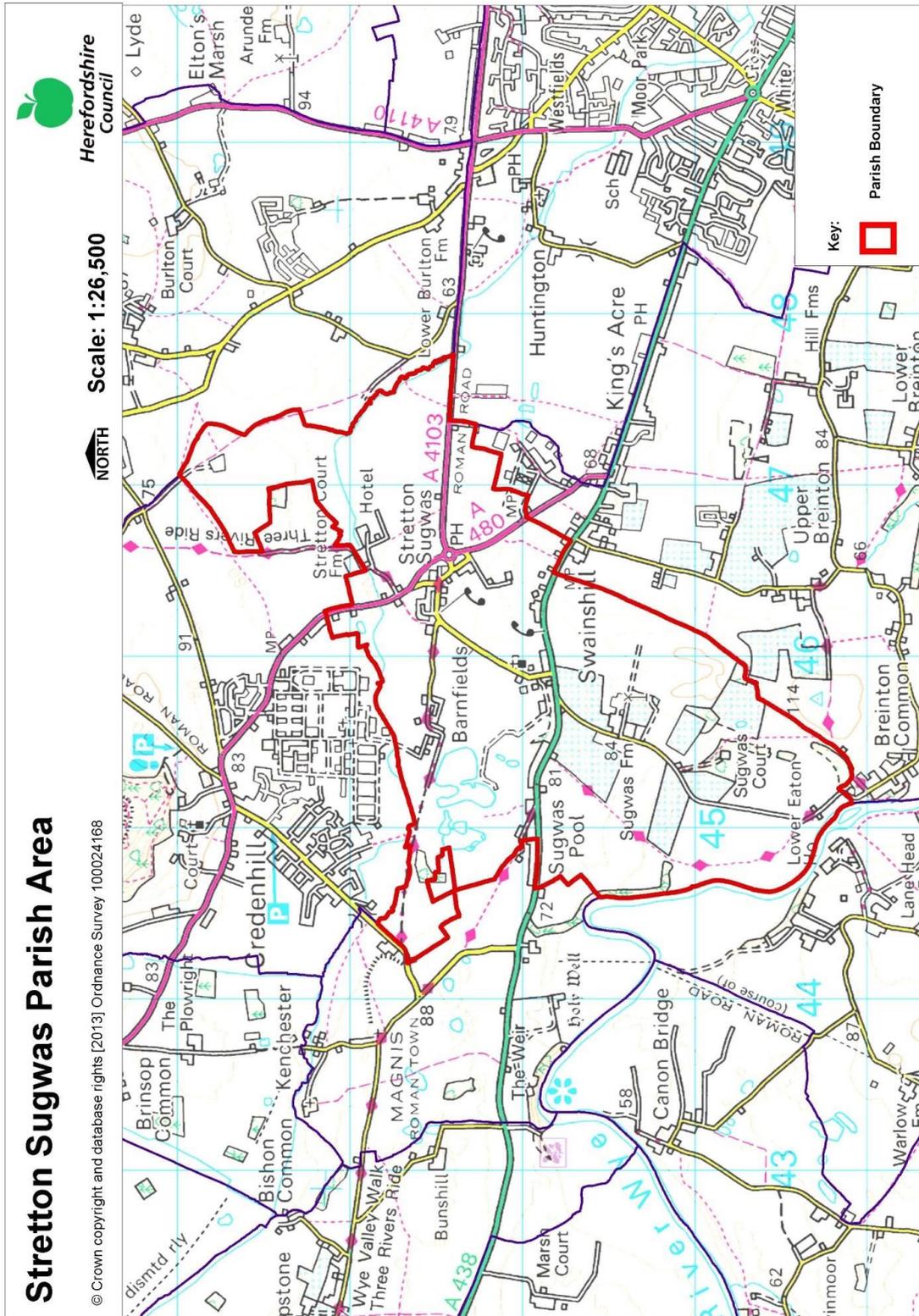


**Stretton Sugwas**  
**Neighbourhood Development Plan**  
**2019—2031**  
**Submission Draft**



**Stretton Sugwas Parish Council**  
**March 2019**

**Map 1 Stretton Sugwas Designated Neighbourhood Plan Area**  
Stretton Sugwas Parish Council OS Licensee Licence Number: 0100054472



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## Background and Summary



**Village Hall**

This Submission draft of the Neighbourhood Development Plan (NDP) for Stretton Sugwas Parish has been prepared following consideration of submitted representations made during the second formal Regulation 14 public consultation in from 10<sup>th</sup> December 2018 to 4<sup>th</sup> February 2019.

The Plan has been prepared by Stretton Sugwas Parish Council and once finalised will be used to guide decisions on planning applications in the Parish up to 2031, alongside the Herefordshire Local Plan Core Strategy and National Planning Policy Framework (NPPF).

The Plan sets out the key planning issues for the Parish, and a Vision and set of Objectives.

Neighbourhood Plan Policies for Stretton Sugwas Parish comprise the following:

Policy SS1 Protecting Sensitive Landscapes

Policy SS2 Landscape Design Principles

Policy SS3 Managing Flood Risk

Policy SS4 Building Design Principles and Protecting Heritage

Policy SS5 Managing New Business Development in Former Agricultural Buildings

Policy SS6 Settlement Boundaries

Policy SS7 Criteria for New Housing Sites

Policy SS8 Housing in the Countryside and

Policy SS9 New Roads.

## 1.0 Introduction and Background



**View west from near A480, Stretton Sugwas**

- 1.1 Stretton Sugwas is a small, rural parish located about 3 ½ miles to the west of the City of Hereford. The Parish is well connected by road to neighbouring Hereford; the A438 bisects the Parish east/west and the A4103 provides a parallel route to the north following the line of a former Roman Road. The A480 Hereford to Kington Road also passes through the Parish.
- 1.2 The population of the Parish is 505 residents living in 200 households (2011 Census)<sup>1</sup>. The Parish has an aging population profile; 33.9% of residents are aged over 65 years compared to 21.3% in Herefordshire and 16.4% nationally. There is a nursing home in the Parish (Stretton Nursing Home) and this may account for the relatively high proportion of older residents recorded in the Census figures.
- 1.3 A relatively high proportion of local residents have no formal qualifications; 30.9% of those aged 16 years and over compared to 22.9% in Herefordshire and 22.5% in England, and 10.4% have a degree qualification compared to 14.8% in Herefordshire and 17.3% in England. This is a rural economy, and 6.1% of those aged 16 to 74 years in employment work in Agriculture, Forestry and Fishing compared to 5.4% in Herefordshire and 0.8% in England. Other employment figures show that a slightly higher proportion (13.2%) work in manufacturing

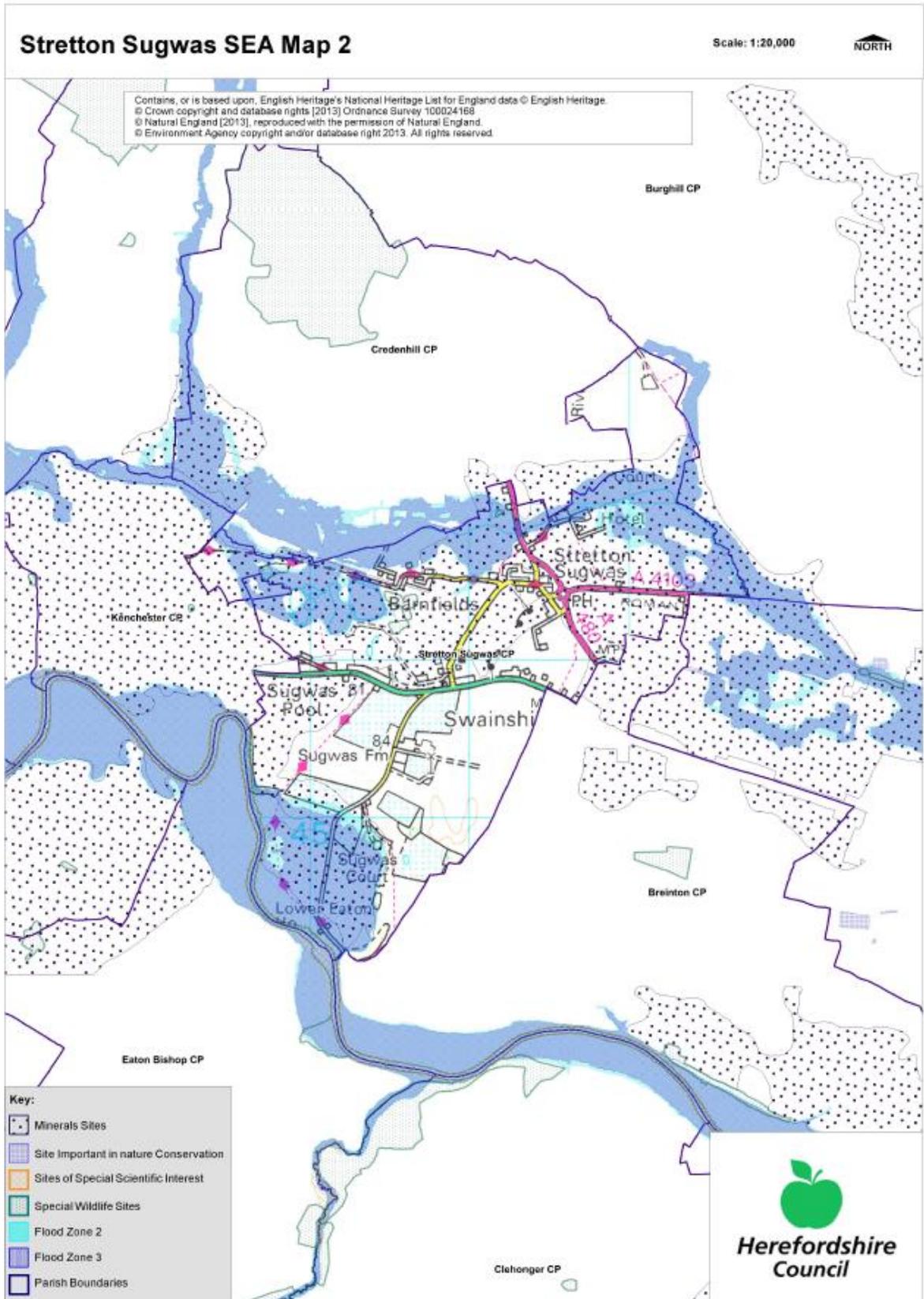
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<sup>1</sup>2011 Census, Office for National Statistics  
<https://www.nomisweb.co.uk/reports/localarea>

compared to Herefordshire (12.6%) and England (8.8%) and a slightly higher proportion (15.4%) work in Human Health and Social Work compared to 12.9% in Herefordshire and 12.4% in England.

