

# Hampton Bishop Neighbourhood Development Plan 2018 - 2031

Hampton Bishop Parish Council

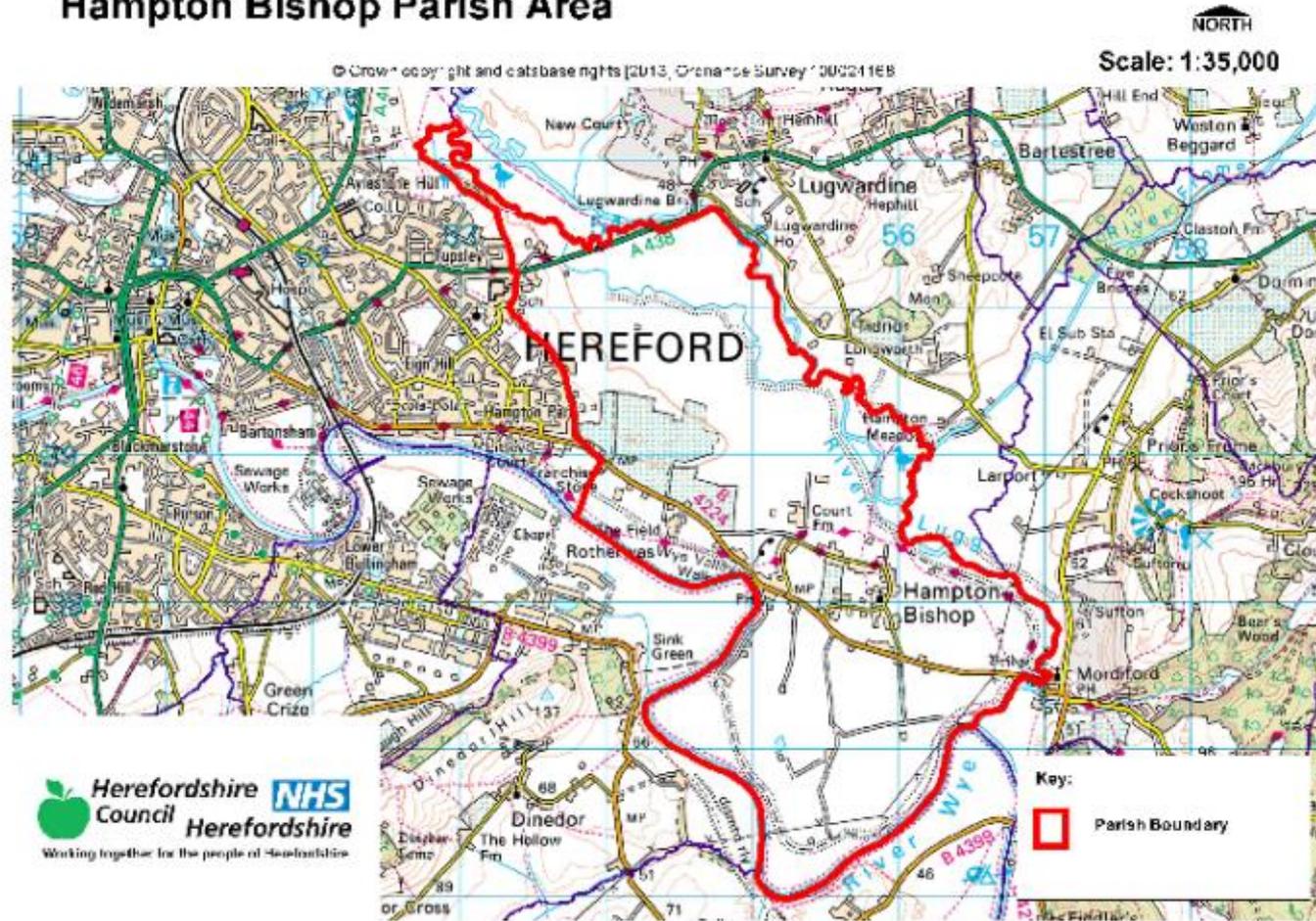
Submission Version - Autumn 2018





Map 1 Hampton Bishop Designated Neighbourhood Area  
Hampton Bishop Parish Council Licensee Licence No. 100057935

### Hampton Bishop Parish Area



## Contents

1.0	Introduction and Background .....	5
2.0	Planning Policy Context.....	8
3.0	Key Issues for Hampton Bishop .....	11
4.0	Vision and Objectives.....	13
5.0	Neighbourhood Plan Policies .....	16
5.1	Reducing Flood Risk and Improving Flood Resilience.....	16
5.2	Protection of the Historic and Natural Environment.....	29
5.3	Improving Accessibility and Traffic Management.....	44
6.0	Next Steps .....	46
	Appendices.....	47

## 1.0 Introduction and Background



**Parish Notice Board**

1.1 Hampton Bishop is a small, rural Parish adjoining the western edge of the built up area of Hereford. The Parish covers an area of 838 hectares and has a population of 505 (2011 Census)<sup>1</sup>, of whom 184 were over 65 years at the time of the Census and 81 were under 18 years of age. There are approximately 170 households in the Parish and the level of home ownership is high at approximately 83% compared with a County average of 70%. There are no households living in shared ownership or socially rented accommodation, and about 13% of households live in private rented housing.

1.2 The Parish area has 178 dwellings but the majority (101) of these houses are located in the main settlement area in two main clusters within the village of Hampton Bishop; the western cluster lies to the south of Court Farm, and the eastern cluster is focused around the church. The majority of Parish residents therefore live in the village of Hampton Bishop itself, with the wider Parish area more sparsely populated.

1.3 The level of car ownership is higher than the County average (92.4% compared to 83.6% in Herefordshire). Very few people who live in the Parish are employed in the Parish and the majority travel to Hereford or further afield. There are several substantial farming businesses and a number of smaller varied enterprises. There are also two residential homes within the Parish which require 24 hour access.

1.4 There is no village shop, post office, school or medical practice in the village and Parishioners have to travel to Hereford or Fownhope to access these facilities. The village hall is a registered Charitable Trust.

1.5 There are a number of historic farms and farmsteads scattered across a traditional rural landscape of orchards, pasture and arable fields. Three rivers flow through the Parish; the Wye flows south eastwards from Hereford along the southern boundary and then northwards where it is joined by the River Lugg at Mordiford Bridge. The River Frome flows south from the north east to join the River Lugg north of the village. The rivers provide an attractive riparian landscape setting for the Parish and the intrinsic issues associated with these watercourses and poor surface water

<sup>1</sup> See Nomis - <https://www.nomisweb.co.uk/reports/localarea>

drainage are highly significant to the preparation of this Neighbourhood Plan. A large portion of the Parish is in the flood plain with an extensive area lying within Flood Zone 3. The north and western area of Hampton Bishop Parish are subject to significant development pressures associated with the location on the eastern edge of the urban area. Developments in this area are upstream of the village, and the local residents and the Parish Council are very concerned that any future development does not exacerbate existing flooding problems in the village.

- 1.6 The Parish includes a conservation area covering part of Hampton Bishop village<sup>2</sup> and there are 36 statutory Listed Buildings and Scheduled Monuments including the Grade I Listed Church of St Andrew.<sup>3</sup> The village has a well-used village hall and the public house, “The Bunch of Carrots” is located within the conservation area. A second public house, the Cock of Tupsley lies on the north western edge of the Parish, and whilst technically lying within the Parish this public house has strong associations with Hereford City. Hampton Bishop’s location on the periphery of Hereford allows access to the range of facilities associated with a large town.
- 1.7 A local bus service runs on the B4224 connecting to Hereford (when the road is not flooded). The Parish Plan of 2006<sup>4</sup> indicated that the service is used by only a limited number of residents but it is highly valued.

---

<sup>2</sup>

[https://www.herefordshire.gov.uk/downloads/file/1380/hampton\\_bishop\\_conservation\\_area](https://www.herefordshire.gov.uk/downloads/file/1380/hampton_bishop_conservation_area)

### **A Neighbourhood Plan for Hampton Bishop**

- 1.8 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with the local plan and any other material considerations including national planning policy set out in the NPPF. Once made (adopted) by the local authority, neighbourhood plans form part of the Local Plan framework. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 1.9 In 2012 the Parish Council made the decision to prepare a neighbourhood development plan for the Parish and early preparatory work commenced. The area was formally designated by Herefordshire Council on 7<sup>th</sup> May 2013 and this area is shown in Map 1 above.
- 1.10 A First Draft Neighbourhood Plan (Issues and Options) was prepared in 2014 building on earlier work including the preparation of the Parish Plan in 2006. A Steering Group of Parish Councillors and interested local residents was established in late 2013 and regular meetings were held to discuss and agree the scope and content of the First Draft Neighbourhood Plan.

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/>

<sup>4</sup> Hampton Bishop Parish Plan, Hampton Bishop Parish Council 2006

1.11 The First Draft Neighbourhood Plan considered the key planning Issues for Hampton Bishop and Policy Options for addressing these Issues. The document was subjected to a screening exercise undertaken by Herefordshire Council as part of the Environmental Assessment process required by European legislation. The Plan was published for informal consultation in the winter of 2014 and then the Parish Council agreed that work on the Plan should pause until the Herefordshire Local Plan Core Strategy 2011- 2031 was adopted. The Local Plan Core Strategy was adopted by Herefordshire Council in October 2016 and the Neighbourhood Plan has been updated and revised to be in conformity with this local, strategic planning framework.

1.12 The Neighbourhood Plan will set out a planning framework for future development. It has two overall key objectives:

- To help ensure that the future development is designed and managed to reduce problems associated with poor surface water drainage and flooding in and around the village and
- To promote high quality design in new buildings and extensions in order to maintain and enhance the historic setting of the Conservation Area and wider rural riparian landscape of the Parish.

