



Peterchurch

Neighbourhood Development Plan
2031

Regulation 14 Consultation Draft



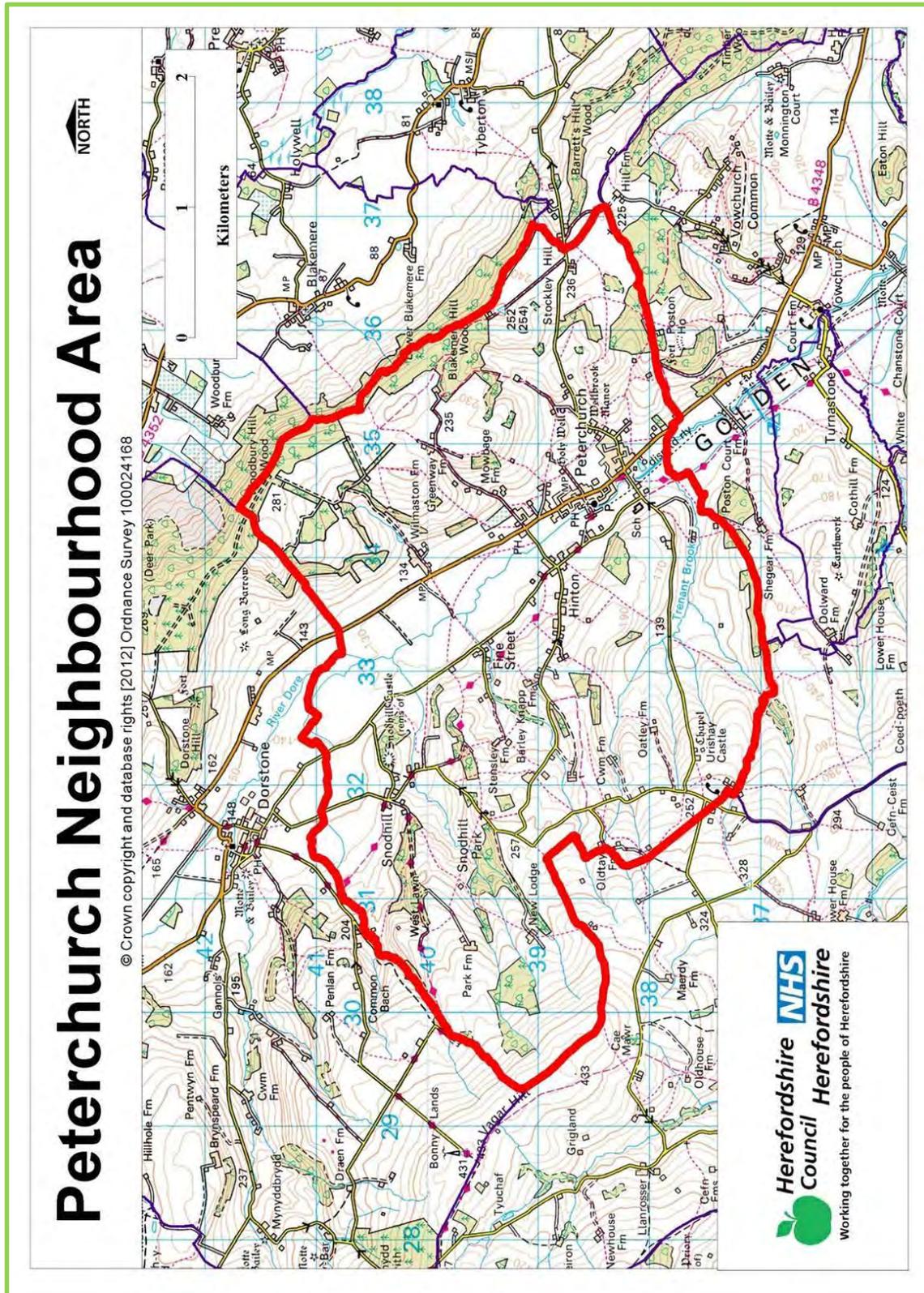


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Figure 1 – Peterchurch Neighbourhood Plan Area and Parish



Peterchurch Parish Council PSMA Licence number 100053980

1 Introduction

1.1 Peterchurch parish lies 12 miles west of the city of Hereford in the Golden Valley. The River Dore flows north-west to south east through the Golden Valley, and Peterchurch village. The Valley is in an area of gently rolling slopes, but to the west there is the spectacular backdrop of the Black Mountains. The Welsh border is less than 9 miles to the west.



Peterchurch Village

1.2 Peterchurch parish covers an area of 2,089 hectares and has a population of 1,091¹. Population density at 0.5 persons per hectare is low even relative to that in the rest of rural Herefordshire (0.8 people per hectare).

1.3 The parish has 481 dwellings and these are mostly concentrated in the village of Peterchurch itself – 341 dwellings². The remaining dwellings are found in two smaller settlements, Hinton and Snodhill, or scattered across the parish as isolated farms and homes.

¹ 2011 Census

² *Rural Settlement Hierarchy Background Paper*, Herefordshire Council, 2010.



- 1.4 The River Dore divides the parish in two with Peterchurch village east of the River on the B4348. West of the river development is much more dispersed and follows a number of minor roads, lanes and tracks.
- 1.5 Peterchurch village is identified in the Herefordshire *Rural Settlement Hierarchy Background Paper* as a Rural Service Centre. It is the largest settlement in the Golden Valley, and the only one with a secondary school. The village also has a primary school, pre-school, St. Peters Church and Centre, GP surgery, Post Office and stores, pubs, Bistro, Hair Dressers, Police Station, Fire Station, Peterchurch Village Centre (Village Hall) and local employment premises, such as the Old Forge Industrial Estate.



The High Street looking north

- 1.6 Three neighbouring parishes surround Peterchurch – Wyeseid Group, Dorstone, and Vowchurch and District Group – each of these parishes is preparing a neighbourhood plan. It will be important to ensure the Peterchurch Neighbourhood Plan identifies and addresses any cross boundary issues with these neighbourhood plans.