- 1.4 Nearby Hereford provides employment opportunities and many residents of working age travel to the city for work. Locally, Oakwrights is a significant employer with around 50 -60 employees in the timber frame business concentrated in buildings at Sugwas Farm. The other significant employer within the Parish is KTH Transport with approximately 20 employees and there is some employment at The Priory Hotel, Stretton Nursing Home and Buchanans Coach company. There are also employment opportunities in nearby Credenhill, an army training base, Wyevale Trees, and Wyevale Nurseries which falls partly within Stretton Sugwas Parish. There are limited agricultural employment opportunities within the Parish as there is no soft fruit production or intensive agricultural processes at the present time.
- 1.5 Stretton Sugwas Parish has a very low population density. The Parish extends over 783 hectares giving a population density of 0.64 persons per hectare compared to 4.1 in England and 0.8 for Herefordshire. The population is concentrated in the village of Stretton Sugwas itself and several smaller settlements including Barnfields, the part of Swainshill that falls within the Parish and Sugwas Pool. The Parish includes several scattered farmsteads such as Sugwas Farm and Sugwas Court.
- 1.6 The village of Stretton Sugwas has a primary school, Stretton Sugwas Church of England Academy. There is a church in Stretton Sugwas (St Mary Magdalene) and other community facilities include a village hall and two public houses, both of which are presently closed. The Priory Hotel is located just north of the village. Local leisure and sports clubs are provided outside the Parish primarily at Credenhill and in the City of Hereford. There are limited opportunities in the village itself. There are no cricket or football clubs based within the community other than at the primary school. Some clubs do meet at the village hall including Mother and Tots Groups, a Whist Drive, Dog Training and Brownies.
- 1.7 Stretton Sugwas Parish has a distinctive rural landscape character of scattered farms and rural dwellings set within orchards and pasture. Map 2 Stretton Sugwas SEA Map 2 (Environmental Report for Stretton Sugwas Neighbourhood Area November 2018) indicates that the Parish includes 11 Special Wildlife Sites (SWS) and 2 Sites Important In Nature Conservation (SINC), and a section of the River Wye Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) forms the south east boundary of the Parish. The Adopted Herefordshire Local Plan Core Strategy includes policies such as Policy LD2 that protect the River Wye SAC/SSSI and other wildlife and biodiversity assets.

**Map 2 Stretton Sugwas SEA Map 2**  
Stretton Sugwas Parish Council OS Licensee Licence Number: 0100054472



- 1.8 There are two areas of significant flood risk in the area; along the River Wye and around Yazor Brook. There are several ponds at Brockhall Quarry, Barnfields, formed from former gravel beds. This area is in the private ownership (of The Duchy of Cornwall), but it is open to access and is highly valued as a recreational asset by local people for walking and enjoying wildlife.



**Brockhall Quarry**

- 1.9 Stretton Sugwas Parish is set within National Character Area (NCA) 100 Herefordshire Lowlands<sup>2</sup>. There are 3 distinctive landscape character types prevalent in Stretton Sugwas. These are:
- Principal Settled Farmlands
  - Principal Settled Woodlands
  - Wet Pasture Meadows.
- 1.10 The Parish has a number of built heritage assets. The War Memorial located on the junction of the A438 and Church Road is of local heritage significance. There are 7 Listed Buildings and Scheduled Monuments in Stretton Sugwas Parish<sup>3</sup>. These are:
- Brook Cottage, Grade II List entry no. 1099256
  - The Thatched Cottage, Grade II List entry no. 1099257
  - Stretton Court, Grade II List entry no. 11172766
  - Church of St Mary Magdalene, Grade II\* List entry no. 1296537
  - Sugwas Court and adjoining Stables, Grade II List entry no. 1296541
  - Site of Romano-British town of Magna, Scheduled List entry no. 1001768
  - Medieval Bridge 870m north east of Stretton Court Farm, Scheduled, List entry no. 1017923.
- 1.11 There have been a number of planning consents and completed developments for new housing in Stretton Sugwas NDP area since 2011 (the start of the plan period) and these count

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<sup>2</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

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

towards the housing target growth figure as set out in the adopted Herefordshire Local Plan Core Strategy 2011 - 2031. As of April 2018 two houses have been built in the parish and 33 have been granted planning permission. This leave a residual figure of -4, meaning that the housing target has been exceeded.

- 1.12 The distinctive rural character of the Parish with its significant natural and built heritage is an important consideration in this Neighbourhood Plan. The Parish Council is concerned that the proposals for large scale new development to the east of the Parish will lead to a change in the local landscape character through encroaching urbanisation.
- 1.13 The proposed route of the Hereford Bypass is a significant concern as the identified route is likely to impact on the area. There is also an issue of methane gas in the area, associated with the former landfill site. The methane gas is monitored and its presence may impact on new residential development proposals in the area. The Parish Council is concerned that remediation of the landfill site is supported by environmental improvement schemes which would widely benefit the surrounding area.
- 1.14 The Neighbourhood Development Plan therefore sets out a planning framework aimed at protecting the existing rural character for the benefit of existing and future generations.

## 2.0 A Neighbourhood Plan for Stretton Sugwas Parish

### Background and Context

- 2.1 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 development plan, unless material considerations indicate otherwise, and neighbourhood plans form part of the local development plan. National planning policy, set out in the National Planning Policy Framework (NPPF)<sup>4</sup> and other guidance and advice such as Planning Practice Guidance<sup>5</sup> and Ministerial Statements are material considerations in the determination of planning applications. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 2.2 In September 2013 the Parish Council applied to Herefordshire Council for Designation as a Neighbourhood Area and the Designation was approved on 25 November 2013. The Designated Area follows the Parish Boundary and is shown on Map 1 above. The Parish Council made the decision to work closely with the neighbouring parish of Breinton on joint issues as the two Parishes share boundaries and have similar characteristics and challenges. A Steering Group for Stretton Sugwas Neighbourhood Plan was established in late 2013, with a view to preparing a Neighbourhood Plan as a matter of urgency.
- 2.3 The Neighbourhood Plan has been prepared by a Steering Group of Parish Councillors, and other local residents. The Plan aims to contribute towards the achievement of sustainable development in the Parish and identifies a number of key themes which are considered significant to Stretton Sugwas Parish, and these have been used to inform the content of the Neighbourhood Plan. The Parish Council considered a First Draft Neighbourhood Plan in November 2014 and undertook some initial, informal consultation with Parishioners, landowners and local businesses during December 2014 to March 2015. Comments received on the Plan during this time were used to inform the revised Draft Plan.
- 2.4 The Draft NDP was published for formal consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 from 14 September to 26 October 2015. A revised version of the NDP was prepared following careful consideration of all submitted representations in Autumn 2015, and the need for any updates taking account of changes to the wider planning context over the past 3 years.
- 2.5 Further informal consultation was undertaken on the revised Draft Plan, alongside public consultation on options for proposed settlement boundaries for Stretton Sugwas and Swainshill in Summer 2018. The Plan was then finalised and published for a further period of formal consultation (Regulation 14) in Winter 2018/2019. This, Submission version of the NDP has been revised following consideration of the representations made during the Regulation 14 consultation.

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<sup>4</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>5</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

## Strategy

- 2.6 A key consideration for the Plan has been the need to prepare local planning policies to protect the landscape setting from new development linked to the proposed Western Urban Extension (Three Elms) west of Hereford, and to ameliorate the potential negative impacts of the Hereford Bypass, the route of which adjoins the boundary of the Parish to the east and south. The route of the new proposed Hereford Bypass was approved by Hereford Council in July 2018. The Bypass is still undergoing technical assessment and further public consultation will be undertaken in 2019. For further information see Hereford Transport Package<sup>6</sup>
- 2.7 The Parish has been included in the Hereford rural Housing Market Area (HMA) in the Adopted Herefordshire Local Plan Core Strategy<sup>7</sup>. Stretton Sugwas and Swainshill are identified in Figure 4.14: The settlements which will be the main focus of proportionate housing development under Policy RA2. Hereford HMA has a target growth rate of 18% focussed on the identified settlements.
- 2.8 Following this period of informal public consultation, the settlement boundaries for Stretton Sugwas and Swainshill will be identified in the NDP.
- 2.9 The Adopted Herefordshire Local Plan Core Strategy 2011-2031 sets in paragraph 4.8.21 that *“(neighbourhood) plans will be the principal mechanism by which new rural housing will be allocated. The proportional growth target within Policy RA1 will provide the basis for the minimum level of new housing that will be accommodated in each neighbourhood development plan. The target represents a level of growth for parishes, as a percentage, that is proportionate to existing HMA characteristics. The main focus for development will be within or adjacent to existing settlements indicated within fig 4.14 and 4.15. In parishes which have more than one settlement listed in Figure 4.14 and 4.15 the relevant neighbourhood development plan will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors.”*
- 2.10 Taking into account the indicative housing target growth figure of 18% for Hereford rural Housing Market Area (HMA) in the Adopted Local Plan Core Strategy, the indicative housing target figure for Stretton Sugwas neighbourhood area is at least 31 new houses from 2011 to 2031. A total of 29 dwellings have been built since 2011 or have planning consent, leaving a net housing target figure of at least 2 units.
- 2.11 The Herefordshire Local Plan Core Strategy Policy RA2 Housing in settlements outside Hereford and the market towns sets out the approach to rural housing in the identified growth settlements. Policy RA3 sets out the approach to new housing in the wider rural area.
- 2.12 The Parish Council accepts that the majority of new development should be targeted to the settlements of Stretton Sugwas and Swainshill in line with the policies in the Local Plan Core Strategy and therefore settlement boundaries will be identified for these two settlements. In addition Policies in the NDP seek to provide a positive planning framework to support small

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<sup>6</sup> [https://www.herefordshire.gov.uk/info/200196/roads/252/hereford\\_2020/4](https://www.herefordshire.gov.uk/info/200196/roads/252/hereford_2020/4)

<sup>7</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)

scale (exception) proposals that are likely to come forward over the next 15 years or so in the wider rural area.

- 2.13 The Parish Council is concerned that the scale and design of new schemes should be in keeping with the existing rural character of the settlement; for instance development should be of a small scale, restricted to schemes of up to 11 houses, provided in smaller clusters or groups with a design and layout that is sympathetic to the scattered rural character of existing settlements. In this way there would be a continuation of the rhythm of existing development in the Parish, and change may be accommodated and managed sympathetically.
- 2.14 The Neighbourhood Plan takes account of comments made by Herefordshire Council as part of a scoping exercise undertaken for Strategic Environmental Assessment (SEA) and comments from the consultation bodies made on the full Environmental Report.
- 2.15 The Neighbourhood Plan sets out a planning framework for future development in the Parish. It has two overall key aims:
- To provide a local planning and design framework for new development in the Parish over the plan period (up to 2031) and;
  - To protect the Parish from adverse impacts arising from development pressures associated with the Parish's location on the urban fringe of Hereford City and in close proximity to the proposed route of the Hereford Bypass and the Three Elms Urban extension.

## 3.0 National and Local Planning Policy Context

### 3.1 National Planning Policy Framework (NPPF)

3.1.1 The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development. Achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective and an environmental objective.

3.1.2 **Neighbourhood plans** - paragraph 29 sets out that 'neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies'. Paragraph 30 goes on to say that 'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently'. The NPPF also sets out (paragraph 125) that 'neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

### 3.2 Herefordshire Adopted Local Plan Core Strategy 2011 – 2031

3.2.1 The Herefordshire Local Plan Core Strategy was adopted by Herefordshire Council on 16 October 2015. The 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.