#### **Regulation 14 Public Consultation**

1.13 The revised and updated Draft NDP was published for over 6 weeks formal public consultation from 18th April 2018 - 1st June 2018. The consultation period was slightly longer than the minimum of 6 weeks to take account of the Easter Break and May Bank Holidays which fell during this period. The Parish Council has considered all the representations very carefully and this, the Submission version

of the Plan has been further amended in response to many of the consultation responses.

1.14 The Parish Council is committed to keeping residents and interested groups informed about the preparation of the Plan. Updates are provided in the Parish Newsletter which is distributed 3-4 times annually, depending upon events. A Parish website is maintained and regularly updated. Three noticeboards are present at strategic sites in the Parish. Email addresses are held by the Parish Clerk and Parishioners are invited to supply one. Efforts will be made at open days to publicise this. Extraordinary meetings of the Parish Council are advertised and held when circumstances dictate. The regular meetings are bi-monthly.

1.15 Copies of the Neighbourhood Plan were made available for reading and downloading on the Parish Council website <http://hamptonbishopparrishcouncil.gov.uk/>. Residents and businesses have been kept informed about the progress of the Plan through a regular newsletter which will be delivered to households and business premises.

## 2.0 Planning Policy Context

### 2.1 National Planning Policy Framework<sup>5</sup>

The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.

Key paragraphs of relevance to the Hampton Bishop Neighbourhood Plan include the following:

*Para 99: New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.*

*Para 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.*

*Para 109: The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils*
- *recognising the wider benefits of ecosystem services*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity*

*Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.*

Para 183 advises that:

*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

Para 184:

---

5

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6000/2115548.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf)

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

Para 185:

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.*

## **2.2 Revised NPPF, 2018**

The revised NPPF<sup>6</sup> was published in July 2018 and this document strengthens the role and weight of neighbourhood plans in the planning system. NDPs submitted before January 2019 will be considered against the previous NPPF as set out in Annex 1: Implementation paragraph 214.

2.3 In March 2012 the Government also published “Technical Guidance to the National Planning Policy Framework”<sup>7</sup>. This document provides technical advice about planning in areas of flood risk and types of development that may be appropriate or otherwise in areas of flood risk.

2.4 Paragraph 5 advises:

*The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans or determining planning applications for development at any particular location should take into account the flood risk vulnerability of land uses (see Table 2) and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required (see table 3). Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.*

<sup>6</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6000/2115548.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf)

## 2.5 Herefordshire Local Plan Core Strategy 2011 - 2031<sup>8</sup>

The Local Plan Core Strategy is a key document in the Local Plan, which provides the strategic planning framework for the County's future development needs up to 2031. A range of policies set out how these needs can be met whilst at the same time achieving social and environmental objectives.

Adopted policies which are relevant to the Hampton Bishop Neighbourhood Plan are provided in the accompanying document Planning Policy Assessment and Evidence Base Review available on the Parish Council's website, but a key consideration is that the village is identified in Policy (Fig 4.14) as one of the villages which will be the main focus of proportionate development within the Hereford Rural Housing Market Area (HMA). Policy RA1 sets out that the Hereford Rural HMA is required to grow by around 18% over the Plan period (up to 2031). These indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. The focus of this growth will be in the identified settlements such as Hampton Bishop.

---

<sup>8</sup> [https://www.herefordshire.gov.uk/info/200185/local\\_plan/137/local\\_plan\\_-\\_core\\_strategy/2](https://www.herefordshire.gov.uk/info/200185/local_plan/137/local_plan_-_core_strategy/2)

### 3.0 Key Issues for Hampton Bishop



**The Cottage, Hampton House, Church Lane**

3.1 The Neighbourhood Plan Steering Group has identified a number of key issues facing the Parish and its future development which have informed the content of the Neighbourhood Plan. These issues are:

- **A strong sense of community**

Hampton Bishop is a relatively small village, with an active population. The village hall is well used by a range of groups.

- **Concern about future development in the Parish**

The idyllic rural setting of Hampton Bishop's farm land and orchards, nestling between two rivers on the approach road to the busy City of Hereford is under significant and constant threat from proposals for development on the edge of Hereford City.

Some significant planning applications have been granted which will have enormous impact on the Parish; 110 houses were granted permission in the north west part of the parish adjacent to Hereford City. Increased drainage to the River Lugg could affect the Village which is downstream protected by a flood bank which only has 1 in 25 years' protection value and some parts allowing a lower level.

- **Surface water drainage and flood risk**

Hampton Bishop is almost surrounded by Stanks (earth banks) which act as flood barriers for the Rivers Wye and Lugg. When one or other or both rivers are in flood the flood gates at Mordiford Bridge also close to prevent water backing up into the village. However even with modest rainfall the Village, ditches become full, water fills the roadways to impassable depths - up to 3 foot in places. The ditch levels to Mordiford only have a minimal gradient and the whole system stops working. Pumping is the only solution but has only been undertaken after several days flooding and the B4224 main highway is close.

A less frequent but potentially more disastrous flood risk is the "Over the top" where the Stank or flood bank is insufficiently high

to contain the flood water. This happened in July 2007 with 26 homes flooded.

Hampton Bishop is in a unique situation in that there are three rivers and the Pantiloe Brook, which under certain conditions is like a fourth river, all converging within a short distance. In the middle of these watercourses is Mordiford Bridge which has a damming effect on flow. The rivers are the Lugg, Frome and the Wye. A high Wye causes an upflow into the Lugg due to the shape of the confluence with the Wye reducing flow from the Lugg.

There are other rivers upstream of this Parish which also discharge into the Lugg, examples being the Arrow and Kenwater. Considerable housing and industrial development has taken place in the Leominster area over the last 40 years with more imminent, all discharging water into the Lugg. Although some may dispute that surface water has not added substantially to the Lugg, what cannot be disputed is the additional demand for fresh water for sanitation and domestic use, with discharge from sewage works into local water courses including the Lugg.

- **Ditches and road gullies within the Parish of Hampton Bishop**

For many years these have suffered from neglect (lack of maintenance) by Herefordshire Council. This has resulted in some localised flooding even when rainfall has been moderate. Ditches that have been culverted have become clogged with silt and other debris. Action is imperative.

- **Historic and Natural Environment**

Hampton Bishop has a Conservation Area and many Listed Buildings set within an attractive rural landscape setting. There is

a need for new development to be designed sensitively and appropriately and to protect and enhance the local environment, green and open spaces, veteran and mature trees and hedgerows.

## 4.0 Vision and Objectives



View along Rectory Road

### 4.1 The Vision for Hampton Bishop Neighbourhood Plan is:

**By 2031 Hampton Bishop will be a thriving and sustainable community of a sensible size which has adequate protection from river and surface water flooding.**

### 4.2 Objectives for Neighbourhood Plan

There are three overarching Objectives for the Neighbourhood Plan:

#### Objective 1

To help ensure that the future development is designed and managed to reduce problems associated with poor surface water drainage and flooding in and around the village.

This will be achieved by:

- **Guiding residential development to areas at lower risk of flooding.**

The eastern part of the Parish lies within Flood Zone 3 with a high risk of flooding:

- i) from the rivers; and
- ii) from surface water and overflowing ditches.

Areas in Flood Zone 2 may eventually be available for housing, provided and not until surface water drainage is addressed. No new housing should be allowed in Flood Zone 3. There is a need for improved drainage throughout the Parish to the outlet at Mordiford Bridge. New housing should be accompanied by new flood control systems.

- **Supporting redevelopment of existing or redundant farm or commercial buildings for new commercial enterprise, provided that proposals are sited and**

**designed to minimise risk of flooding on the site and elsewhere in the neighbourhood area.**

Agriculture will play a part but now has a science based technological future, requiring fewer permanent staff.

### **Objective 2**

**To promote high quality design in new buildings and extensions in order to maintain and enhance the historic setting of the Conservation Area and wider rural riparian landscape of the Parish.**

**This will be achieved by:**

- **Maintaining the unique rural setting, especially within the Conservation Area.** Significant assets which need protection include the roadside ditches and hedges, parish land and orchards. Trees are a significant local asset. Development should conserve mature trees and hedgerows, so there is no loss or degradation of hedgerows and woodland in Hampton Bishop parish and schemes to increase the quantity of trees and woodland will be supported. Measures to encourage wildlife will be supported in new development as part of green infrastructure objectives.
- **Supporting development which contributes towards the attractive built heritage of Hampton Bishop and its conservation area, and encouraging designs which are in keeping with the area to maintain the rural character of the Parish.**

New development should be designed to enhance the existing built heritage assets in and around the village and wider Parish area. The neighbourhood area has a distinctive rural character with many buildings using traditional methods of construction. New designs will be welcome but care will be required to ensure height, scale and massing are appropriate and use of traditional materials and methods of construction will be encouraged.

### **Objective 3**

**To improve traffic management and accessibility for all in the Parish.**

**This will be achieved by:**

- **Promoting walking and cycling and recreational uses as part of supporting healthy lifestyles.** Public footpaths are well marked within the Parish, as is the one bridleway. A cycleway between Mordiford and Hereford would be very beneficial. Leisure activity is catered for by the village hall and playing field, including an enclosed swing area. The number of children has increased in the last few years. The small numbers make extensive facilities unviable. A tennis court has been supported in the Parish Plan and may be a longer term ideal. Youth facilities have been poor, due to low numbers but new exciting initiatives are emerging due to younger families locating in the parish.

- **Managing Traffic and Improving Accessibility in the Parish.** Public consultation has shown that there is a need to improve road safety on the B4224. Road and traffic improvements are needed to control volume and speed, e.g. SID devices and extension of 40mph from Hereford to Mordiford between the two village name signs. Public transport is to be encouraged and improved. Usage is low at present but upward numbers of school/college pupils make this essential. Provision of a cycleway to Hereford would encourage safe environmentally friendly transport.

## 5.0 Neighbourhood Plan Policies

This section sets out the planning policies of the Hampton Bishop Neighbourhood Plan. These will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit.



