been updated and revised.
- 1.10 Further detail about all the different stages of public consultation and how the comments and representations have informed the Plan at each stage can be found in the Consultation Statement which is provided on the NDP pages of the Parish Council website: <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/>.
- 1.11 Following a further 6 week period of formal consultation undertaken by Herefordshire Council the NDP will be examined by an independent Examiner, who is likely to recommend further changes. After the Examiner's report is published and the changes made, the NDP will be subjected to a local referendum in the group parish. If there is a majority 'Yes' vote, the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the parish.
- 1.12 The Neighbourhood Development Plan and its policies should be read as a whole and proposals will be assessed against all the relevant policies.

2.0 A Neighbourhood Development Plan for Stretton Grandison

- 2.1 The neighbourhood area for the proposed NDP was designated by Herefordshire Council on 21st September 2015 and is shown on Map 1 below. A Steering Group of interested local residents and Parish Councillors was set up to oversee the preparation of the NDP on behalf of the Parish Council in May 2016.

Map 1 Stretton Grandison Neighbourhood Area



- 2.2 Stretton Grandison Group Parish comprises the parishes of Castle Frome, Eggleton, Stretton Grandison and Canon Frome. The Group Parish extends over 1697 ha and had a combined population of 360 in 2011 (see Census 2011 Neighbourhood Statistics⁴). The area lies about 10 miles to the north east of the City of Hereford, and 8 miles north west of Ledbury.
- 2.3 The neighbourhood area is very rural in character with several scattered settlements including Stretton Grandison, Canon Frome, Castle Frome, Upper Eggleton and Lower Eggleton. The River Frome flows roughly north east to south west through the area and parts of the area are at risk of flooding (Middle Frome Catchment).
- 2.4 The Area is crossed by two 'A' class roads – the A4103 linking Hereford and Worcester, and the A417 running north-south. These two main roads intersect at a crossroads at Newtown

⁴ <http://www.neighbourhood.statistics.gov.uk/dissemination>

Cross. They are busy through routes which also serve local traffic and give access to rural lanes, private property, farms and other small businesses in the area.

- 2.5 Although the main roads enable local communications and ensure the Neighbourhood Area is well-connected, they are a significant cause of concern to local communities in respect of excessive traffic speeds and road safety. This is particularly the case with the A417 through Stretton Grandison and the A4103 through Lower Eggleton. There are associated impacts from severance, noise and disturbance. The volume and speed of traffic on the main roads inhibit their use by pedestrians and cyclists.
- 2.6 Away from the main roads, the area is served by rural lanes which are generally narrow, often single-track and winding. The main public transport provision is a bus service along the A417 between Hereford, Ledbury and Bromyard running once a day, with the return journey arriving back in the area 2 hours after the outbound one. The bus serves Stretton Grandison and links to Ledbury.
- 2.7 The settlement pattern has developed organically in the form of villages, hamlets, scattered groups of houses, wayside dwellings, and farmsteads, all set amongst pasture and arable farmland, woodland, and orchards. No village is the focus of local services, with schools, village halls, and community shops outside the area. There is a Nursery in Stretton Grandison. Each of the parishes has their own church.
- 2.8 The landscape of the Area is important in defining local character and distinctiveness. The County Landscape Character Assessment distinguishes two landscape types in the area: Principal Settled Farmlands and Principal Timbered Farmlands.¹ Principal Settled Farmlands are the rolling agricultural landscapes typical of central Herefordshire with mixed farming, hedgerows, and restricted tree cover. Hop fields, orchards, grazed pastures and arable fields make up a rich patchwork. Principal Timbered Farmlands are lowland landscapes made up of a mosaic of small to medium sized fields, irregularly shaped woodlands and winding lanes. The key feature is the unifying tree cover in the form of woodlands, often of an ancient semi-natural character; hedgerow trees, and linear tree cover associated with streams and watercourses.
- 2.9 The Neighbourhood Area has a range of woodland and other natural habitats in the form of a scattered mosaic of ancient and semi-natural woodland, ancient replanted woodland, deciduous woodland and traditional orchards. These woodland and orchard areas link with local watercourses and habitats forming corridors and stepping stones throughout the Area.
- 2.10 The Neighbourhood Area has a range of heritage assets. There are a number of sites of wildlife interest and many built heritage assets including Listed Buildings and Scheduled Monuments in the Group Parish (see Appendix 4), and there is a Conservation Area in Stretton Grandison. The route of the partially-restored former Herefordshire to Gloucestershire Canal runs along the southern boundary of the Neighbourhood Area.
- 2.11 The Neighbourhood Area drains into then, west to the River Lugg and thence the Wye. The entire lengths of the River Wye and River Lugg are designated as Sites of Special Scientific Interest, while the Wye and the Lugg from Hampton Court Bridge to its confluence are designated as a Special Area of Conservation under European legislation. The corridors of local watercourses on the A4103 at Bishops Frome and the A417 at Watery lane, Stretton Grandison and Stiffords Bridge at Stretton Grandison prone to flooding.

- 2.12 The Herefordshire Local Plan Core Strategy 2011 - 2031 sets out the strategic planning framework for the Group Parish with a range of planning policies which support housing and economic growth, protect and enhance wildlife and special landscapes, and protect facilities. Overall the Core Strategy aims to promote sustainable development across the County.
- 2.13 Stretton Grandison Group Parish falls within the Ledbury Rural Housing Market Area which is required to grow by 14% over the Plan period up to 2031. Taking into account existing commitments and completions of new housing since 2011, the NDP is required to support the provision of a least 14 new homes up to 2031.
- 2.14 **Lower Eggleton and Fromes Hill** (both on the edge of the neighbourhood area, and partly within other parishes) are identified as settlements which will be **the main focus of proportionate housing development** (Figure 4.14 in the Core Strategy). **Stretton Grandison, Canon Frome and Eggleton** are identified as **other settlements where proportionate housing is appropriate** in Figure 4.15. In order to be in 'general conformity' with the Core Strategy, new housing development in the parish should be concentrated in these identified settlements. Outside these settlements the parish is considered to be the wider countryside and rural area policies (such as Core Strategy Policies RA3, RA4, RA5 and RA6) will apply.
- 2.15 The NDP for Stretton Grandison Group Parish has a role in providing the local detail for the higher level strategic policies; providing more information about the Group Parish context to inform planning decisions and identifying sites which are considered to be suitable for new housing development.

3.0 Vision and Objectives for the Group Parish of Canon Frome, Castle Frome, Upper and Lower Eggleton and Stretton Grandison

- 3.1 The Vision and Objectives have been prepared and amended taking into consideration responses to the various NDP public consultation processes.

Vision for Stretton Grandison Group Parish

New housing development, including affordable housing, will be provided to support the sustainable growth of the area.

Development will be of a high quality design which is sympathetic to the distinctive rural character of existing local buildings in the area. In addition, buildings will incorporate sustainable design principles including energy efficiency measures.

The rural environment, landscape and wildlife of the Stretton Grandison Group Parish will be protected and enhanced.

The rural economy will be strengthened through appropriate small scale business development and farming that provides local employment opportunities.

Objectives for Housing

HO1. To identify the distribution and scale of housing growth in each of the identified settlements in the Core Strategy.

(Through NDP Policies SG1 and SG2)

HO2. To work closely with neighbouring parishes to promote a joint approach to growth at Fromes Hill and Lower Eggleton.

(Through NDP Policies SG1 and SG2)

HO3. To identify a range of suitable sites through a Call for Sites and Site Assessment process.

(Through NDP Policies SG2 and SG3)

HO4. To support a suitable and appropriate mix of house types, tenures and sizes in both new development and residential conversions across the Group Parish.

(Through NDP Policies SG3, SG4 and SG7)

Objectives for the Environment

ENO1. To conserve and protect the park landscapes of Homend Park and Canon Frome Court, including individual veteran trees and avenues of trees.

(Through NDP Policies SG5 and SG6)

ENO2. To protect and enhance local natural environmental assets such as wildlife, hedgerows, water courses and ponds, traditional orchards, ancient woodlands, the line of the old canal and important views such as to Woolhope Dome.

(Through NDP Policies SG5 and SG6)

ENO3. To ensure development is guided towards areas of lowest flood risk and to promote designs and layout which do not exacerbate flood risk eg from surface water.

(Through NDP Policy SG12)

ENO4. To ensure new agricultural development such as poly tunnels and large agricultural buildings are designed and sited sensitively within the landscape.

(Through NDP Policies SG8, SG9 and SG10)

Objectives for the Economy

ECO1. To support the sensitive conversion of redundant farm buildings such as for holiday accommodation, cafes and farm shops to create more local employment opportunities.

(Through NDP Policies SG8)

ECO2. To support investment in local infrastructure including broadband and transport.

(Through NDP Policies SG5 and SG6 and the Parish Councils future actions)

ECO3. To encourage the use of renewable energy schemes

(Through Policy SG11)

Part Two - Planning Policies and Site Allocations

This section sets out the planning policies which will be used to guide decisions on planning applications in the Group Parish, alongside the policies in the adopted Herefordshire Local Plan Core Strategy 2011 - 2031 and national planning policies.

The section also includes proposed housing site allocations. These sites are considered suitable for development (subject to addressing any constraints identified in the relevant policy criteria) and have been generally supported by residents who responded to the public consultations.

The Policies Maps identify the proposed settlement boundaries and housing site allocations for each of the identified settlements.

Policies Maps

Map 2 Lower Eggleton



Lower Eggleton village Policies Map

Scale 1:2,500
at A4 size



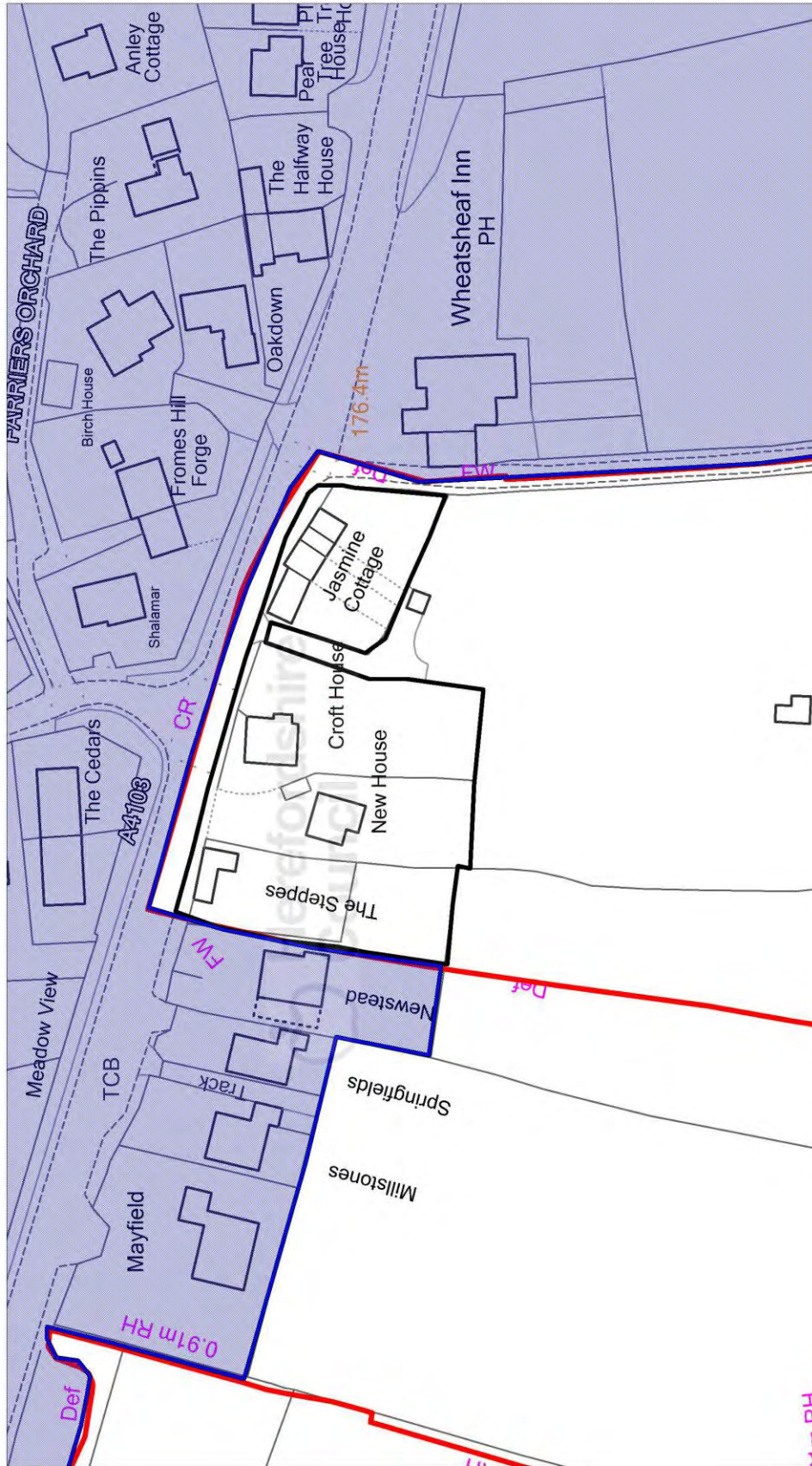
Herefordshire Council

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Lower Eggleton Settlement Boundary (SG1)

Map 3 Fromes Hill



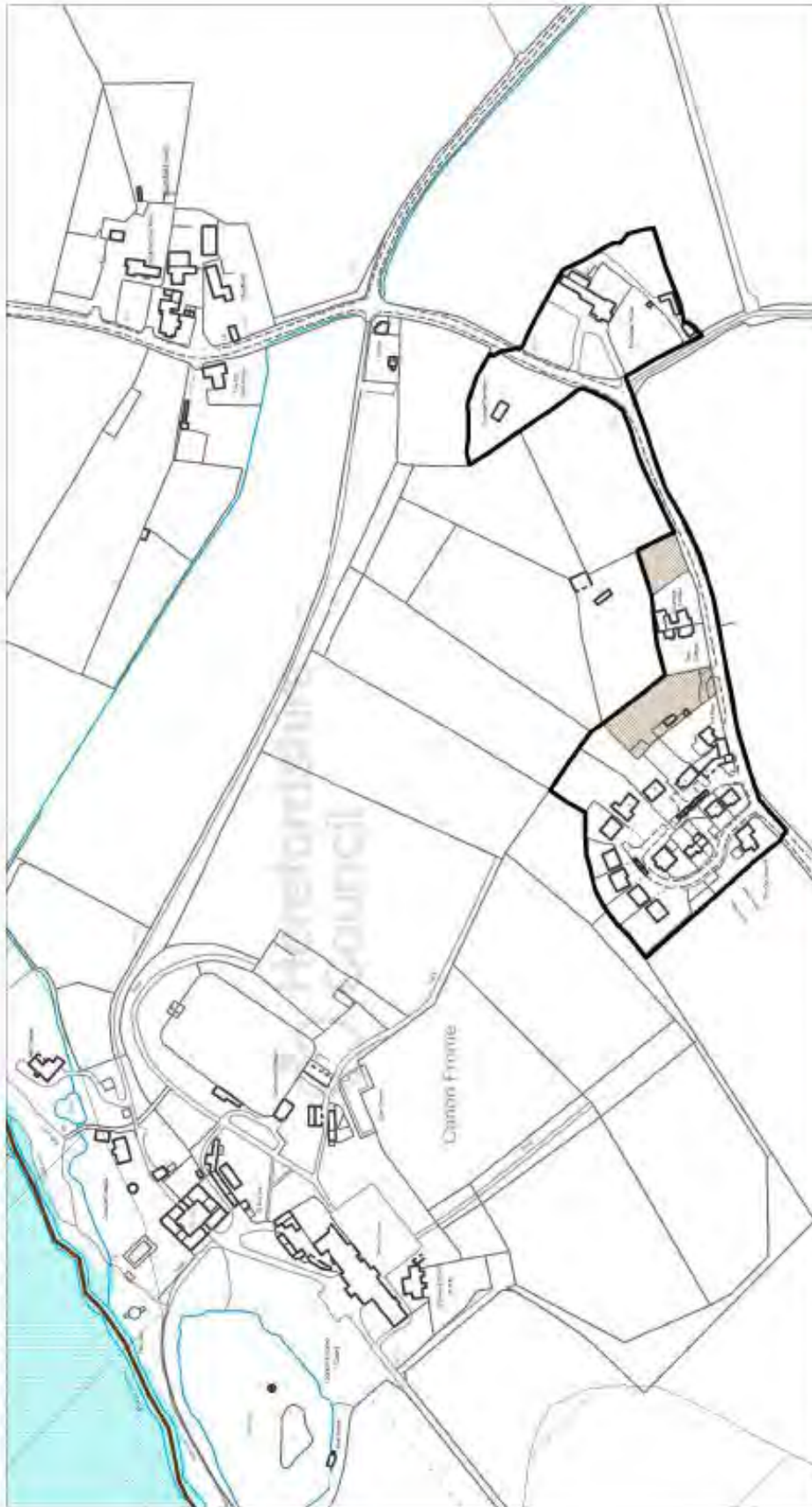
Fromes Hill village
Policies Map

Scale 1:1,000
at A4 size
Herefordshire
Council

- Fromes Hill Settlement Boundary (SG1)
- Neighbourhood Area
- Fromes Hill Settlement Boundary (within Bishops Frome NDP)

