



Peterchurch

Neighbourhood Development Plan
2011-2031

Referendum Draft



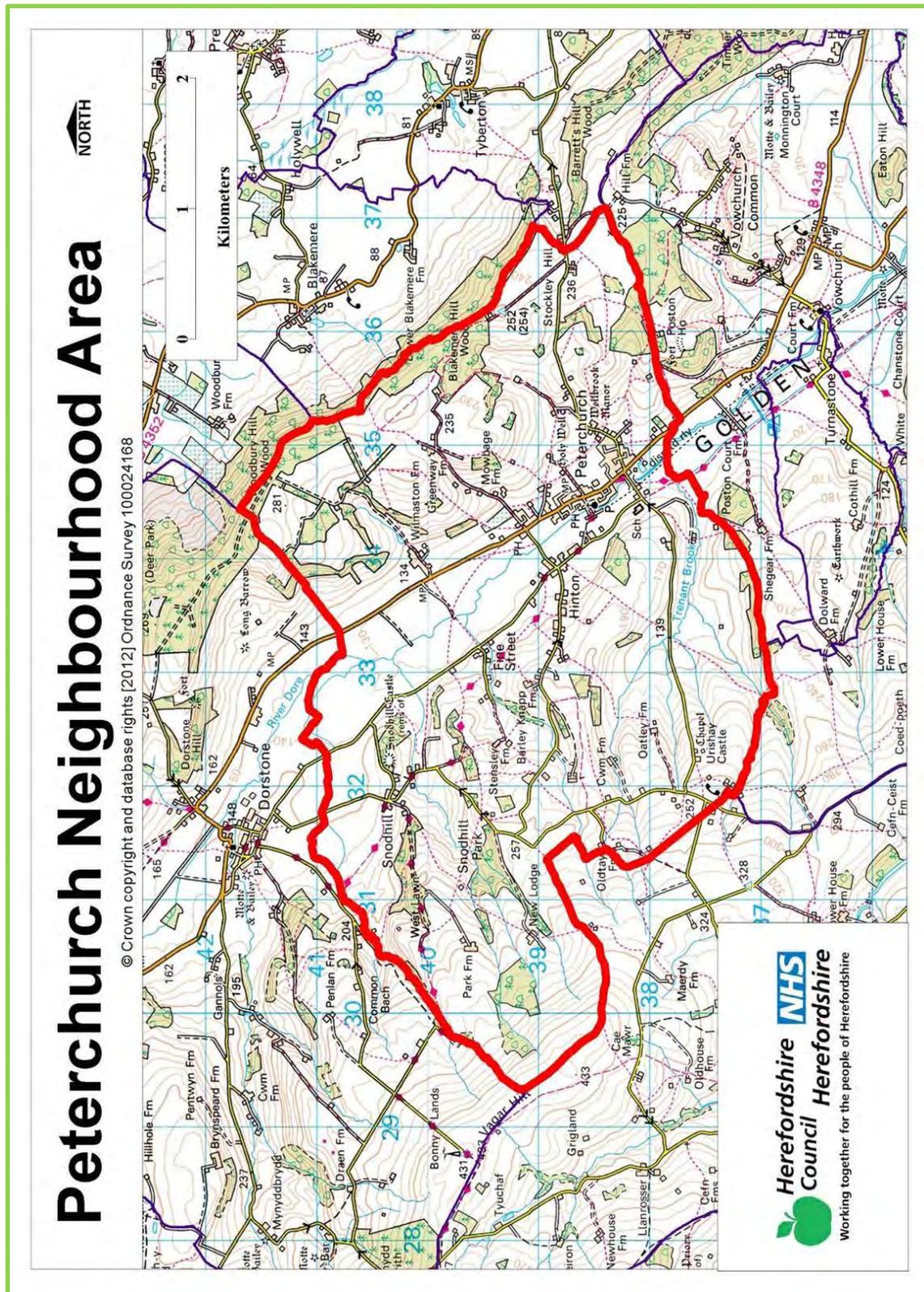


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Figure 1 – Peterchurch Neighbourhood Plan Area and Parish



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 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 – Wyese 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?