## 4.0 Key Issues for Stretton Sugwas Parish



Housing at Roman Way

4.1 The key planning issues identified for Stretton Sugwas Parish by the Parish Council are:

- 1. The need to provide a robust neighbourhood level planning policy framework to guide an appropriate and realistic level of new housing development over the plan period – up to 2031.**

There is an opportunity for the neighbourhood plan to provide for a figure of at least 2 new market houses in Stretton Sugwas and Swainshill up to 2031, in line with Herefordshire Local Plan Core Strategy Policies RA1 and RA2, and limited housing in the wider, rural countryside area under Policy RA3.

- 2. The need to protect land and buildings from inappropriate and insensitive changes.**

Stretton Sugwas Parish has an attractive rural character, with a significant number of built and natural environment heritage assets. These assets are threatened by the potentially adverse impacts of major development associated with the Three Elms urban extension in Hereford and the proposed route of the Hereford Bypass.

The proposed development is likely to lead to an urbanisation of the landscape setting to the east of the Parish and the Parish Council is concerned that development pressures within the Parish may increase once the Relief Road is completed due to improved vehicular accessibility to the city centre.

The Neighbourhood Plan has an important role to play in identifying and protecting such features as views, landscape character and setting, and natural and built heritage assets, and preparing planning policies to provide protection and promote enhancement over the longer term.

**3. A desire for high quality design in any new development which is sensitive to the traditional rural landscape and built heritage of the Parish.**

Stretton Sugwas Parish has a distinctive local character. It is important that this rural character is maintained and enhanced and that the design of new development is appropriate in terms of materials, detailing, scale, massing and landscaping.

The Parish Council is also supportive of landscaping schemes which benefit local wildlife. Landscaping should be designed to incorporate planting schemes which support local biodiversity enhancement and green spaces should be designed to incorporate a “Green Infrastructure” approach to ensure multiple benefits are secured.

**4. Former Landfill Site - Methane Gas**

There is an existing problem with methane gas in the Parish associated with a former landfill site. The area is monitored on a regular basis and reports published on the results of the monitoring. The Parish Council is supportive in principle of proposals for environmental enhancements in this area.

**5. The need to manage increased industrialisation of the rural landscape through changes of use of agricultural buildings to business and employment uses.**

The Parish Council has concerns about recent changes to permitted development related to agricultural units changing use to business and employment, and other new build industrial development within agricultural holdings, and associated traffic, noise and disturbance from intensification of use. The expansion of general employment uses within the rural area of Stretton Sugwas needs to be carefully managed in order to maintain the rural nature of Stretton Sugwas Parish.

**6. Lack of Community Facilities and Infrastructure**

There are few community facilities in the Parish at present and open spaces are highly valued by local people. The Neighbourhood Plan has a role in identifying local needs for community infrastructure which could potentially attract funding through Community Infrastructure Levy associated with new housing development in the Parish.

In particular, support will be sought from development contributions and other sources for the following facilities and infrastructure:

- i. Ongoing village hall upgrade
- ii. Bus pull-ins and shelters
- iii. Transport links and safe cycle and walking routes
- iv. Green open space maintenance and enforcement
- v. Village led speed control monitoring and enforcement
- vi. The retaining of a permanent contractor to provide a part time lengthsman service
- vii. Improvements to junctions from local roads to major highways
- viii. Investment in provision of training and skills opportunities for local residents
- ix. Other such investment over the plan period to ensure that the communities of Stretton Sugwas Parish have access to new and evolving information and communication technologies.
- x. High speed broad band and IT links
- xi. Play areas and public open space



**War Memorial**

## 5.0 Vision and Objectives

### **VISION STATEMENT:**

**This neighbourhood plan will provide a framework for the development of our community and is designed to be of use for the life of the plan. It seeks to identify and respect the diversity of the Parish and recognises the separate residential communities within it. However, the plan looks to improve our overall sense of community and our environment; it aims to enhance our infrastructure by improving our asset base over time through the development and maintenance of our buildings, roads, footpaths, bridleways, green lanes, cycle ways and other community facilities. It endeavours to protect our agricultural land and supports the growth of agricultural production in our Parish.**

**The plan aims to ensure the maintenance of the separate identity of the Parish of Stretton Sugwas from the ongoing urbanisation of the western side of the City of Hereford. It seeks to allow the growth of our community through sustainable and realistic housing targets through the life of the plan as identified in Herefordshire Council's Local Plan Core Strategy and recognises the need for business and job creation to sustain our community. Through this sustainable development it will enhance our community's well-being through the development of shared assets.**

**It takes into account the specific issues within our boundaries including the redundant quarry, a former landfill site and a major military base in an adjoining parish. The plan recognises the need for all our communities to have the appropriate levels of housing and employment opportunities which they need to be sustainable and that our existing community assets such as our academy school and parish hall should meet the needs of the wider community going forward. The Plan seeks to ensure that the balance of its thrust enhances the space for people and the community, rather than vehicle movements. It also recognises that over the period of the plan, there will be changes in technology, the environment and expectations which will have to be accounted for and therefore inbuilt flexibility must be part of the plan. Stretton Sugwas Neighbourhood Plan is to have widespread community support and will take into account cross border issues emerging from neighbouring Neighbourhood Plans.**

**To achieve this Vision, the following Objectives have been identified:**

**Objective 1** To protect the rural landscape setting of the Parish from the urbanisation of land to the east associated with the proposed new urban extension including residential and employment development at Hereford Three Elms and proposed Hereford Bypass, through consideration of sensitivity of the urban fringe and local landscape character.

**(Through Policies SS1, SS2 and SS6)**

**Objective 2** To protect the local identity and character of the existing communities in the Parish, as a distinct rural area separate from the neighbouring City of Hereford.

**(Through Policies SS1, SS2 and SS4)**

**Objective 3** To promote high quality design for new development to ensure new buildings and landscaping relate well to the local context and distinctive rural character of Stretton Sugwas Parish.

**(Through Policies SS3 and SS4)**

**Objective 4** To provide a robust, appropriate planning framework to guide an appropriate and realistic level of new housing and employment related development over the plan period – up to 2031.

**(Through Policies SS5, SS6, SS7 and SS8)**

**Objective 5** To provide criteria based planning policies for ensuring that new housing development is appropriate in terms of quantity, siting and design and to ensure that changes of use of agricultural buildings to business uses is managed in a way which is sensitive to the rural character of the area.

**(Through Policies SS4 and SS7)**

**Objective 6** To provide a realistic and deliverable framework for developer contributions to provide improvements in local infrastructure and in particular to support community facilities and improved accessibility for all.

**(Through Actions for the Parish Council and Policy SS9).**

## 6.0 Neighbourhood Plan Policies

This section sets out the planning policies of the Stretton Sugwas 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.

### 6.1 Protecting Local Landscape Character and Setting



**Flock of Sheep, Stretton Sugwas**

#### **Natural England National Character Area 100 Herefordshire Lowlands<sup>8</sup>**

6.1.1 Natural England's National Character Areas are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. Stretton Sugwas Parish lies within National Character Area 100 Herefordshire Lowlands:

*The Herefordshire Lowlands National Character Area (NCA) is largely tranquil and rural in character but does include the larger settlements of Hereford and Leominster. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.*

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<sup>8</sup> <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

### Key characteristics

- *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, 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 and the Lugg.*
- *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.*
- *Several historic parklands.*
- *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 roads between Hereford, Hay-on-Wye and Leominster.*



Sugwas Farm Lane

“Statements of Environmental Opportunity” include SEO2 below which should assist with guiding planning policies and decisions within the area:

**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.

#### **Urban Fringe Sensitivity**

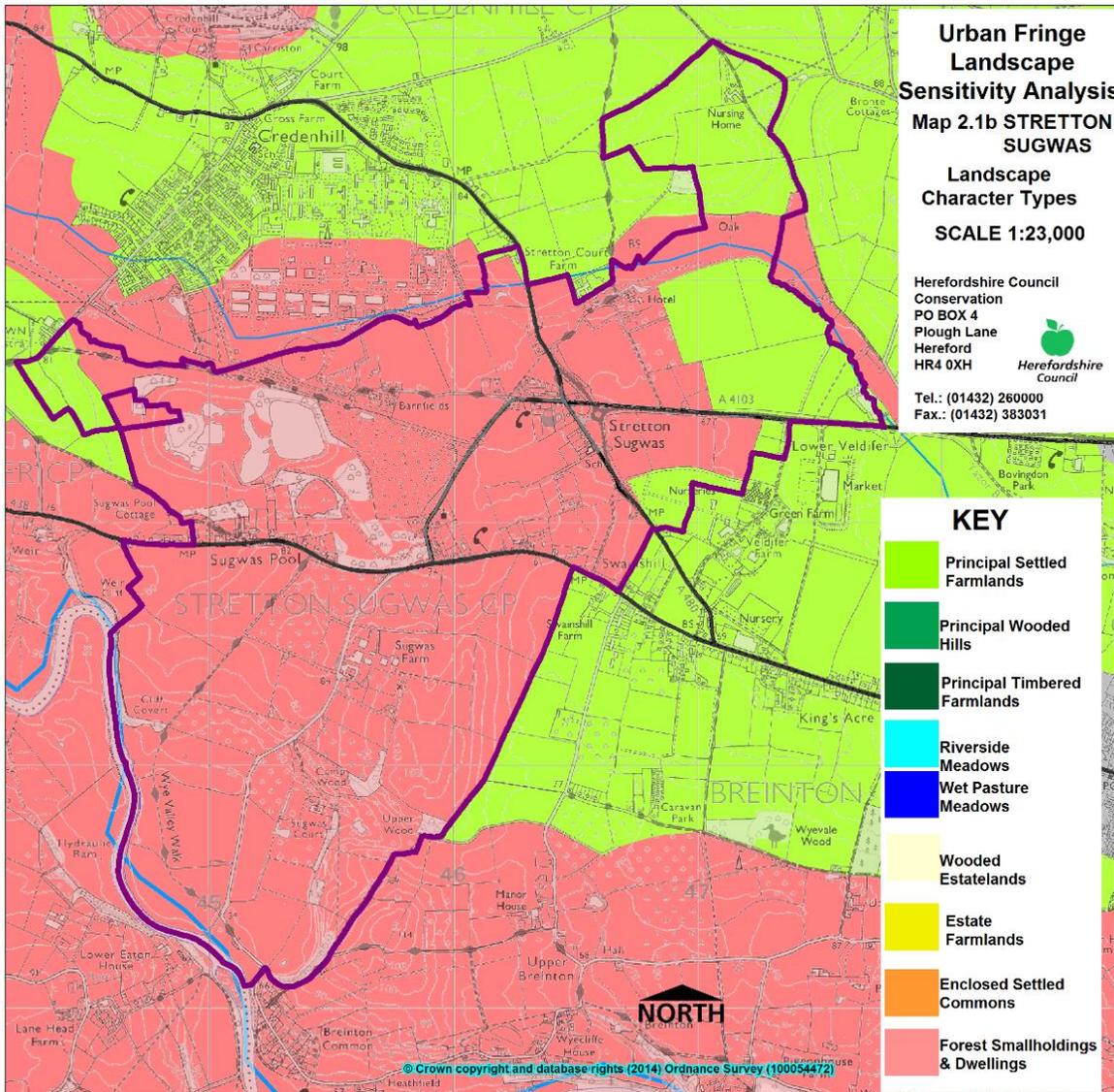
- 6.1.2 Stretton Sugwas Parish lies close to the western edge of the Hereford urban area; an area which is likely to see significant change through new development over the plan period (up to 2031). Herefordshire Council's Urban Fringe Sensitivity Analysis: Hereford and the Market Towns Local Development Framework January 2010<sup>9</sup> defines Landscape Character as *'the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape'*.
- 6.1.3 Map 3 indicates that there are 2 distinctive landscape character types prevalent in Stretton Sugwas Parish. These are Principal Settled Farmlands and Forest Smallholdings and Dwellings.