Whitehall Lane down past the church towards Church Lane

## 5.1 Reducing Flood Risk and Improving Flood Resilience

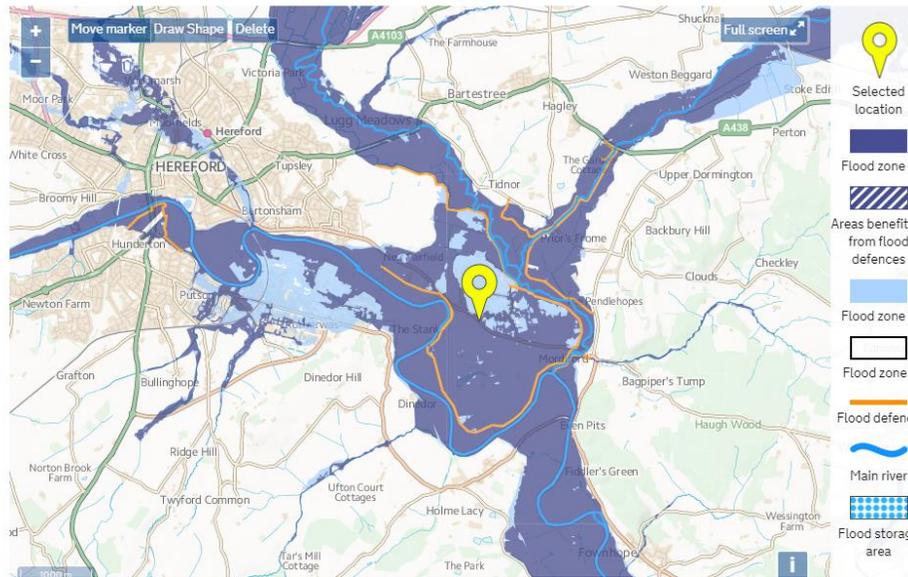
### Objective 1

**To help ensure that the future development is designed and managed to reduce problems associated with poor surface water drainage and flooding in and around the village.**

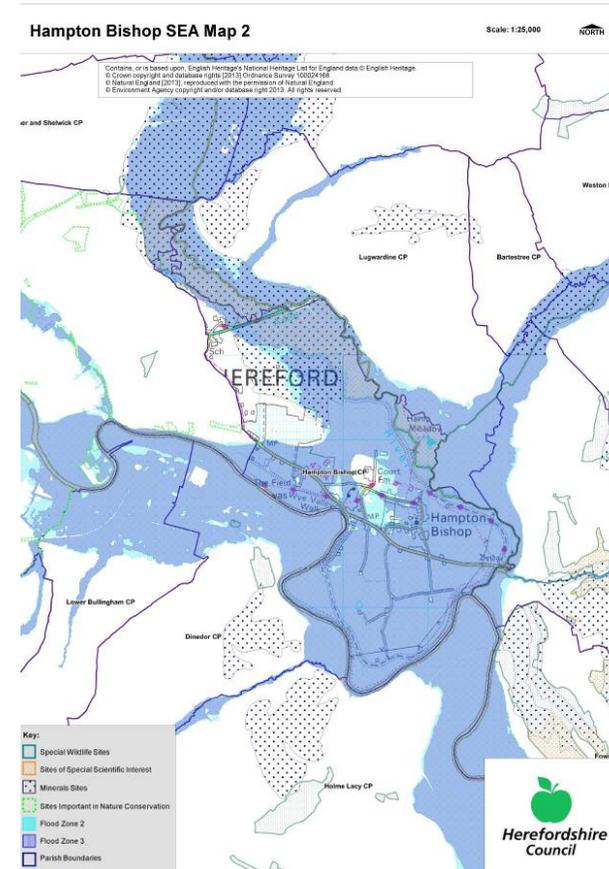
- 5.1.1 Hampton Bishop is highly vulnerable to river flooding. The village is located in close proximity to three rivers, the Wye, the Lugg and the Frome. Only a couple of small areas lie in Flood Zone 1. Flood risk from these rivers is also identified in the Environment Agency's Flood Map for Planning – see Map 2 (March 2017)<sup>9</sup>.
- 5.1.2 Map 3 also clearly indicates that the majority of Hampton Bishop lies within Flood Zone 3 High Probability, with some areas around Hampton Bishop village lying within Flood Zone 2 Medium Probability.
- 5.1.3 The story of Hampton Bishop through the ages has been a story of the battle against flooding. The village is located on the floodplain at the confluence of the Rivers Wye and Lugg and is almost fully surrounded by raised earthwork flood defences. On the River Wye these defences are known as “The Stank”. The total length of earthwork defences surrounding Hampton Bishop is of the order of 6 miles.

<sup>9</sup> <https://flood-map-for-planning.service.gov.uk/>

Map 2 Environment Agency Flood Map (April 2018)<sup>10</sup>



Map 3 Flood Risk Areas for Hampton Bishop (SEA Map 2, SEA Scoping Report)



Hampton Bishop Parish Council Licensee Licence No. 100057935

<sup>10</sup> <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=355477&northing=237893.37&placeOrPostcode=hampton%20bishop>

- 5.1.4 Flooding occurs when the river levels are high but not necessarily abnormally so. The flood backflow valves shut at Mordiford bridge and prevent outflow from the already inadequate village ditch system.
- 5.1.5 The village, bounded by the rivers Wye and Lugg, was sited at a ford (ox ford). As the village grew in the 16<sup>th</sup> and 17<sup>th</sup> centuries, earth flood defences were created by villagers to protect their dwellings, livestock and crops. The age of the original stank is not certain, however it is shown to be present alongside the Bunch of Carrots public house on the 1890 Ordnance Survey plan. It is understood that the initial Stank was constructed at the behest of the Bishops of Hereford to protect their farmland circa 1630. Other Stanks have been constructed over the years (dates not known).
- 5.1.6 In 1960 this defence embankment was only approximately 6 feet wide and 12 feet high at the top. This had been sufficient to protect the village for many years but in December of 1960 there was a particularly memorable flood.
- 5.1.7 After this flood the Stank was substantially strengthened. It was heightened by 12 inches which took it 15 inches above the 1960 flood height and it was widened by 4 feet taking it to a top height of around 10 feet and in some places within Hampton Bishop the Stank was approximately 9 feet above general ground levels.
- 5.1.8 The flood of December 1960 remains the highest flood event but unfortunately significant flood events were experienced in October 1998, October 2000 and February 2002.
- 5.1.9 Following the floods of 2000, the Environment Agency conducted a study and submitted a report saying that the Stank, in their opinion, was a safety risk in that the structural stability of the Stank could fail after prolonged high river levels. Following consultation and further evaluation a decision was taken to significantly improve the Stank structure so that it was fit for purpose and to allow for the further effects of climate change.
- 5.1.10 The construction work commenced in June 2003 and was to replace the Stank from a point 250 yards upstream of the Bunch of Carrots to a point adjacent to Colcombe House. The total length replaced was approximately 900 yards and approximately 1000 square yards of river was lost due to the encroachment of the bank into the river. The retaining wall was raised from 4 ft above the private road to around 8 ft and substantial re-profiling of the slopes of the bank and the widening of the bank was carried out to allow for an access road to be created for the Environment Agency.
- 5.1.11 Today the Stanks in Hampton Bishop are the main defences against flooding; whilst protecting the village from flooding from the rivers they also prevent surface water from draining away from the village when the rivers are high.
- 5.1.12 The Stanks now extend from the eastern extremities of Hereford City to Mordiford Bridge, protecting Hampton Bishop from the River Wye. This then continues from Mordiford Bridge along the River Lugg round to beyond Tupsley where the ground level rises to become part of the flood plain.

### Brief History of the Stanks



5.1.13 The Stank has breached on numerous occasions:

- **1947** - The Stank was breached resulting in severe flooding. It was subsequently repaired.
- **1960** - The Stank was overtopped and again the village was flooded and people were rescued by helicopter. Photo Hereford Times 27/02/2014.
- **2000** - Water was seeping through the base of the Stank near the Bunch of Carrots public house and, according to consulting engineers report (Atkins) was in danger of imminent collapse. Steel piling was carried out in 2002 along the river bank from the top of the steps where the Wye Valley Walk descends to the B4224 along the river bank to the vicinity of Colcombe House.
- **2007 (27<sup>th</sup> July)** - Major flooding in the village with 26 dwellings flooded when the Lugg Stank was overtopped behind Court Farm.

This flood came very rapidly. It was some years before this section was raised to reduce the risk of repetition. This Stank only offers a 1 in 25 year protection putting the village at a significant flood risk, instead of 1 in 100 year protection which is the norm.

- **Late 2013 and early 2014** - Surface water flooding was caused by heavy rainfall over a two month period. The Lugg was high resulting in the flap valves on the river bank closing and preventing water flow from the village. Water on Rectory Road and Church Lane was up to 3ft (900mm) deep. The Army came to assist and delivered sand bags around the village. As has occurred previously, septic tanks and biodisc systems were severely affected and were completely inoperative causing a number of residents to leave the village for sanitation reasons.

### Surface Water Flooding

5.1.14 Hampton Bishop is also subject to frequent problems associated with surface water flooding. The Environment Agency website provides maps indicating Risk of Flooding from Surface Water<sup>11</sup> and the maps clearly indicate areas along the existing road network in Hampton Bishop at risk of flooding from surface water.



5.1.15 Surface water flooding has been an on-going problem over many years but seems to be progressively getting worse.

5.1.16 There have been 3 major events this century:

- **November 2000** - Flooding took place along Rectory Road, Whitehall Road, Church Lane and between what is known as

Layton's Drive and Mordiford Bridge with sections being impassable except for commercial vehicles or 4 x 4's.

- **Christmas 2012/New Year 2013** - Flooding throughout the village with the most severe lasting approx. 10 days between junction of Rectory Road and entrance road to Court Farm. Christmas Eve mass cancelled at St. Andrew's Church because of impassable roads.
- **Christmas 2013 to mid-February 2014** - The heavy rainfall through the winter period prior to the 2013 year end caused intermittent flooding of Rectory Road, Whitehall Road, Church Lane. The water table rose, and the ground became saturated throughout the village.