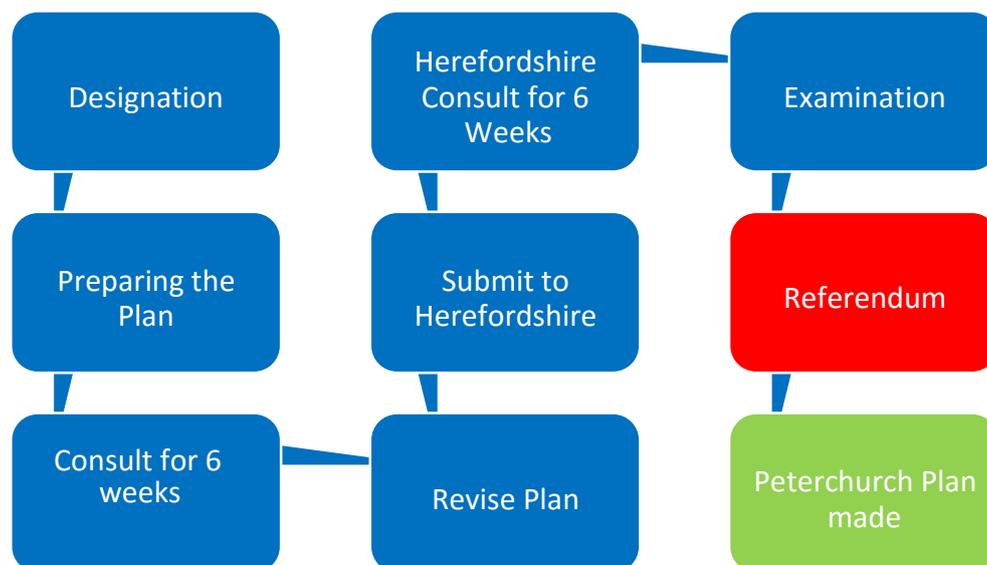
- 2.1 Neighbourhood Plans are a relatively new part of the statutory development planning system. Just as local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. So, too, now, by preparing 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 Preparing the Neighbourhood Plan

- 3.1 The Peterchurch Neighbourhood Plan was prepared using the procedure set by government.
- 3.2 **The plan's preparation** included two six-week periods of consultation. The full process is shown in Figure 2. The Peterchurch Neighbourhood Plan has now reached referendum stage (the red box in Figure 2).

Figure 2 – The Neighbourhood Plan Preparation Process



- 3.3 The referendum allows everyone eligible to vote in the parish to help decide if the Peterchurch Neighbourhood should be made part of the statutory development plan system for Herefordshire.
- 3.4 The Neighbourhood Plan has been assessed for any environmental impacts it may have through a Strategic Environmental Assessment and a Habitat Regulations Assessment. The results of these assessments were used in the preparation of the plan.



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 and guidance. 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 *Herefordshire Local Plan Core Strategy 2011-2031***. 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 also has **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).



4.5 The Core Strategy sets out a development strategy for **Herefordshire and Peterchurch's place within that strategy.**

4.6 Within the Core Strategy (Policy RA2 – Housing in settlements outside Hereford and the market towns) Peterchurch village is identified as one of eleven settlements in the Golden Valley that will be the main focus of “**proportionate**” housing development. Across the Golden Valley Rural Housing Market Area these settlements, combined, will have to provide for an approximate number of 304 new dwellings over the plan period 2011-2031. This is based on an indicative housing growth target for the Golden Valley of 12%.

4.7 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

4.8 *Therefore a key issue for the Peterchurch Neighbourhood Plan is to identify how the village can meet, at least, the minimum target of 54 dwellings.* The outline planning approval (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.

³ Herefordshire Council email dated 17th of April 2015.