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Map 4 Canon Frome



- Canon Frome Settlement Boundary (SG1)
- Safeguarding Mineral Reserves
- Proposed Housing Sites (SG2)
- Local Wildlife Site (LWS)
- Land Liable to Flood

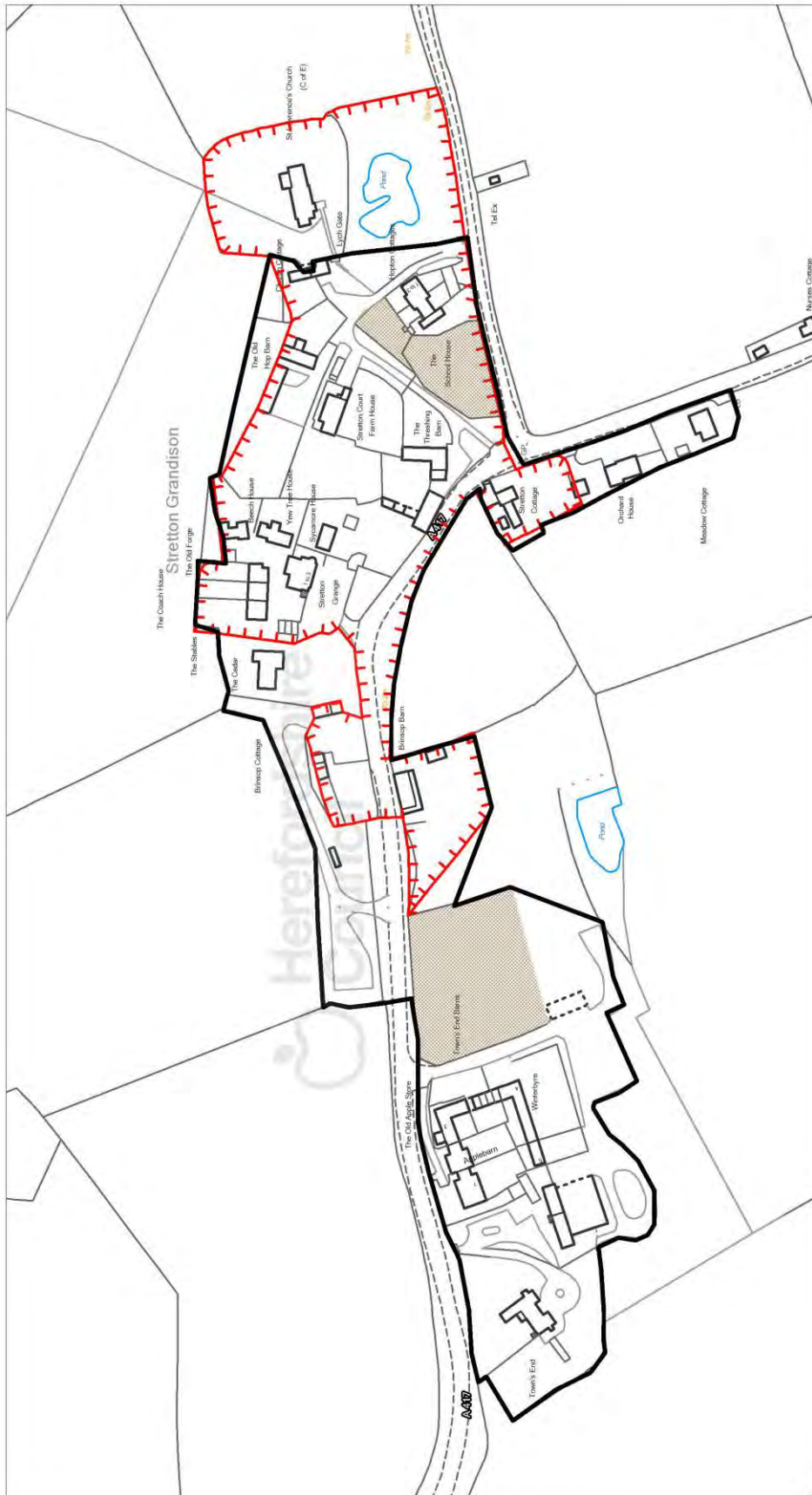
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Canon Frome village Policies Map

Scale 1:3,500
at A4 size



Map 5 Stretton Grandison



Stretton Grandison village Policies Map

Scale 1:2,500
at A4 size
NORTH



Stretton Grandison Settlement Boundary (SG1)

Proposed Housing Sites (SG2)

Conservation Area

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Map 6 Eggleton



— Eggleton Settlement Boundary (SG1)

Eggleton village Policies Map

Scale 1:2,000
at A4 size
NORTH



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4.0 Housing in Our Parishes



Houses at Fromes Hill, on corner opposite The Wheatsheaf

- 4.1 Providing a positive planning framework to support limited housing growth in the neighbourhood area is one of the key considerations for the NDP.
- 4.2 The minimum housing growth required in the Group Parish is set out in the Herefordshire Local Plan Core Strategy Policies RA1 and RA2. Policy RA1 sets the housing growth figure for Ledbury rural Housing Market Area (within which Stretton Grandison Group Parish lies) as 14% of the number of dwellings in the Parish. **Taking into account existing commitments and completions since 2011 this equates to 14 dwellings over the Plan period up to 2031.**
- 4.3 Policy RA2 identifies the settlements where growth should be focussed (in Figures 4.14 and 4.15). The Policy sets out that *“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”*.
- 4.4 In Stretton Grandison Group Parish there are several identified settlements for new housing growth. These are:

Settlements which will be the main focus of proportionate housing development (Fig 4.14):

- Lower Eggleton and
- Fromes Hill.

Other settlements where proportionate housing is appropriate (Fig 4.15):

- Stretton Grandison,
- Canon Frome and
- Eggleton.

Identifying Settlement Boundaries

- 4.5 The identification of settlement boundaries is important because there is a presumption that most new development should be accommodated within these boundaries; outside these areas rural area policies will apply to planning applications and therefore opportunities for new development are very constrained. Core Strategy Policy RA3 sets out that in rural locations outside settlements, residential development will be limited to proposals that meet an agricultural or forestry need, support a rural enterprise, are replacement dwellings, involve the sustainable re-use of a redundant or disused building(s), are rural exception sites, are of an exception design or meets the need of gypsies or other travellers.
- 4.6 During the Issues and Options consultation local residents were invited to comment on options for proposed settlement boundaries for the settlements of Lower Eggleton, Fromes Hill, Stretton Grandison and Canon Frome. No settlement boundary was included for Eggleton (Upper Eggleton) as it was proposed by the Steering Group that there should be no new build housing development here (subject to consultation responses because the settlement is very fragmented and difficult to identify on a map). It was also made clear that if housing site allocations were included in the NDP, then the settlement boundaries would be amended to include the proposed sites as well as any existing commitments.
- 4.7 There was a mixed response to the proposed settlement boundaries, but overall 61% or 72 respondents supported the proposed settlement boundaries, 27% (32) objected and 13% (15) respondents did not answer.
- 4.8 There were a notable number of further comments, expanding on the choices made. As well as more general statements on the approach being taken, there were detailed suggestions for boundary amendments (some of these were drawn on the draft settlement boundary maps included in the questionnaire). These included both enlarging and reducing the area within settlement boundaries.
- 4.9 The Steering Group considered the comments submitted to the Issues and Options, together with the proposed options for site allocations and set out Preferred Option Settlement Boundaries in the First Draft Plan with Site Options. A new settlement boundary for Eggleton was identified as this is required for the NDP to be in line with the adopted Core Strategy. The Steering Group also considered Herefordshire Council's Neighbourhood Planning Guidance Note 21 Guide to site assessment and choosing allocation sites April 2013 - Revised June 2015.
- 4.10 The settlement boundaries were amended taking into account the identified site allocations in the NDP. In addition detailed changes were made to the settlement boundaries around Canon Frome and Canon Frome Court on Map 4 following discussions with landowners and taking into account possible future development proposals for market housing and affordable housing in the area.

Policy SG1 Settlement Boundaries

New housing development will be supported within the identified settlement boundaries of Lower Eggleton, Fromes Hill, Stretton Grandison, Canon Frome and Eggleton as identified on Maps 2, 3, 4, 5 and 6 where:

1. New developments, extensions and conversions are designed sensitively to respond to the setting of the site, and reflect the rural character of neighbouring buildings, using appropriate scale and materials;
2. Schemes incorporate modern and innovative designs including sustainable design technologies to maximise resource and energy efficiency and designs are sensitive to local context and heritage;
3. Sites have suitable and safe access. The impact of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds;
4. Sufficient provision is made for adequate off-street parking where development is accessed from narrow rural roads;
5. Provision is made for food growing opportunities such as through community allotments or orchards and gardens; and
6. Provision is made for the integration of information and communication technologies such as broadband and access to mobile telephone networks.

Identifying Options for Housing Sites

- 4.11 Stretton Grandison Group Parish Council undertook a 'call for sites' exercise which concluded on the 1st March 2018. 12 sites were submitted for consideration within the Neighbourhood Area. In addition, one site was submitted to the Hertfordshire Strategic Housing Land Availability Assessment (SHLAA 2015).

Technical Site Assessment

- 4.12 The submitted sites and SHLAA site were subjected to a technical assessment by consultants Aecom and the findings are set out in the Stretton Grandison Group Neighbourhood Plan Site Assessment Report, December 2018 which is published on the Neighbourhood Plan Documents page of the NDP website⁵. The work undertaken was agreed with the Group and the Ministry of Housing, Communities and Local Government (MHCLG) in May 2018. The purpose of the site appraisal was to produce a clear assessment of whether the identified sites are appropriate for the allocation of housing in the NDP, in particular whether they comply with both the National Planning Policy Framework (NPPF) and the strategic policies of the adopted Core Strategy (2015). The neighbourhood planning site selection process, aided by this report, should be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

⁵ <http://strettongrandisongpc.org.uk/neighbourhood-development-plan/neighbourhood-plan-documents/>

4.13 The report set out that development may be appropriate in all five settlements identified in the Core Strategy (including Upper Eggleton which was excluded from the Issues and Options consultation) - see Map 7 below.

Map 7 Settlements in Fig 2 Site Assessment Report

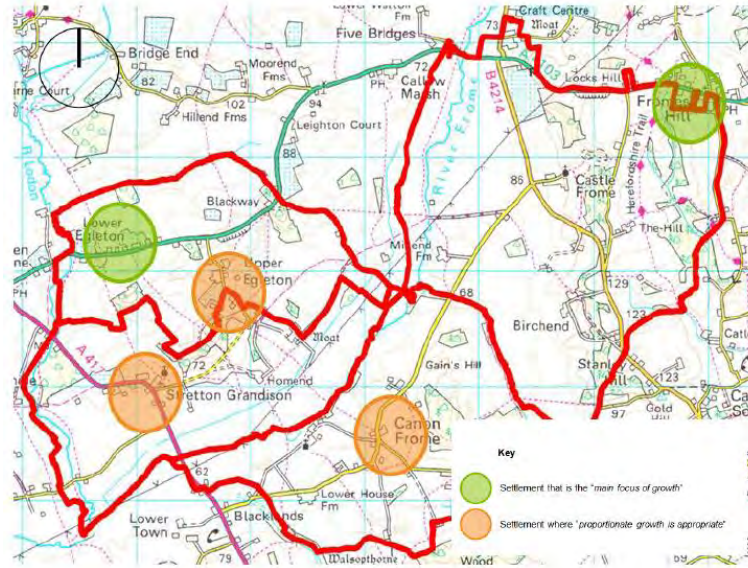


Figure 2. Rural Areas Settlement Hierarchy (Core Strategy Policy RA2)

4.14 The 13 sites considered in the technical assessment are listed in the tables from the report reproduced below:

Table 2 Sites Identified in the Stretton Grandison Call for Sites

Reference	Site Name/Address	Gross Site Area (ha)	Indicative Housing Capacity (AECOM calculation)	Indicative Housing Capacity (landowner information)
Site 1	Land at Townsend Bams, Stretton Grandison	0.4		4
Site 2	Land at The Hill Farm, Fromes Hill	1.6	38	Not provided
Site 3	Grain Store, Canon Frome	0.75	18	Not provided
Site 4	Land at The Bramleys, Castle Frome	0.27	6	Not provided
Site 5	Land at Vicarage Cottage, Canon Frome	0.1	3	Not provided
Site 6	Land at The Barn, Canon Frome	0.19	5	Not provided
Site 7	Rochester House, Canon Frome	0.68		4
Site 8	Canon Frome Court, Canon Frome	16* <small>*Entire site, not area of site proposed for development</small>		8
Site 9	Land east of Gospel Ash, Fromes Hill	0.76	18	Not provided
Site 10	Former Orchard area adjacent School Cottages, Stretton Grandison	0.21	6	Not provided
Site 11	Land east of A417 (south), Stretton Grandison	3.97	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.	Not provided
Site 12	Land north of A4103, Eggleton	0.68	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.	Not provided

- 4.15 The 2015 Herefordshire SHLAA considered one site in Stretton Grandison and concluded it had medium potential for allocation for residential development.

Table 3 Sites Identified in the SHLAA (2016) as suitable, available and achievable

Reference	SHELAA Reference	Site Name	Yield (residential units)
Site 13	HLAA/241/001	Land south west of Wheatsheaf Public House, off A4103 Worcester Road	19

- 4.16 Table 4 in the Site Assessment Report provides a ‘traffic light’ rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation within the NDP. Green indicates the site is appropriate for allocation within the NDP with no or few constraints. Amber indicates that the site is potentially appropriate for allocation within the NDP subject to the mitigation of various constraints. Following an initial sifting process five sites were discontinued due to conflict with the Herefordshire Local Plan Core Strategy: these were Sites 2, 3, 4, 7 and 9. A map showing the locations of all submitted sites is included in Appendix 1 (Map 14).
- 4.17 The Site Assessment Report set out options for how the housing target (formerly of 18 houses but revised to at least 14 homes as at March 2019) could be distributed through the Neighbourhood Area; one option was to allocate all of the housing on one site and another option was to distribute the growth across a number of sites. On the basis of the available information it was considered that there were two sites which could each individually accommodate the total housing requirement for the SGG NDP: Site 13 and Site 11.
- 4.18 The report considered that there were 6 sites which could in combination accommodate the total housing requirement for the SGG NDP: Site 1, Site 5, Site 6, Site 8, Site 10 and Site 12 with a total indicative capacity of 43 dwellings. Site 8 was proposed for Affordable Housing so would not be included in the 14 minimum requirement as this is for market housing. All of these sites were identified as amber, with minor constraints that needed further consideration or mitigation.