2 Why are we preparing a Neighbourhood Plan for Peterchurch?

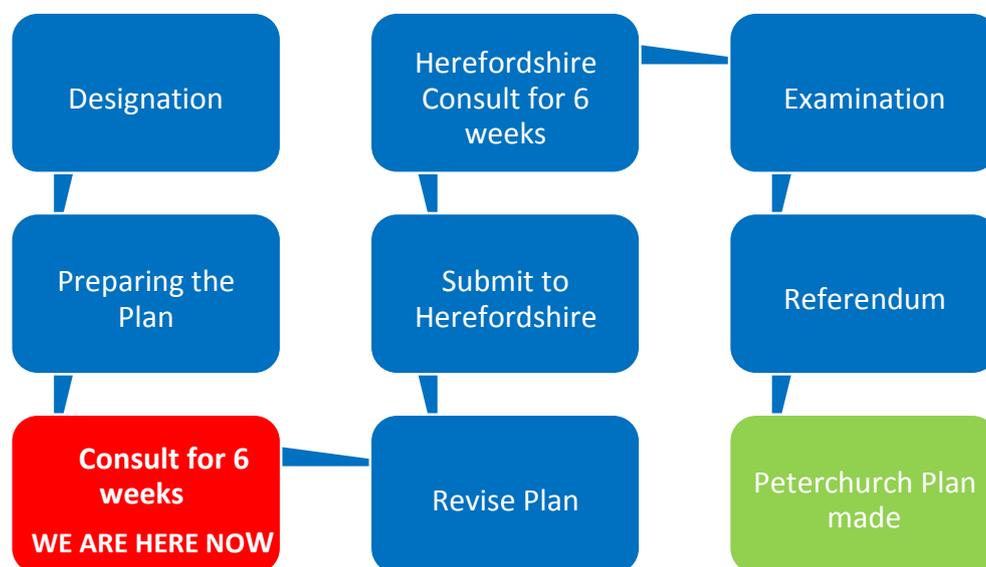
- 2.1 Neighbourhood Plans are a relatively new part of the statutory development planning system. Just as local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. So, too, now, by preparing a neighbourhood plan, can parish councils.
- 2.2 Neighbourhood plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications.
- 2.3 Peterchurch Parish Council recognise this as an important right to exercise, and in October 2012 the Parish Council applied to be designated a neighbourhood planning area. Herefordshire Council approved this application in December 2012. With this approval Peterchurch Parish Council became the neighbourhood planning body for the whole parish area, **See Figure 1. Since designation the Parish Council's Steering Group** have been consulting local people and businesses and preparing this Draft Neighbourhood Plan. A plan that when finalised will give local people more say in the future development of Peterchurch parish.



3 How long will it take to prepare the Neighbourhood Plan?

- 3.1 Neighbourhood Plans have to be prepared following a procedure set by government.
- 3.2 This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire. The full process is shown in Figure 2. The Peterchurch Neighbourhood Plan has now reached Draft Plan stage and this Draft Plan is being consulted upon for six weeks.

Figure 2 – The Neighbourhood Plan Preparation Process



- 3.3 After this six week consultation the Peterchurch Neighbourhood Plan will be revised and submitted to Herefordshire Council. They will consult on this second



Submitted Draft for a further six weeks. We hope to reach submission stage by **early 2016**.

- 3.4 The Peterchurch Neighbourhood Plan will then be subject to independent examination. If the Peterchurch Neighbourhood Plan is passed at examination it will then be put to a public vote, a referendum, of all those on the electoral roll in the Parish. If they **vote "Yes" the Peterchurch Neighbourhood Plan** will be made part of the statutory development plan system for Herefordshire.
- 3.5 We hope to reach referendum stage by **mid 2016**, and have a final Peterchurch Neighbourhood Plan by **late 2016**.
- 3.6 Our Neighbourhood Plan has also been assessed for any environmental impacts it may have through a Strategic Environmental Assessment and a Habitat Regulations Assessment. The results of these assessments have helped us in drawing up this document.



4 Key issues for the Peterchurch Neighbourhood Plan

National Planning Policy and Guidance

- 4.1 The Peterchurch Neighbourhood Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF).
- 4.2 Taking account of the NPPF means our Neighbourhood Plan **must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire’s development plan, currently the Unitary Development Plan.** Therefore, our Neighbourhood Plan has been prepared to be, and before it can be made, must be in **“general conformity” with Herefordshire’s** strategic planning policies. This section describes how we have gone about this, in more detail.
- 4.3 The Peterchurch Neighbourhood Plan has also been prepared by paying due regard to government planning guidance in the [National Planning Practice Guidance](#) (NPPG).

Herefordshire Planning Policy

- 4.4 The Peterchurch Neighbourhood Plan will also have to be in **“general conformity” with Herefordshire Council’s** strategic planning policies. These are contained in the recently adopted Herefordshire **Core Strategy and a number of “saved” policies,** mostly concerned with minerals and waste planning, in the 2007 Herefordshire Unitary Development Plan (UDP).