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%.





Existing housing on Hawthorn Rise

4.9 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 makes 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.

4.10 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.

4.11 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.

4.12 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.
- Sustainable tourism that capitalises on assets such as **the parish’s landscape, rivers and attractive rural settlements**.

4.13 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.

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

⁵ Herefordshire Employment Land Study 2012



4.15 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.

4.16 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.

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

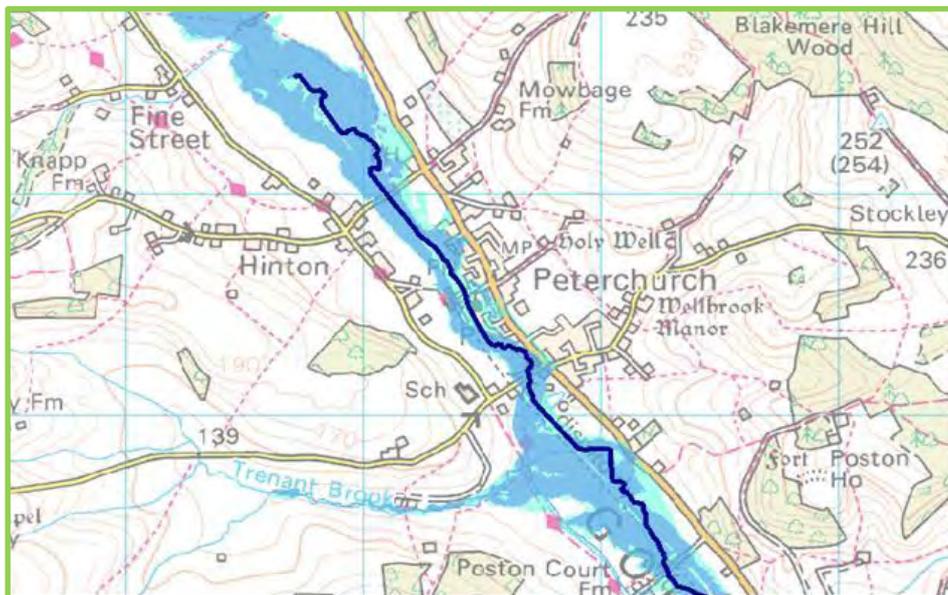
4.18 The landscape in and around the Golden Valley is a border landscape moving from the wide, fertile Golden Valley, itself in the east, to the steep sided moorland ridge in the west and the Black Mountains beyond. Key features of the Golden Valley landscape are:

- 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.



- 4.19 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.
- 4.20 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.
- 4.21 Peterchurch has 31 listed buildings. These include churches, houses, farmhouses, farm buildings, memorials and a milepost.
- 4.22 The Dore poses a flood risk to Peterchurch village with parts of the village west of the B4348 being in Flood Zone 3. Figure 3.

Figure 3 – Flood Zones 2 and 3



Source: Environment Agency

Locally identified issues

- 4.23 As well as all the planning issues that the Peterchurch Neighbourhood Plan has to be aware of from national and local

⁶ Herefordshire Green Infrastructure Strategy, 2010



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 2014⁶ 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.

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



- 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”.

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

- 4.25 As well as planning policy and locally identified issues Peterchurch needs to take account of a number of environmental issues and constraints.
- 4.26 Peterchurch parish is within the hydrological catchment of the River Wye Special Area of Conservation. This River Wye 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 has been undertaken by Herefordshire Council.
- 4.27 The parish also has a number of other important environmental features. These have been taken account of through the Strategic Environmental Assessment process. 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.

4.28 Copies of the Habitat Regulations and Strategic Environmental Assessments can be found on the Herefordshire Council web site.



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

New housing will be allowed within the settlement boundary shown on the Peterchurch Village Policies Map (Appendix 1). The site at Hawthorn Rise is allocated for residential and associated recreation space as identified on the Policies Map

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.