Further Sites

- 4.19 Two further sites were submitted for consideration following the deadline for the AECOM Site assessment process. These were Site 14: Yew Tree Farm, Fromes Hill and Site 15: The Willows, Canon Pylon. The locations of these sites are shown on Map 15 in Appendix 1.
- 4.20 In January 2019 the Parish Council appointed Kirkwells to undertake technical site assessments of the two further submitted sites. AECOM gave their consent for Kirkwells to use the same pro-forma for the site assessments to help ensure a degree of consistency of approach with the first report, subject to a disclaimer. The technical assessment report (Site Assessments of Further Submitted Sites, March 2019) is provided on the Neighbourhood Plan Documents page of the website. The report concluded that neither site was considered suitable for development.

Considering the Issues and Options Consultation Responses

- 4.21 The response to the Issues and Options consultation showed that 47% of respondents (56) supported the principle of new housing sites in all of the identified settlements but 33% (39) did not answer or had no opinion. The most popular areas for concentrating development were Lower Eggleton (12% or 14 respondents), and Fromes Hill (10% or 12 respondents): this

corresponds with the settlements' identification as the main focus for housing development in the Core Strategy. Preferences for the other settlements were fairly evenly split: Stretton Grandison and Canon Frome were both supported by 4% (5) respondents and Eggleton (Upper Eggleton) by 3% (3). 3% also chose "none of the settlements".

- 4.22 Residents were also asked to give their preference for settlements where development should take place by ranking them. This question was answered by 58 respondents (49% of all respondents). Other respondents either did not answer the question (33% or 39) or said they had no choice or preference (18% or 22). Where a selection was made, the balance of opinion favoured Lower Eggleton and Fromes Hill. These were the first or second choices for 29% and 26% of all respondents respectively, with Canon Frome having the next highest combined score at 16%. In terms of reasons given for choices, the selection of Lower Eggleton and Fromes Hill reflected their main road, accessible locations. For the lower-order preferences, settlements were felt to already have enough (or too many) houses.
- 4.23 The consultation asked residents about the scale of individual housing schemes. Looking at the positive scores, half of respondents (50% or 59 respondents) thought that up to 10 houses would be acceptable, and just under a third (30% or 36) wanted to see no more than 2 homes. Few supported the option of up to 20 houses in their village (6%), and this had the highest 'no' score at 50%. Only 2% (2 respondents) supported provision of all the housing on one large development, 56% (67) wanted to see a number of smaller developments (eg <10 houses) and 76% (90) supported individual released plots. In addition, 54% (64) supported garden infill development.

First Draft Plan with Site Options Consultation

- 4.24 The Steering Group considered the findings of the Site Assessment Reports, and local residents' responses to the Issues and Options, and included Small Sites 1, 5, 6, 10 and large Sites 11, 12 and 13 as possible options for new housing sites. The questionnaire asked residents whether they would prefer development to be concentrated on large sites or spread across smaller sites.
- 4.25 The Summary of Results in Numbers is set out below. Full details of the consultation responses are provided in the report "**Results of the Public Consultation on the Neighbourhood Development Plan For Stretton Grandison Group Parishes, V2 Updated September 2019**" which is published on the NDP website. (The report was updated with the information from a late submitted response form but this did not alter the overall ranking of sites set out in the first version of the report).

Options for Housing Sites

Q1: Would you prefer:

A: Development concentrated on large sites Votes: 44

Or

B: Development spread across smaller sites Votes: 71

Q2: Ranking of Sites*

Large Sites:

Site 11 Points: 111

Site 12 Points: 127

Site 13** Points: 167

Small Sites:

Site 1	Points: 198
Site 5	Points: 259
Site 6	Points: 228
Site 10	Points: 146

* Points are the total of the ranks given to each site. Hence the max score for a large site would be $3 \times 121 = 363$, and for a small site $4 \times 121 = 484$.

** The validity of Site 13 was challenged during the consultation. See the comment and discussion section for clarification.

Development Strategy

4.26 At the Steering Group meeting on 18th September 2019, the Group considered the consultation responses and recommended to the Parish Council that development should be accommodated on several small sites in line with most respondents' preferences and that the site allocations should be those sites with the highest level of public support. Although Site 10 had a lower level of support than one of the larger sites (Site 13) it was preferred, on balance, to include this smaller site than all or part of a larger site. The sites taken forward for inclusion in the Stretton Grandison Group Draft NDP were therefore:

- Site 1
- Site 5
- Site 6 and
- Site 10.

(Please note that Sites 5, 6 and 10 have been re-numbered as Sites 2, 3 and 4 shown on Policies maps).

Regulation 14 consultation

4.27 The residents' responses to the Regulation 14 public consultation included 10 responses with unqualified support to the Draft Plan including the proposed site allocations. There were 5 objections (with comments) to Site 4, largely from neighbouring householders, and these related to such matters as the septic tank / drainage issues, potential for a different use as a community orchard / wildlife site, its importance as an open space within the conservation area, access and impacts on residential amenity and wildlife. There were 7 objections setting out that Site 12 should have been consulted upon as several separate smaller sites instead of the single large as submitted by the landowner and that the site should be included in the NDP. There were several other comments about various matters such as proposed density and housing numbers on sites.

4.28 Site 4 has been amended to refer to a single dwelling following consideration of the response from Herefordshire Transportation and Highways which advised that *'vehicles travelling north along the A417 and turning right into the lane from which access would be achieved have very bad forward visibility along the A417 and therefore cannot see oncoming*

vehicles. It is likely that we would resist more than one dwelling on this site unless significant upgrades to the junction with the A417 were achieved (this is unlikely due to land ownership constraints).¹

- 4.29 Dwr Cymru / Welsh Water advised that only part of the settlement of Stretton Grandison is served by public sewerage. For the number of units proposed on the two locations within the settlement, Dwr Cymru / Welsh Water considered that there would be no issues should developers wish to connect to the public sewerage network and Wastewater Treatment Works (WwTW). However Site 1 would require some level of offsite works to connect to the network. In other parts of the Group Parish development will need private foul treatment, in line with Policy SD4 of the Core Strategy. In addition Dwr Cymru/Welsh Water commented that there are no issues in providing any of the sites with a supply of clean water, though some level of offsite works may be required to connect to the network, with suitable easements/diversions required if there are any water mains or public sewers crossing the sites.
- 4.30 The development of these sites would provide a cumulative housing figure of around 13- 14 new houses over the Plan period, thus meeting the minimum indicative housing target of 14 houses. In addition, based on evidence of previous applications, it is likely that some windfall development is likely to come forward in the Parish. The windfall allowance is calculated to be around 0.5 dwellings pa as 4 dwellings were provided over 9 years from 2011 to 2019. This would give around 5 - 6 further dwellings from 2020 - 2031. The criteria for the site allocations are drawn from the technical Site Assessment Report and comments submitted by residents during the consultation on the First Draft Plan with Site Options. They were updated following consideration of the responses to the Regulation 14 consultation.
- 4.31 Affordable housing will be provided at Canon Frome Court in line with Policy SG3, which was widely supported in the consultation on the First Draft Plan.

Policy SG2 Housing Sites

The following sites are considered suitable for new housing development:

Site 1: Land at Townsend Barns, Stretton Grandison (4-5 houses)



Development for around 4-5 new houses will be supported on Site 1, provided that:

1. A safe and suitable new access is provided from the A417 to the site;
2. New houses front the highway and follow the building line of properties on adjoining sites;
3. Any harm to biodiversity, including to any protected species, is avoided, adequately mitigated, or, as a last resort, compensated for, and wherever possible schemes include measures to enhance habitats for local wildlife;
4. Development is designed sensitively taking into account the listed buildings in close proximity to the site and the conservation area which adjoins the site to the east. Development should consider any impacts on these heritage assets and their settings and address the detailed design guidelines set out in Policies SG6 and SG7; and
5. Development of the site does not exacerbate flood risk and where possible provides a betterment in accordance with Policy SG12.

Site 2: Land at Vicarage Cottage, Canon Frome (3 houses)

Development for around 3 new houses will be supported on Site 2, provided that:

1. The access to the site from the highway which runs adjacent to the southern boundary of the site is upgraded to provide a suitable and safe access for residential development;
2. Any harm to biodiversity, including to any protected species, is avoided, adequately mitigated, or, as a last resort, compensated for, and wherever possible schemes include measures to enhance habitats for local wildlife; and
3. Hedgerows at the boundaries of the site are retained for screening where possible and enhanced to benefit local wildlife in landscaping schemes.

Site 3: Land at The Barn, Canon Frome (5 houses)

Development for around 5 new houses will be supported on Site 3, provided that:

1. The access to the site from the highway which runs adjacent to the south boundary of the site is upgraded to provide a suitable access for residential development;
2. Any harm to biodiversity, including to any protected species, is avoided, adequately mitigated, or, as a last resort, compensated for, and wherever possible schemes include measures to enhance habitats for local wildlife;
3. Hedgerows at the boundaries of the site are retained where possible and enhanced to benefit local wildlife in landscaping schemes; and
4. Design is of a high quality in line with Policy SG8.

Site 4: Land east of A417 (north), Stretton Grandison (Former Orchard area adjacent School Cottages, Stretton Grandison) (1 house)



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Development for 1 house will be supported on Site 4, provided that:

1. Suitable and safe access is provided to the site from the track to the south of the site, linking to the A417;
2. Any harm to biodiversity, including to any protected species, is avoided, adequately mitigated, or, as a last resort, compensated for, and wherever possible schemes include measures to enhance habitats for local wildlife;
3. Hedgerows and mature vegetation are retained where possible and enhanced to benefit local wildlife in landscaping schemes;
4. Development is designed sensitively taking into account the site's location within the conservation area and the listed buildings in close proximity to the site. Development will impact on an important open space identified as a significant feature on Map 12 and therefore a low density of development of a single dwelling set within a large garden area should be provided. Development should consider any impacts on the heritage assets and their settings and address the detailed design guidelines set out in Policies SG6 and SG7; and
5. Proposals include the disconnection and decommissioning of the existing septic tank on the site (which serves neighbouring properties), and either the provision of a new septic tank (discharging to a soakaway) serving both existing properties and the new development, or a connection serving

existing and new properties to the public sewerage network and Wastewater Treatment Works (WwTW), in accordance with Policy SD4 Wastewater treatment and river water quality in the Herefordshire Local Plan Core Strategy 2011 - 2031.

Affordable Housing - Site 8 Canon Frome Court, Canon Frome (up to 8 dwellings)

- 4.32 In addition to the above options for site allocations which would provide at least 15 units of market housing, Site 8 was submitted for consideration as a "rural exception site" to deliver an Affordable Housing scheme.
- 4.33 The proposal was widely supported in the consultation on the emerging First Draft Plan with Site Options. 97 respondents supported the Policy and 29 objected. An amendment to the Settlement Boundary was made following further discussions with the landowners.

Regulation 14 Consultation

- 4.34 In response to the Regulation 14 consultation, Dwr Cymru / Welsh Water advised that the Stretton Grandison WwTW is located on Site 8. Odour from WwTW can have a detrimental impact on the amenity of surrounding uses. A "cordon sanitaire" or buffer zone is generally required to ensure development which is likely to be sensitive to odours is not in a location as to be affected by odour nuisance from a WwTW. Dwr Cymru / Welsh Water therefore recommended that proposals for the site should be discussed with Herefordshire Council's Environmental Health Department in order to determine a suitable "cordon sanitaire".
- 4.35 Site 8 is not located within the main area of Canon Frome settlement and its allocation for market housing would be contrary to Policies SS1, SS2, SS6, RA2 and RA3 of the Core Strategy which seek to protect the intrinsic character and beauty of the countryside. However, Core Strategy Policies RA3 and H2 support proposals for rural exception sites which would apply to this site.

Policy SG3 Affordable Housing at Canon Frome Court (Up to 8 units)

A scheme for the provision of affordable housing at Canon Frome Court will be supported where:

1. Development is sympathetic to the setting and character of the Grade II listed building at Canon Frome Court;
2. Development protects and enhances any protected species and habitats linked to the presence of hedgerows, vegetation and empty buildings within the site; and
3. Development is for smaller properties (of up to 3 bedrooms) to meet local community needs.

Development is supported for both the conversion of existing redundant buildings and / or the construction of new buildings within the curtilage of Canon Frome Court, provided such development protects and enhances the setting of the heritage assets on the site.

Housing Mix

- 4.36 The Herefordshire Local Housing Market Assessment (2012 Update)⁶ sets out that in the rural areas of Herefordshire there is a greater need for more smaller properties such as 1, 2 and 3-bedroom houses, and a much lower requirement for 4 + bedroom houses (see Table 3 p16). In addition, para 1.14 advises that "*there is a strong retirement market within the County with older households moving to the County as it is an attractive place to live. This is evident in each of the HMAs, but appears strongest in the Ledbury and Ross-on-Wye HMAs.*"
- 4.37 The report also highlights in para 1.18 that "*for the affordable sector, over the longer-term just under two-thirds of housing requirements are expected to be one- and two-bedroom properties to meet housing needs.*"
- 4.38 The responses to the consultation on Issues and Options confirmed that there is a local preference for smaller and more affordable housing.
- 4.39 When asked for views on the style of housing development, over three-quarters of respondents supported: designs to respect the scale and character of surrounding property; two-storey homes; period style with use of traditional materials; and a high level of energy conservation. Further comments raised a range of issues, including a need for affordable housing; for a community orchard/allotment; and that new homes should be a mix of house types and architectural styles. Some of these comments have been used to inform Policy SG1 above.

⁶ https://www.herefordshire.gov.uk/downloads/file/1644/local_housing_market_assessment_2013

- 4.40 In terms of house sizes, starter homes (2 bedrooms) were supported by 76% (90 respondents) and family homes (3 or more bedrooms) were supported by 79% (94 respondents).
- 4.41 There was also support for housing for older people and those with particular needs; adapted/easy access homes (eg bungalows) were supported by 61% (73) respondents and supported housing/retirement homes were supported by 39% (46) respondents. In addition, living/working properties (small scale enterprise located within or adjacent to the home) were supported by 51% (961 respondents) and 63% (75) wanted to see homes for local people/people with local connections. Much less popular were executive homes (4 or more bedrooms); these were supported by only 23% (27 respondents).
- 4.42 The further comments raised a wide range of issues. A theme was to make housing available to meet the needs of local people, both young wishing to stay and older wanting to downsize, rather than provide dormitory-style housing. This would point to affordable housing and smaller properties, on varying plot sizes to suit a variety of financial abilities to buy or rent. Other issues included the need for a mix of house types; impact of extra traffic; queries about the meaning of the word "local"; and that new housing should be sustainable.
- 4.43 In response to the question about whether the NDP should include a policy to guide new housing in the wider rural area, opinion was evenly split on this question, providing little in the way of guidance to policy makers. It is therefore proposed to leave this to the Core Strategy.
- 4.44 The responses to the Issues and Options consultation were used to inform Draft Policy SG4 Housing Mix (in addition to Policy SG1 Settlement Boundaries).
- 4.45 The Policy was widely supported in the consultation on the emerging First Draft Plan with Site Options. 94 respondents supported the Policy and 17 objected.

Policy SG4 Housing Mix

New residential development should demonstrate how it contributes to a suitable mix of tenure, type and size of dwelling across the Stretton Grandison Neighbourhood Area.

Proposals should demonstrate how they respond to local needs for medium sized family housing (up to three bedrooms), starter homes of one or two bedrooms, housing designed for older people and those with particular needs such as mobility impairments or other disabilities.

Schemes that incorporate live / work accommodation will be particularly encouraged.