5.1.17 As the levels of the Wye and the Lugg (which is fed by the Frome and the Arrow) rose, the flap valve at Mordiford Bridge closed and prevented further discharge of the village culverts. Intermittent periods of heavy rain continued into the New Year and with further continuous heavy rain from 3<sup>rd</sup> February 2014, the roads named above started to flood. By 6<sup>th</sup> February, Church Lane and the lower reaches of Rectory Road became impassable. Pedestrian movement within the village was only possible across fields.

5.1.18 February 2014. With heavy rainfall upstream on the rivers Wye and Lugg (also fed by the Rivers, the Frome and Arrow, the Mordiford flood valves closed. Continuing periods of heavy rain filled the Village ditches and the roads became impassable. The B4224 flooded and was closed by Herefordshire Highways. Houses were

<sup>11</sup> <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=7&ep=map&layerGroups=default&lang=en&y=181500&x=531500#x=531500&y=181500&scale=7>

at risk of flooding and following pressure by residents and the Parish Clerk large 12" pumps were installed on Mordiford bridge on 10<sup>th</sup> February. Balfour Beatty commenced excavating ditches in Church Lane close to the B4224 and then continued excavation and pressure washing pipes between culverts into Rectory Road and Whitehall Road. Roads became passable on 19<sup>th</sup> February.

5.1.19 Following pressure by residents on the local authorities, a number of 3" pumps were installed at Mordiford Bridge on 10<sup>th</sup> February in an attempt to empty the ditches in the village; this was augmented later with a 12" pump.

5.1.20 Balfour Beatty commenced excavating the ditches in Church Lane close to the B4224, then continued excavation and pressure washing of pipes between culverts into Rectory Road and Whitehall Road. All roads became passable on 19<sup>th</sup> February.

5.1.21 Surface water flooding has several knock-on effects:

1. Hampton Bishop has an elderly population many of whom need constant medical attention.

Chemo-therapy and radiotherapy sessions (at Cheltenham Hospital) for life-threatening illnesses had to be cancelled because of impassable roads.

2. Elderly residents at Hampton House (a residential home) are denied medical treatment because of impassable roads.
3. All houses in Hampton Bishop have septic tanks – several of these overflowed causing the obvious contamination.

4. The village hall, the hub of the village, survives by hiring itself out to outside organisations. Constant cancellations have resulted not only in lost revenue but future revenue stream is at risk since the hirers look elsewhere.

5. Major inconvenience to all residents and to those wishing to visit or pass through the village when the B4224 and all village side roads become impassable to normal vehicles.

5.1.22 The survey carried out in 2001 by Grantham Brundell & Farran on behalf of The River Lugg Internal Drainage Board<sup>12</sup> resulted in no action to remedy the drainage problems identified in Hampton Bishop. The reason given was lack of finance.

#### **Flooding from Rivers**

5.1.23 The three main rivers of the county (Wye, Lugg and Frome) pass through Hampton Bishop with the Wye and Lugg converging at the Mordiford Bridge bottleneck. The Parish Council considers that it is an urgent requirement that recommendations be made by an expert hydrologist and hydraulics engineer for the size and siting of a pumping station to alleviate surface water flooding.

5.1.24 It should also be noted that the bank along the River Wye protecting the village from flooding (The Stank) is believed to have been designed to a 1 in 100 year overtopping standard whereas the current River Lugg embankment is understood to have only been designed to overtop on average every 25 years; the overtopping of the River Lugg in July 2007 resulted in the flooding of 26 dwellings in the village. It is incongruous and therefore

<sup>12</sup> River Lugg Internal Drainage Board report on Hampton Bishop Survey, July 2001, Grantham, Brundell and Farran

unacceptable to have embankments with differing overtopping standards to protect the dwellings in the village from flooding.

- 5.1.25 Consequently, the banks of the River Lugg should be raised to provide a 1 in 100 year standard for sufficient length to protect all properties in the village from flooding.
- 5.1.26 The Strategic Flood Risk Assessment for Herefordshire 2008 (SFRA)<sup>13</sup> assessed the levels of flooding within the county and informed strategic planning documents by setting development constraints, informing sustainability appraisals, specifying locations for emergency planning measures and identifying requirements for flood risk assessments.
- 5.1.27 Para 5.4.3 of the SFRA “Development behind Flood Defences” advises *that flood defences reduce the risk of flooding, but do not eliminate flood risk completely. Residual risk is relatively high behind flood defences and must be specifically addressed in Level 2 type SFRA or detailed FRAs. In this context, the defended areas at Leominster, Hereford and Hampton Bishop pose a relatively high degree of residual risk to existing and new development.*

#### **National Planning Policy for Flooding**

- 5.1.28 Planning policy advice at the national level is provided in the National Planning Policy Framework (March 2012). Paragraph 100 advises: *Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of*

*highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.*

- 5.1.29 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a planning practice guidance web-based resource<sup>14</sup>. The Guidance on Flood Risk and Coastal Change sets out in paragraph 001 the general planning approach to development and flood risk:

*The main steps to be followed ... are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.*

- 5.1.30 Paragraph 061 sets out how neighbourhood planning should take account of flooding:

*The overall approach in [paragraph 100 of the National Planning Policy Framework](#) applies to [neighbourhood planning](#). In summary, the qualifying bodies involved in neighbourhood planning should:*

- *seek to ensure neighbourhood plans and neighbourhood development/community right to build orders are informed by an appropriate assessment of flood risk;*
- *ensure policies steer development to areas of lower flood risk as far as possible;*
- *ensure that any development in an area at risk of flooding [would be safe](#), for its [lifetime](#) taking account of [climate change impacts](#);*

<sup>13</sup>

[https://www.herefordshire.gov.uk/downloads/download/180/strategic\\_flood\\_risk\\_assessment](https://www.herefordshire.gov.uk/downloads/download/180/strategic_flood_risk_assessment)

<sup>14</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

- *be able to demonstrate how flood risk to and from the plan area/ development site(s) will be managed, so that flood risk will not be increased overall, and that opportunities to reduce [flood risk](#), for example, through the use of sustainable drainage systems, are included in the plan/order.*

5.1.31 The NPPF footnote 20 sets out that:

*A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.*

5.1.32 Proposals in Zones 2 and 3 have to submit a Sequential Test<sup>15</sup> of alternative sites in lesser Flood Zones to identify if a more suitable site is available. If following the sequential test, it is not possible to locate the development within a lower probability of flooding then the Exception Test should be applied. For the Exception Test to be passed:

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability*

<sup>15</sup> <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>

*of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

*Both elements of the test will have to be passed for development to be allocated or permitted.<sup>16</sup>*

<sup>16</sup> Para 102, NPPF

**Table 1 Flood Zones (from Planning Practice Guidance) (See Map 3 above)**

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement

	with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)
--	--

5.1.33 Table 2 in Planning Practice Guidance identifies a range of land uses, classified according to vulnerability. "More Vulnerable" uses include buildings used for dwelling houses.

5.1.34 Table 3 below summarises the uses by flood risk vulnerability and compatibility with different flood zones.

**Table 3 Flood risk vulnerability and flood zone 'compatibility' (from Planning Practice Guidance)**

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓

Zone 3b *	Exception Test required *	X	X	X	√*
-----------	---------------------------	---	---	---	----

**Key:**

√ Development is appropriate

X Development should not be permitted.

5.1.35 In line with national policy, the Parish Council considers that new development in Flood Zone 3 would not be acceptable. Any development in Flood Zone 2 equally should not be considered until effective surface water drainage measures are implemented to protect existing and future residential areas. The existing infrastructure is not able to cope with surface water accumulations during periods of high rainfall such as those experienced over the winter months of 2013 to 2014 and the result is extensive flooding across a large area. Building additional homes in this area without significant investment in surface water drainage infrastructure would only lead to further misery and expense for new home owners and occupiers, and could exacerbate the frequency and severity of flooding problems for existing residents.

**Policy HB1 Development in Areas of Flood Risk**

**New development in Hampton Bishop should be located in areas with the lowest probability of flooding (Flood Zone 1).**

**Proposals in Zones 2 and 3 will be required to submit a Sequential Test of alternative sites in lesser Flood Zones to identify if a more suitable site is available. If following the sequential test, it is not possible to locate the development within a lower probability of flooding then the Exception Test should be applied.**

**For the Exception Test to be passed:**

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

**Both elements of the test will have to be passed for development to be allocated or permitted.**

**Until adequate surface water drainage measures have been installed to protect both existing properties and any new development, proposals for new residential development in Hampton Bishop Parish will only be considered acceptable in Flood Zone 1 Low Probability.**

**Development proposals within the identified Settlement Boundary (see Map 6) will be required to provide**

**effective surface water drainage measures to protect existing and future residential areas from flooding.**

**Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.**

**Proposals for new residential development in Flood Zone 3 will be resisted.**

#### **Flood Resilience and Resistance**

- 5.1.36 New development should take account of the technical document “Improving the Flood Performance of New Buildings – Flood Resilient Construction”, Communities and Local Government, 2007<sup>17</sup>
- 5.1.37 Flood resistant construction should be accompanied by resilience measures, as effective flood exclusion may depend on occupiers ensuring elements such as barriers to doorways, are put in place and maintained in a good state. The Stank is regarded primarily as an agricultural defence, and hence may be sub-standard in some places with respect to protection of property. In fact, according to the WS Atkins study of 2006, the average freeboard to the defences above the 1% AEP flood event is 0.48m, but this reduces to as little as 0.04m in specific locations<sup>18</sup>.