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<sup>9</sup>

[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)

**Map 3 Urban Fringe Landscape Character Sensitivity Analysis  
(Extract from Map 2.1b Hereford Landscape Character Types)**



6.1.4 The Study involved a landscape sensitivity analysis of the urban fringe.

Sensitivity classification was as follows:

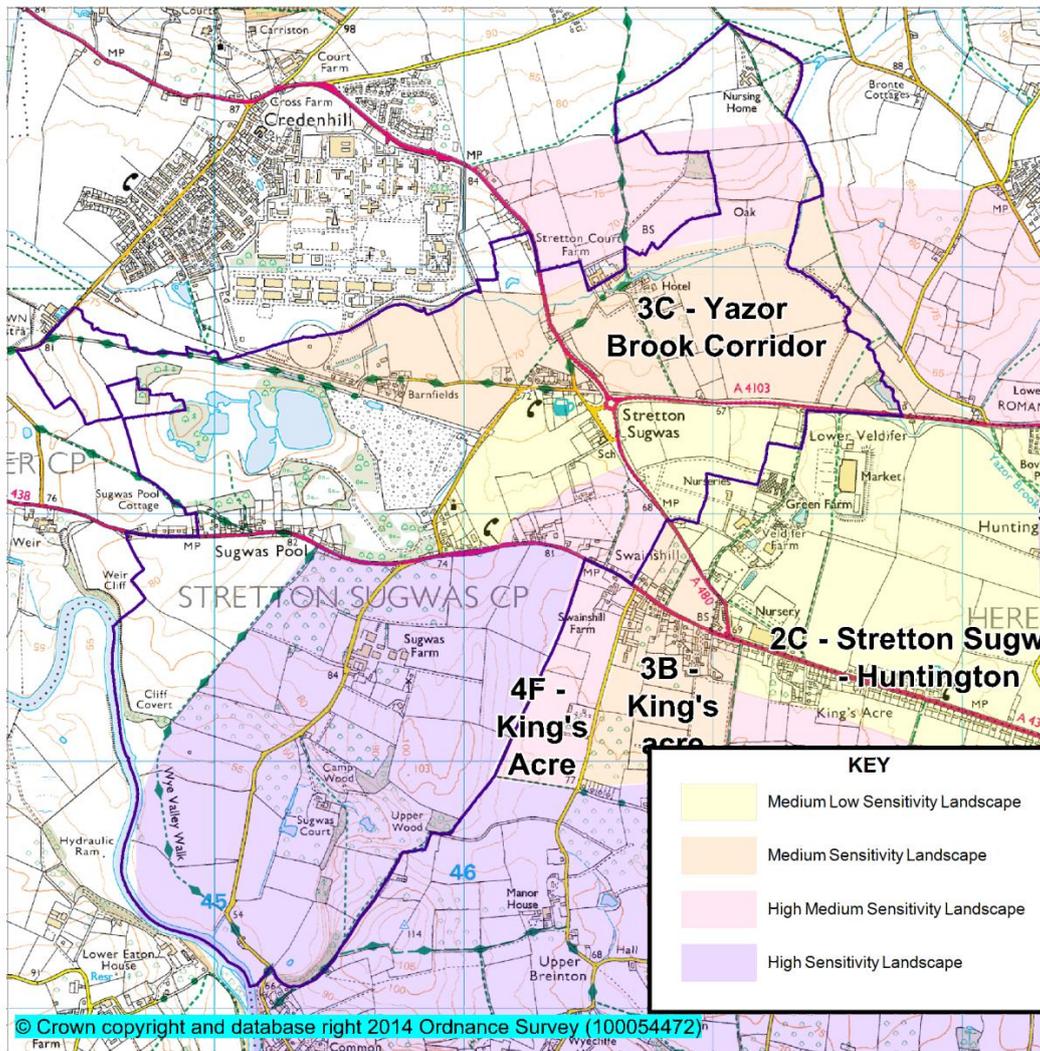
- 1: Low: key characteristics of landscape are robust and/or of relatively low intrinsic value as a landscape resource
- 2: Medium–low: key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource
- 3: Medium: key characteristics of landscape are susceptible to change and /or have value as a landscape resource
- 4: High–medium: key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource

5: High: key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

6.1.5 The urban fringe landscape of Hereford was split into fourteen zones, with each zone having a distinct and recognisable type and character. Within some of these character zones, the landscape sensitivity varies significantly across them. Some of the character zones have areas where the landscape character has been degraded, whereas in other parts, key landscape characteristics have been conserved. Where this has occurred, there is a complex pattern of landscape sensitivity.

6.1.6 The landscape sensitivity of identified areas within Stretton Sugwas Parish include areas of medium-low sensitivity, medium, high medium and high sensitivity. These areas are shown in Map 4 Landscape Sensitivity (Map 3.1 Hereford Landscape Sensitivity in the Urban Fringe Analysis study) below.

**Map 4 Landscape Sensitivity**  
(Extract from Map 3.1 Urban Fringe Landscape Sensitivity Analysis Hereford)



## **2: Land with Medium–low sensitivity**

### **2c Stretton Sugwas – Huntington**

Landscape type: Principal Settled Farmlands, Principal Timbered Farmlands

The landscape character has been degraded by intensive arable use which has involved the loss of hedgerows and subsequent increase in field sizes. The Yazor Brook, due to its small scale and the low density of associated trees and vegetation, is not a significant landscape feature. The level of tranquillity is reduced by the presence of major routes to the north (A4103 – Roman Road), to the east (A4110), to the south (A438 – King’s Acre Road) and to the west (A480). There is a close visual relationship between this compartment and the city due to the flat topography and the proximity of existing housing – it is bounded to the east by housing at King’s Acre and transected in the southern part by ribbon development along King’s Acre Road.

#### **Reasons**

- Landscape character degraded by intensive agricultural use
- Potential of Yazor Brook as a landscape feature not yet realised
- Tranquillity reduced by proximity of major routes
- Visually related to the city due to the flat topography and adjacent housing areas

## **3: Land with Medium sensitivity**

### **3b King’s Acre**

Landscape type: Principal Settled Farmlands

This compartment has some visual relationship with housing development along King’s Acre Road due to the flat topography. Most of the historic pattern of hedgerows has been conserved, which contributes to the rural character of this area. Trees planted along the field boundary hedgerows as windbreaks are a landscape feature. Much of this land is under intensive horticultural use for raising trees.

#### **Reasons**

- Visually related to the city due to the flat topography
- Historic pattern of hedgerows has been conserved, contributing to the rural character
- Land under intensive horticultural use

### **3c Stretton Sugwas – Huntington**

Landscape type: Principal Settled Farmlands, Principal Timbered Farmlands

This compartment comprises flat, low-lying ground, adjacent to the Yazor Brook. It shares many characteristics with the land further downstream – compartment 2c Stretton Sugwas – Huntington, although the A4103 (Roman Road) forms a visual barrier between the two compartments. This compartment is judged to be more sensitive than compartment 2c because of its greater isolation from the city. The presence of major routes, the A4103 (Roman Road), running along the southern boundary of this compartment and the A480, which bisects the compartment, impacts on tranquillity.

#### Reasons

- Flat topography reduces its prominence in the wider landscape
- Visually isolated from the city
- Tranquillity reduced by proximity of major routes

#### **4: Land with High-medium sensitivity**

##### **4f King's Acre**

Landscape type: Principal Settled Farmlands

This area of land, adjacent to Breinton Lane, rises to the west so it is visually prominent. To date, the rural character and tranquillity of this area has been maintained. On the King's Acre road (A438) corridor looking towards Hereford, which is hedged along one side, there is an attractive view of Swainshill Farm and its associated specimen trees. Maintaining the semi-rural character of the road corridor, in this location, is important because it forms the western gateway into the city.

#### Reasons

- Elevated land which is visually prominent
- Tranquillity has been maintained

Landscape contributes to the rural character of the western gateway to Hereford

#### **5: Land with high sensitivity**

**5h Breinton** (includes area around Sugwas Farm which is in Stretton Sugwas Parish)

Landscape type: Principal Timbered Farmlands, Principal Settled Farmlands

This zone has an intimate, tranquil landscape character created by the mosaic of small to medium sized fields, small areas of woodland, orchards and winding lanes. The field boundary hedgerows and densely scattered hedgerow oaks, together with infield oaks, create a sense of unity. This area is very important for recreation, with excellent links from the King's Acre, Whitecross and Broomy Hill housing areas onto a dense network of public rights of way and quiet country lanes. The Wye Valley Walk, a long distance footpath, runs through the area. In addition, a young woodland owned by the Woodland Trust, on the north side of the bridleway (BT4) which follows the Breinton ridge, is public access land which is well-used by local people. The complexity and variety in the Breinton landscape is key to its appeal – the ridgeline, winding lanes, the Wye valley and woodland walks all offer contrasting experiences within a comparatively small area.

#### **Reasons**

- High quality rural landscape which has maintained its integrity
- Very important area for informal recreation
- Tranquillity of this area has been maintained

### **Hereford urban expansion areas**

- 6.1.7 The Local Plan Core Strategy identifies a significant area to the east of Stretton Sugwas for major new development and the Parish Council has significant concerns that this development will impact on the Parish and lead to further development pressure on any remaining “green gaps”, particularly where areas of countryside are accessible from main roads. Proposals include 1,000 new homes, 10 ha of employment land, a linear park, open space, a new primary school, extension to a high school and a community hub of local retail and community facilities.
- 6.1.8 The proposed urban extension together with the proposed Western Relief Road corridor, could, together, exert significant development pressure on Stretton Sugwas Parish, particularly in the areas around the urban fringe. The Local Development Scheme, January 2015<sup>10</sup> refers to the proposed Hereford Area Plan, which will set out key allocations of land for development and other policies to benefit the city as the economic, administrative and cultural centre of the county. The Plan will include a number of sites on the edge of Hereford which will be seen as strategic (sites of more than 100 dwellings) to achieve the economic growth of the city. This indicates that the Plan is likely to include an area beyond the administrative area of the City Council to incorporate definition of any strategic proposals, and this may include areas within the Parish of Stretton Sugwas.



**Hereford Cattle**

- 6.1.9 The Parish Council is keen to protect the sensitive landscapes in this area, and to ensure new development is appropriate to the rural character of the area in terms of scale and design. Draft Policy SS1 aims to help ensure new development is sited and designed to minimise adverse impacts on areas of landscape sensitivity.