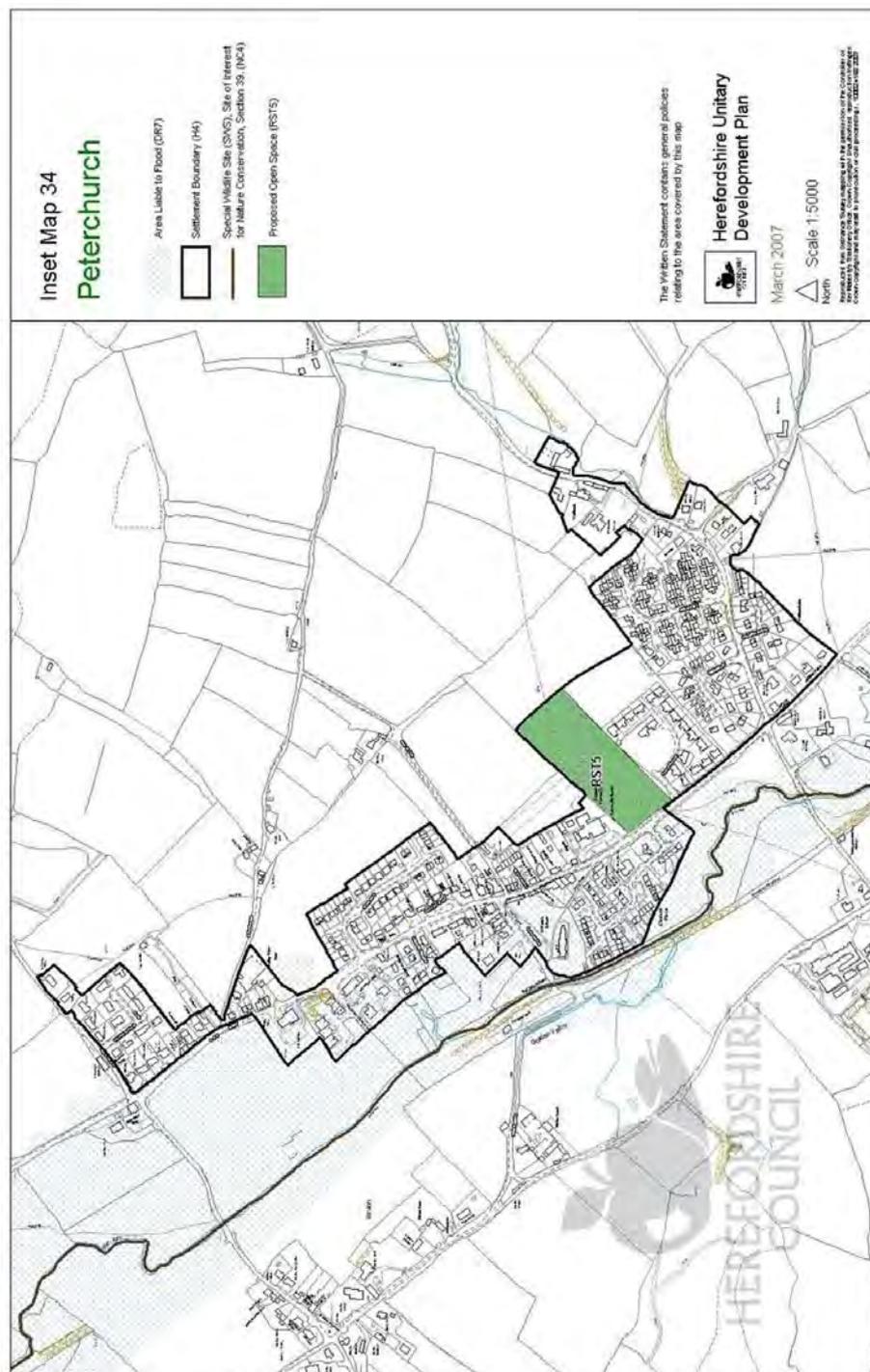


Figure 3 – Peterchurch Unitary Development Plan Settlement Boundary

Source: Herefordshire UDP, Herefordshire Council, 2007

4.5 The 2007 UDP identified a settlement boundary for Peterchurch, Figure 3. This boundary was used to guide housing development so that it took place within this



settlement boundary. Now that the Core Strategy has replaced most of the UDP this boundary is no longer used for planning purposes.

- 4.6 As a strategic planning policy document the Core Strategy does not identify a settlement boundary for Peterchurch. Defining **a settlement boundary for the village**, is an issue for this Neighbourhood Plan. What the Core Strategy does do, is set out a development strategy for Herefordshire and Peterchurch's place within that strategy.
- 4.7 Within the Core Strategy (Policy RA1 – Rural Housing Strategy) Peterchurch village is identified as one of the settlements that will be the main focal points for “proportionate” housing development. Across Herefordshire's rural areas these settlements combined will have to provide for a minimum of 5,300 new dwellings over the plan period of 2011-2031. Within the Golden Valley a growth target of 12% has been set. This will mean growth of approximately 304 new dwellings will have to be provided over this period in the Golden Valley. Peterchurch is one of eleven villages within the Golden Valley that will have to contribute to achieving this overall target.
- 4.8 Herefordshire Council have issued further advice on the implications of the growth target for individual villages³. The indicative growth target for Peterchurch is 54 new dwellings. This has been calculated as follows:

Number of Households in Peterchurch parish	508
Golden Valley indicative growth target %	12
Number of new homes required to 2031	61
House completions 2011-2014	0
Housing commitments 1/4/2014	7
Total housing remaining	54

- 4.9 **Therefore a key issue for the Peterchurch Neighbourhood Plan is to identify how Peterchurch village will meet some of this dwelling requirement for the Golden Valley.** The outline planning application

³ Herefordshire Council email dated 17th of April 2015.



(P132707/O) that proposes housing development of up to 89 homes on land adjoining Hawthorn Rise would see the village grow by some 26%⁴, or 29% of the entire target for the Golden Valley.



Existing housing on Hawthorn Rise

4.10 In planning for future housing, the Peterchurch Neighbourhood Plan has also taken in to account the key principles identified in Policy RA2 Housing in settlements outside Hereford and the market towns of the Herefordshire Core Strategy:

- That housing proposals in terms of their design and layout reflect the size, role and function of Peterchurch village and be located in or adjacent to the main built up area.
- Their location make best and full use of brownfield sites wherever possible.
- They result in development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting.
- They result in the delivery of schemes that generate the size, type, tenure and range of housing required in Peterchurch and reflect local demand.

⁴ Peterchurch village had 341 dwellings in 2010 (Herefordshire Council Rural Settlement Hierarchy Paper, 2010), the Hawthorn Rise planning application is for 89 dwellings – if approved the village would grow by 26%.



4.11 Outside of Peterchurch village, Policy RA3 “**Herefordshire’s countryside**” of the Core Strategy seeks to limit residential development to the following:

- Homes that meet an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work, or are necessary to allow a rural enterprise to be retained or grow (such homes also need to comply with policy RA4 – Agricultural, Rural Enterprise and Forestry dwellings of the Core Strategy);
- Replacement of existing dwellings;
- Re-use of redundant or disused buildings of architectural and/or historical merit;
- Rural exception sites – small affordable housing schemes that meet proven local needs;
- Homes of exceptional quality and innovative design;
- Or a site for gypsies or other travellers in accordance with Policy H4 of the Core Strategy.

4.12 Policy RA6 of the Core Strategy sets out the employment generating proposals that will be supported in helping to diversify the rural economy. These include:

- Local food and drink production.
- Village shops, petrol filling stations, garden centres and public houses.
- Small scale expansion or extension of existing businesses.
- Sustainable tourism proposals – that accord with Policy E4, see below.