<sup>17</sup> [http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf)

#### **Policy HB2 Design for Flood Resilience and Resistance**

**All new development in Hampton Bishop is required to be flood resilient. Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.**

**Such measures should include the following:**

- **the use of water-resistant materials for floors, walls and fixtures**
- **the siting of electrical controls, cables and appliances at a higher than normal level**
- **setting the ground floor level where practical / feasible sufficiently high not to be affected by the flood**
- **raising land to create high ground where this would not result in increased flood risk elsewhere**

**The lowest floor level should be raised above the predicted flood level, and consideration must be given to providing access for those with restricted mobility.**

**New development should also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include**

<sup>18</sup> See Herefordshire Strategic Flood Risk Assessment (3-25)

**boundary walls and fencing such as solid gates with waterproof seals, and where possible integral drains or fencing where the lower levels are constructed to be more resistant to flooding.**

### **Drainage**

- 5.1.38 The site drainage system and management of surface water runoff are considered to be extremely important considerations for any new development in Hampton Bishop in order to reduce flood risk to people and property. Planning requirements for drainage encourage the use of sustainable drainage systems (SUDS), which manage surface water runoff and minimise impacts on the environment in a more sustainable manner than traditional pipe based systems. The aim of SUDS is to mimic as closely as possible the surface water flows arising from a site prior to the proposed development and to treat run off to remove pollutants, thus reducing the negative impact on receiving water bodies.
- 5.1.39 SUDS can be designed to intercept flood water that may enter a development site from uphill adjacent areas and to either store or divert storm water for release at a later stage when flood waters have receded. SUDS can also be used closer to buildings, even incorporated into individual gardens or local infrastructure such as pavements and roads, diverting rainwater away from buildings in storage areas.

### **Policy HB3 Design to Reduce Surface Water Run Off**

**New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable Drainage Systems (SUDS) should be implemented wherever possible.**

**The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.**

**Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.**

**Sustainable design of buildings such as use of “green” or “living” roofs and “blue roofs” which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.**

**Landscaping and the public realm should be designed to reduce surface water flooding and to enhance local biodiversity.**

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Local Plan – Core Strategy 2011-2031 Adopted  
October 2015**

SS1 Presumption in favour of sustainable development  
LD2 Biodiversity and geodiversity  
LD3 Green infrastructure  
SD1 Sustainable design and environmental efficiency  
SD3 Sustainable water management and water resources  
SD4 Waste water treatment and river water quality

## 5.2 Protection of the Historic and Natural Environment

### Objective 2

To promote high quality design in new buildings and extensions in order to maintain and enhance the historic setting of the Conservation Area and wider rural riparian landscape of the Parish.

### Historic Built Environment



**Thatch Cottage, Whitehall Road**

5.2.1 Hampton Bishop has a distinctive historic character with a small rural village with many attractive timbered buildings set within a

high quality landscape setting of traditional Herefordshire farms and farmsteads.

5.2.2 The Hampton Bishop Conservation Area is concentrated in the centre of the village around the Church of St Andrew, which is a Grade I Listed Building.

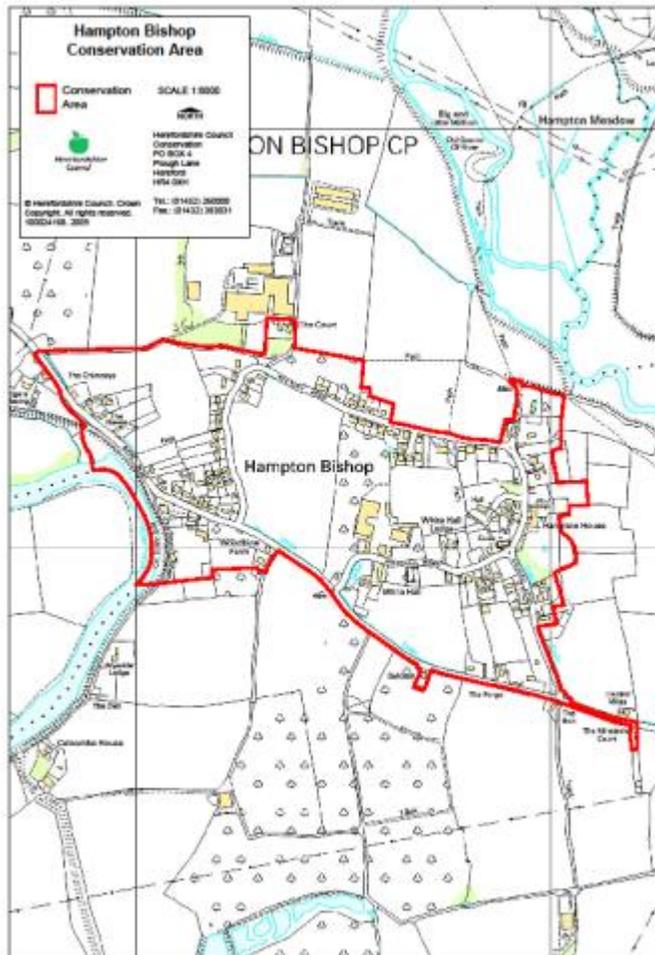


**Church of St Andrew**

5.2.3 There are also 36 statutory Listed Buildings and structures such as milestones in Hampton Bishop and details of these are provided in Appendix II.

5.2.4 The extent of the conservation area is shown on Map 4.

Map 4 Hampton Bishop Conservation Area



### Policy HB4 Protecting Heritage Assets and Archaeology

Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character and put in place measures to avoid or minimise impact or mitigate damage.

New development must take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

- 5.2.5 Hampton Bishop Parish has a strong agricultural base and numerous historic farmsteads. At the Regulation 14 consultation Historic England noted that whilst they would support the conversion of historic farmsteads for beneficial uses, including employment uses, they are concerned to ensure that this is done in a sensitive manner. Therefore, a further policy has been added on the advice of Historic England to help ensure any conversions are undertaken in a sympathetic way.

### Policy HB5 Protection of Historic Farmsteads

Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish for employment or residential uses should be sensitive to their distinctive character, materials and form. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.<sup>19</sup>

#### Settlement Boundary

- 5.2.6 In line with the Adopted Herefordshire Local Plan Core Strategy 2011 - 2031, development of at least 18% of 178 houses (ie at least 32 units) is supported in the Neighbourhood Development Plan.
- 5.2.7 However existing commitments in the Parish of Hampton Bishop are significant (April 2017 figures show that 27 houses had been built and there were 110 existing commitments giving a total figure of 137). Taking these into consideration the residual figure is -105 so the Parish has already met its housing requirement and therefore there is a 0 (nil) requirement. The Parish has a history of both major applications on the urban fringe of the City of Hereford and smaller windfall sites in the wider rural area and village. These include:
- [Land adjacent to Hampton Park Road Hampton Bishop Hereford](#) for 5 dwellings Ref P152232/F, October 2015

<sup>19</sup> <https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/farmstead-characterisation/>

- [Land off Hampton Park Road Hampton Bishop Hereford HR1 4JN](#) Ref P142068/O for 4 dwellings
- [Land east of Hampton Dene Road Hereford](#) Ref P151360/RM approved for residential development for 110 dwellings

5.2.8 The requirement for some new development has to be balanced carefully against the constraints of flooding and protecting the setting of the conservation area. As set out in Section 5.1 above the majority of the built up area of the village of Hampton Bishop is located in Flood Zones 2 and 3 with only a couple of small areas in Flood Zone 1.

5.2.9 It is therefore proposed to identify a fairly tight settlement boundary around the built up area of Hampton Bishop village, to guide new development. Proposals will be required to address the criteria set out in other policies in the NDP, including those related to location of development in areas at lowest risk of flooding. The Plan therefore allows for some flexibility for some small scale new housing development such as infill which relates well to the existing village and is on sites within the settlement boundary.

### Policy HB6 Hampton Bishop Settlement Boundary

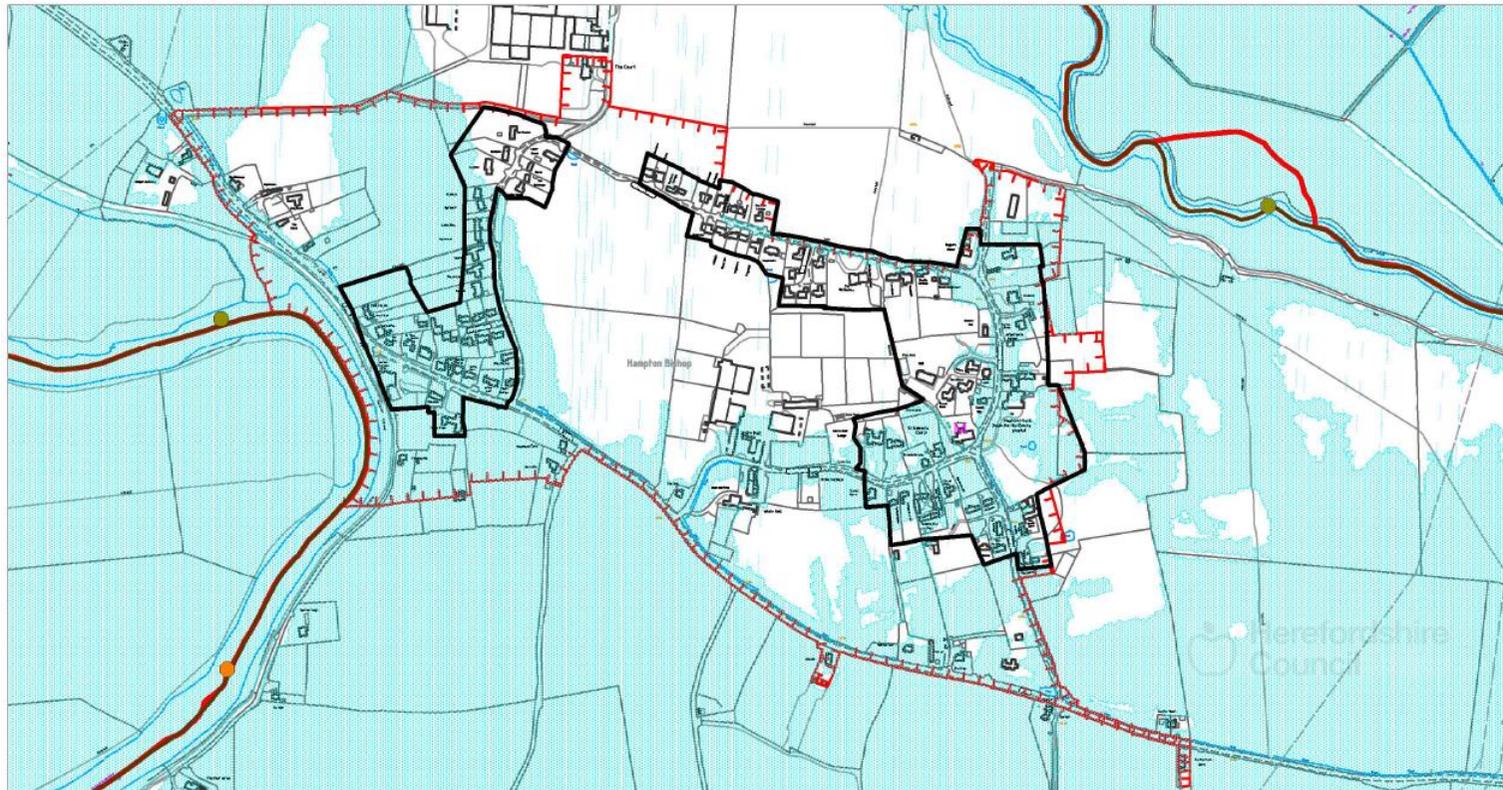
The settlement boundary is defined on Map 5 below.