Any proposals which trigger the threshold for an affordable housing requirement should aim to integrate both the affordable housing and market housing across the site.

5.0 Protecting our Environment



Stretton Grandison Conservation Area from north

- 5.1 The Group Parish is located within a very rural area, with a high quality natural and built environment.

Natural Environment

- 5.2 Herefordshire Landscape Character Assessment SPG (2004 updated 2009)⁷ identifies that the Parish Area of Stretton Grandison, Eggleton, Canon Frome and Castle Frome have the following Landscape Types: Riverside meadows to the south of the parish, and principle settled farmlands and wooded forest to the central and north of the parish.

Riverside Meadows Character Description:

These are linear, riverine landscapes associated with a flat, generally well defined, alluvial floodplain, in places framed by steeply rising ground. They are secluded pastoral landscapes, characterised by meandering tree lined rivers, flanked by riverside meadows which are defined by hedge and ditch boundaries. Settlement is typically absent. Throughout these landscapes, the presence of extensive areas of seasonally grazed waterside meadows has in the past provided a strong sense of visual and ecological unity. These are landscapes that accommodate a degree of annual flooding, a factor which has been reflected in the traditional patterns of land use, the lack of settlement and development (except for the occasional water mill), and the representation of species and habitats tolerant of such waterlogged conditions. The natural fertility of Riverside Meadows has often been maximised by employing devices such as sluices to control and direct the silt laden flood waters. The unique Lammas Meadows bordering the River Lugg at Hereford are an excellent example of traditionally managed riverside meadows where the historic pattern of cutting and grazing has been continued for centuries. Tree cover is a notable element of Riverside Meadows, usually in a linear pattern along the hedge and ditch lines and to the banks of watercourses. Typically, species are alder and willow, the latter often pollarded. This Landscape Type is

⁷

https://www.herefordshire.gov.uk/download/downloads/id/2069/landscape_character_assessment_for_herefordshire.pdf

associated with large rivers, and in the case of Herefordshire, the Rivers Arrow, Clun, Frome, Leadon, Lodon, Lugg, Monnow, Teme and Wye.

Principle Settled Farmlands Character Description

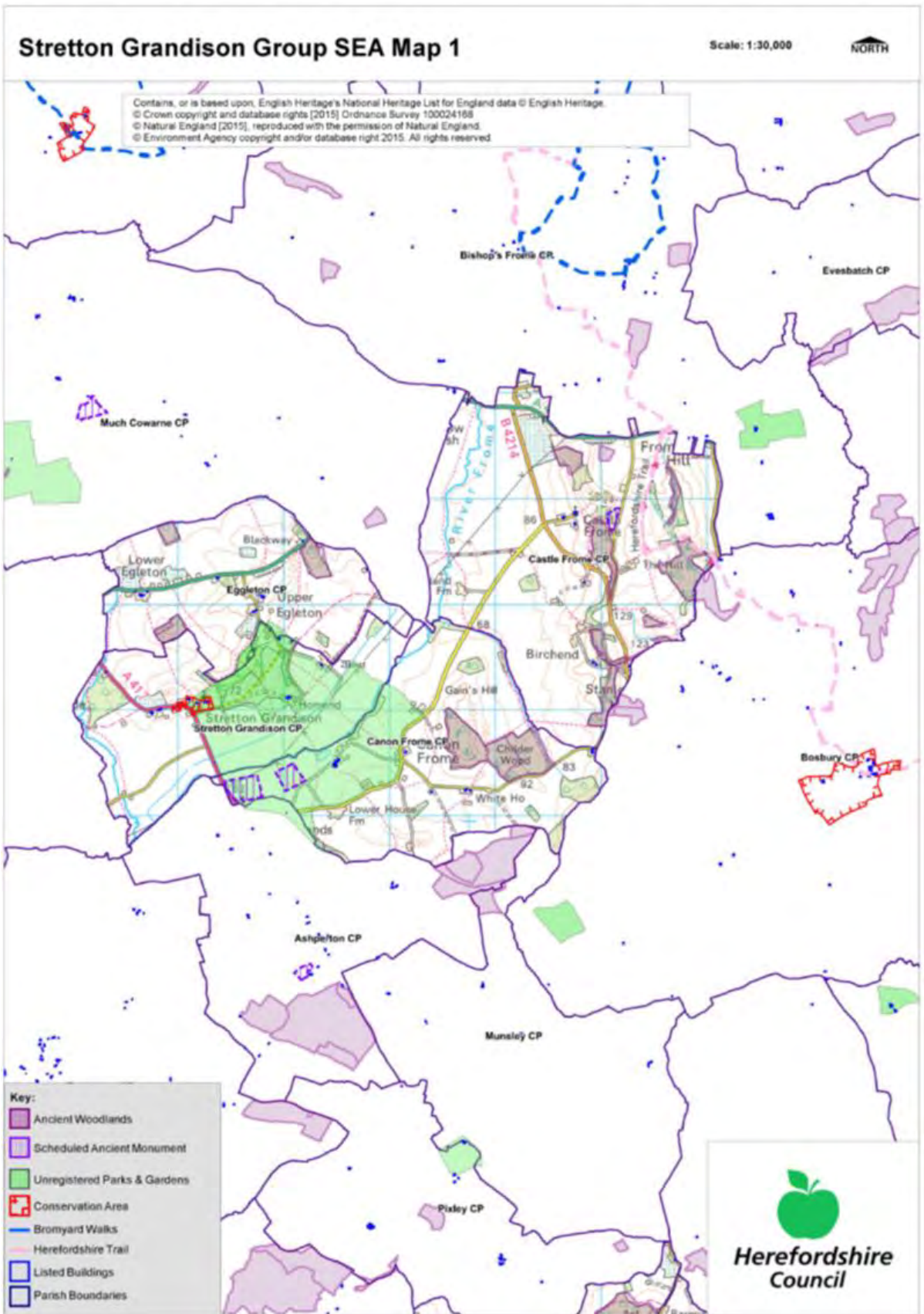
The rolling, lowland area of Central Herefordshire is dominated by this Landscape Type. These are settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The mixed farming land use reflects the good soils on which they are typically found. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees around dwellings and trees along stream sides and other watercourses. The composition of the hedgerow tree cover differs from that of Timbered Farmlands in its lower density and lack of oak dominance. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards, grazed pastures and arable fields, together make up the rich patchwork which is typical of Principal Settled Farmlands.

Wooded Forest Character Description

In Herefordshire this Landscape Type is only found in the Queen's Wood and Linton Wood area, near Upton Bishop. It represents the northern extent of a vast tract of Wooded Forest stretching across Gloucestershire and encompassing the Forest of Dean. This is a landscape dominated by dense tree cover, which effectively blocks all but immediate short distance views. It is essentially unsettled, although there are occasional wayside cottages, often with adjacent small fields of an assorted origin. This is an uncomplicated landscape where the unrelenting mass of woodland and restricted views creates a strong character which can feel overwhelmingly remote and confined. It is possible that the woodland may previously have been partially cleared for agricultural purposes at the height of agricultural expansion in the late 13th/ early 14th centuries. Any clearance would have been likely to be only of a piecemeal nature, with woodland re-colonisation following the contraction of the area of cultivated land after the Black Death. The relative lack of settlement reflects the absence of a prolonged period of agricultural activity, the occasional cottage probably relating to woodland occupations. The interdependence of the woodland and the charcoal and smelting industries has been a major factor in the survival of such a large concentration of forest. The woodlands are of ancient character and the whole woodland landscape is one of notable nature conservation value. The underlying impoverished sandy soils give rise to a heathy/acid grassland ground vegetation, which is of considerable botanical interest in its own right.

- 5.3 The local landscape character of the Neighbourhood Area is small scattered farmsteads and clustered settlements set within a rolling landscape of orchards, pasture, arable land and woodland. The patchwork of fields is defined by field boundaries of mature hedgerows rich with native species. The River Frome flows through the area and is fed by other smaller water courses. An important feature of the area is Homend Park, an old established parkland with a large number of mature oak trees.
- 5.4 The area also has several areas of biodiversity importance. There are 7 areas of ancient woodland in the Group Parish, 1 Site of Special Scientific Interest (SSSI) at Birchend and 11 Special Wildlife Sites (SWS). These natural environmental assets are shown on Map 8.

Map 8 SEA Map 1



Issues and Options Consultation

- 5.5 The responses to the Issues and Options consultation demonstrated widespread local support for the NDP to include planning policies to protect local landscape character and biodiversity.
- 5.6 59% (70 respondents) identified improved measures for the conservation of historic or listed buildings and features as important, 76% (91) considered enhanced protection of the natural environment important and 62% (74) considered protection of views and vistas in and around the village and parish important. In the comments, Homend Park was listed many times as significant and trees, mature woodland, green lanes, old meadows and dark skies were all noted. In terms of built heritage, St Lawrence's Church and churchyard were also mentioned and specific views that were considered important included views to and around Stretton Grandison Church and views over the valley. Table 1 shows the features listed as important.

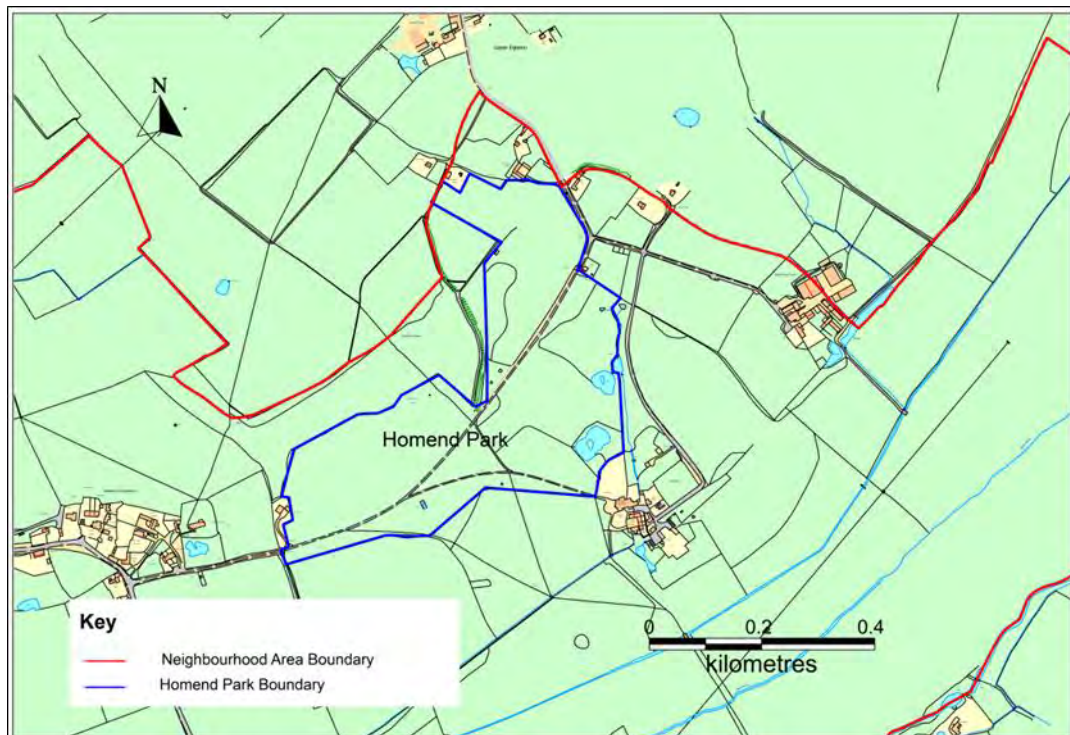
Table 1 Issues and Options - Important Landscape Features

Specific features	General features
Homend Park	Views – local and distant
Canon Frome Court parkland and trees	Parkland
Gains Hill monument	Woodland
Herefordshire – Gloucestershire Canal	Veteran trees
Childer Wood	Habitats and species of “principal importance” identified pursuant to s.41 of the Natural Environment and Rural Communities (NERC) Act 2006
Hansnet Wood [borders the Neighbourhood Area]	Watercourses
Stanley Hill	Traditional orchards, meadows and pasture
Homend Bank/Stretton Coppice woodlands	Public rights of way
River Frome and floodplain	Green lanes
	Local churches and churchyard planting

- 5.7 Protecting dark skies was also an important issue for respondents, pointing to a policy to avoid light pollution and minimise light spillage.

Homend Park

- 5.8 Homend Park was identified by many respondents as an area which should be protected and where development should be resisted. It is noted that the park is of local historical significance both in original design, layout and local farming heritage. It has outstanding natural beauty, historic planting and vistas, it is valuable for access and recreation and is important for wildlife. It is also noted however that mature trees are dying out and need replacing.
- 5.9 The consultation invited comments on whether Homend Park should be identified for designation as a Local Green Space according to the criteria in the NPPF. Over half of all respondents identified Homend Park for protection on this basis (64 respondents, 54% of all respondents).
- 5.10 The extent of Homend Park is shown on Map 9.

Map 9 Homend Park

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- 5.11 Although Homend Park is not a registered park and garden it has significant local historic interest and is highly valued by residents in the Group Parish as a recreational resource. The Homend was rebuilt in 1814-1821 to the design of Sir Robert Smirke, incorporating parts of earlier buildings. A park was laid out to the north-west with informal tree-planting and a lodge. There is a kitchen garden near the house. In about 1703 the existing half-timbered house was extended with a brick structure. The house was remodelled from 1814-21 by Sir Robert Smirke, and the park dates from the same period.⁸



West gateway to Homend Park

⁸ See Parks and Gardens UK
<http://www.parksandgardens.org/places-and-people/site/5702/summary>

- 5.12 Homend House and Park is well described in the text although it is worth adding that the current road through the park was built as a direct result of the Parliamentary Enclosure of the parish of 1813/14. The old road ran from the end of Watery Lane (on the A417) east through what is now Homend grounds towards Newhouse Farm between the farm and the Moat and onwards towards the Hutt Farm and Castle Frome. This road was probably an extension east of the Roman road. Traces of the road can be found at various points. This alteration of the road was to provide privacy to the new prestigious dwelling and move it out of the lower land in the bottom of the valley where it would flood regularly. This old road, was officially (in the Enclosure Act) closed in 1816. The Lodge at the east end of the Park is dated 1825 and its design is a product of the office of John Nash and is similar to Oak Cottage at Blaise Hamlet near Bristol. It was sketched by Madeline Hopton of Canon Frome Court in the 1830s, this sketch is now in HARC. (Survey of Historic Parks and Gardens of Herefordshire. Whitehead)
- 5.13 Homend Park was surveyed by Ledbury Naturalists Field Club, as part of The Ancient Tree Hunt, run by the Woodland Trust, in November 2009. The detailed report is included in Appendix 3.
- 5.14 Other specific locations and areas suggested as candidates for protection as Local Green Spaces were: Canon Frome Court, green spaces and tree avenue; land adjoining St. Lawrence Church, Stretton Grandison (including pond); line of the Herefordshire – Gloucestershire Canal; Childer Wood; and Stanley Hill woodland. Several general features were also referred to in responses: all farmland; Fromes Hill; the churchyards; and local woodlands.
- 5.15 The NDP Steering Group considers that it would be difficult to justify Homend Park or the other areas as a Local Green Spaces according to the criteria in the NPPF but all these areas should be noted and protected for their historic, landscape and recreational value.
- 5.16 The ideas and comments from the Issues and Options consultation were used to inform Draft Policy SG5 Protecting Local Landscape Character and Wildlife.
- 5.17 The Policy was widely supported in the consultation on the emerging First Draft Plan with Site Options. 110 respondents supported the Policy and only 4 objected.
- 5.18 The Policy sets out landscaping principles drawn from the Herefordshire Landscape Character Assessment SPG (2004 updated 2009). This Policy provides more local detail to Core Strategy Policy LD1 Landscape and townscape.