Policy E1 also seeks to direct larger employment proposals to rural industrial estates. Policy E2 also seeks to safeguard “**good**” **employment sites**⁵ such as Old Forge Industrial Estate from redevelopment for non-employment uses.

4.13 Herefordshire will be promoted as a tourist destination.

Policy E4 “**Tourism**” seeks to encourage the following:

- Cycling, walking and heritage tourism.
- Retaining existing and encouraging new accommodation and attractions.

⁵ Herefordshire Employment Land Study 2012



- Sustainable tourism that capitalises on assets such as **the parish's landscape, rivers and attractive rural settlements.**

4.14 Policy SC1 of the Core Strategy supports proposals that protect, retain or enhance existing social and community facilities. Such proposals should be in, or close to, settlements.

4.15 This policy also expects new development that creates a need for additional social and community needs will meet this additional requirement through new provision.

4.16 Rural areas such as Peterchurch are finding it increasingly difficult to retain existing facilities. Growth within the village may help to support and enhance existing businesses, services and community activities.

4.17 The Herefordshire Core Strategy also sets out policies for new open spaces (Policy OS1 and OS2) generated by all new housing development, and retail and employment proposals of 1,000 square metres or 15 or more full-time employees. Policy OS3 sets out the principles that will be applied should an open space, sport or recreation facility be put forward for development, these include:

- Clear evidence that the facility is surplus to requirements.
- Loss of the facility results in an equally beneficial replacement for the local community.
- Loss of the facility is to provide an ancillary facility to improve the functioning, usability or viability of the facility e.g. a changing room.
- Loss of the facility will not result in fragmentation or isolation of a site which is part of a green infrastructure corridor.

4.18 Policy MT1 – Traffic Management and Highway Safety seeks to ensure traffic issues are managed and roads are **safe**.

4.19 The landscape in and around the Golden Valley is a border landscape moving from the wide, fertile Golden Valley, itself in the east, to the steep sided moorland ridge in the west and the Black Mountains beyond. Key features of the Golden Valley landscape are:

- Dominant pattern of north-west to south-east orientated ridges and valleys.



- Border character with mixture of Welsh and English settlement.
- Castles and planned villages in west.
- Transition from lowland to upland.
- Wide, fertile, intensively-farmed Golden Valley.
- High moorland ridge of the edge of the Black Mountains in west.
- Extensive areas of pasture with a strong pattern of hedgerow and hedgerow trees in many areas.
- Stone built character older buildings.
- Scattered hamlets and farmsteads on valley sides and valley bottoms.

4.20 Policy LD1 of the Core Strategy seeks to ensure that development proposals have used the character of landscape and townscape to positively influence design, scale, and nature and site selection.

4.21 Policy LD3 of the Core Strategy also seeks to protect green infrastructure – the network of green spaces and watercourses that connect places – this includes fields, woodlands, hedgerows, river and streams. The Golden Valley is identified as an area of district significance for its green infrastructure⁶.

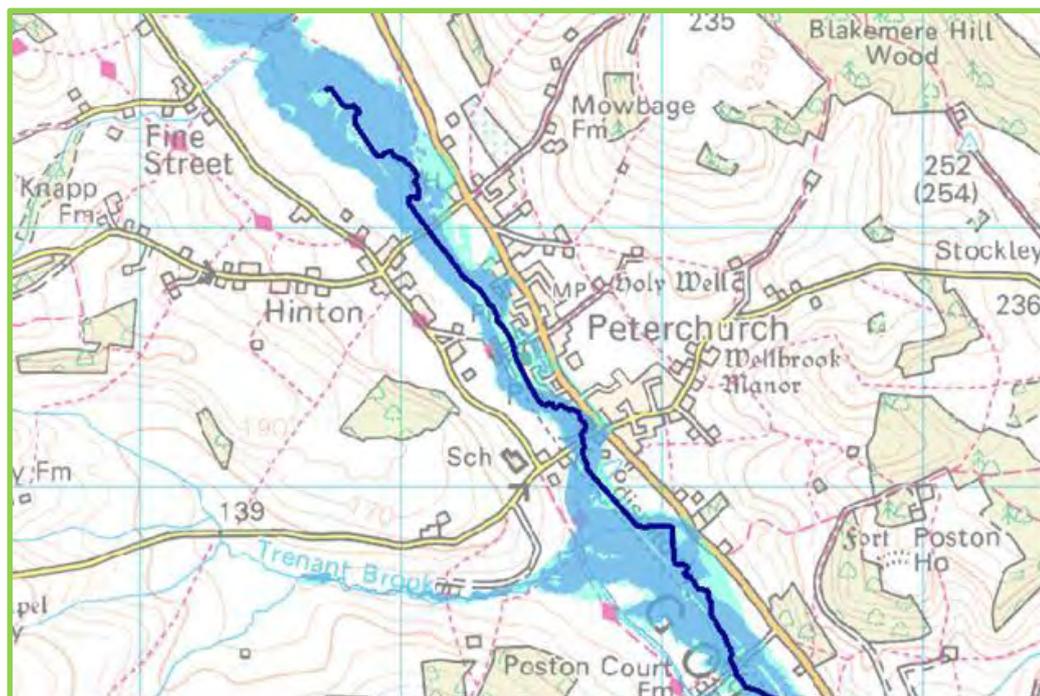
4.22 Peterchurch has 31 listed buildings. These include churches, houses, farmhouses, farm buildings, memorials and a milepost.

4.23 The Dore poses a flood risk to Peterchurch village, Figure 4.

⁶ Herefordshire Green Infrastructure Strategy, 2010



Figure 4 – Flood Zones 2 and 3



Source: Environment Agency

The Dore poses a flood risk to Peterchurch village, Figure 4, with parts of the village west of the B4348 being in Flood Zone 3.

Locally identified issues

4.24 As well as all the planning issues that the Peterchurch Neighbourhood Plan has to be aware of from national and local planning policy, there are issues that have been identified locally, including through the work of the Peterchurch Neighbourhood Plan Steering Group and the consultations, the latest in June 2014, which took place during the development of this Draft Plan.

This work has identified the following issues:

- The Peterchurch Neighbourhood Plan should influence **where the “proportionate housing development”** identified for the larger villages in the Golden Valley should go, including, where appropriate, identifying sites for housing.