New housing development proposals will be supported within the identified settlement boundary when they meet all of the following criteria:

- 1. Proposals are designed to respond positively to the character of the surrounding area and enhance heritage assets such as the conservation area, listed buildings or other locally significant assets;**
- 2. Development is well related to the existing village in terms of accessibility and location;**
- 3. Development reflects the existing settlement pattern and density of the village which predominantly comprises single dwellings set in large garden plots. Residential development in rear gardens will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, and a substantial increase in the density of built form;**
- 4. Proposals do not lead to the loss of existing community facilities, or access to recreational facilities;**
- 5. Development will not increase the risk of flooding elsewhere and meets the requirements set out in Policies HB1, HB2 and HB3;**
- 6. Proposals have suitable provision for access and do not impact adversely on existing highway networks and particularly rural lanes; and**
- 7. They do not lead to a loss of residential amenity.**

**Proposals which re-use empty and unused buildings will be encouraged.**

Map 5 Village Policies Map



- Local Wildlife Site (LWS)
- Site of Special Scientific Interest
- Special Area for Conservation
- Hampton Bishop Settlement Boundary (HB6)
- M Scheduled Ancient Monuments
- Conservation Area
- Land Liable to Flood

## Hampton Bishop Policies Map

© Crown copyright and database rights [2018] Ordnance Survey 100024168  
 Hampton Bishop Parish Council (Licensee) Licence number: 100057935  
 © Environment Agency copyright and/or database right 2016. All rights reserved.  
 © Natural England [2016], reproduced with the permission of Natural England.  
 Contains, or is based upon, Historic England's National Heritage List for England © Historic England

Scale 1:7,500  
 at A4 size  
 NORTH



Hampton Bishop Parish Council Licensee Licence No. 100057935

### High Quality Design and Enhancing Local Character

- 5.2.10 The Parish occupies low-lying predominantly agricultural land at the centre of Herefordshire where its three main rivers, the Wye, Lugg and Frome meet in a combined floodplain. The Wye and Lugg form most of the Parish boundary except to the west where it borders Hereford City.
- 5.2.11 The main settlement lies on slightly elevated land normally free from the seasonal flooding closer to the rivers. The settlement pattern here is dispersed rather than nucleated and predominantly linear with most buildings located along the quiet lanes or the B4224 and very limited recent back land development.
- 5.2.12 The buildings are an interesting mixture of every architectural style from medieval times to the present day and represent contrasting types of construction and building materials. These include thatched timber-framed cottages, the stone structures of the ancient church and some older houses, substantial farmhouses, the imposing nineteenth century red brick structures of the Old Rectory, Hampton House and The Lawns, modern bungalows and two storey houses, and a few new timber-framed houses built in the traditional way as well as a group of modest dwellings in converted redundant farm buildings. Most of the Parish's 36 statutory listed buildings and historic monuments are within this main settlement
- 5.2.13 There is no obvious village centre though it could be argued to be around the church and village hall on the eastern edge.
- 5.2.14 Two smaller clusters of buildings lie on the western boundary and although they are within the Parish they are remote from the main settlement and in effect an extension of Hereford City. The cluster

on the Ledbury Road around the Cock of Tupsley Public House is a mixture of building styles and ages mostly off the main road. The other is a recent extension of Hereford City housing estates which at this point strays over the boundary. Currently, both these clusters are the subject of substantial new housing associated with the growth of the City.

### Policy HB7 Building Design Principles for New Development

**All new development proposals will be required to demonstrate how they have addressed the following design principles:**

- 1. Poor quality design in new development will not be accepted. New development should add to the local distinctiveness of an area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the "grain" of the surrounding area.**
- 2. New development should be of an overall scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.**

3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.
4. Building alterations or extensions in the Conservation Area especially should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The use of natural materials from environmentally responsible sources is encouraged such as Herefordshire sandstone and traditional red brick for elevations, timber frames, wooden window frames and doors and slate roofs.
5. The use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled is supported.
6. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be minimal, unobtrusive and energy efficient.
7. Proposals for the redevelopment, alteration or extension of existing or redundant farm or

commercial buildings for new commercial enterprises or residential uses will be supported provided that proposals do not result in any net loss to biodiversity or increase risk of flooding, and do not negatively impact on water quality, soil health and landscape.

### Landscape Character



5.2.15 Hampton Bishop lies within National Character Area 100 Herefordshire Lowlands<sup>20</sup>. The key characteristics of this Landscape Character area are:

- Gently undulating landscape with localised steep-sided hills in the centre and wide agricultural flood plains.
- Much of the area is underlain by Old Red Sandstone, with localised deposits of alluvium and glacial drift. Fertile soils support intensive mixed agriculture, especially on the better drained glacial river terraces.
- Wide, meandering river valleys drain the area, including the Wye, a major ecological and recreational asset, and the

Lugg, and the valleys of the rivers Frome and Arrow also offer rich habitats.

- Pasture with occasional wet meadows and permanent grassland along the rivers. Low hedgerows with sparse tree cover. Arable cultivation on lower-lying land.
- Localised traditional and bush orchards and occasional hop fields planted with windbreaks.
- Timber-framed (black-and-white) buildings are characteristic with stone and red brick also used frequently as building materials.
- Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons.
- Historic market towns of Hereford and Leominster are the principal settlements.
- Tranquil and relatively undisturbed by major infrastructure aside from a few crossing A roads between Hereford, Hay-on-Wye and Leominster.

5.2.16 Natural England's description of the National Character Area 100 also provides Statements of Environmental Opportunity which may be considered appropriate in informing the content of Neighbourhood Plans.

<sup>20</sup>

<http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

### Statements of Environmental Opportunity

**SEO 1: Protect and manage the internationally important River Wye Special Area of Conservation and the many other watercourses and their flood plains to improve the health of the rivers and the quality and availability of water. Develop the capacity of the riverine environment to tolerate more extreme flow levels by protecting and creating new wet meadow and woodland in the flood plain and seek to increase recreational opportunities related to the riverine environment.**

For example, by:

- Enhancing the riverine character of the NCA by improving flood plain habitat, seeking opportunities to manage and create new wet meadow and woodland.

**SEO 2: Protect and enhance the natural and historic environment, integrating new development through the use of green infrastructure principles informed by existing heritage, geodiversity and biodiversity assets. Protect the agrarian character of the area by making the most of versatile and fertile soils to produce food while integrating semi-natural features and protecting above- and below-ground heritage assets and geological assets and reinforcing the strong sense of character.**

For example, by:

- Planning and delivering high-quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks; and maximising opportunities for people to have a high-

quality experience of nature and heritage in both the urban areas and wider countryside.

- Conserving and protecting the integrity and fabric of historic buildings and their surrounding landscapes, particularly where new uses are being considered, and encouraging the use of appropriate styles and sustainable locally distinctive materials throughout the NCA.
- Protecting the area's historical and contemporary rural nature, lack of intrusion and sense of tranquillity while supporting a working landscape that provides essential food, homes and recreational opportunities; and planning for reduced-carbon affordable housing that enhances landscape character and biodiversity, using local materials and built to high ecological standards.
- Conserving, managing and creating new orchards, conserving old fruit varieties, and developing the market for locally grown fruit and awareness of this as a local quality produce.
- Conserving, enhancing and making accessible the network of geological sites, where appropriate, to help to improve the understanding of the role that geodiversity plays, in particular its connection with biodiversity, landscape character, and industrial and cultural heritage.