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<sup>10</sup> [https://www.herefordshire.gov.uk/downloads/file/1553/local\\_development\\_scheme\\_january\\_2015](https://www.herefordshire.gov.uk/downloads/file/1553/local_development_scheme_january_2015)

### **Policy SS1 Protecting Sensitive Landscapes**

Development proposals which impact on areas of medium, high medium and high sensitivity landscapes as identified on Map 4 will be expected to provide detailed landscape impact analysis and demonstrate how proposals have been designed to enhance local landscape character and reduce potential urbanisation of the rural area. Development proposals should set out how any adverse impacts on designated sites will be avoided or mitigated.

Development should be designed to take account of local topography and should not break the skyline when viewed from public rights of way or highways within the parish. Developments should be of a small scale (ie clustered groups of 5 units or less are preferred within overall schemes of up to 12 units) wherever possible and new buildings should be of a height, scale and massing appropriate to the rural character of the parish.

Development will only be permitted when it does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.

- 6.1.10 New development offers opportunities to ensure landscaping schemes are sensitive to the local character and use traditional and indigenous species wherever possible. Mature trees, hedgerows and traditional fruit orchards are a key feature of rural life in this area and should be protected or replaced wherever possible. The area provides opportunities to access the countryside through an extensive public footpath network and new development should be designed to promote walking and cycling and access to the open countryside.

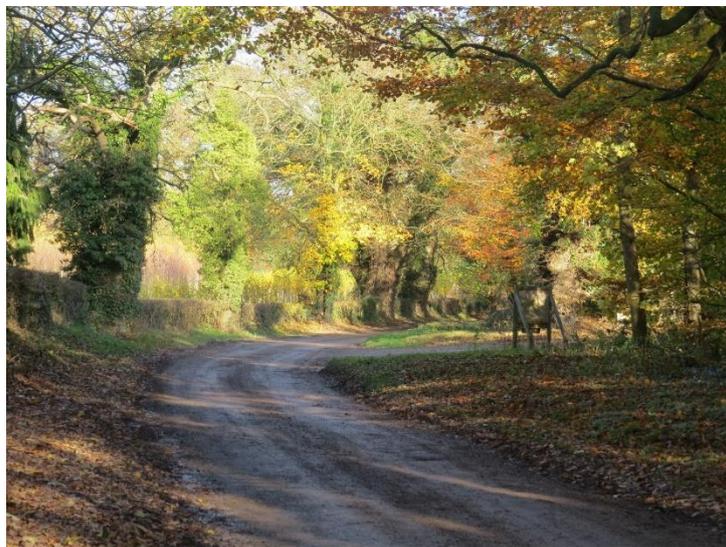
### **Policy SS2 Landscape Design Principles**

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

- 1. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible. Schemes should include local species where possible and 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. Existing hedgerows should be retained and opportunities should be taken to incorporate new native hedges.**
- 2. Developers are required to consider and take account of the importance of the biodiversity value of traditional orchards. Development which involves**

**the removal of existing traditional local orchards will be resisted. Where orchards are lost as a result of new development proposals, developers will be expected to include fruit species traditional to the local area in landscaping schemes.**

- 3. Footpaths and other walking routes through development sites are protected. Existing and new routes should not be enclosed by high walls or other boundary treatments to form narrow corridors, but should be designed sensitively to provide safe, open, attractive and appealing routes linking to the public rights of way network in the open countryside.**



**Sugwas Farm Lane**

### **Flood Risk**

- 6.1.11** There are two areas of significant flood risk in the area; along the River Wye and around the Yazor Brook. In conformity with both the National Planning Policy Guidance (NPPG) and Herefordshire Council's Adopted Core Strategy Local Plan (Policy SD3) new development should adhere to a sequential approach to flood risk with all built development being located within Flood Zone 1, the low risk Zone, in the first instance.

### **Policy SS3 Managing Flood Risk**

**Where possible development should be located within flood zone 1 (low risk). Where development is deemed necessary within flood zones 2 and 3 (in accordance with the sequential test) proposals must demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.**

**All new development must incorporate sustainable urban drainage systems (SuDS) which are fully compliant with the most recently adopted national and local standards.**

**Local Planning Policies**

**Herefordshire Adopted Local Plan Core Strategy 2011-2031**

SS1 - Presumption in favour of sustainable development

HD5 - Western Urban Expansion (Three Elms)

LD1 - Landscape and townscape

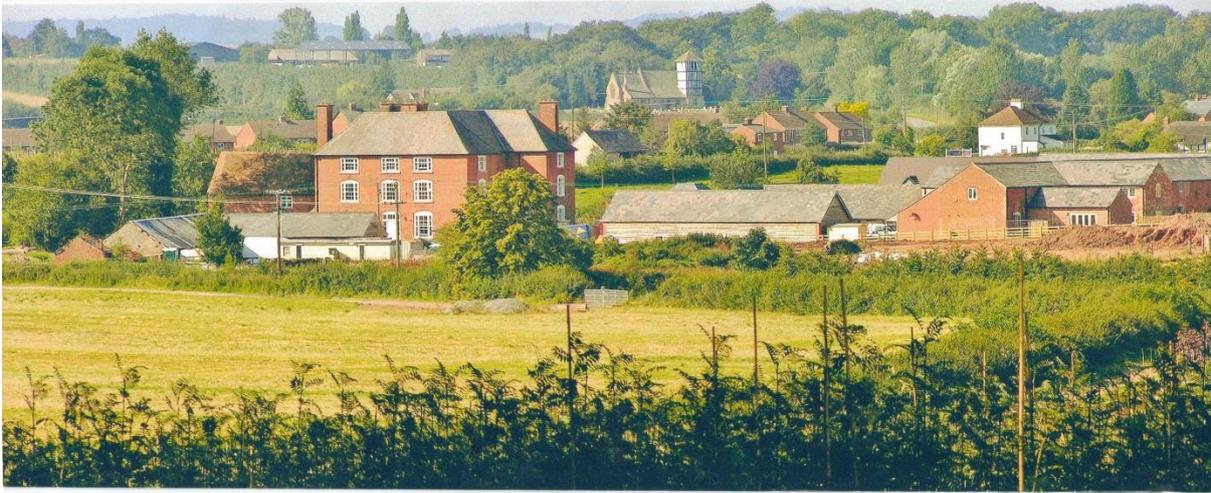
LD2 - Biodiversity and geodiversity

LD3 - Green infrastructure

SD3 - Sustainable water management and water resources

SD4 - Waste water treatment and river water quality

## 6.2 Promoting High Quality Building Design and Protecting Heritage



**View towards Stretton Court, with St Mary Magdalene Church in the background**

- 6.2.1 Stretton Sugwas Parish has a distinct local character of attractive buildings in small clusters, with predominant use of traditional materials such as dark red brick walls and slate or clay tiled roofs. The Parish has a number of built heritage assets including the War Memorial located on the junction of the A438 and Church Road and 7 Listed Buildings and Scheduled Monuments as well as the line of Roman Road. The Parish Council would like to ensure that any new development incorporates high quality design in detailing and material selection and that development proposals should enhance existing settlements wherever possible as a matter of principle, and that heritage assets are protected.
- 6.2.2 The Duchy of Cornwall has prepared “A Design Brief for Buildings and Development on the Herefordshire Estate<sup>11</sup>”. Relevant key principles from this document have been used to support the building design principles for new development in Stretton Sugwas neighbourhood area as set out in Policy SS4.

### **Policy SS4 Building Design Principles and Protecting Heritage**

**Development proposals should seek to preserve or enhance the character of the villages and rural settlements, especially those buildings dating from previous centuries. The demolition of buildings and structures that contribute to the character and appearance of these areas will be resisted.**

**All new development proposals will be required to demonstrate how they have taken account of the following:**

- 1. Development should respond to traditional local village and landscape patterns. Designs should enhance and reinforce the local distinctiveness and sense of place of the local area. Proposals should fit in with the “grain”**

<sup>11</sup> A Design Brief for Buildings and Development on the Herefordshire Estate, Francis Roberts Architects, April 2014

of the neighbouring settlements and forge strong physical and visual connections and linkages with them.

2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the streetscape and impact on any significant wider landscape views. Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited. Small groupings and clusters of buildings are preferred to linear layouts of regularly spaced detached houses.
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. Reclaimed materials and timber from sustainable sources are encouraged, and materials should be chosen to match the existing building stock, for example elevations tend to be rendered in light off white colours or are of traditional dark red brick, and doors and window frames are wooden. Roofs can be of thatch, slate or tile with mitred hips or hip tiles and chimneys should be of brick, stone or render and rise generously above roofs. The use of local resources to assist the local economy and sustainability objectives is encouraged wherever possible.
5. Window design is critical to the overall appearance of a building. Stained timber, UPVC, aluminium or plastic coated timber frames are not encouraged. Unstained window frames and doors should be used wherever possible.
6. Particular attention is encouraged to be paid to the following aspects of building design:
  - The silhouette produced by roof forms and chimneys
  - Balance of vertical and horizontal emphasis in building composition
  - Roof span and pitch
  - Distribution and proportion of windows within the overall “grid” of the elevation
  - Relationship of the upper floor windows to the eaves
  - Progressive changes in material as horizontal strata
  - The texture of materials and repetition / tessellation of small elements of construction (bricks, tiles, slates, window panes)
  - Characteristic weatherings such as hoods and pentice boards

- **The use of garden walls, hedges and other appropriate boundary treatment to establish the building within the site and connect with other buildings. timber palisade fencing should only be used to separate adjacent domestic rear gardens and not used to screen front elevations from the road.**
- 7. Wherever possible private pavements adjoining the public pavement should be hard landscaped with cobbles, stone or soft landscaped with gravel or planting in soil pockets, or a combination of these. Private pathways, visible from the street should be of gravel or stone construction.**
  - 8. Developments should be accessible to all. Houses should be capable of adaptation to suit the physical needs of people with impaired mobility and wheelchair users, including visitors.**
  - 9. Where possible vehicles and parking should not dominate developments. On-plot vehicle hard standings to the front of properties are not encouraged and strategies such as the use of rear-court parking should be used wherever possible. Schemes should include provision for cycle storage and will need to ensure safe access to highway network.**
  - 10. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Herefordshire farmstead assessment framework and associated guidance and statements<sup>12</sup>.**
  - 11. 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 appropriate, unobtrusive and energy efficient.**

#### **Protecting Heritage**

**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.**

#### **Herefordshire Adopted Local Plan Core Strategy 2011-2031**

**SS1 - Presumption in favour of sustainable development**

<sup>12</sup> West Midlands Farmsteads and Landscapes Project, County Summary Report for Herefordshire, English Heritage 2010

<https://www.historicengland.org.uk/images-books/publications/wm-county-summaries/>

LD1 – Landscape and townscape LD4 – Historic environment and heritage assets SD1 – Sustainable design and energy efficiency
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### 6.3 Local Businesses



**Local business Oakwrights**

- 6.3.1 Commercial activity contributes towards the sustainability of rural areas and assists with preventing areas from becoming predominantly residential, commuter settlements, heavily reliant on vehicular accessibility to nearby urban centres. The Parish Council supports small scale rural enterprise in the Parish which contributes to the local economy, provides employment and training opportunities, and makes appropriate re-use of former agricultural buildings.
- 6.3.2 However it is important that commercial investment and activity is sensitive to this very rural landscape. Large scale operations which have major impacts on rural road networks are not considered appropriate. Where proposals involve significant new development with associated high volumes of traffic and freight transport, then suitable measures will be required to ensure that traffic is managed appropriately and landscaping provides screening to protect residential amenity and the tranquillity and setting of the rural area.