The minimum growth target for the village is 54 dwellings as explained above on page 10, which explains the Herefordshire Core Strategy policy regarding rural housing and how this applies to Peterchurch.

It is considered that with the allocated site and scope for development within the settlement boundary there is a reasonable prospect that this figure will be met and possibly exceeded.



Planning policies in the NPPF encourage brownfield development wherever possible and this Plan wishes to underline this objective. This policy establishes that the principle of housing development is acceptable in the settlement boundary. All development will, however, need to comply with policies in this Plan, the Core Strategy and any relevant policies regarding the detail.

In particular, there is a need to ensure development does not result in the loss of viable community facilities and sites providing sustainable employment opportunities employment in accordance with plan policies P5 and P7.

It is important that schemes are designed to enhance the character and local distinctiveness of the area and do not create flooding issues

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

The Core Strategy allows scope for development outside the settlement boundaries under the terms of the following policies:

RA3 Herefordshire's Countryside- allows residential development exceptionally where it meets criteria including meeting an agriculture/forestry need (subject to policy RA4), it is necessary to serve a rural enterprise, replacement dwelling, sustainable re-use of a building(subject to policy RA5), rural exception affordable housing to serve local needs (subject to policy H2), development which is of exceptional quality and innovative design and development that **provides for the needs of gypsies or travellers."**

Rural exception housing

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 P2 – ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES

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 in accordance with the latest local housing needs survey.

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 types and sizes should 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.

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

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

POLICY P3 – DEVELOPMENT RELATING TO SOCIAL AND COMMUNITY FACILITIES

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 loss of social or community facilities to other uses will not be supported unless equivalent or better provision for the facility to be lost is made elsewhere within the settlement boundary; or it can be clearly demonstrated that the site is no longer viable or needed for service and facility uses.**
- b. **Development proposals for new, expanded or improved retail, commercial and community facilities will be supported when:**
 - i. **They do not have an adverse impact on residential amenity;**
 - ii. **Their design enhances the character of the immediate surroundings and is sympathetic to the**



- locally distinctive nature of traditional design in the village;**
- iii. They do not lead to traffic management problems and they encourage active travel; and**
 - iv. New development should be within the settlement boundary, conform to Core Strategy policy E5 Town Centres and does not have a significant adverse effect on the vitality and viability of other centres.**
- 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. Any development should conform to the criteria in b. above.**

Background/Justification

This policy is aimed at facilities such as shops, the pub, post office and other community facilities.

As one of the larger settlements in the Golden Valley Peterchurch village has a limited but important function as a local centre. The Core Strategy policy E5 Town centres establishes a hierarchy of town centres to ensure these types of uses are of an appropriate scale and function to the area they serve. Development in the village has to respect this policy. 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 P3 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.** This has been discussed with some **service providers and potential locations include the St Peter’s centre and the Village Hall.**

Whilst this policy is aimed at protecting services there has to be acknowledgement of Core Strategy policy SC1 which establishes that only those facilities that are viable and in demand can be protected.

POLICY P4 – PETERCHURCH SCHOOLS

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



- a. The site P4/1 identified on the Peterchurch Village Policies Map (Appendix 1).
identified to provide improved car parking for the schools. Before development on this site is supported all the necessary tests in accordance with paragraphs 100 to 104 of NPPF and their associated guidance will have to be satisfied;**
- 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 shared use 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 P4 identifies land for new car parking provision (Proposal P4/1), this is the preferred site, but should this not come forward other options will be considered, including working with Herefordshire Council, and by taking advantage of new development to encourage the use of active travel measures to reduce the reliance on travel by private car.

OBJECTIVE 4 - To promote local employment and tourism

Promoting local employment and tourism

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 Core Strategy policies RA6 Rural Economy and E5 Town Centres. 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.

The Parish Council is keen to support new foot/cycle paths, bridleways and enhancements to the Herefordshire Trail.