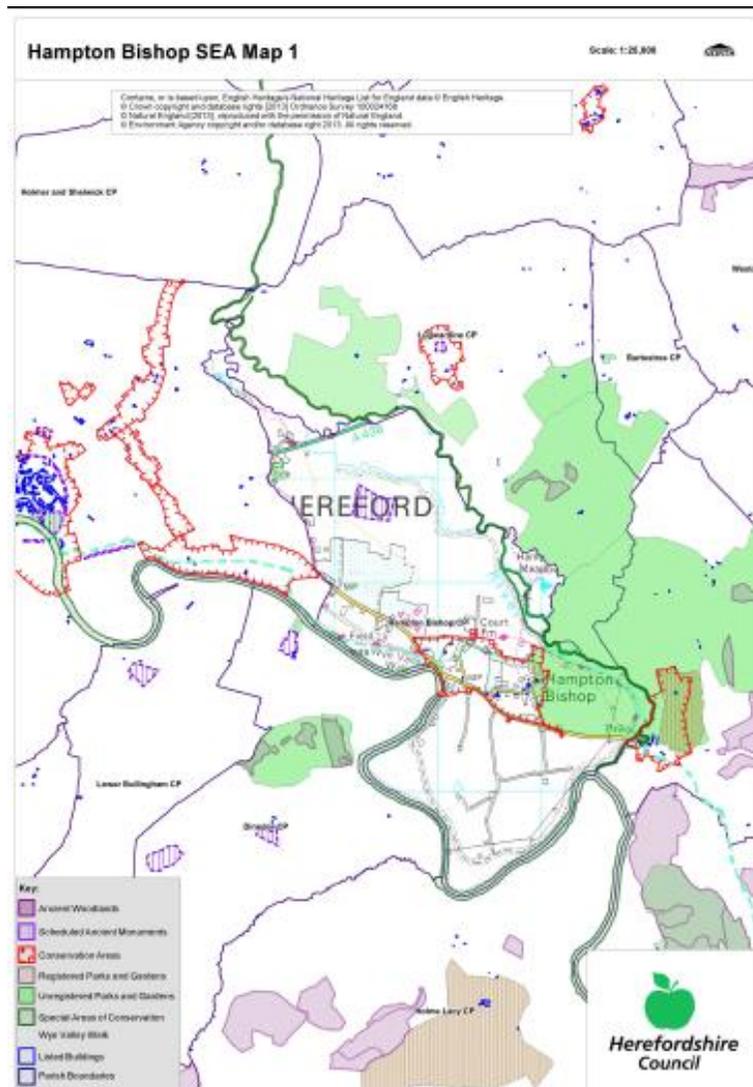
## Biodiversity



- 5.2.17 Hampton Bishop also includes a number of important wildlife sites. The Parish includes the Hampton Meadow nature reserve which occupies a triangular piece of land at the junction of the Rivers Lugg and Frome. The Big and Little Million Common Land adjoin the meadow. The reserve is managed by Herfordshie Wildlife Trust.
- 5.2.18 The River Lugg, Back Brook and the Hampton Meadow (22.3 hectares) are designated as a Site of Special Scientific Interest (SSSI). The meadow is described as a rare example of a lammas meadow which is shut up for hay from Candlemas (February 2<sup>nd</sup>) to Lammas (August 1<sup>st</sup>). The common land may be grazed all year round. The rivers and banks are a haven for wildlife. Curlew and skylark occasionally nest on the meadow. Also many traditional grasses are present.
- 5.2.19 Mordiford Bridge dates from the 13<sup>th</sup> century and the boundary with the neighbouring Parish is in the middle of the main arch and

has a marker stone with HB on one side and MF on the other. The southern boundary of the Parish is the northern bank of the SSSI River Wye which loops in a southerly direction before returning north to Mordiford, a three mile meander along a quiet river bank. The Wye Valley Walk passes through the Parish, running from the western end adjoining Hereford City and following the River Wye before passing through the centre of the village, and following the River Lugg southern bank to Mordiford.

Map 6 Natural Environment (SEA Map 1)



### Policy HB8 Landscape Design Principles

All new development proposals will be required to demonstrate consideration of the following landscape design principles:

1. Development proposals should seek to protect and enhance the character of the village both within and outside the conservation area. The demolition of buildings and structures that contribute to the character and appearance of the conservation area will be resisted.
2. Local habitats and wildlife should be preserved and enhanced. Landscaping schemes should protect existing and include new hedgerows and orchards where possible. The creation of areas of new wet meadows and woodland is encouraged.
3. Any loss of public open space will be resisted.
4. Minimal and discreet signage will be supported to promote compliance with rules and regulations in respect of access to paths for walkers and the control of dogs and horses.
5. Development schemes should protect deciduous woodlands, as well as retain and enhance open green spaces. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible. The planting of local species such as ash and oak will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used.

- 6. Any proposed increase in the development of poly-tunnels and glasshouses should take account of the visual impact on the landscape of the Parish.**
- 7. Locally distinct landscapes such as traditional fruit orchards should be retained wherever possible.**

### Green Infrastructure

- 5.2.20 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation.
- 5.2.21 Trees and woodland can play a key role in delivering improved health and wellbeing at a local level by providing opportunities for relaxation and recreation. Increasing the number of trees and woods in Hampton Bishop would provide enhanced green infrastructure for local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback). There are

opportunities for planting a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.

- 5.2.22 Woodland planting can also help mitigate flooding, see "*Woodland for Water: Woodland measures for meeting Water Framework Directive Objectives*"<sup>21</sup> and "*Stemming the flow – the role of trees and woods in flood protection*"<sup>22</sup> - for further information.

- 5.2.23 Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.

### Policy HB9 Green Infrastructure

**New development proposals are required to include ecological enhancements as part of landscaping and building design.**

**Proposals should include enhancements such as sustainable drainage systems, re-naturalising watercourses, woodland planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.**

**Priority habitats such as the traditional orchards around the settlements of Hampton Bishop and wet meadows and other environmental assets in the area are protected to preserve the existing eco-system network.**

<sup>21</sup> <https://www.forestresearch.gov.uk/research/forest-hydrology/woodland-for-water-woodland-measures-for-meeting-water-framework-directive-objectives/>

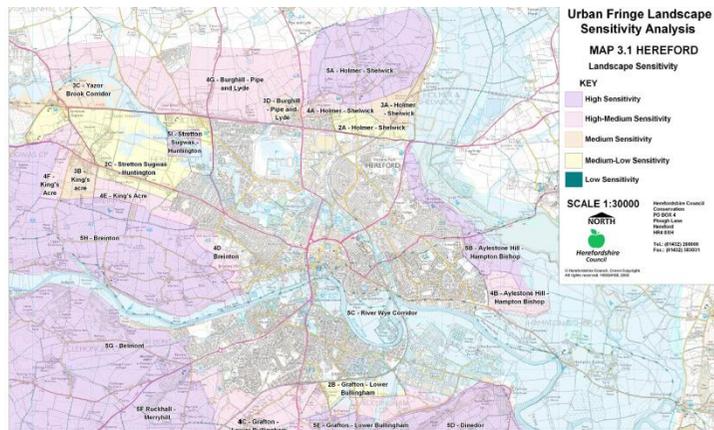
<sup>22</sup> <https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>

**Development which results in substantial harm to or loss of irreplaceable habitats such as traditional orchards, hedgerows or veteran trees, will be refused.**

### The Urban Fringe

5.2.24 Herefordshire Council published a landscape sensitivity analysis of the urban fringe in 2010 - Urban Fringe Sensitivity Analysis: Hereford and the Market Towns Local Development Framework January 2010<sup>23</sup>. Parts of Hampton Bishop Parish lying close to the eastern edge of the urban fringe of Hereford are identified as sensitive to change.

**Map 7 Urban Fringe Sensitivity**



23

[https://www.herefordshire.gov.uk/media/268545/urban\\_fringe\\_sensitivity\\_analysis\\_Hereford\\_and\\_the\\_market\\_towns.pdf](https://www.herefordshire.gov.uk/media/268545/urban_fringe_sensitivity_analysis_Hereford_and_the_market_towns.pdf)

### 4: Land with High-medium sensitivity

#### 4b Aylestone Hill – Hampton Bishop

Photographic viewpoints: 20, 21 Landscape type: Principal Settled Farmlands

The appearance of this zone is important because of its location at a gateway into the city. In this zone, the bush orchards on the south facing hill create a strong rural character and sense of local distinctiveness. Holywell Gutter Lane contributes to the rural and historic character of this area. This is a historic route, which marks the city boundary. Much of the rural character of this narrow, partially sunken lane has been retained. Holywell Gutter Lane requires maintenance at the western half on to Hampton Dene Road.

#### Reasons

- Contribution to rural setting of Hereford
- Orchards create a sense of local distinctiveness at a gateway to the city
- Holywell Gutter Lane an important historic landscape feature, which contributes to the rural character and sense of place

### 5: Land with high sensitivity

#### 5b Aylestone Hill – Hampton Bishop

Photographic viewpoints: 13, 14, 15, 16, 17, 18, 19 Landscape character: Principal Settled Farmlands

This zone comprises the steep slope between the edge of the city and the Lugg meadows. This slope is highly visible and a key element in the setting of Hereford, when approaching Hereford across the Lugg Meadows, either on the A465 or the A438. This slope is criss-crossed by footpaths which run from the city down onto the Lugg meadows and towards the crossing points of the River Wye – Lugg Bridge and Tupsley Bridge. This dense network of footpaths contributes both to the amenity value and to the historic landscape character of the area.

#### Reasons

- Elevated land which is visually very prominent
- Slope is an intrinsic part of the landscape setting of the city
- Dense network of public rights of way contributes to high amenity value of the area and to historic landscape character

#### 5c River Wye Corridor

Photographic viewpoints: 22, 23, 24, 26, 27, 28, 29, 30 Landscape character: Riverside Meadows,

The topography of the River Wye valley is varied – it is in the form of a gorge in the Breinton area, opening out into a shallow valley as it travels east, through Bartonsham and Rotherwas. Within the river corridor, particularly at the eastern and western fringes of the city, key characteristics of Riverside Meadows are still apparent: unsettled landscape, pastoral land use and linear patterns of willow and alder. At Rotherwas, the river floodplain landscape has been degraded by adjacent industrial development. The river corridor is very important for amenity

and recreation, with public rights of way including a long distance footpath - the Wye Valley Walk, running along the North river banks.