- There is a need for new homes, this brings people into the village and helps support the viability of local services.
- A need for affordable housing, particularly targeted at local people. An updated housing needs survey was undertaken by Herefordshire Council in June 2014⁷ showing that 16 existing households were considered to have a housing need. This need broke down into the following tenures:

Market housing	5
Private rent	3
Housing Association rent	7
Shared ownership	1

- Homes for sale and affordable housing needs to be better integrated, or pepper potted, in any future new housing development.
- New housing development should pay particular regard to design, size of properties, access and traffic impact.
- Access to the secondary school needs improving.
- New development should be sustainable.
- New local employment opportunities should be encouraged.
- Local facilities should be protected including the 2 pubs, the Post Office and Stores, the Community Centre, Sports Field and other Recreation areas.
- The bus service needs to be improved.

The consultations held in June 2014 raised a number of traffic and transport issues and as a result we have added a new objective to the plan:

“OBJECTIVE 6 - To ensure that the Peterchurch Neighbourhood Plan helps to tackle traffic and transport issues”.

4.25 Discussions with the Fairfield High School have also identified the need to support the development of this important

⁶ Local Housing Needs Survey for Peterchurch Parish June 2014, Herefordshire Council



community asset and major employer. The school works from a restricted site and roll numbers are increasing. There are particular access and traffic issues – a footpath from Crossways to the school is needed. Flash flooding also cuts **off access to the school and necessitates the school's closure**. There is also a lack of provision of sports pitches. The Parish Council support the development of the school and closer links with the local community.

Environmental issues and constraints

- 4.26 As well as planning policy and locally identified issues Peterchurch needs to take account of a number of environmental issues and constraints.
- 4.27 Peterchurch parish is within the hydrological catchment of the River Wye Special Area of Conservation. This area has **been given special protection under the European Union's Habitats Directive** and this means that the Peterchurch Neighbourhood Plan will have to undergo a Full Habitat Regulations Assessment screening. This work will be undertaken by Herefordshire Council.
- 4.28 The parish also has a number of other important environmental features that mean it will have to take account of these by undergoing a Strategic Environmental Assessment to ensure the plan will not have any adverse impacts. These include:
- 14 areas of ancient woodland either within or bordering the parish.
 - A number of sites with potential contamination.
 - The flood zones associated with the River Dore.
 - A number of listed buildings.
 - The Herefordshire Trail.
 - Two locally protected Special Wildlife Sites and to the north the neighbouring Moccas Park National Nature Reserve and Moccas Court Site of Special Scientific Interest.
 - 2 Scheduled Ancient Monuments.
- 4.29 The Peterchurch Neighbourhood Plan has also been screened by Herefordshire Council for the purposes of Strategic Environmental Assessment and Habitat Regulations Assessment



5 Aims and objectives of The Peterchurch Neighbourhood Plan

5.1 Our aim for the Peterchurch Neighbourhood Plan is that:

Peterchurch should prosper to the benefit of people of all ages. This prosperity will be achieved by ensuring any new development is sustainable development – achieving economic, environmental and social progress for this and future generations.

5.2 To achieve this aim we have identified the following objectives for the Peterchurch Neighbourhood Plan.

OBJECTIVE 1 - To promote a level of housing growth that is proportionate to the size of Peterchurch village.

OBJECTIVE 2 – To ensure that new housing in Peterchurch village, and parish, is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the village and parish in a suitable home, families are attracted to the area, and local housing needs are met.

OBJECTIVE 3 - To enhance Peterchurch village's role as a local centre by protecting and improving existing facilities and services.

OBJECTIVE 4 - To promote local employment and tourism.



OBJECTIVE 5 - To ensure that the Peterchurch Neighbourhood Plan promotes sustainable development for this and future generations by protecting key environmental assets (e.g. green spaces and landscapes) and taking account of constraints (e.g. flooding).

OBJECTIVE 6 - To ensure that the Peterchurch Neighbourhood Plan helps to tackle traffic and transport issues.

OBJECTIVE 7 - To ensure the Peterchurch Neighbourhood Plan has widespread community support and takes account of any cross boundary issues emerging from neighbouring neighbourhood Plans.



6 Policies and proposals of the Peterchurch neighbourhood plan

6.1 This section of the Peterchurch Neighbourhood Plan sets out the policies and proposals that will be used up to 2031 to achieve our aims and objectives. Each policy, or set of policies is set out under the appropriate objective.

OBJECTIVE 1 - To promote a level of housing growth that is proportionate to the size of Peterchurch village.

POLICY P1 – NEW HOUSING DEVELOPMENT IN PETERCHURCH VILLAGE

Within the defined settlement boundary for Peterchurch village, see Figure 5 the Proposals Map, new housing development will be permitted when it:

- a. Re-uses brownfield land where possible;
- b. Enhances the character of the area;
- c. Does not lead to the loss of existing community facilities, or green space; Does not lead to the loss of local employment opportunities, including tourism;
- d. Is not at significant risk of flooding and they it can be demonstrated it will not increase the risk of flooding of flooding elsewhere; and
- e. It provides appropriate affordable housing either:
 - i. For sites of 3 or more dwellings on site; or
 - ii. For sites of 1 or 2 dwellings by providing a financial contribution to affordable housing off-site.



Proposals for development beyond the settlement boundary will only be permitted when:

- f. They adjoin the settlement boundary**
- g. There are no allocated or brownfield sites
Within the settlement boundary;**
- h. They would not singly, or cumulatively, lead to disproportionate growth of the village beyond
The indicative 12% growth target for the Golden Valley housing market area; and**
- i. They meet criteria b to f above.**

The following site is identified on the Proposals Map (Figure 5) for housing:

P1/1 – LAND ADJOINING HAWTHORN RISE, 2.67 hectares

Background/Justification

National planning policy seeks to boost significantly the number of new homes. Herefordshire's Core Strategy sets out the development strategy for the County that will help achieve this goal.

Within the Core Strategy (Policy RA1 – Rural Housing Strategy) Peterchurch village is identified as one of the settlements that will be the main focal points for "proportionate" housing development. Across Herefordshire's rural areas these settlements will have to provide for a minimum of 5,300 new dwellings over the plan period of 2011-2031. Within the Golden Valley a growth target of 12% has been set for the Golden Valley. This would mean growth of approximately 304 new dwellings will have to be provided over this period in the Golden Valley. Peterchurch is one of eleven villages within the Golden Valley that will have to contribute to achieving this target.