In addition, proposals to create a shared footpath, cycleway and bridleway along the former railway line will be supported. The Parish Council will



work with adjoining parishes, Herefordshire Council and others to implement this proposal.

POLICY P5 – OLD FORGE INDUSTRIAL AREA

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

- a) They do not adversely affect other occupiers of the site;**
- b) They do not adversely affect residential amenity;**
- c) They do not lead to road traffic problems and encourage active travel; and**
- d) They conform to other adopted policies in this plan, other development plan policies and adopted supplementary planning documents.**

Within the settlement boundary the site shown on Figure 4 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 Peterchurch Village Policies Map (Appendix 1). for expansion of the Old Forge Industrial Estate:

P5/1 – EXTENSION TO OLD FORGE INDUSTRIAL ESTATE

Before development on this site is supported all the necessary tests in accordance with paragraphs 100 to 104 of NPPF and their associated guidance will have to be satisfied.

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 supported at the site to enable its future growth and development. This is set out in Policy P6.

⁸ Herefordshire Employment Land Study 2012



As well as supporting further business development at the site an area for expansion has been identified, Proposal P5/1. This area may be subject to flooding and before any development takes place suitable mitigation measures should be in place before development is supported.

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 P6 – LANDSCAPE

All development proposals will have to show regard to the varied and distinctive landscape character of the area by:

- a. Retaining the integrity of the dispersed settlement pattern of main village, scattered hamlets and farmsteads;**
- b. Demonstrating the character of the surrounding landscape has influenced the materials, design, scale, form and siting of the development proposed;**
- c. Retaining and re-using vernacular buildings;**
- d. Protecting and enhancing the differing settings of the area's settlements;**
- e. Protecting and enhancing any designated areas such as wildlife sites, listed buildings, and ancient monuments;**
- f. Protecting and enhancing the natural, historic and scenic beauty of the area;**
- g. Retaining local field patterns, ancient woodland, species rich hedgerows and mature hedgerow trees;**
- h. Restoring native woodland, in appropriate areas such as watercourses, settlements, existing woodlands, through new planting and linking to existing wooded areas; and**
- i. In appropriate locations maintaining and increasing traditional standard orchards.**

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 P6 to ensure that all new development preserves and enhances the Golden Valley landscape. This policy has been informed by the Natural England's National Character Area 99 and the Landscape Character Assessment undertaken by Herefordshire Council.

This policy should be read in conjunction with policy LD1 Landscape and Townscape in the Core Strategy.

POLICY P7 – LOCAL GREEN SPACES AND INFRASTRUCTURE

Peterchurch's network of greenspaces 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 non-vehicular access to the River Dore, Dorstone, Vowchurch and Ewyas Harold;**
- c. Providing on site new green infrastructure, such as trees in garden, landscape, car park and other communal areas; and**
- d. By creating links and connections to the surrounding network of green infrastructure and, where opportunities arise, by creating new green infrastructure.**

The following site is identified on the Peterchurch Village Policies Map (Appendix 1). for recreational use:

P7/1 – LAND OFF BAZELEY LANE

This site will be developed for full size sports and recreational facilities, including a full-size football pitch, for use by local clubs & Fairfield School. Access to and from the site by active travel modes should be a feature of the development. Vehicular access to the site shall be via the adjacent housing site.



P7/2 – RECREATION GROUND

The Recreation Ground by St Peter’s Church provides a football play area, equipped younger children’s play area, youth shelter and picnic area for all to enjoy.

P7/3 – HINTON GREEN

Hinton Green provides a space to sit and relax and the ditch running through it provides habitat for flora and fauna.

The local green spaces shown on the Peterchurch Village Policies Map (Appendix 1) will be protected from development unless such development is ancillary and necessary for the enhancement of the open space or there are very special circumstances which justify such development including the need for utility infrastructure where there are no alternatives.

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; and its potential to encourage active travel such as walking and cycling.

National planning policy allows local communities to identify local green spaces. Such spaces are given special protection because of the particular importance local communities place on them. Identifying a local green space rules out the development of such spaces other than in “very special circumstances”.