#### **Policy SS5 Managing New Business Development in Former Agricultural Buildings**

**Where planning permission is required for either changes of use of former agricultural buildings to business development, or new buildings are to be constructed for business development within existing agricultural holdings, development will be required to demonstrate that consideration has been given to all the following criteria:**

- 1. Access is suitable and adequate for proposed increases in traffic associated with new uses;**
- 2. Landscaping is provided to screen industrial buildings, parking etc and the proposed re-use will not have an unacceptable impact on the local landscape;**
- 3. Adequate noise attenuation measures and other measures where necessary are provided to prevent nuisance and measures to mitigate the effects of external lighting;**
- 4. The amenity of nearby residential occupants will be protected from any adverse impacts resulting from additional traffic such as noise, disturbance and pollution;**
- 5. Appropriate provision for on-site parking should be demonstrated and should be commensurate for the proposed use; and**
- 6. Signage should be sited and designed carefully to minimise adverse visual impacts on the rural landscape setting.**

#### **Local Planning Policies**

##### **Herefordshire Adopted Local Plan Core Strategy 2011-2031**

SS1 - Presumption in favour of sustainable development

RA5 – Re-use of rural buildings

RA6 - Rural economy

MT1 -Traffic management, highway safety and promoting active travel

## 6.4 Housing



**Affordable Housing Scheme, Barnfield**

### **Settlement Boundaries**

- 6.4.1 Within the Adopted Herefordshire Local Plan Core Strategy 2011-2031, Stretton Sugwas and Swainshill villages are identified in Figure 4.14 as two of “the settlements which are main focal points of proportionate housing development”.
- 6.4.2 Across Herefordshire’s rural areas the identified settlements in Figures 4.14 and 4.15 (“other settlements where proportionate housing is appropriate”) will have to provide for approximately 5,300 new dwellings over the plan period of 2011-2031. Within the Hereford Rural Housing Market Area, 1870 new dwellings will have to be provided over this period. Stretton Sugwas and Swainshill will have to contribute to achieving this figure of 1870 new dwellings.
- 6.4.3 The Adopted Herefordshire Local Plan Core Strategy sets a growth target for Hereford rural area of 18% and this equates to a net figure of at least 31 new houses over the Plan period at Stretton Sugwas and Swainshill. Neighbourhood plans have to allocate land for new housing or demonstrate delivery to provide the levels of housing required in the HMA target.
- 6.4.4 As of April 2018, two houses have been built in the parish and 33 have been granted planning permission. This leave a residual figure of -4, meaning that the housing target has been exceeded. Taking this into consideration the NDP does not propose to identify site allocations, but settlement boundaries are identified for the 2 main settlements of Stretton Sugwas and Swainshill and a criteria based planning policy approach will support and guide future housing development.
- 6.4.5 The Tables in the Strategic Housing Land Availability (SHLAA) section of the Local Plan Evidence Base<sup>13</sup> identify the following sites in Stretton Sugwas:

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<sup>13</sup> [https://www.herefordshire.gov.uk/media/5388756/Appendix\\_10.Feb12.\(3\)doc.pdf](https://www.herefordshire.gov.uk/media/5388756/Appendix_10.Feb12.(3)doc.pdf)

**Table 2 SHLAA Rural Service Centres and Hubs - Stretton Sugwas**

<b>Stretton Sugwas</b>	<b>HLAA/005/001</b>	<b>The Lakes</b>
<b>Stretton Sugwas</b>	<b>O/Stsug/001</b>	<b>Land to rear of Stretton Sugwas Primary School</b>
<b>Stretton Sugwas</b>	<b>O/Stsug/002</b>	<b>South of Stretton Sugwas Primary School</b>

- 6.4.6 If developed in their entirety then the potential housing numbers would be significantly higher than, and therefore not in conformity with, the emerging Herefordshire Local Plan Core Strategy.

#### **Informal Public Consultation - Summer 2018**

- 6.4.7 An informal public consultation process was undertaken in June 2018. Different options for the proposed settlement boundaries were considered at two public consultation events at the Village Hall on Friday, 15<sup>th</sup> June from 6 pm to 9 pm and on Saturday, 16<sup>th</sup> June from 9 am to 12 noon. The Draft NDP was also published for any further comments until the end of June 2018. Maps showing the different options are provided in Appendix I. There was a low level of responses but the results were used to identify the settlement boundaries as shown on Maps 5 and 6.

#### **6.4.8 Stretton Sugwas (former Option 2)**

The settlement boundary includes the existing core of Stretton Sugwas with Roman Way and Morningside as well as the Travellers Rest which has planning consent for 8 dwellings. The boundary also includes land to the north of the Travellers Rest on both sides of the A480, for which planning applications are anticipated.

At an informal public meeting for the parish, the older residents were supportive of land being developed to provide affordable housing. Therefore some of the land identified in the Strategic Housing Land Availability section of the Local Plan Evidence Base has been included within the settlement boundary. This comprises land to the rear and south of Stretton Sugwas Academy.

#### **Swainshill—Sugwas Pool (former Option 2)**

The settlement comprises ribbon development along the A438 between the parish boundary and Brockhall Coppice as well as ribbon development down Sugwas Pool Lane.

There have been opportunities to utilise infill plots within the ribbon development. Most of the infill plots have been developed or have planning consent. (8 consents within the plan period since 2011)

The settlement boundary is defined by the property boundaries of the houses forming the ribbon development

**Swainshill—Church Road** (former Option 1)

The settlement boundary encloses the existing built environment together with land at the Lakes where there is planning consent for 8 houses. No further expansion on to green field land is envisaged.

- 6.4.9 The Parish Council would like to see a pattern of development which compliments and supports the existing settlement pattern, ensuring that larger developments are broken up into smaller groups. Several smaller scale developments would be more in keeping with the existing scale of settlements across the Parish and recent developments of between 1 and 4 dwellings in each scheme which have led to gradual, incremental development over a period of several years. It is considered appropriate to limit schemes to around 11 dwellings or fewer. The threshold of 11 dwellings should support the provision of some affordable housing, in line with Core Strategy Policy H1 and national planning policy as set out in the Ministerial Statement of 28 November 2014<sup>14</sup>.

**Policy SS6 Settlement Boundaries**

**Proposals for new development will be supported on sites within the identified settlement boundaries of Stretton Sugwas and Swainshill as defined on Maps 5 and 6.**

**Housing development in Stretton Sugwas and Swainshill should be limited to small to medium scale schemes of up to 12 units in any one proposal in order to maintain the local character of small and fragmented groups of houses and smallholdings.**

**Proposals will be required to demonstrate physical and visual linkages to the existing built up area.**

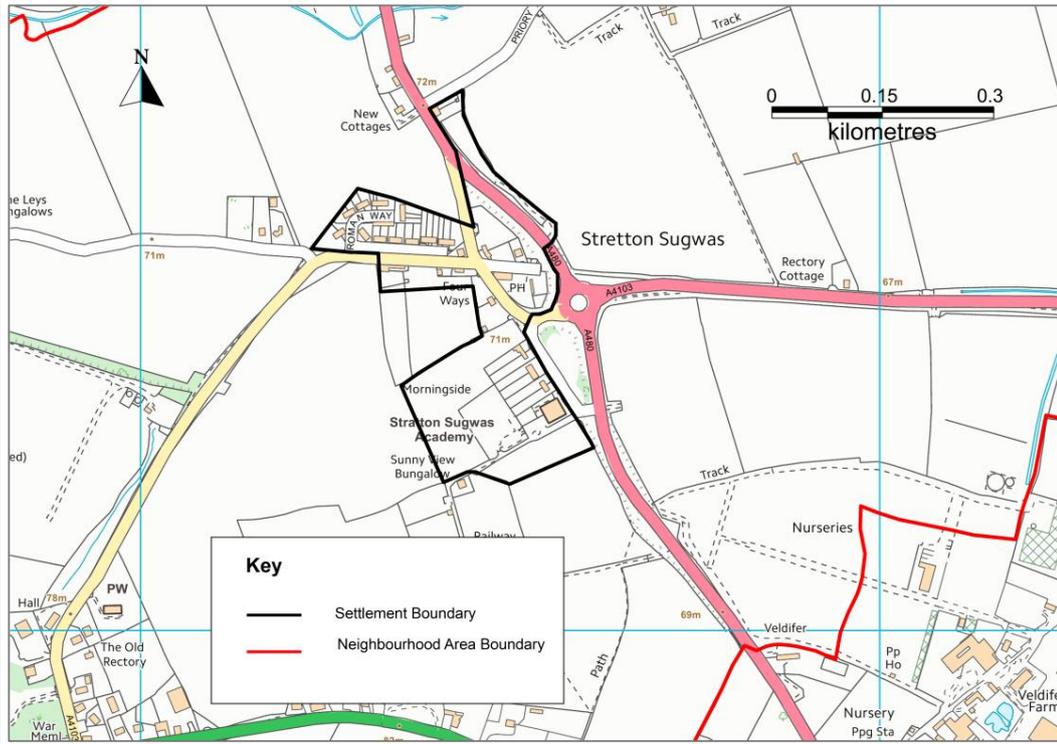
**New development along the A438 at Swainshill will be impacted by road traffic noise and any proposals along this stretch of road will be subject to undertake a road traffic noise risk assessment and noise factors, taking into account in the design and layout of any new residential site.**

**The re-development and re-use of existing brownfield sites and buildings has a priority over greenfield sites provided the site or buildings do not have a high environmental value. Development proposals for greenfield sites will be required to demonstrate that suitable brownfield alternatives have been explored and that they are not deliverable within a three year period.**

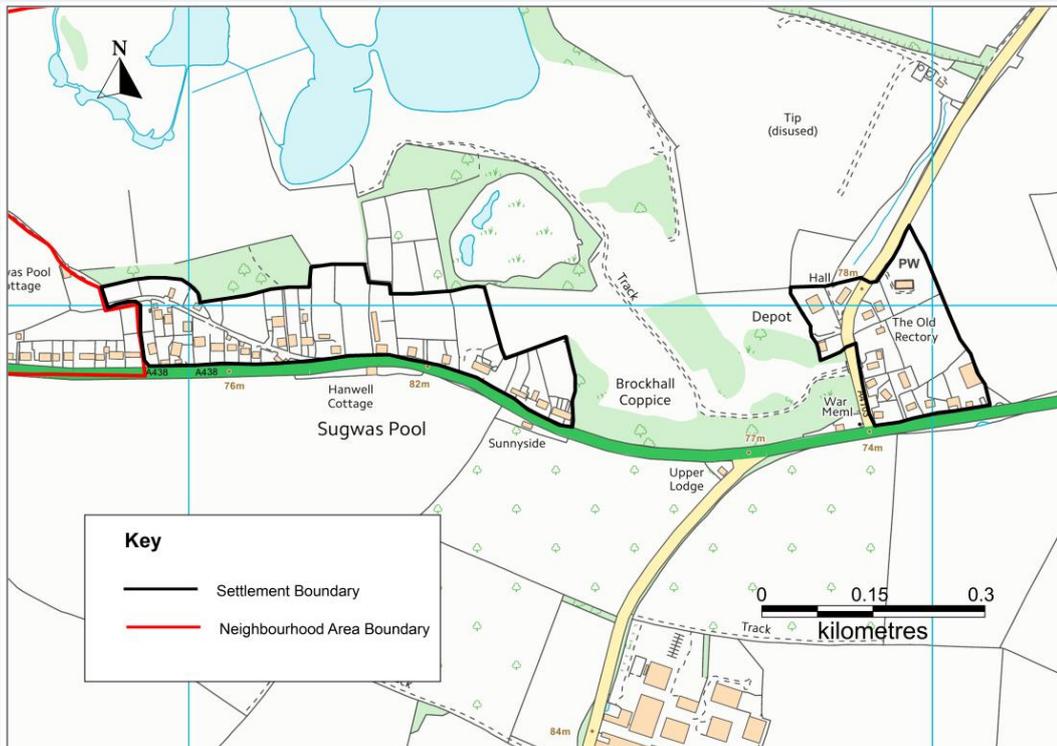
<sup>14</sup><https://publications.parliament.uk/pa/cm201415/cmhansrd/cm141128/wmstext/141128m0001.htm#14112842000008>

Outside of the settlement boundaries, the neighbourhood area is defined as open countryside.