Herefordshire Council has issued further advice on the implications of the growth target for individual villages. The indicative growth target for Peterchurch is 54 new dwellings. This has been calculated as follows:

Number of Households in Peterchurch parish	508
Golden Valley indicative growth	12



target %	
Number of new homes required to 2031	61
House completions 2011-2014	0
Housing commitments 1/4/2014	7
Total housing remaining	54

To ensure this target is delivered in Peterchurch, whilst at the same time preserving key environmental assets, land at Hawthorn Rise (site P1/1 on Figure 5) has been identified for residential development and a settlement boundary defined.

Proposal P1/1 is currently the subject of a planning application. This application covers a larger site than Proposal P1/1 of this plan for 89 dwellings. Nevertheless the site allocation at 2.67 hectares could deliver 80 new homes at 30 dwellings per hectare. This, along with the planning application, clearly demonstrate that the approach taken in the Peterchurch Neighbourhood Plan can achieve the growth target identified for the village and help make a wider contribution to the growth target set for the Golden Valley.

POLICY P2 – NEW HOUSING DEVELOPMENT IN THE COUNTRYSIDE

New housing development in the countryside, outside of the village of Peterchurch, will only be permitted when it satisfies one or more of the following:

- a) It is essential housing for an agricultural, forestry or other rural worker to live permanently at or near their place of work;**
- b) It accompanies and is necessary for the establishment or growth of a rural enterprise (and meets the criteria in Core Strategy policy RA4);**
- c) It replaces an existing dwelling and the new dwelling is no larger than the dwelling to be replaced; or**
- d) It re-uses an existing redundant building (and meets the criteria in Core Strategy policy RA5); or**
- e) It is of exceptional quality and innovative design and meets Policy RA2 of the Core Strategy.**



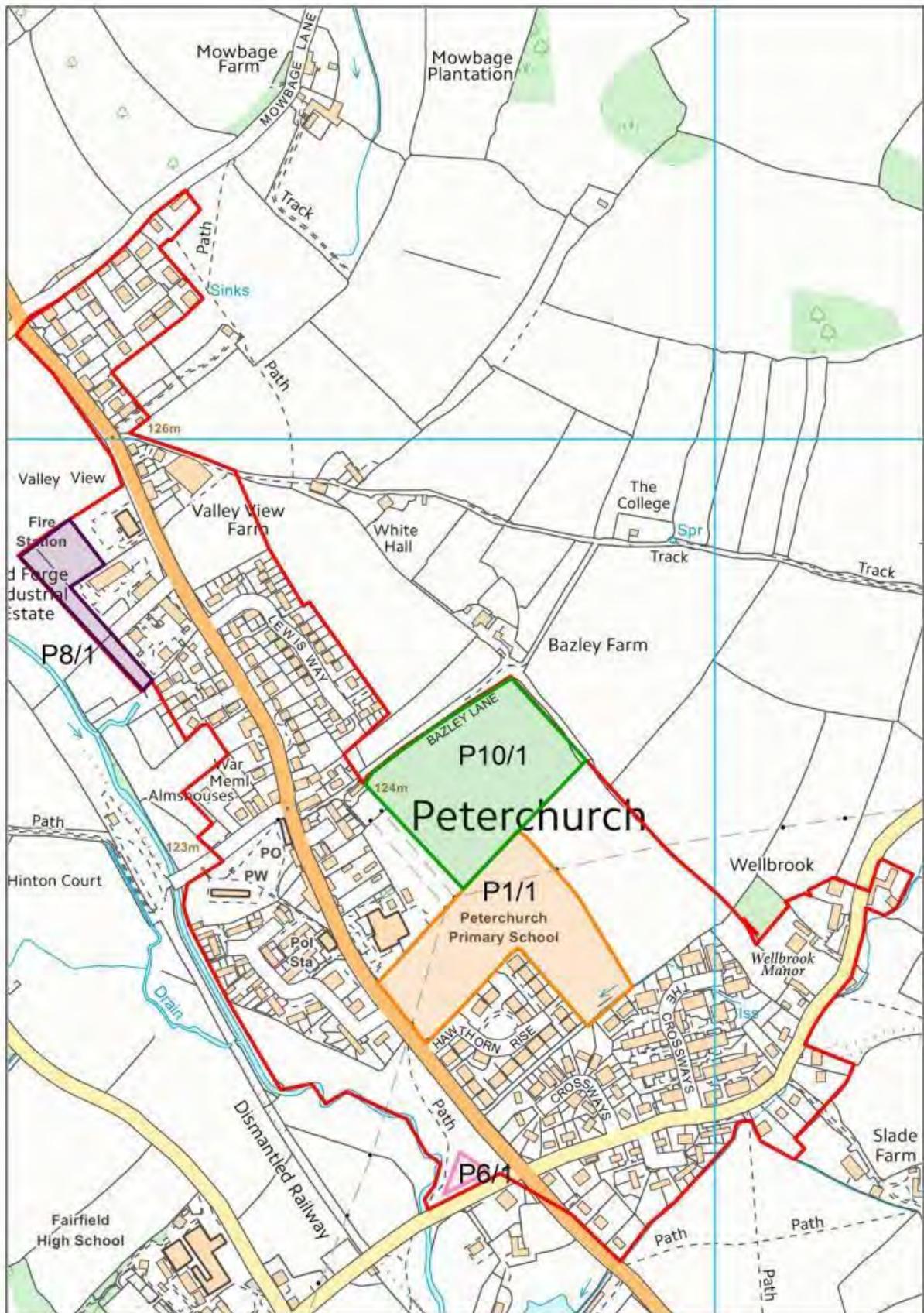
Background/Justification

New development in the neighbourhood plan area will be directed to the main settlement of Peterchurch. This approach is in line with national planning policy and the Core Strategy. This will ensure that new homes are better located to benefit from and support local services; protect key environmental assets; and to avoid isolated homes in the countryside

Policy P2 sets out a limited number of exceptions to the above primarily these exceptions are support the rural economy and to allow for re-use of buildings or the replacement of existing dwellings.