A local green spaces must meet a set of criteria:

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

We have assessed a number of green and open spaces in the parish against these criteria and those meeting all of the criteria have been identified in Policy P8 as protected local green spaces. These areas will remain permanently open. Appropriate development that maintains the openness



of these areas will be supported. Development that is inappropriate or would lead to the loss of such spaces will only be supported in very special circumstances.

POLICY P8 – NON-DESIGNATED HERITAGE ASSETS

Development affecting non-designated heritage assets listed below will be considered in relation to policy LD4 Historic Environment and Heritage in the Core Strategy. Where other non-designated heritage assets, which are not identified, are affected by development proposals, such proposals will also be assessed in relation to this policy.

The following non-designated heritage assets have been identified and are shown on the Peterchurch Village, Hinton and Stockley Hill Policies Maps (Appendix 1):

- **Alms Houses**
- **St Peter's Well**
- **Spring outlet opposite Hinton Hall**
- **Royal Observer Corp site and structures, Stockley Hill**
- **Plough, Long Lane (former public house)**

Where other non-designated heritage assets, not identified above, are affected by development proposals, such proposals will be assessed in line with Core Strategy Policy LD4.

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 are 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.

This policy is in accordance with guidance in the NPPF and the Core Strategy policy LD4 Historic Environment and Heritage. It identifies sites which merit the status on non-designated heritage assets and allows for other sites to be considered under the terms of this policy when they are also considered of appropriate status.



POLICY P9 – 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; and also reduce the impact on wildlife, such as bats. To ensure that this stays the same in the future Policy P9 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 P10 – TRAFFIC AND TRANSPORT

In the interests of traffic and highway issues, improved car parking in the village centre, particularly at St. Peter’s Church will be supported.

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.

The policy identifies that extra car parking is required in the village centre. Priorities, which have been identified, include improved footpaths, cycleways and bridleways and improved bus and community transport services. 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.