Policy SG5 Protecting Local Landscape Character and Wildlife

Development proposals will be required to respond positively to the characteristics of the Landscape Type in which they are located; riverside meadows to the south of the parish, and principle settled farmlands and wooded forest to the central and north of the parish.

Landscaping schemes in the riverside meadows landscape type should aim to conserve, restore and enhance continuous linear tree cover along hedge lines, ditches and watercourses, conserve and restore wetland habitats and seek opportunities for further wetland habitat creation. Drainage of waterside meadows for new development will be resisted.

Landscaping schemes in the principle settled farmlands landscape type should conserve and enhance the hedgerow pattern and tree cover and wetland habitat along watercourses. The dispersed settlement pattern should be retained.

Schemes in the wooded landscape type should conserve all ancient woodland sites and restock with appropriate broadleaved species of local provenance, particularly favouring native oak. Thought should be given to the prevailing threat of Ash Dieback (*Chalara*) and Sudden Oak Death (*Phytophthora*).

Where possible new development should incorporate appropriate local species and landscape designs to enhance local biodiversity such as planting hedgerows, using native tree species, incorporating ponds and providing bat and bird boxes.

Lighting schemes should be designed sensitively to reduce any adverse impact on wildlife and to protect the dark skies which are characteristic of this rural area.

Development should protect and enhance those features which contribute towards the special landscape character of the area. Such features include (but are not exclusive to) the following:

1. Historic parkland at Homend Park and Canon Frome Court, including isolated veteran trees and avenues of trees;
2. Areas of traditional native woodland and traditional orchards;
3. The route of the Herefordshire - Gloucestershire Canal;
4. Significant Views and Characteristic Buildings (as identified on Map 10 and described in the settlement descriptions):

View 1: Looking north towards St Lawrence's Church at Stretton Grandison from Viewpoint A.



View 2: Looking north west from Castle Frome Churchyard, Viewpoint B.



View 3: Looking west north west from Stanley Hill, Viewpoint C.



View 4: Looking east north east from Canon Frome Court Main Gate, Viewpoint D.

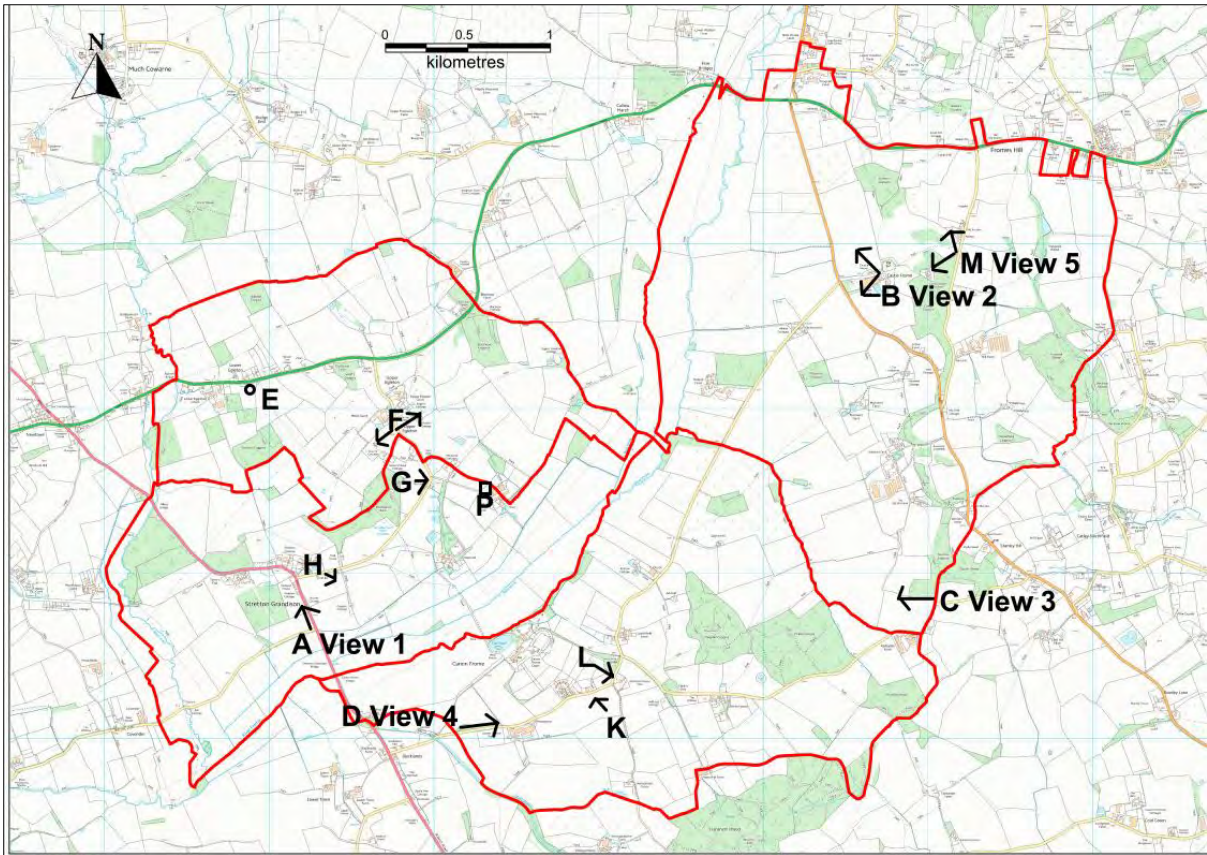


View 5: Looking south west from Castle Frome towards Woolhope from Viewpoint M



These views are shown on Map 10 Significant Views and Landmark Buildings.

Map 10 Significant Views and Characteristic Buildings



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Built Environment



House at Stretton Grandison

- 5.19 The Group Parish also has a wealth of built heritage assets. There are a 17 Listed Buildings and Scheduled Monuments in Stretton Grandison including Grade I Church of St Lawrence, 10 in Canon Frome including 2 scheduled monuments (roman settlement and fort), 11 Listed Buildings in Castle Frome including the Church of St Michael (Grade I) and Castle Frome Castle which is scheduled and 10 Listed Buildings in Eggleton (all Grade II). The complete list is provided in Appendix 4.

Canon Frome - Historical Development

- 5.20 In the Middle Ages Canon Frome belonged to the Canons of Llanthony and at the dissolution of the monasteries, in the 16th century, was acquired by John Harford of Bosbury. It was settled by his son, Richard and via his widow entered the Hopton family where it remained until 1948. During the Civil War the house was garrisoned first by the Royalists and later by parliament. During this period great earthwork defences were created, and ditches nine feet deep were dug. The ancient wooden church demolished, and the timbers used to strengthen the Strong House (Canon Frome Court). As a result of this action both the house and church were destroyed. The present house was rebuilt in 1786 and considered a fine example of late 18th century architecture. The church, with the exception of the tower which had survived, was rebuilt in 1860. The house was extended and modernised in 1870. As a result of Death Duties, the Estate was sold to the County Council in 1952 and converted into a County Secondary School which ran until it was closed in 1978 and sold to the Windflower Housing Association who converted the Court into individual homes. The grounds and garden are now devoted to organic Gardening and farming.

Castle Frome - Historical Development

- 5.21 The castle was built in the late 11th century as a stronghold for the de Lacy family. The original construction would have been an earth and timber fortification and occupied a strategic position commanding the surrounding area. There are the remains of a deep ditch to the north and the steep scarp which protected the south. The castle was rebuilt in stone in the 1st half of the 13th century and the latest record of occupation was 1291. All that remains today are some earthworks and scattered masonry. The site is now obscured by post war forestry and is on private land.

Local Character Today

- 5.22 Across the four settlements there is a variety of building styles. Materials used are Herefordshire sandstone, traditional red brick, black and white timber frames, Welsh slate or tiled roofs, thatched roofs, predominately two storey, detached farmhouses, smaller cottages mainly older and historic buildings with modern buildings reflecting the same style. There is a fairly dispersed settlement pattern with a high proportion of detached buildings set back from the roadside in large plots and densities are comparatively low, even within the settlements.

Lower Eggleton

- 5.23 The settlement is distributed along either side of the A4103, without any footpaths/pavements. The properties are primarily the residue of the old estate layout – dispersed with buildings that were built as part of the estate. Their build is mainly traditional mainly timber framed cottages (17th Century). Some properties reflect the improvements made in the 19th century when the estate was consolidated. During this period every cottage had access to a cider mill if they didn't have one themselves. There are also two old farm houses within the settlement, whilst the cottages primarily housed estate workers and servants.

Fromes Hill

- 5.24 This is another dispersed settlement – consisting mainly of small holdings. During the 19th century they would have formed part of Canon Frome estate.



House at Lower Eggleton on North side of A4103 looking from E, Map 10

Stretton Grandison

- 5.25 Primarily a linear settlement built around the A417. There are a variety of properties – some dating back to 18th Century – including 2 farms, the vicarage and the Glebeland. The Tithe Barn has now been developed into dwellings. Stretton Court was acquired by the Homend Estate in 1902.



Houses at Stretton Grandison



House at Upper Eggleton looking north east from F, Map 10



Lodge at East entrance to Homend Park looking east from G, Map 10



Homend House viewed from west entrance of Park looking east from H, Map 10

Canon Frome

5.26 The settlement was largely built around Canon Frome Court. However, the estate was sold in the early 1960's and the area now has several dispersed properties, with the exception of Canon Frome Court itself and the recent Sawmill estate.



Barn Conversion in Canon Frome, looking northward at K, Map 10



Recently built houses in Canon Frome looking northward at K, Map 10



Rochester House, Canon Frome looking south east at L, Map 10

Eggleton

5.27 This is a very small settlement consisting of two farms and the supporting workers cottages as were.



House at Upper Eggleton looking north east from F, Map 10



Cottage at Upper Eggleton looking south west from F, Map 10



Farm at Upper Eggleton looking east from F, Map 10

Castle Frome



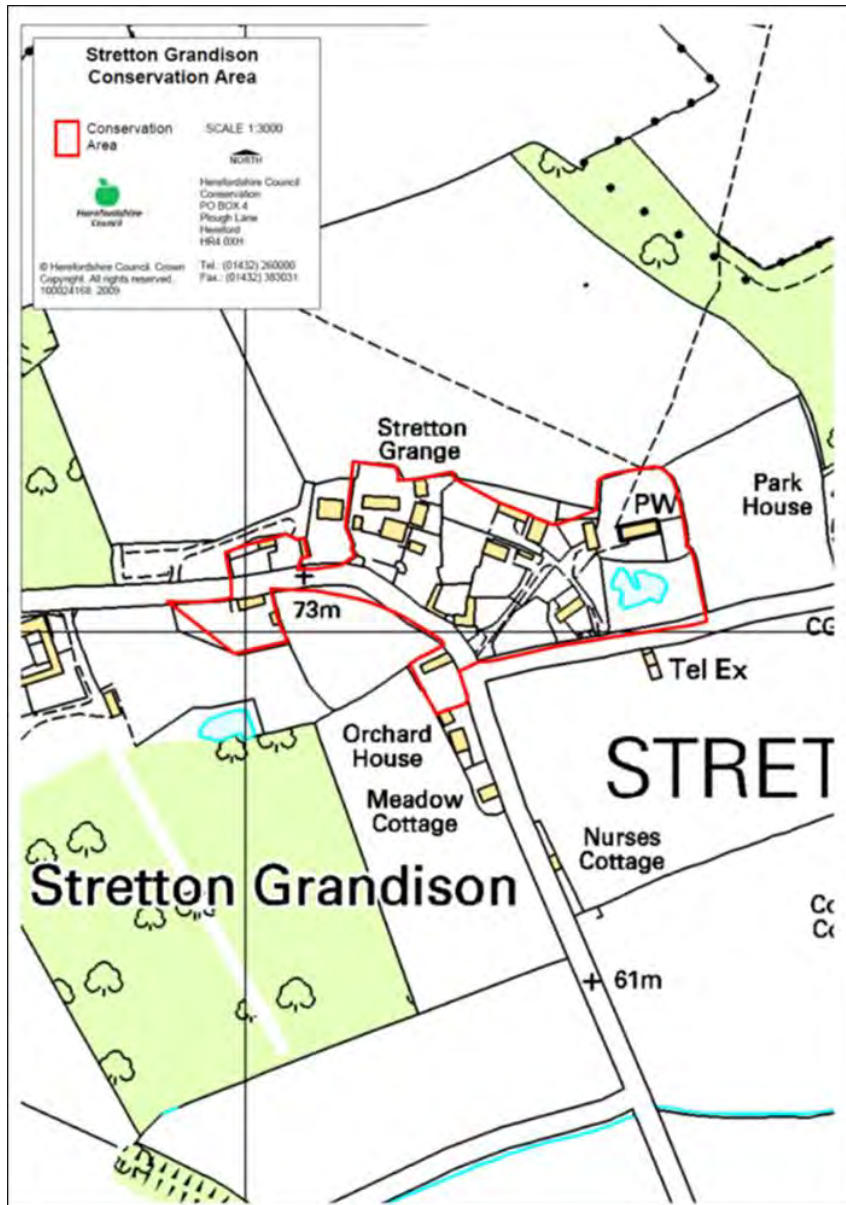
House in Fromes Hill, Castle Frome on corner opposite Wheatsheaf pub



View across Castle Frome parish looking west south west from M, Map 10

Stretton Grandison Conservation Area

Map 11 Stretton Grandison Conservation Area



- 5.28 Stretton Grandison has a Conservation Area (see Map 11). The conservation area is described in the document "Stretton Grandison Conservation Area" prepared by Malvern Hills District Council in 1995 and a scan of the document is provided on the NDP website.
- 5.29 The document notes that much of the conservation area has remained unaltered for many years and the quality of the existing buildings is recognised by the number of listed buildings and their informal loose clustering around open spaces and the presence of many fine mature trees. The Grade II Listed parish church dates from the 12th century and is slightly elevated forming the visual focal point of the settlement. The open paddock and pond to its south form its immediate setting. Houses are predominantly timber framed with painted brick infill panels, other buildings are a mix of timber frame with some use of weather board cladding, brick and sandstone. Stretton Grange is painted brick. Church Cottage, a predominantly timber framed 17th century cottage with thatched roof is sited next to the Lychgate and forms a picturesque relationship with the church. Its south gable elevation is constructed of the same sandstone rubble as the church and wall bounding the lychgate. Stretton Court is a farmyard group comprising a 17th century Grade II listed timber framed farmhouse situated within a yard bounded by a range of barns out outbuildings. These are constructed from traditional materials mainly of stone, brick, slate and tile. Stretton Grange, formerly the original vicarage is a large imposing 18th century three storey building partially concealed by the belt of trees to the east. A 17th century barn to its rear is Grade II listed. Other buildings flank the A417, a road of Roman origin and giving the settlement its name "Stretton". These buildings include Bishops Cottages a pair of timber framed Grade II listed 17th century cottages set back off the road, Brinsop Barn, a Grade II timber framed listed building converted to a dwelling and the timber framed Stretton Cottage.
- 5.30 The document also sets out a series of design guidelines for new development within and adjoining the conservation area and these have been used to inform Policy SG6. Policy SG6 provides local detail to Core Strategy policies LD1 Landscape and townscape and LD4 Historic environment and heritage assets.
- 5.31 Policy SG6 was widely supported in the consultation on the emerging First Draft Plan with Site Options. 104 respondents supported the Policy and 10 objected.