Figure 5 – Peterchurch Neighbourhood Plan Proposals Map (not to scale)



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POLICY P3 – RURAL EXCEPTION HOUSING

Within the neighbourhood plan area proposals for small affordable housing schemes (social rented, affordable rented and intermediate low cost or rented homes) may be permitted on land not normally considered appropriate for new housing when:

- a. The proposal meets a proven need for affordable housing backed by appropriate evidence from a local housing needs survey; and
- b. Such housing is made available to, and retained in perpetuity for, local people in need of affordable housing.

Background/Justification

National planning policy and the Core Strategy (Policy H2) allow for “rural exception” housing. These are small sites used for affordable housing in perpetuity where sites would not normally be used for housing.

Such exceptions will only be permitted when they meet a proven local need through an up to date Herefordshire Council and Parish Council approved local housing needs survey the latest survey in June 2014 indicated the following needs:

Market housing	5
Private rent	3
Housing Association rent	7
Shared ownership	1

OBJECTIVE 2 – To ensure that new housing in Peterchurch village, and parish, is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the village and parish in a suitable home, families are attracted to the area, and local housing needs are met.



POLICY P4 – ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES

All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling to meet the needs of all households in the parish including single people and the elderly population.

Housing should be capable of being adapted over time and should be capable of being adapted to meet the needs of people in the community with additional needs.

On sites of one and two dwellings the contribution such sites make to housing variety and mix will be monitored over time. Proposals that could cumulatively lead over time to an over provision of one tenure, type or size of dwelling will not be supported.

On sites of three or more dwellings a mix of tenures, types and sizes must be provided.

All sites including affordable housing should integrate. The mix and appearance of different tenures across a Site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be supported.

Background/Justification

Providing a range and mix of new homes is essential if we are to meet the existing and future needs of residents. This includes young people and new families and the growing needs of the elderly. This approach is in line with national planning policy and planning policy in Core Strategy Policy H3.

OBJECTIVE 3 - To enhance Peterchurch village's role as a local centre by protecting and improving existing facilities and services.



POLICY P5 – PETERCHURCH VILLAGE CENTRE

The role of Peterchurch as a local centre will be enhanced by protecting valuable services and facilities. When considering proposals the following criteria will be applied:

- a. The change of use of shop, pub, Post Office or other community facilities to residential uses will not be supported unless equivalent or better provision for the facility to be lost is made elsewhere within the settlement boundary.**
- b. Development proposals for new, expanded or improved retail, commercial and community facilities will be permitted when:**
 - i. They do not have an adverse impact on residential amenity;**
 - ii. They enhance the character of the immediate surrounding area and wider village**
 - iii. They do not lead to traffic management problems.**
- c. Proposals to develop a “hub” building housing a range of services e.g. doctor, health centre, police station, community centre, young peoples’ activities will be particularly encouraged.**

Background/Justification

As one of the larger settlements in the Golden Valley Peterchurch village has a limited but important function as a local centre. Growth within the village may help to support and enhance existing businesses, services and community activities. Equally this function needs to be protected if Peterchurch is to remain a sustainable location for new homes, Therefore Policy P5 seeks to retain existing community facilities; allow for the improvement and expansion of existing facilities; and encourages the development of a community “hub” that could be the home for a number of community uses and services.



POLICY P6 – PETERCHURCH SCHOOLS

Proposals to improve the facilities, access and car parking at the schools will be encouraged. In particular:

- a. The site P6/1 identified on the proposals map (Figure 5) is identified to provide improved car parking for the schools;
- b. Measures to alleviate the risk of flash flooding;
- c. Proposals for full size playing pitches in close proximity to the Fairfield School site will be encouraged; and
- d. A new footpath from Crossways to Fairfield School.

Background/Justification

One of the key local issues emerging from consultations on the Peterchurch Neighbourhood Plan and from discussions with the local schools was the need to address access, car parking, flooding and playing pitch provision at the schools. Policy P6 identifies land for new car parking provision (Proposal P6/1) and encourages other measures to address these issues.

OBJECTIVE 4 - To promote local employment and tourism.

POLICY P7 – PROMOTING LOCAL EMPLOYMENT AND TOURISM

New proposals for employment and tourism will be permitted when they:

- a. Re-use brownfield land where possible;
- b. Enhance the character of the area;
- c. Introduce, improve and enhance green links such as new foot / cycle path and bridleways;
- d. Enhance the Herefordshire Trail;
- e. Do not lead to the loss of existing community facilities, or green space; and



- f. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere.**

Proposals to create a shared footpath, cycleway and bridleway along the former railway line will be supported. We will work with adjoining parishes, Herefordshire Council and others to implement this proposal.

Background/Justification

Supporting a prosperous rural economy is a key part of national planning policy. The Peterchurch Neighbourhood Plan will support proposals for new local employment and tourism when they meet the criteria in Policy P7. In particular, the Parish Council will work with Herefordshire Council and others to support cross boundary tourism initiatives such as creating a new recreation route along the former railway line.

POLICY P8 – OLD FORGE INDUSTRIAL AREA

Development for B1, B2 and B8 uses within the Old Forge Industrial area will be permitted when:

- a. They do not adversely affect other occupiers of the site;**
- b. They do not adversely affect residential amenity; and**
- c. They do not lead to road traffic problems.**

Within the settlement boundary the site shown on Figure 5 is identified for expansion of the Old Forge Industrial Estate. This area is at risk of flooding and any development will have to include suitable mitigation measures.

The following site is identified on the Proposals Map (Figure 5) for expansion of the Old Forge Industrial Estate:



P8/1 – EXTENSION TO OLD FORGE INDUSTRIAL ESTATE

Background/Justification

Policy E2 of the Core Strategy “Redevelopment of Existing Employment Land and Buildings” seeks to safeguard “good” employment sites⁸ such as Old Forge Industrial Estate from redevelopment for non-employment uses.

As well as protecting this important local source of employment there is a need to set out the types of development that will be permitted at the site to enable its future growth and development. This is set out in Policy P8. As well as supporting further business development at the site an area for expansion has been identified, Proposal P8/1. This area may be subject to flooding and before any development takes place suitable mitigation measures should be in place before development is permitted.

OBJECTIVE 5 - To ensure that the Peterchurch Neighbourhood Plan promotes sustainable development for future generations by protecting key environmental assets (e.g. green spaces and landscapes) and taking account of constraints (e.g. heritage).