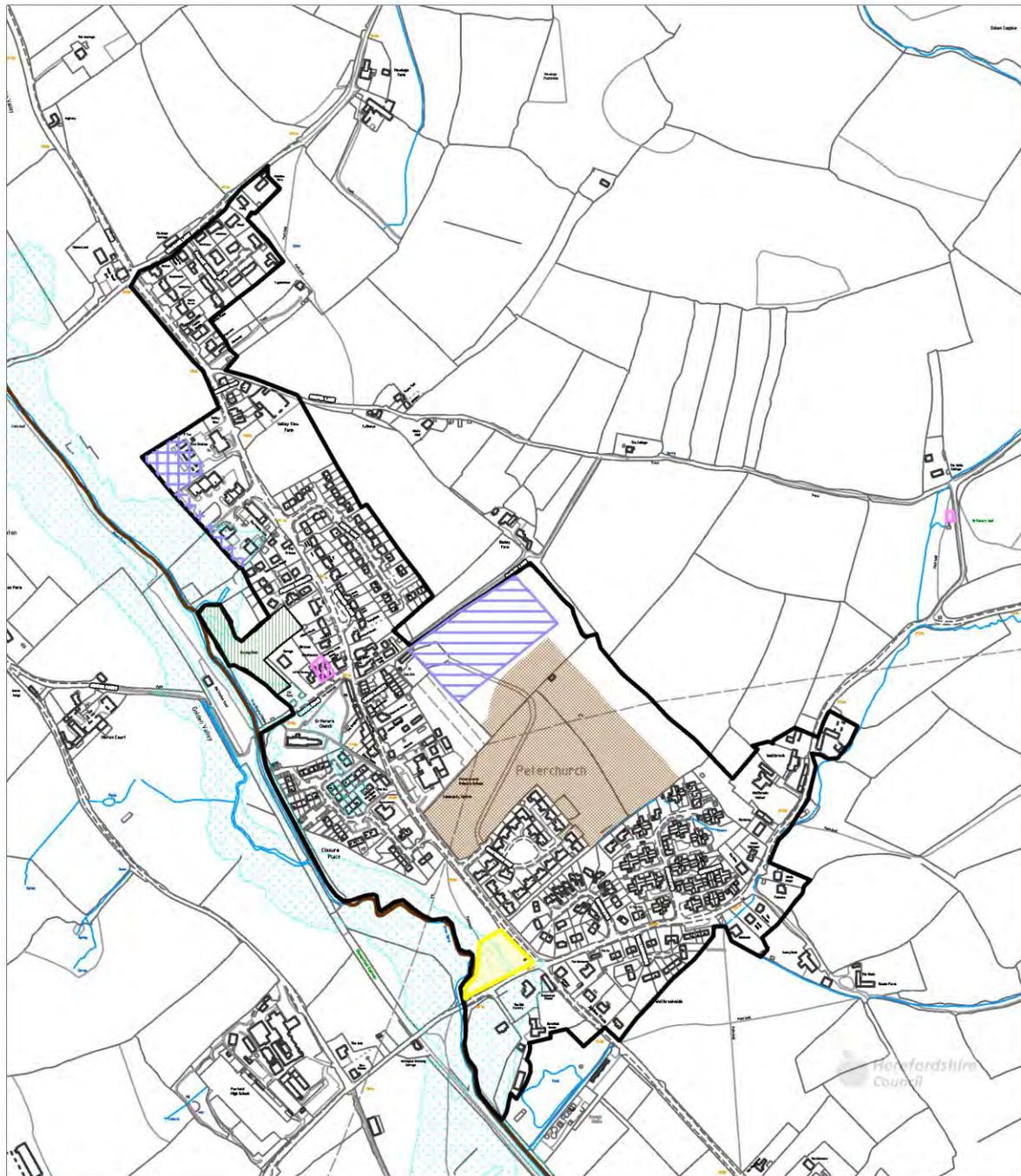
We will work with neighbouring parishes to ensure that there is a **“good fit” between the policies and proposals in the neighbourhood plans** in the Golden Valley, for example in working to create a green route for walking, cycling and horse riding along the old railway line.



Appendix 1 – Policies Maps



Peterchurch Village Policies Map



-  Local Green Space (P7)
-  Proposed Housing Site (P1)
-  Peterchurch Settlement Boundary (P1)
-  Extension to Employment Site (P5/1)
-  Non-designated Heritage assets (P8)
-  Land Liable to Flood
-  Local Wildlife Site (LWS)
-  Improved School Car Parking (P4/1)
-  Proposed New Recreation Area (P1)