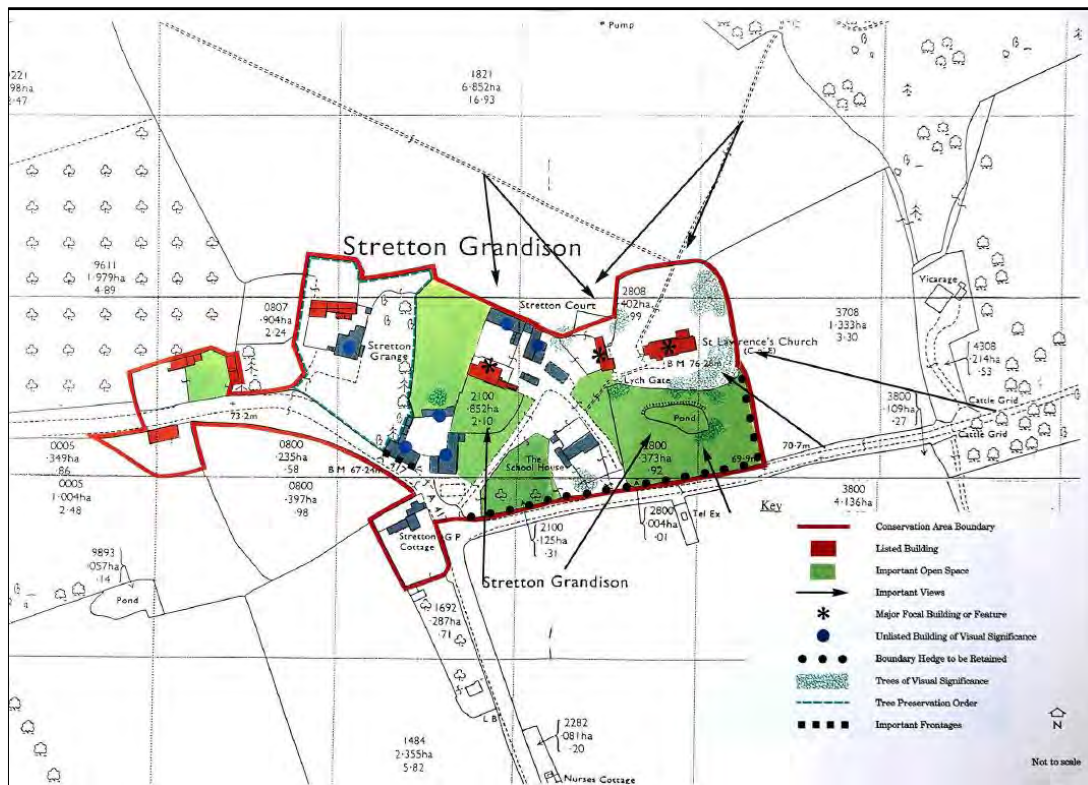
Policy SG6 Design Guidelines for Stretton Grandison Conservation Area

New development and conversions of existing buildings within and adjoining Stretton Grandison Conservation Area should be sensitive to the special character of the area and address the following design criteria:

1. Development should be a suitable height and scale which reflect those of the surrounding buildings. In most locations buildings should be modest in scale and have two storeys with the upper floors partly within roof spaces. Buildings around Stretton Court may be of a slightly larger scale and up to three stories may be appropriate in the area around Stretton Grange.
2. Development should reflect the existing layouts with a mix of semi-detached and detached buildings, mostly facing and set well back from the

roadside, except where otherwise stated in site allocation policies. Traditional farmyard groupings of buildings are encouraged.

3. Schemes should consider the use of traditional construction methods and materials.
4. Roofs should be thatch, plain clay tile or natural slate on pitched or hipped roofs. The angle of pitch, eaves, detailing and ridge heights should be similar to those of existing roofs in the vicinity.
5. Chimney stacks and pots should be retained to protect the skyline.
6. Original windows should be retained wherever possible. Where replacement windows are proposed the character of the street frontage should be retained, openings should not be enlarged, and the original style and materials replicated. Where possible, windows in new buildings should be timber painted casement windows with flat beads and a vertical emphasis.
7. Dormer windows should be small and set down in the roof at eaves level and of traditional design. Additional dormer windows should accord with the originals in terms of design, placement and spacing. Rooflights should be avoided.
8. Low boundary walls are a feature of the conservation area and should be retained. Repairs and new walls should match existing walls in material, colour, pattern, bonding and use of mortar. Hedges are also a feature and should be retained. Boundary treatments in new development should comprise low walls of traditional materials and / or hedging.
9. Development should protect and where possible enhance the setting of listed buildings, important open spaces, important views, major focal buildings or features, and unlisted buildings of visual significance as shown on Map 12.

Map 12 Significant Features of Stretton Grandison Conservation Area

- 5.32 In the Issues and Options consultation residents were asked to identify any local built features which are distinctive in this area. In addition to important buildings, many of which are listed, respondents noted hop kilns, red and Georgian brick, converted barns, stone and timber framed buildings (including some part stone, part timber framed) and estate houses. The use of slate and thatch in the area was also noted.
- 5.33 New development should be sensitively sited and designed so that it compliments existing settlements, is appropriate and enhances the local character of this very rural area.
- 5.34 There were also comments suggesting that it would be good to see some flexibility and innovation in approaches to design and red brick and slate could be restrictive in terms of energy efficiency and affordability. The NDP therefore does not aim to stifle contemporary designs but supports sustainable design and energy efficiency measures, provide these are designed sensitively.
- 5.36 Draft Policy SG7 was widely supported in the consultation on the emerging First Draft Plan with Site Options. 103 respondents supported the Policy and only 2 objected. Draft Policy SG8 also received a high level of support with 100 respondents supporting it and 14 objecting.
- 5.37 NDP Policy SG7 seeks to protect built heritage assets and requires development to be sensitive to its local context, and Policy SG8 but supports sustainability principles and energy efficiency in new buildings. Policy SG7 supports and provide local context to Core Strategy policies LD1 Landscape and townscape and LD4 Historic environment and heritage assets. Policy SG8 provides local detail to Core Strategy Policies SS1 Presumption in favour of sustainable development, SS7 Addressing climate change, SD1 Sustainable design and energy efficiency and SD2 Renewable and low carbon energy.

Policy SG7 Design Principles - Protecting and Enhancing Heritage and Local Character

1. Historic buildings, structures, landscapes, and archaeological sites (whether inside or outside the Stretton Grandison conservation area) are protected according to their significance. Development proposals should conserve and enhance built heritage assets in the Group Parish.
2. Schemes should take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified, recorded and appropriately considered during development.
3. Designs for development within the identified settlements should refer to the local character descriptions provided in the NDP and demonstrate how they have incorporated elements of the local vernacular into built form to ensure development is sensitive to local character and context.
4. Development should respond to the dispersed local settlement pattern, with buildings provided at low densities in large plots and set back from the road side with front gardens and on-site parking areas.
5. Development should respect the height, scale and proportions of surrounding buildings and the aim should be to successfully integrate new built form into the existing context rather than to dominate the local street scene.
6. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment.
7. Traditional materials such Herefordshire sandstone, traditional red brick, black and white timber frames, weather boarding, slate, tiles and thatch roofs should be used in new development, conversions and extensions wherever possible.

Policy SG8 Design Principles - Promoting High Quality and Sustainable Design

1. New development proposals will be supported where they incorporate imaginative modern designs using high quality traditional materials such as local brick, weather boarding, stone and timber frames in innovative ways.
2. Contemporary designs and modern architectural approaches, including the use of innovative construction techniques to maximise resource and energy efficiency will be supported where they are of outstanding or innovative design and where they clearly demonstrate that they are appropriate to their context (as set out in Policy SG7).
3. Where planning consent is required, small scale domestic renewable energy schemes such as solar panels, solar water heating and ground source heat pumps will be supported provided that schemes are sited and designed to be unobtrusive.
4. Proposals for new development should aim to promote walking and cycling and public transport by linking to existing routes and facilities where possible and including suitable storage provision for bicycles.
5. New development proposals should, wherever appropriate, include traffic calming measures. These should reflect the environment that they will be positioned in and promote road safety for the immediate community.

6.0 Local Economy



Farm at Upper Eggleton

- 6.1 The Group Parish has a number of local businesses which provide a diverse range of employment opportunities. The main local employment is agriculture. Other employment areas include farm diversification businesses, tourist accommodation, nursery school, dog kennels, blacksmith and other small businesses some run from home.
- 6.2 There is a need to support investment in local businesses to help provide increased employment opportunities in the area so that it continues to be a thriving living and working environment.

Agricultural Buildings

- 6.3 Farming practices continue to undergo rapid change and in recent years there have been pressures for larger, industrial sized agricultural units for intensive livestock rearing and increases in the extent and size of polytunnels and glass houses. Not all such development requires planning permission (ie new development under given size thresholds) but the NDP should guide new development when planning consent is required. It should be noted that planning permission for polytunnels is required if they are of significant size, show a substantial degree of permanence and physical attachment to the ground.
- 6.4 At the same time older, traditional farm buildings have become disused and redundant and offer opportunities for sensitive re-use and conversion to small workshops and offices etc. The following are examples of where traditional farm buildings have been sensitively re-used and converted to workshops and offices:
- Newhouse Farm Stretton Grandison
 - Alex Wilkins (Blacksmiths)
 - Bison Engineering (Street Fabricators)
 - Overload Cruisers (Convert Safari vehicles)

- Lower House Farm
 - The Stables (Conference facilities/meeting room)
 - Farm Plastics (Processing Plant)
- Hansett Farm Canon Frome
 - Guy Butcher (Furniture Making Business)
- Moorcourt Farm
 - B&B , Glamping and a Holiday Cottage
- The Town Farm Castle Frome
 - Potato Business
 - Poultry Unit
- Lower Eggleton
 - June Green (Milk round /Parcel Delivery)
 - Wolf Cottage (Mobile Pet food delivery)

6.5 The NDP has a role in seeking to manage these changes and to ensure that the re-use of existing agricultural buildings and the development of new large scale buildings are undertaken sensitively. It is important for the NDP to have an understanding of the full extent of any proposed development eg associated developments with polytunnels (seasonal accommodation/toilet facilities etc. Core strategy RA6 Planning permission will be permitted where they are on an appropriate scale, do not cause unacceptable effects on nearby residents and do not generate unacceptable traffic impacts.

Re-Using existing Buildings - Issues and Options Consultation



Re-purposed farm buildings at New House Farm, taken in the yard

6.6 The re-use of redundant farm buildings was considered in the consultation on Issues and Options. Respondents identified the following as potentially suitable uses for existing former agricultural buildings:

- Small-scale offices/business units
- Rural craft workshops
- Live/work units
- Rural services and businesses to support local community
- Cafes Short-term holiday lets

- Housing Provision of premises at end of apprenticeships to help young people with business start-ups and accommodation
- 6.7 However the following were identified as potential issues and concerns which should be addressed in a planning policy in the NDP:
- Safe access and visibility at junctions
 - Traffic generation on rural lanes
 - Provision of off-road parking
 - Pollution, noise, and odour
 - Environmentally sustainable and sensitive to local environment (eg dark skies, vistas)
 - Refurbishment in character and scale with existing, using traditional materials
 - Protect existing trees and hedgerows and need for landscaping
 - Protect residential amenity against impacts through noise, contamination or storage of waste materials
 - improved broadband/mobile phone reception to encourage new businesses and effective home working. Improved infrastructure/transport and ways to discourage excessive traffic speed and the implications for road safety for all.
- 6.8 Draft Policy SG9 was widely supported in the consultation on the emerging First Draft Plan with Site Options. 105 respondents supported the Policy and 9 objected.
- 6.9 Policy SG9 supports the sensitive and suitable conversion of former agricultural buildings for new economic uses subject to locally important criteria. This Policy has been prepared to add more local detail to Core Strategy Policies RA5 Re-use of rural buildings and RA6 Rural economy.

Policy SG9 Re-Use of Former Agricultural Buildings for Local Economic Development

Proposals for the small scale and sensitive conversion of redundant former agricultural buildings for suitable business uses such as offices, workshops, cafes, visitor accommodation and live / work units will be supported provided that:

1. Development proposals can demonstrate safe access from existing rural roads and do not generate unacceptable levels of traffic on country lanes from employees, customers and delivery vehicles;
2. Sufficient car parking is provided on site for employees and customers;
3. Suitable measures are taken to protect the amenity of occupiers of nearby residential properties and to minimise or otherwise mitigate disturbance, noise, odours, lighting or other pollution;
4. Adequate screening is provided by landscaping and existing important local landscape features such as hedge rows and mature trees are protected and incorporated into schemes.

5. Where possible development proposals should enhance road safety in the designated area.

New Large Scale Agricultural Buildings - Issues and Options Consultation



Modern Poultry Farm Units – Castle Frome

- 6.10 New agricultural buildings were also considered in the consultation on Issues and Options. The NDP provides an opportunity to prepare a policy which requires new large agricultural buildings to be sited and designed as sensitively as possible to reduce industrialisation of the landscape. This is important as the area has a distinctive landscape character as described in more detail in Section 5 and local residents clearly want to see this special character protected. Herefordshire Council already highlight the high quality of the landscape as being intrinsic to the character of the area.
- 6.11 Large scale agricultural buildings are a contentious issue locally; the responses to several of the questions under other topics also included comments about modern agricultural practices including polytunnels and largescale intensive animal production - both supporting and objecting to them.
- 6.12 Residents' concerns related to traffic generation, parking, visual and landscape impacts, energy efficiency, pollution including light pollution and the need to minimise other environmental impacts. Other responses suggested that the NDP should not include such a policy. The responses were used to inform Draft Policy SG10 to guide new large scale agricultural buildings.
- 6.13 Draft Policy SG10 was supported in the consultation on the emerging First Draft Plan with Site Options. 72 respondents supported the Policy and 38 objected.
- 6.14 Policy SG10 has been prepared to add more local detail to Core Strategy Policy LD1 Landscape and townscape. The Policy builds on the Polytunnels Planning Guide, June 2018 prepared by Herefordshire Council⁹. It is noted that there is a continued increase in the use

⁹ see https://www.herefordshire.gov.uk/directory_record/5602/polytunnels_planning_guide_2018

of polytunnels for agricultural soft fruit production in the county and the planning guide was prepared to help with planning applications and decisions.

Policy SG10 New Agricultural Buildings and Poly Tunnels

1. Large agricultural buildings, polytunnels and other rural business buildings which require planning consent will be supported in fields and agricultural holdings where there would not be significant visual intrusion within the landscape, and any impacts are satisfactorily reduced by landscaping schemes. There should be an understanding of the full extent of any proposed development and a clarity concerning associated developments.
2. Development proposals should give careful consideration to potential impacts in terms of noise, odour and light which might be detrimental to the enjoyment of the area by neighbouring residents and should be sited to minimise any such impacts on local residential amenity.
3. New agricultural and commercial buildings and structures should be sited and designed sensitively to minimise visual and landscape impacts through appropriate screening and landscaping. Larger buildings should be “broken up” using a change in materials, colour or ridge height. Where possible natural materials such as wood and neutral, earth tones should be used to help blend large buildings into the countryside and landscape.
4. Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles. Applicants will meet the cost of any extra measures that are required to safeguard road safety.
5. Designs should incorporate energy and resource efficiency measures and minimise light pollution to protect dark skies. Any such measures should have minimal impact on the landscape.
6. These developments, where possible, should help the local economy/job opportunities.
7. Unsociable hours of operation and storage of hazardous materials should be discouraged.

Local Energy Schemes

- 6.15 NDPs are required to promote sustainable development and there is an increasingly pressing need for policies and plans to contribute towards energy efficiency and carbon reduction measures to address climate change. Small scale community led renewable energy schemes can help to improve security of energy supply and often provide an income stream to support other community projects.

- 6.16 Footnote 49 in the NPPF sets out that *'Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.'* A site allocation for wind turbines could prove controversial, but a criteria based policy which supports other forms of community energy schemes, subject to sensitive siting, landscaping and design would be more appropriate.
- 6.17 Community energy projects¹⁰ have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes. Examples of community energy projects include:
- Community-owned renewable electricity installations such as solar photovoltaic (PV) panels, wind turbines or hydroelectric generation.
 - Members of the community jointly switching to a renewable heat source such as a heat pump or biomass boiler.
 - A community group supporting energy saving measures such as the installation of cavity wall or solid wall insulation.
 - Working in partnership with the local Distribution Network Operator (DNO) to pilot smart technologies.
 - Collective purchasing of heating oil for off gas-grid communities
 - Collective switching of electricity or gas suppliers.
- 6.18 The NPPF para 152. sets out that local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local or strategic plans that are being taken forward through neighbourhood planning. Core Strategy Policy SD2 – Renewable and low carbon energy generation sets out that development proposals that seek to deliver renewable and low carbon energy will be supported subject to criteria.