Map 5 Stretton Sugwas Settlement Boundary



Map 6 Swainshill Settlement Boundary



Stretton Sugwas Parish Council OS Licensee Licence Number: 0100054472

- 6.4.10 The criteria based policy approach supports a continuation of the patterns of development which have been characteristic of the neighbourhood area for many years; that is, small windfall sites of one or a few new houses, and conversions coming forward on a regular basis, together with some larger schemes where appropriate.

### **Policy SS7 Criteria for New Housing Sites**

**All proposed sites for new housing development within the settlement boundaries of Stretton Sugwas and Swainshill will be required to meet the following criteria:**

- 1. The proposed site should be appropriate to the size and character of the settlement within which it is located.**
- 2. The scale of any proposed development should not:**
  - A. Adversely affect the neighbours' enjoyment of their homes and gardens through for instance disturbance from excess noise, odours, loss of light or traffic movements;**
  - B. Have a detrimental impact on the openness of the countryside;**
  - C. Increase significantly the scale or size of population of the surrounding area or adjacent settlement and its impact on local services.**
  - D. Have an adverse impact on local rural road networks.**
- 3. Housing development in Stretton Sugwas and Swainshill should be limited to schemes of up to 12 units in any one proposal in order to maintain the local character of small and fragmented groups of houses and smallholdings. Overall development schemes should be of a modest scale and commensurate to the size of the existing settlement.**
- 4. Layout and design of medium to larger schemes (5 to 12 houses) should break groups of houses up into smaller groups or clusters of up to 5 properties wherever possible.**
- 5. Development should seek to reduce the environmental impacts of traffic and transport and support walking and cycling.**
- 6. Schemes should include a mix of housing types and sizes to meet local needs.**

### **Housing in the Wider Rural Area**

- 6.4.11 The wider Parish area is characterised by isolated farm houses and cottages set within a rural landscape setting of orchards and pasture. Smaller settlements and clusters of houses include Roman Way (40-50 houses), Priory and Stretton Court (17), Barnfields (14), Railway Terrace (8), Morningside (6), Sugwas (6) and Roman Road (4). Over the past 20 years or so, development in the Parish has been characterised by small windfall development in and around these areas.
- 6.4.12 Some limited development (as under Policy RA3 in the Adopted Local Plan Core Strategy) may also be appropriate in exceptional circumstances, provided that it is located close to existing built form and is of sensitive design.

#### **Policy SS8 Housing in the Countryside**

**Housing development in the wider rural area (as under policy RA3 in the adopted Herefordshire Local Plan Core Strategy) will be required to adjoin existing built form or occupy infill sites within the scattered settlements of Roman Way, Priory and Stretton Court, Barnfields, Railway Terrace, Morningside, Sugwas and Roman Road.**

**Development on land in the wider open countryside outside these small settlements will be resisted to ensure that individual settlements remain distinct from one another and do not merge together.**

**Preference will be given to the sensitive conversion of existing redundant buildings and re-use of brownfield sites provided that the amenity of new residential occupants will be not be adversely impacted by existing agricultural or commercial activity.**

**Where a case is made for a genuine local need and affordable housing, a suitable proportion of market housing will be supported in order to make the scheme deliverable (as in policy H2 of the adopted Herefordshire Local Plan Core Strategy). All schemes should be carefully integrated into the existing farmsteads and holdings and be of a high quality design.**

- 6.4.13 The SEA Scoping report prepared by Herefordshire Council identified that there may be need for Gypsy and Traveller Accommodation within the Parish. However the Parish Council considers that this is a matter for Herefordshire Council, and sites will not be identified in the Neighbourhood Plan. However any proposals would be required to meet the general criteria for housing set out in Policies SS6 and SS7.

**Local Planning Policies**

**Herefordshire Adopted Local Plan Core Strategy 2011-2031**

SS1 - Presumption in favour of sustainable development

SS2 – Delivering new homes

RA1 – Rural housing distribution

RA2 – Herefordshire’s villages

RA3 – Herefordshire’s countryside

H2 – Rural exception sites

H3 – Ensuring an appropriate range and mix of housing

MT1 – Traffic management, highway safety and promoting active travel

## 6.5 Community Facilities and Infrastructure



**Brockhall Quarry (Old Gravel Pits)**

- 6.5.1 Stretton Sugwas Parish has few community facilities and the Parish Council is concerned that the existing infrastructure will require investment and improvement to support the levels of new housing development proposed in the emerging Core strategy. There is a need to ensure that community facilities are supported and enhanced, and where necessary new facilities are provided to support the sustainable future of the Parish.
- 6.5.2 Herefordshire Council is intending to introduce a new Community Infrastructure Levy. The Herefordshire Council Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Document, Revised Preliminary Draft Charging Schedule (PDCS) - March 2016<sup>15</sup> sets out the revised Draft Charging Schedule (per sq m) for residential and non-residential uses within the administrative area of Herefordshire Council:

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<sup>15</sup> [https://www.herefordshire.gov.uk/downloads/file/1548/preliminary\\_draft\\_charging\\_schedule\\_march\\_2016](https://www.herefordshire.gov.uk/downloads/file/1548/preliminary_draft_charging_schedule_march_2016)

## Revised Preliminary Draft Charging Schedule (PDCS) - March 2016

The table below sets out the revised Preliminary Draft Charging Schedule (per sq m) for residential and non-residential uses within the administrative area of Herefordshire Council.

Recommended CIL rates summary		£/sq m
General residential development of 11 dwellings or more		£100
Except	• Bromyard	£50
	• Kington & West Herefordshire; and Leominster	£20
	• Hereford Hinterlands	£0
General residential development of fewer than 11 dwellings		£110
Except	• Ledbury, Ross and Rural Hinterlands; and Hereford	£200
	• Leominster	£80
	• Single dwellings	£0
<b>Residential development on strategic sites</b>		
HD2 Hereford City Centre Urban Village		£0
Hereford strategic sites (HD4, HD5 and HD6)		£35
LO2 Southern extension		£0
LB2 North of viaduct		£30
BY2 Hardwick Bank		£50
RW2 Hildersley		£150
Small convenience retail (less than 280 sq m trading area)		£10
Out of centre comparison retail (retail warehouse)		£50
Other non-residential uses		£0

The rates have been informed by the 'Residential and Non-residential Community Infrastructure Levy Viability Final Report' which is available for review on the Council's website or in its public offices

- 6.5.3 In areas that have a Neighbourhood Plan, Parish Councils will be eligible for 25% of CIL raised and in areas without a Neighbourhood Plan this figure falls to 15%.
- 6.5.4 Stretton Sugwas Parish Council has identified that a range of community facilities and infrastructure is required to support and enhance the sustainable growth of the Parish over the plan period. The Stage 1 Strategic Environmental Assessment Scoping Assessment<sup>16</sup> for Stretton Sugwas undertaken by Herefordshire Council referred to the Open Space Audit and Assessment undertaken in 2006. This identified the following gaps in provision in Central

<sup>16</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-neighbourhood-areas-and-plans>

Herefordshire / Credenhill ward: Under provision of amenity green space and outdoor sport, Average provision for children and young people, Extensive under provision of outdoor sports facilities. In terms of Stretton Sugwas and Swainshill, no specific sites are identified.

6.5.5 The Core Strategy sets out twelve objectives to implement a Vision for Herefordshire.

Objective 10 aims:

*“To achieve sustainable communities and protect the environment by delivering well-designed places, spaces and buildings, which use land efficiently, reinforce local distinctiveness and are supported by the necessary infrastructure including green infrastructure”.*

Projects are prioritised on the following basis:

**Fundamental:** needed immediately as the strategy cannot be delivered without it. Projects include:

- Upgrade to the sewage treatment plants
- Provision of a western relief road (with a second river crossing)

**Critical:** the key “unlocking” projects without which the strategy could not be achieved and/or projects with a unique funding opportunity. Projects include:

- Upgrade of the electricity distribution network in Hereford
- Delivery of superfast broadband
- Energy from waste centre
- Leominster Southern Link Road

**Necessary:** needed to support the strategy but projects not necessarily needed immediately.

**Desirable:** projects that support the strategy and may come forward over the longer term. These can be aspirational projects.

6.5.6 The Parish Council has identified a range of local facilities which would enhance quality of life for residents within the Parish, and developer contributions will be sought to support the provision of these, alongside other funding opportunities where appropriate.

#### **Parish Council Action**

**The Parish Council will seek support from development and other sources to improve community facilities and infrastructure in the parish. Priority will be given to the following proposals:**

- **Ongoing village hall upgrade to sustain increased use and community cohesion**
- **Bus pull-ins and shelters**
- **Transport links, safe cycle, walking routes and bridleways**
- **Passing bays on minor roads**
- **Green open space maintenance and enforcement**
- **Village led speed control monitoring and enforcement**

- **Permanent engagement of a contractor to provide part time lengthsman services**
- **Improvements to junctions from local roads to major highways**
- **Investment in provision of training and skills opportunities for local residents and support and development of a volunteer culture through the community**
- **Other such investment over the plan period to ensure that the communities of Stretton Sugwas parish have access to new and evolving information and communication technologies**
- **High speed broad band and it links**
- **Play areas and public open space.**

### **Hereford Bypass**

- 6.3.7 The proposed Hereford Bypass could impact adversely on the quality of life of residents and wildlife in the Parish. On the advice of Herefordshire Council at the first Regulation 14 consultation stage, an additional policy has been included in the Plan to address the likely negative impacts of the proposed new road and any other roads on the neighbourhood area.