#### Reasons

- Key characteristics of Riverside Meadows: the unsettled landscape and pastoral land use have been maintained
- Unity of the landscape
- High amenity value – this area is accessible via the riverside footpaths

#### **Policy HB10 Development on the Urban Fringe of the City of Hereford**

**Any development in areas of high and high medium landscape sensitivity on the urban fringe of the City of Hereford must be avoided in order to protect both the rural and historic character of the Parish and the visually unique approaches to Hereford from Lugwardine and Mordiford.**

**The planting of trees within the urban fringe area of the Parish is strongly encouraged to assist with reduction of excess surface water. Trees and orchards are preferred to large areas of grassland. Existing trees should be protected wherever possible.**

**Where possible, buildings should not break skylines but should be sited within slopes of hills. Landscaping schemes should be designed to reflect the wider rural**

**area and provide an appropriate transition from urban to rural character.**

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Local Plan – Core Strategy 2011-2031 Adopted October 2015**

SS1 Presumption in favour of sustainable development  
SS6 Environmental quality and local distinctiveness  
RA1 Rural Housing Distribution  
RA2 Herefordshire's Villages  
RA3 Herefordshire's countryside  
H2 Rural exception sites  
LD1 Landscape and townscape  
LD2 Biodiversity and geodiversity  
LD3 Green infrastructure  
LD4 Historic environment and heritage assets  
SD1 Sustainable design and environmental efficiency

## 5.3 Improving Accessibility and Traffic Management

### Objective 3

To improve traffic management and accessibility for all in the Parish.  
This will be achieved by:

- Promoting walking and cycling and recreational uses as part of supporting healthy lifestyles.
- Managing Traffic and Improving Accessibility in the Parish.

- 5.3.1 Public consultation has shown that there is a need to improve road safety on the B4224. Road and traffic improvements are needed to control volume and speed, e.g. SID devices and extension of 40mph from Hereford to Mordiford between the two village name signs. Public transport is to be encouraged and improved. Usage is low at present but upward numbers of school/college pupils make this essential. Provision of a cycleway to Hereford would encourage safe environmentally friendly transport.

### Policy HB11 Improving Traffic Management and Accessibility in Hampton Bishop

Developer contributions and other funding, will be sought to support improvements in traffic management and accessibility in Hampton Bishop Parish.

Proposals will be supported where they will have a positive impact on traffic, such as:

- a) slowing vehicle speed on entry into Hampton Bishop village;
- b) managing vehicle speed through Hampton Bishop along the B4224; and
- c) enabling safe pedestrian crossing on the B4224.

Proposals that will reduce the impact of traffic on Hampton Bishop through better access to and use of public transport, cycling and walking links and safer routes to Hereford, will also be supported.

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

New development proposals should, where appropriate, make provision for sustainable transport measures, for example through:

- providing pavements and cycle paths to enable residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village facilities and the City of Hereford;

- **providing public transport infrastructure such as bus shelters; and**
- **including provisions for cycle storage.**

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Local Plan – Core Strategy 2011-2031 Adopted October 2015**

SS1 Presumption in favour of sustainable development  
MT1 Traffic management, highway safety and promoting active Travel  
ID1 Infrastructure delivery

## 6.0 Next Steps

- 6.1 The Submission Neighbourhood Plan will be published for at least 6 weeks formal consultation by Herefordshire Council.
- 6.2 Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 6.3 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan.
- 6.4 The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside Herefordshire and National Planning Policies.

## Appendices

## Appendix I Listed Buildings in Hampton Bishop

### Listed Buildings, English Heritage<sup>24</sup>

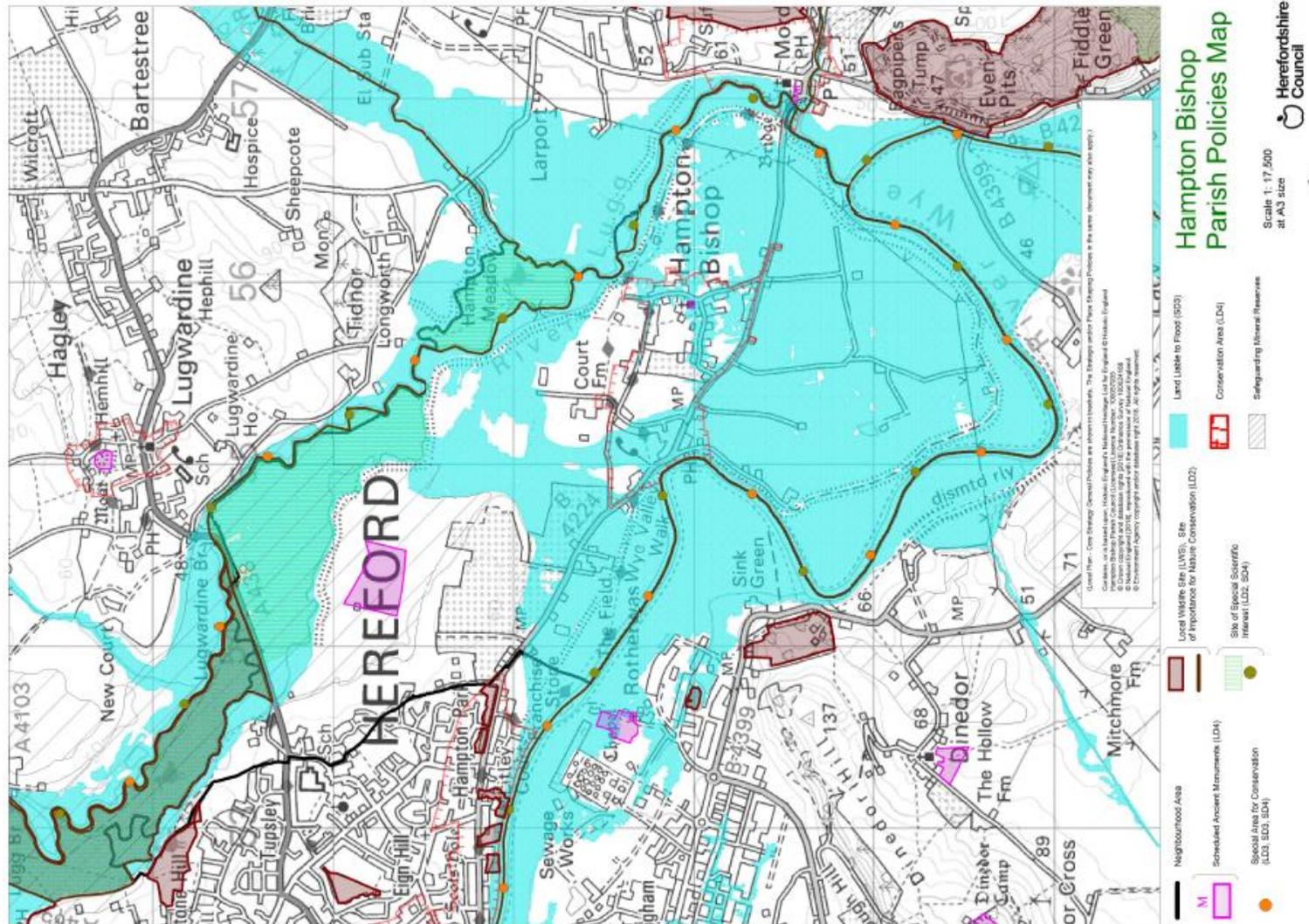
There are 36 Statutory Listed Buildings and Scheduled Monuments in Hampton Bishop. These are:

- Milepost at SO568375, B224 List Entry ID 1348711
- Lock on River Lugg toward confluence with Wye at SO569375 List Entry ID 134870
- Flood Arches and Causeway Walls to Mordiford Bridge (that part in Hampton Bishop) Grade II List Entry ID 1179201
- Dufose House, Grade II List Entry ID 1179188
- Old Timbers, Grade II List Entry ID 1099865
- The Lawns, Grade II List Entry ID 1179179
- Church Farmhouse, Grade II List Entry ID 1099869
- The Old House, Grade II List Entry ID 1301937
- Barn approx. 18m NE of Whitehall Farm farmhouse, Grade II, List Entry ID 1179491
- Whitehall Farmhouse, Grade II List Entry ID 1099873
- The Cottis, Grade II List Entry ID 1099872
- Thatched Cottage, Grade II List Entry ID 1348717
- Group of 2 pedestal tombs approx. 20m SW of Church of St Andrew
- Davies memorial approx. 15m SW of Church of St Andrew, Grade II List Entry ID 1301926
- James Memorial approx. 13m W of Church of St Andrew List Entry ID 1348716
- Lane Memorial approx. 10m S of South Porch of Church of St Andrew Grade II List Entry ID 1301913
- Church of St Andrew Grade I List Entry ID 1301948
- Group of 4 chest tombs approx. 1m South of Chancel of St Andrew Grade II, List Entry ID 1348715
- Chest tomb approx. 0.25m East of Church of St Andrew Grade II, List Entry ID 1179444
- Churchyard Cross, Grade II and Scheduled Monument List Entry ID 1016124
- Hampton House Grade II List Entry ID 1348713
- Pentilo, Grade II, List Entry ID 1099868
- Box Tree Cottage, grade II, List Entry ID 1099867
- Old Court Cottage, Grade II, List Entry ID 1179225
- Upper House, Grade II, List Entry ID 1179238
- Willow Cottage, Grade II, List Entry ID 1348714
- Milepost at SO553381, Grade II, list entry ID 1179173

<sup>24</sup> <http://list.english-heritage.org.uk/mapsearch.aspx>

- Eightlands, Grade II, List Entry ID 1099866
- Whistlefield, Grade II, List Entry ID 1179162
- Meadow Cottage, Grade II, List Entry ID 1179418
- Ring Ditches and rectilinear Enclosures East of Tupsley, Scheduled Monument, List Entry ID 1005348
- Milepost at SO538403, A438, Grade II
- Bridge over River Lugg at SO559389, Grade II List Entry ID 1348712
- Milepost at SO553381, B4224, Grade II List Entry ID 1179173
- Lower House Farmhouse, Grade II, List Entry ID 1250963
- Mordiford Bridge, Scheduled Monument List Entry ID 1001770

Appendix II Hampton Bishop Parish Policies Map



Hampton Bishop Parish Council Licensee Licence No. 100057935





Hampton Bishop Parish Council  
Autumn 2018