Public Consultation

- 6.19 This issue was explored in the consultation on Issues and Options. 66% of respondents (79) supported such a policy in the NDP. The balance of opinion favoured solar and biomass over water and wind power. Further comments were generally supportive of renewable energy generation and of locally-owned/community schemes. There was some skepticism of the viability of wind and water as power sources in the locality. The overall sentiment was that renewable energy schemes of a suitable scale to use local resources and meet local energy needs should be encouraged.
- 6.20 Draft Policy SG11 was widely supported in the consultation on the emerging First Draft Plan with Site Options. 104 respondents supported the Policy and only 7 objected.
- 6.21 Policy SG11 supports community energy schemes provided any adverse visual and landscape impacts are minimised. This provides more local detail to Core Strategy Policies SD1 Sustainable design and energy efficiency and SD2 Renewable and low carbon energy.

¹⁰ See "What is Community Energy?"

<https://www.gov.uk/guidance/community-energy#what-is-community-energy>

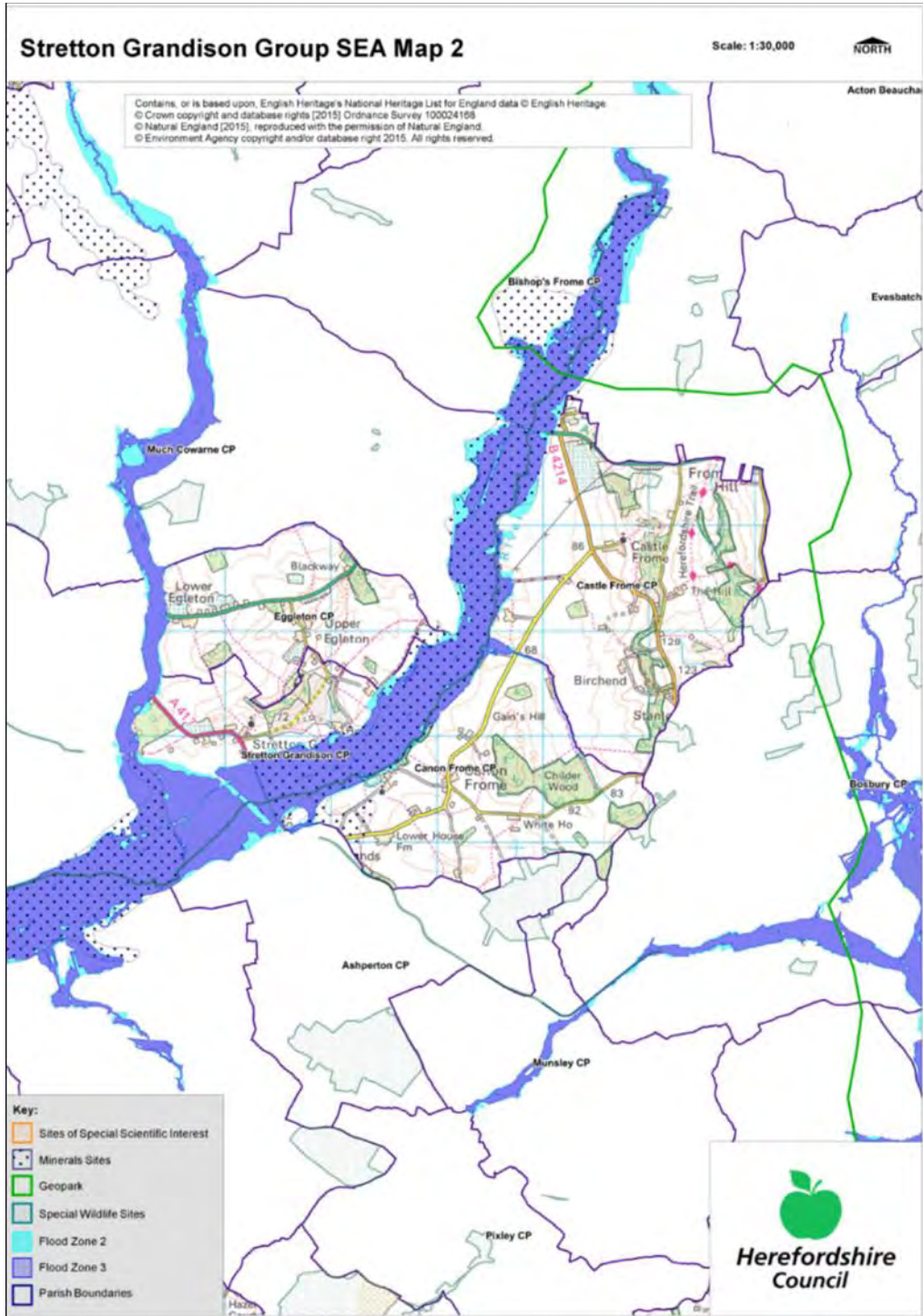
Policy SG11 Community-Led Renewable Energy Schemes

Community-led initiatives for renewable and low carbon energy schemes will be supported, provided that any adverse landscape and visual impacts (including cumulative impacts) are mitigated and, where this is not possible, minimised. Any scheme must create a safe accessible environment.

7.0 Flooding

7.1 Flooding is a significant issue in some parts of the Group Parish. The areas at greatest risk of fluvial (watercourse) flooding are shown on Map 13.

Map 13 SEA Map 2



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- 7.2 Flooding from the River Frome most commonly happens around the Stretton Grandison flood plain near the A417. (This includes part of the land put forward at site 11) The last event was approximately 4 years ago which saw substantial parts of the fields under water. This flood area continues along the river Frome into Cannon Frome and Castle Frome.
- 7.3 Field run off can be an issue through the whole parish due to the topography of the area. A site of some issue are the hills behind St Lawrence church in Stretton Grandison. This has caused substantial runoff through the village in past years. The last being about 4 years ago. The water runs down the hill either towards Stretton Grange or the church and surrounding properties. This ends up down the hill on the A417. Some water removal systems have had to be put in place for this eventuality by local property owners. The Homend is also at risk from field run off. Water runs from Homend Bank Wood down through the Park to the road in front of the house, flooding cellars.

Public Consultation

- 7.4 In the Issues and Options consultation, 73 respondents (61% of all respondents) commented that they were aware of areas where flooding is a problem. Most often mentioned was the River Frome and floodplain (14% of respondents) but a variety of other locations were also referred to where flooding was linked to low-lying land, local watercourses and field run-off. Where respondents noted that their own properties had been affected, the most common cause cited was field run off (13% of respondents) followed by road run-off (drains/ditches unable to cope) (9%). Flooding from rivers, streams sewers were less common occurrences.
- 7.5 Draft Policy SG12 was widely supported in the consultation on the emerging First Draft Plan with Site Options. 105 respondents supported the Policy and 9 objected.
- 7.6 Policy SG12 guides development to areas of lower risk of flooding. This supports Core Strategy Policies SS1 Presumption in favour of sustainable development, SS7 Addressing climate change, SD3 Sustainable water management and water resources and SD4 Waste water treatment and river water quality.

Policy SG12 Reducing Flood Risk

In areas where fluvial or surface water flood risk is a known issue, proposals will be resisted unless suitable mitigation can be provided which does not exacerbate run off elsewhere. Wherever possible, development proposals should seek to provide a betterment.

Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff.

8.0 Promoting Sustainable Communities

- 8.1 The Parish Council's key aim for the NDP is to support and promote sustainable communities, and sustainability was a strong theme emerging from the Issues and Options consultation. The NPPF sets out that in paragraph 7 that 'the purpose of the planning system is to contribute to the achievement of sustainable development.'
- 8.2 The consultation on Issues and Options asked about what aspects of community living are needed to ensure that our parish thrives as a place in which to live, work and play over the next 20 years and beyond?
- 8.3 The question was answered by 117 respondents (98% of all respondents). The priority issue was attracting younger people to the area. Over three-quarters of respondents selected this option, with limited levels of opposition or 'don't know'. This was followed by a recognition of the need for more sustainable means of travel, with less reliance on the car; by the need to build energy-efficient homes; and by increasing community facilities. Enabling the use of land for residents to grow their own food was of lowest priority, but still supported by over half of all respondents.
- 8.4 Further comments to this question identified many additional aspects of community life as needing addressing. In summary, these were:
- Public transport
 - Facilities for walking or cycling
 - Mains gas supply
 - Broadband, to enable home working
 - Village hall for Stretton Grandison
 - Building materials – embodied energy and sustainability
 - Affordable housing, owned and rented, for low income rural workers
 - Local employment
 - Flood control
 - Traffic speed control and enforcement
 - Support and companionship for the elderly
 - Public house
- 8.5 The Stretton Grandison Group NDP aims to incorporate as many of these ideas into planning policies as possible. For example, support for more affordable and locally suitable housing is provided in housing policies, supporting walking and cycling, links to public transport and energy efficiency are promoted in the settlement boundary and sustainable design policies and support for local employment is promoted in economic policies. There are some areas that the NDP cannot address through planning policies such as the provision of mains gas and broadband; these are subject to other decisions and funding and tend to be delivered at a strategic level (for instance through schemes such as "Fastershire"). The Steering Group considers that the sparse population in the Parish could not sustain new facilities such as a village hall or shop.
- 8.6 Traffic management, parking and speeding are also not planning policy matters, but projects and proposals may continue to be promoted by the Parish Council, using the many

comments and suggestions put forward by respondents in the Issues and Options consultation as evidence.

9.0 Next Steps

- 9.1 Herefordshire Council who will publish the NDP for a further 6 weeks public consultation before it progresses to examination by an independent examiner.

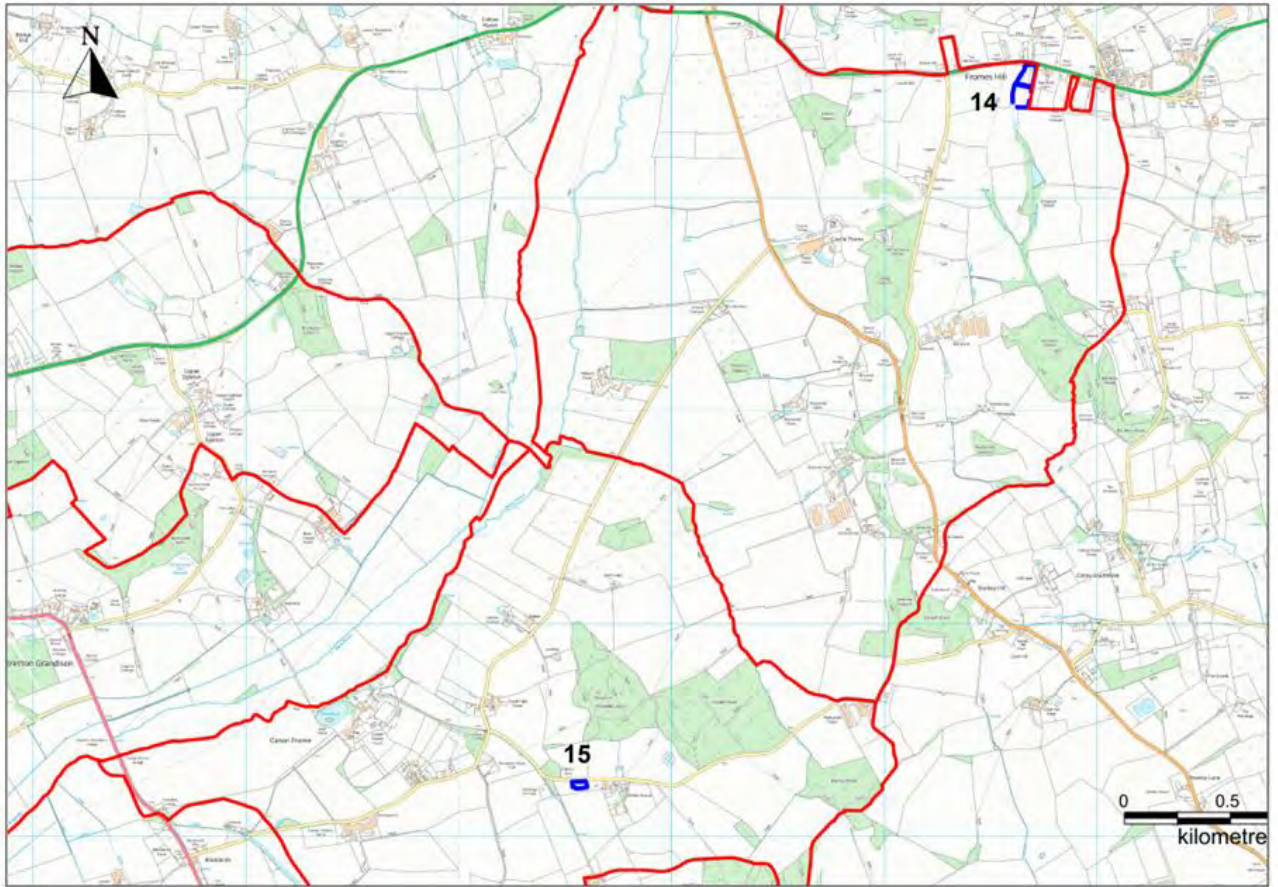
Appendices

Appendix 1 Locations of Submitted Sites

Map 14 Submitted Sites 1 - 13



Map 15 Further Submitted Sites - Sites 14 and 15



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Appendix 2 Definition of Affordable Housing

NPPF

Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Appendix 3 Homend Park

Veteran Trees at Homend Park

Many members must have noticed that The Woodland Trust is currently engaged in trying to map out all the big old trees in the country. It has a project called The Ancient Tree Hunt and is asking for help from landowners and the general public, both individuals and groups, in locating interesting trees. The project started in 2004 and has a target of recording 100,000 trees by 2011. So far they have got about 30,000 records though this changes daily. Recently, the National Trust has pledged to add the records of another 40,000 of its own trees. Several members of the club have already been involved in measuring the outstanding trees in the Wye Valley area and other parts of the county, as reported in the 2006 club newsletter, so we thought it would be a good idea if the Club had a field trip to see some good trees in our area and contribute further to the project by recording them.

Our chairman, Brian Willder, farmed the Homend Estate at Stretton Grandison for many years so knows it well and asked permission for the club to measure some of the trees in the parkland area which contains many handsome specimens. The Enclosure Award of 1813 shows the area of the present park and the adjacent woodland as open pasture. This was when the Poole family created their new grand home "Homend House" and engaged Robert Smirke, who was working on Eastnor Castle, to design the front. The park was also laid out by a professional landscape gardener, possibly the same one who laid out Homme House at Much Marcle. Subsequently, the 1880 25" OS map shows the park planted with trees. The public road which runs through the park today, replaces an ancient road, probably of roman origin as Stretton Grandison has a large roman site close by. Edward Poole stopped up this road in 1816 as he did not want the public passing too close to his house.

On September 6th, 17 of us met at Stretton Grandison church and after a short briefing, set off in three teams, with our tapes, GPS devices, cameras and record sheets, to find big trees in the parkland beyond. We were aiming to measure the girth of each tree and any over 3.70m circumference at 1.50m above the ground were included in the survey, this being the standard set by Woodland Trust. Each tree was located by GPS and photographed. Its species was noted, its form and its state of health, whether it was carrying any epiphytes or was home to any wildlife.