Peterchurch village Policies Map

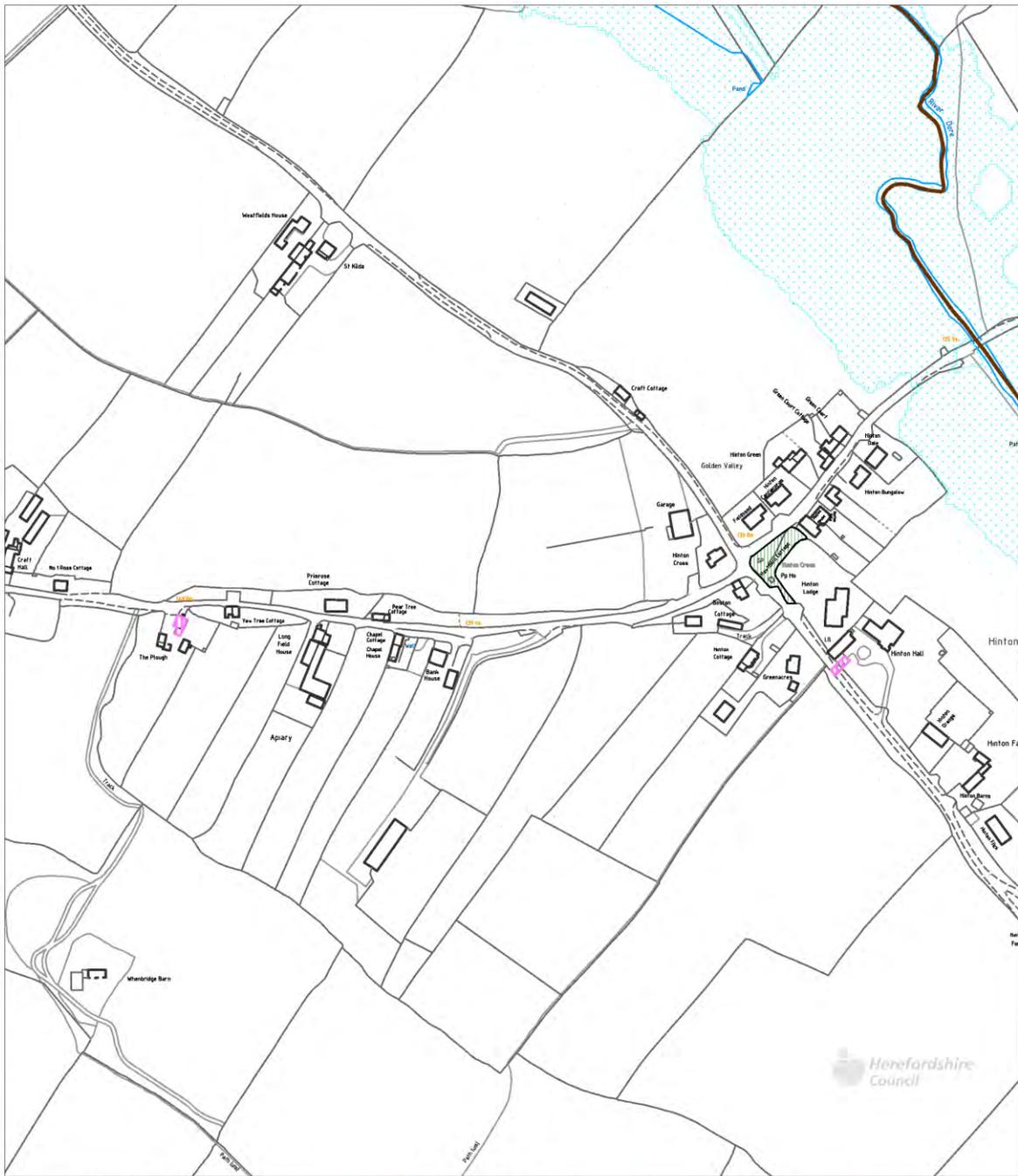
Scale 1:6,500
at A4 size
NORTH



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Hinton Policies Map



- Local Green Space (P7)
- Land Liable to Flood
- Non-designated Heritage assets (P8)
- Local Wildlife Site (LWS)

Hinton Policies Map

Scale 1:3,500
at A4 size



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Stockley Hill Policies Map



 Non-designated Heritage assets (P8)

Stockley Hill non-designated heritage asset Policies Map

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Scale 1:3,500
at A4 size



Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, **such as “low cost market” housing, may not be considered as** affordable housing for planning purposes.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Birds and Habitats Directives: European Directives to conserve natural habitats and wild fauna and flora.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.



Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the **government's clear policy intention to revoke the regional strategies** outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Ecological networks: These link sites of biodiversity importance.

European site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National



Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

National Trails: Long distance routes for walking, cycling and horse riding.

Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where



provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Priority habitats and species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local **authority's discretion, for example where essential to enable the** delivery of affordable units without grant funding.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. **Significance derives not only from a heritage asset's physical** presence, but also from its setting.

Special Areas of Conservation: Areas given special protection **under the European Union's Habitats Directive, which is transposed** into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas: Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.



Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Wildlife corridor: Areas of habitat connecting wildlife populations.