#### **Policy SS9 New Roads**

**Proposals for any new roads and in particular the proposed Hereford Bypass within Stretton Sugwas Parish, will be required to incorporate the following to reduce adverse impacts on local landscape character, wildlife and local quality of life:**

- 1. New roads should be routed carefully to integrate sympathetically with the natural landscape, and designed and sited to avoid encouragement of “rat running”.**
- 2. Any artificial lighting should be minimised; where provision of highway lighting is considered essential, lighting should be designed through use of appropriate luminosity and direction of lightflow to have a low impact on the surrounding landscape and housing, and should not leak unnecessary light into the night sky.**
- 3. Any new roads should be part of a high quality landscaping scheme involving short term and long term planting using indigenous and locally appropriate tree and shrub species to provide screening and sound and visual barriers.**
- 4. Suitable road surface materials should be used to reduce noise impacts. Use of concrete should be avoided. Use of artificial earth bunding is encouraged to reduce noise and improve visual amenity.**
- 5. Access for wildlife should be provided where wildlife corridors are truncated or severed, such as use of under passes, bridges or other appropriate means to support movement.**
- 6. Roads should include provision of appropriate water management and storage to minimise run off into neighbouring fields and properties.**
- 7. Roads should have continued access for public footpaths, cycleways and bridleways via foot bridges which are of a high quality design and sited appropriately.**

- 8. Continued access for landowners and farmers is a priority particularly where land holdings are affected by severance.**
- 9. Existing local lanes should not be severed by the link road if at all possible.**

**Proposals for introducing quiet lanes, traffic calming and maximum speed limits of 20mph will be supported in principle on heavily used routes through the Parish to discourage heavy traffic, if and when the proposed western relief road is completed. particular consideration should be given to reducing opportunities for “rat running”.**

#### **Local Planning Policies**

##### **Herefordshire Local Plan Core Strategy 2011-2031 - Submission Publication, 2014**

SS1 - Presumption in favour of sustainable development

SS4 – Movement and transportation

SC1 – Social and community facilities

OS1 -Requirement for open space, sports and recreation facilities

MT1 – Traffic management, highway safety and promoting active travel

LD3 – Green infrastructure

## 7.0 Next Steps



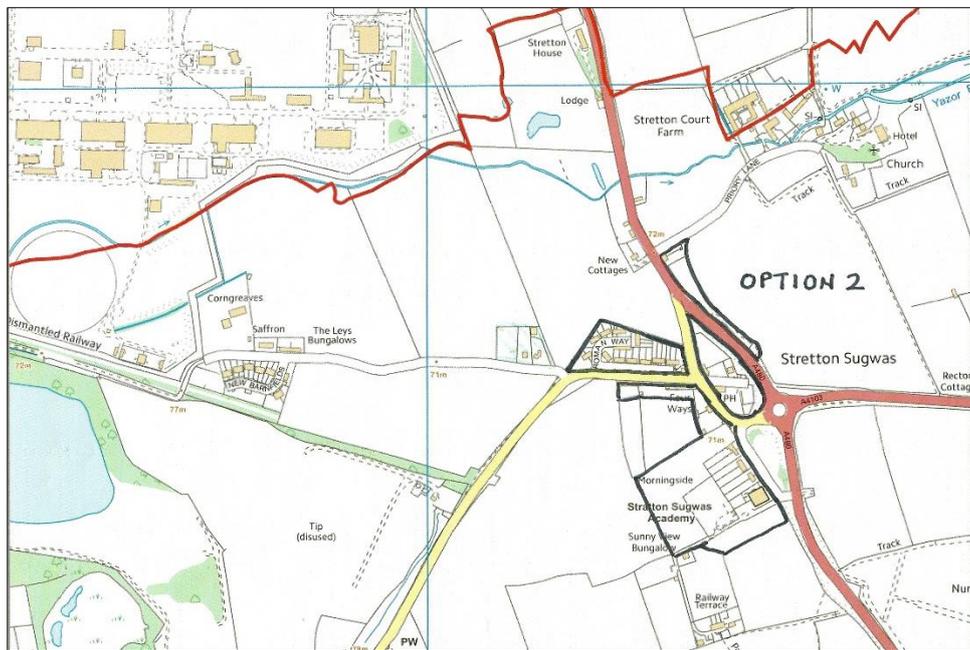
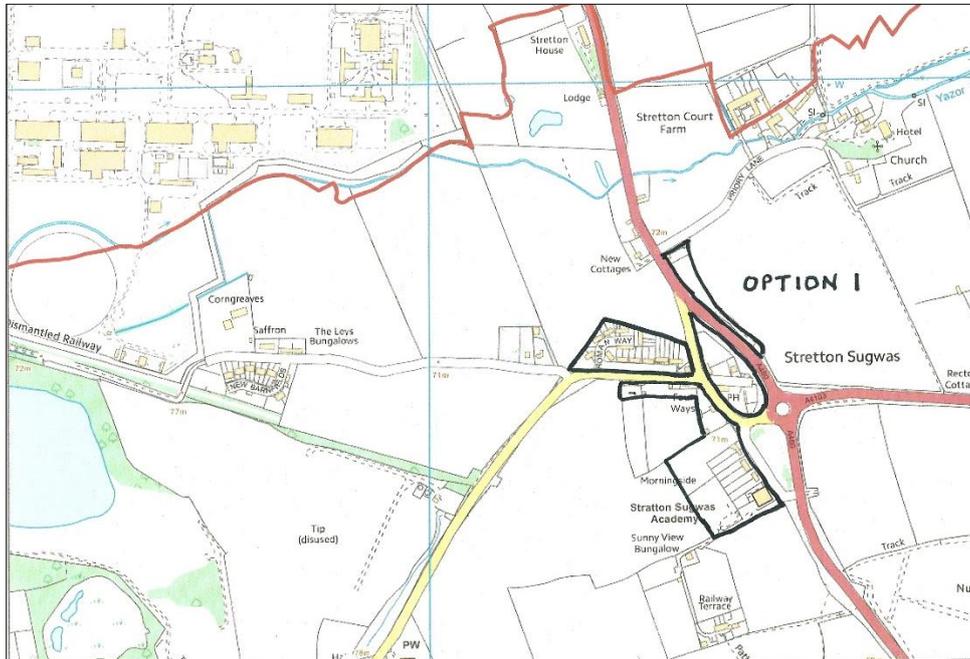
**Old Roman Road**

- 7.1 The Submission Plan will be published for a further 6 weeks of public consultation and then subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 7.2 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. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

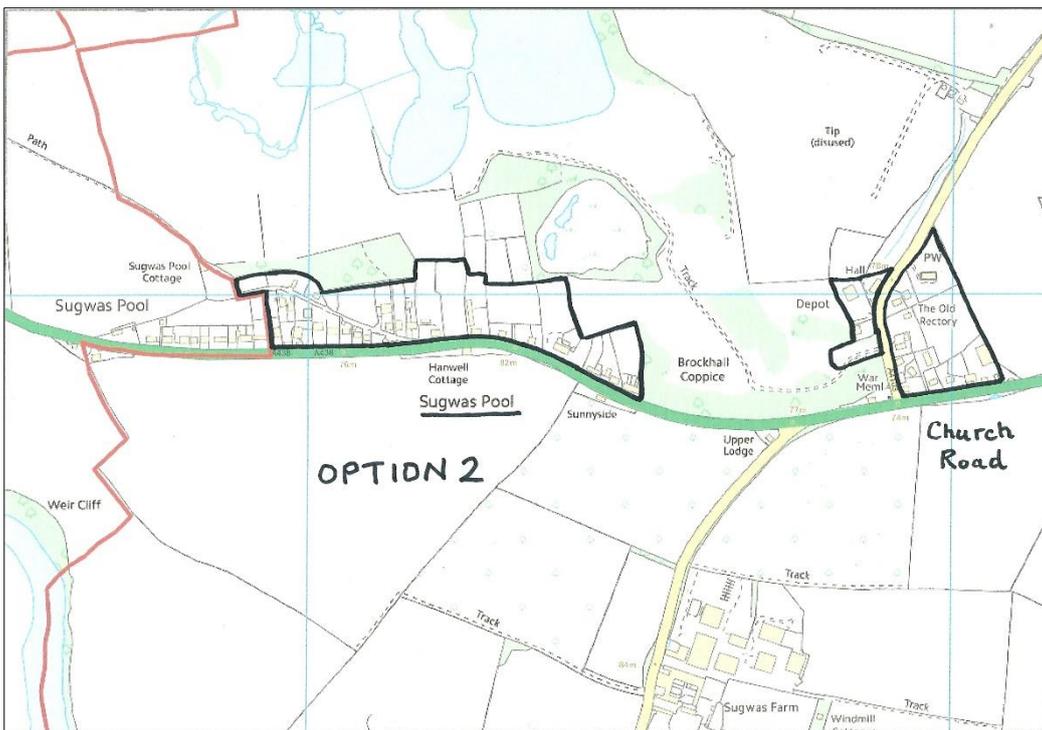
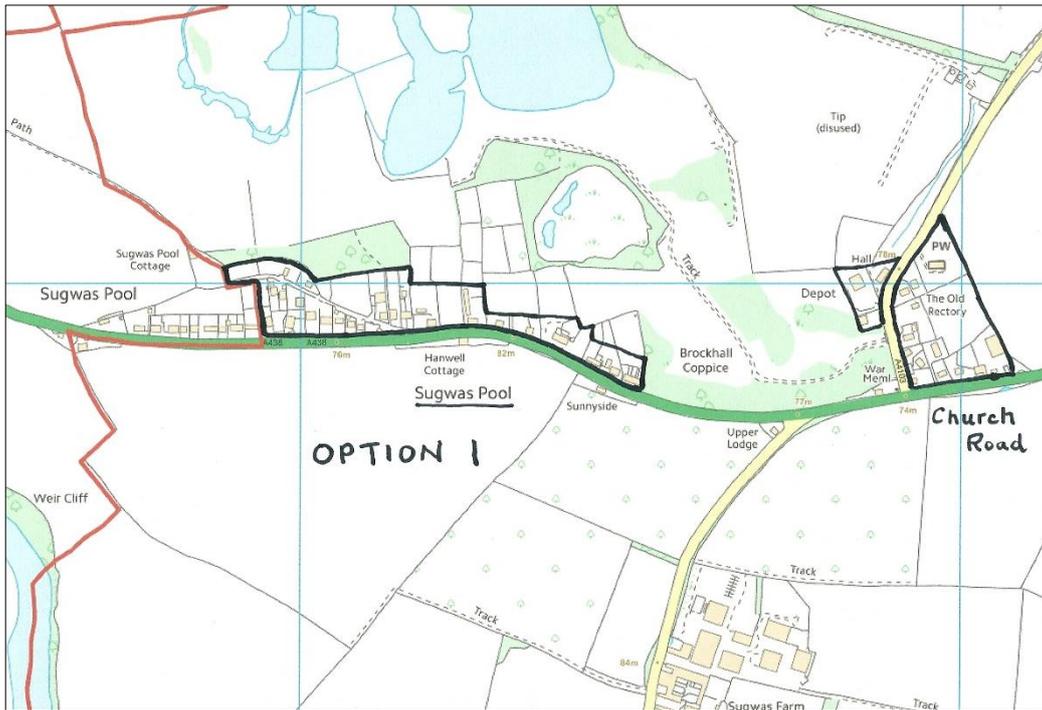
## Appendix I Options for Settlement Boundaries

Public Consultation - June 2018

Stretton Sugwas



### Sugwas Pool







**Stretton Sugwas Parish Council**  
**March 2019**

**Kirkwells**

The Planning People