In the time we spent, 32 trees were measured though there were several other candidates we did not reach. They were mainly Pedunculate Oaks (25), though there were 2 Horse Chestnuts, 2 Sweet Chestnuts, 2 Limes and a Turkey Oak. They were not of great age or size but the largest oak measured was 6.70m girth, most were about 4.30m. They were all maidens, i.e. had not been cut for regrowth and harvesting wood, but planted as specimen trees to enhance the park. They were all in good condition, though some older ones had lost a few limbs over the years. Several had started to go hollow, which is a natural process in older oaks as it makes the trunk more flexible and more able to resist damage in high winds. Most had a light covering of lichen and some moss but they were mainly very clean. We did find Beefsteak fungus, Ganoderma and Jew's Ear on some trees. Two had Elder seedlings growing out of them, and one of the Lime trees hosted some Mistletoe.

Insect holes were noted on many trees and Harvestmen, Sheild Bugs and many spiders seen. An interesting larva from a wingless moth was found on two of the trunks. Several of the

larger trees had holes in the root structure which rabbits and other mammals had exploited. The holes in the trees may be home to bats and insects unseen. There were squirrel scrape marks on several trunks. A Spotted Flycatcher was seen by some of the group.

Most of the trees will be about 200 years old though a few predate the park planting. Now they are reaching maturity they are beginning to develop their own personalities and provide a valuable habitat for many forms of wildlife as well as enhancing the landscape.

Thank you to Homend Estate for allowing us to measure the trees and to all the team who did the work especially Brian and Felicity, the other team leaders. It is hoped that the trees we recorded will soon appear on the Woodland Trust website. Meanwhile if you want to find out more about the Ancient Tree Hunt, go to www.ancient-tree-hunt.org.uk and follow the link to "Discoveries", then "Interactive Map" to see all the trees recorded so far for the project.

Janet Parry 15/11/09
(historical notes – Brian Willder)

Appendix 4 Listed Buildings

See Historic England: <https://historicengland.org.uk/listing/the-list/>

Stretton Grandison Parish

17 results.

[NEWHOUSE](#)

Heritage Category: Listing

Grade: II

Location: NEWHOUSE, Stretton Grandison, County of Herefordshire

[BRINSOP COTTAGE](#)

Heritage Category: Listing

Grade: II

Location: BRINSOP COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[CHURCH COTTAGE](#)

Heritage Category: Listing

Grade: II

Location: CHURCH COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[HOMES MEMORIAL APPROXIMATELY 3 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAWRENCE](#)

Heritage Category: Listing

Grade: II

Location: HOMES MEMORIAL APPROXIMATELY 3 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST LAWRENCE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[BARN APPROXIMATELY 10 METRES NORTH-WEST OF STRETTON GRANGE](#)

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 10 METRES NORTH-WEST OF STRETTON GRANGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[BARN APPROXIMATELY 50 METRES EAST OF TOWN'S END](#)

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 50 METRES EAST OF TOWN'S END, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[THE FORGE](#)

Heritage Category: Listing

Grade: II

Location: THE FORGE, Stretton Grandison, County of Herefordshire

[PARK VIEW COTTAGE](#)

Heritage Category: Listing

Grade: II

Location: PARK VIEW COTTAGE, Stretton Grandison, County of Herefordshire

[BARN ON SOUTH SIDE OF BRINSOP COTTAGE](#)

Heritage Category: Listing

Grade: II

Location: BARN ON SOUTH SIDE OF BRINSOP COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[CHURCH OF ST LAWRENCE](#)

Heritage Category: Listing

Grade: I

Location: CHURCH OF ST LAWRENCE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[TOWN'S END AND ADJOINING GARDEN WALL TO NORTH-WEST](#)

Heritage Category: Listing

Grade: II

Location: TOWN'S END AND ADJOINING GARDEN WALL TO NORTH-WEST, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

[FILLINGS BRIDGE](#)

Heritage Category: Listing

Grade: II

Location: FILLINGS BRIDGE, 1, FILLINGS BRIDGE, Stretton Grandison, County of Herefordshire

[STRETTON COURT](#)

Heritage Category: Listing

Grade: II

Location: STRETTON COURT, STRETTON COURT, Stretton Grandison, County of Herefordshire

[HOMEND COTTAGES](#)

Heritage Category: Listing

Grade: II

Location: HOMEND COTTAGES, 1, Stretton Grandison, County of Herefordshire

[THE HOMEND](#)

Heritage Category: Listing

Grade: II

Location: THE HOMEND, Stretton Grandison, County of Herefordshire

[MILESTONE AT SO 634435](#)

Heritage Category: Listing

Grade: II

Location: MILESTONE AT SO 634435, A 417, Stretton Grandison, County of Herefordshire

[BARN AND ADJOINING STABLE APPROXIMATELY 20 METRES SOUTH-EAST OF BRINSOP COTTAGE](#)

Heritage Category: Listing

Grade: II

Location: BARN AND ADJOINING STABLE APPROXIMATELY 20 METRES SOUTH-EAST OF BRINSOP COTTAGE, STRETTON GRANDISON, Stretton Grandison, County of Herefordshire

Canon Frome Parish

10 results.

[BARN APPROXIMATELY 15 METRES NORTH-WEST OF REDCASTLE FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 15 METRES NORTH-WEST OF REDCASTLE FARMHOUSE, Canon Frome, County of Herefordshire

[BARN APPROXIMATELY 30 METRES SOUTH-SOUTH-EAST OF SOUTHFIELD FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 30 METRES SOUTH-SOUTH-EAST OF SOUTHFIELD FARMHOUSE, Canon Frome, County of Herefordshire

[BARN APPROXIMATELY 30 METRES SOUTH-WEST OF WHITE HOUSE](#)

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 30 METRES SOUTH-WEST OF WHITE HOUSE, Canon Frome, County of Herefordshire

[CHURCH OF ST JAMES](#)

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST JAMES, CANON FROME, Canon Frome, County of Herefordshire

[STABLES APPROXIMATELY 20 METRES NORTH-WEST OF REDCASTLE FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location: STABLES APPROXIMATELY 20 METRES NORTH-WEST OF REDCASTLE FARMHOUSE, Canon Frome, County of Herefordshire

[CANON FROME COURT](#)

Heritage Category: Listing

Grade: II

Location: CANON FROME COURT, CANON FROME, Canon Frome, County of Herefordshire

[WHITE HOUSE](#)

Heritage Category: Listing

Grade: II

Location: WHITE HOUSE, Canon Frome, County of Herefordshire

[HOLDINGS COTTAGE](#)

Heritage Category: Listing

Grade: II

Location: HOLDINGS COTTAGE, Canon Frome, County of Herefordshire

[Roman settlement](#)

Heritage Category: Scheduling

Grade:

Location: Canon Frome, County of Herefordshire

[Roman fort and outworks 550yds \(500m\) SW of Canon Frome Court](#)

Heritage Category: Scheduling

Grade:

Location: Canon Frome, County of Herefordshire

Castle Frome Parish

11 results found.

[OLD BIRCHEND](#)

List Entry Number: 1098866

Heritage Category: Listing

Grade: II

Location: OLD BIRCHEND, Castle Frome, County of Herefordshire

[THE WOVERNS](#)

List Entry Number: 1098867

Heritage Category: Listing

Grade: II

Location: THE WOVERNS, Castle Frome, County of Herefordshire

[MILESTONE AT SO 662468](#)

List Entry Number: 1098868

Heritage Category: Listing

Grade: II

Location: MILESTONE AT SO 662468, B 4214, Castle Frome, County of Herefordshire

CHURCH OF ST MICHAEL

List Entry Number: 1098869

Heritage Category: Listing

Grade: I

Location: CHURCH OF ST MICHAEL, CASTLE FROME, Castle Frome, County of Herefordshire

THE STEPPES

List Entry Number: 1098870

Heritage Category: Listing

Grade: II

Location: THE STEPPES, FROMES HILL, Castle Frome, County of Herefordshire

NEWHOUSE

List Entry Number: 1156990

Heritage Category: Listing

Grade: II

Location: NEWHOUSE, Castle Frome, County of Herefordshire

THE MARTINS

List Entry Number: 1349197

Heritage Category: Listing

Grade: II

Location: THE MARTINS, Castle Frome, County of Herefordshire

BARN ABOUT 25 METRES SOUTH EAST OF OLD BIRCHEND FARMHOUSE

List Entry Number: 1349216

Heritage Category: Listing

Grade: II

Location: BARN ABOUT 25 METRES SOUTH EAST OF OLD BIRCHEND FARMHOUSE, Castle Frome, County of Herefordshire

CHURCH HOUSE

List Entry Number: 1349217

Heritage Category: Listing

Grade: II

Location: CHURCH HOUSE, CASTLE FROME, Castle Frome, County of Herefordshire

[THE TOWN](#)

List Entry Number: 1349218

Heritage Category: Listing

Grade: II

Location: THE TOWN, CASTLE FROME, Castle Frome, County of Herefordshire

[Castle Frome Castle](#)

List Entry Number: 1001739

Heritage Category: Scheduling

Location: Castle Frome, County of Herefordshire

Eggleton Parish

10 results found.

[GROVE FARMHOUSE](#)

List Entry Number: 1098871

Heritage Category: Listing Grade: II

Location: GROVE FARMHOUSE, Eggleton, County of Herefordshire

[LOWER EGGLETON COURT](#)

List Entry Number: 1098872

Heritage Category: Listing Grade: II

Location: LOWER EGGLETON COURT, LOWER EGGLETON, Eggleton, County of Herefordshire

[BARN APPROXIMATELY 20 METRES SOUTH-EAST OF UPPER EGGLETON COURT](#)

List Entry Number: 1098874

Heritage Category: Listing Grade: II

Location: BARN APPROXIMATELY 20 METRES SOUTH-EAST OF UPPER EGGLETON COURT, UPPER EGGLETON, Eggleton, County of Herefordshire

[BARN APPROXIMATELY 8 METRES WEST OF BLACKWAY HOUSE](#)

List Entry Number: 1157023

Heritage Category: Listing Grade: II

Location: BARN APPROXIMATELY 8 METRES WEST OF BLACKWAY HOUSE, BLACKWAY, Eggleton, County of Herefordshire

[HOUSE APPROXIMATELY 50 METRES NORTH-WEST OF LOWER EGGLETON COURT](#)

List Entry Number: 1157026

Heritage Category: Listing Grade: II

Location: HOUSE APPROXIMATELY 50 METRES NORTH-WEST OF LOWER EGGLETON COURT, LOWER EGGLETON, Eggleton, County of Herefordshire

MOOR COURT

List Entry Number: 1157031

Heritage Category: Listing Grade: II

Location: MOOR COURT, UPPER EGGLETON, Eggleton, County of Herefordshire

UPPER EGGLETON COURT

List Entry Number: 1157035

Heritage Category: Listing Grade: II

Location: UPPER EGGLETON COURT, UPPER EGGLETON, Eggleton, County of Herefordshire

TAPPER MEADOW COTTAGE

List Entry Number: 1253153

Heritage Category: Listing Grade: II

Location: TAPPER MEADOW COTTAGE, Eggleton, County of Herefordshire

OUTBUILDING APPROXIMATELY 5 METRES EAST OF GROVE FARMHOUSE

List Entry Number: 1349179

Heritage Category: Listing Grade: II

Location: OUTBUILDING APPROXIMATELY 5 METRES EAST OF GROVE FARMHOUSE, Eggleton, County of Herefordshire

PULLENS COTTAGE

List Entry Number: 1349180

Heritage Category: Listing Grade: II

Location: PULLENS COTTAGE, LOWER EGGLETON, Eggleton, County of Herefordshire

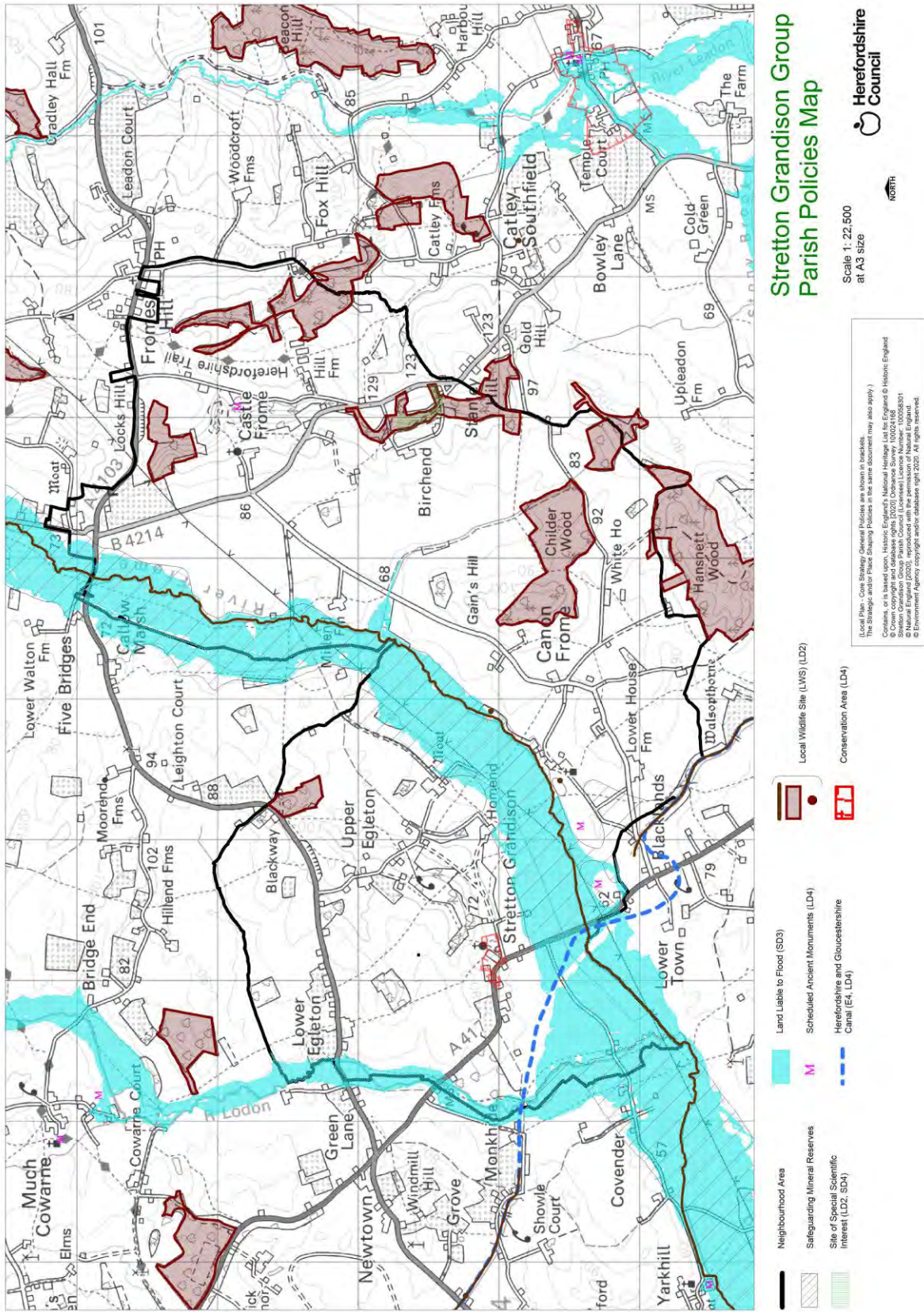
Appendix 5 Acronyms

Abbreviations used in the report

Abbreviation

DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
Ha	Hectare
HC	Herefordshire Council
NA	Neighbourhood Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
MHCLG	Ministry of Housing, Communities and Local Government
PDL	Previously Developed Land
PPG	Planning Policy Guidance (MHCLG)
SGG	Stretton Grandison Group
SGGPC	Stretton Grandison Group Parish Council
SHLAA	Strategic Housing Land Availability Assessment

Appendix 6 Stretton Grandison Group Policies Map





Stretton Grandison Neighbourhood Plan Steering Group
On behalf of Stretton Grandison Group Parish Council