POLICY P9 – LANDSCAPE

All development proposals will have to show regard to the distinctive landscape character of the Golden Valley by:

- a. Retaining, outside the Peterchurch settlement boundary, the development form of scattered hamlets and farmsteads within the wide setting of the Golden Valley;
- b. Retaining and reintroducing traditional farming methods;
- c. The character of the Golden Valley landscape has influenced the design, scale, form and siting of the development proposed;
- d. They protect and enhance the differing settings of the various settlements in the golden valley;

⁸ Herefordshire Employment Land Study 2012



- e. They protect and enhance any designated areas such as wildlife sites, listed buildings, and ancient monuments;
- f. They protect and enhance the natural, historic and scenic beauty of the Golden Valley;
- g. They incorporate appropriate landscaping schemes and future on-going management to ensure the proposal integrates in to the surrounding landscape; and
- h. They maintain and extend native tree species, hedgerows, traditional orchards and other important vegetation.

Background/Justification

The Golden Valley has been put forward elsewhere as a potential Area of Outstanding Natural Beauty. This policy identifies those aspects of the landscape that make this area so important. Development proposals will be assessed against the criteria in Policy P9 to ensure that all new development preserves and enhances the Golden Valley landscape.

POLICY P10 – GREEN SPACES AND INFRASTRUCTURE

Peterchurch’s network of green spaces and green infrastructure should be retained and enhanced.

Development proposals should enhance and introduce new green infrastructure by:

- a. Retaining existing trees, hedgerows, woodlands, traditional orchards, water courses, parks and gardens;
- b. Enhancing and improving access to the River Dore, Dorstone, Vowchurch and Ewyas Harold;
- c. Providing on site new green infrastructure; and
- d. By making links and connections to the surrounding network of green infrastructure and adding wherever possible contributing to the overall Golden Valley green infrastructure network.

The following site is identified on the Proposals Map (Figure 5) for recreational use:



P10/1 – LAND OFF BAZELEY LANE

This site will be developed for full size sports and recreational facilities for use by local clubs & Fairfield School.

Background/Justification

Green Infrastructure is the network of open spaces, tracks, lanes, woodlands, rivers and streams that are such key features of the Golden Valley landscape. The neighbourhood plan seeks to protect this network as a key asset for its recreational, tourism, landscape and wildlife value.

POLICY P11 – NON-DESIGNATED HERITAGE ASSETS

Development proposals affecting non-designated heritage assets should:

- a. Preserve such assets;**
- b. Where appropriate enhance such assets, their setting, and the wider setting of the Golden Valley; and**
- c. Where agreed loss occurs arrangements should be made for suitable recording of the asset.**

Background/Justification

As well as a number of statutory heritage assets such as listed buildings, Peterchurch has a number of other non-designated heritage assets. When these area affected by development proposals such proposals should seek to preserve such assets and their setting. Where it is agreed that the loss of such an asset can occur suitable recording of the asset should be made.

POLICY P12 – DARK SKIES

To reduce light pollution in to the Golden Valley and to improve the views of our night time skies planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:



- a) They have undertaken an appropriate assessment and can demonstrate the need for the lighting; and
- b) The nature of the proposed lighting is appropriate for its use and location.

Background/Justification

Paragraph 125 of national planning policy seeks to limit light pollution in “intrinsically dark” landscapes. Peterchurch’s rural location means that the area benefits from such “dark skies”. Skies that allow, on clear nights, good views of the stars. To ensure that this stays the same in the future Policy P12 will be used to assess the light generated from development proposals. Light pollution from the ground is one of the reasons most areas do not enjoy the type of “dark skies” found locally.

OBJECTIVE 6 - To ensure that the Peterchurch Neighbourhood Plan helps to tackle traffic and transport issues.

POLICY P13 – TRAFFIC AND TRANSPORT

To improve traffic and highway issues in the area the following will be encouraged:

- a. Improved car parking in the village centre, particularly at St Peter’s church;
- b. Improved footpaths, cycleways, and bridleways; and
- c. Improved bus and community transport services

The Parish Council have created a working group which will continue to develop Policy P13.

Background/Justification

The consultations held in June 2014 on the emerging Peterchurch Neighbourhood Plan raised a number of traffic and transport



related. This resulted in a new objective – Objective 6 – being identified for the plan.

Policy P13 identifies new car parking in the village centre, improved footpaths, cycleways and bridleways and improved bus and community transport services as the immediate priorities. A Parish Council working group will identify future priorities and projects.

OBJECTIVE 7 - To ensure the Peterchurch Neighbourhood Plan has widespread community support and takes account of any cross boundary issues emerging from neighbouring Neighbourhood Plans.

The Parish Council has remained committed to involving local people, businesses and those who work in the area in the preparation of the plan. And our consultations build on previous work, such as the Parish Plan

To date our consultation work on the neighbourhood plan has included a variety of events including Planning for Real and two drop-in sessions in June. All of the feedback provided has helped in the preparation of this draft plan.

We will continue to engage in a similar way as the plan progresses through the more formal stages of its approval process, see Figure 2.

We will work with neighbouring parishes to ensure that there is a **“good fit” between the policies and proposals in the neighbourhood plans in the Golden Valley**, for example in working to create a green route for walking, cycling and horse riding along the old railway line.



7 How to comment on this document

- 7.1 This is the first Draft of the Peterchurch Neighbourhood Plan. To comment on this Draft you can complete one of the Pre-Submission Regulation 14 Consultation Forms which you will have received by post.
- 7.2 Both the Form and a copy of the plan are available at the Parish Council's Website www.Peterchurchparishcouncil.org where you can either complete the form on line and email to Peterchurchclerkmw@btinternet.com or download and send to Peterchurch Parish Council Clerk at TRYONOR 42, Green Lane, Kingstone, Herefordshire. HR2 9EX
- 7.3 All comments must be received at the latest by 5pm Monday 21st December 2015
- 7.4 Hard copies of the plan will be available to view in public places throughout the Parish, with hard copies of the consultation form, alternatively please contact any of the Parish Councillors.





**Peterchurch Neighbourhood Development Plan 2031
Regulation 14 Consultation Draft**

For further information please contact

Any of your Parish Councillors or the Parish Council Clerk

