

# Eardisland



*EARDISLAND FROM BUCKTON COURT*

## **Neighbourhood Development Plan To 2031**

**Regulation 14 Consultation  
Version**

**December 2015**

## **Acknowledgements**

Eardisland Parish Council

The Members of the Steering Group for the Neighbourhood Development Plan:

George Alderson  
Ruth Brinton-Bivand  
John Edwards  
Barry Freeman  
Maryan Hanson  
Richard Kirby  
Graham Madeley  
Caroline Marsden  
Brian Pollard  
Graham Simpson  
Elaine Smith  
Jo South  
Hugh Vernon

Kirkwells Ltd – Planning Consultants

Project administrator: Alison Sutton – Parish Clerk

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# Introduction and Rationale

- 1.1 - Residents of the Parish of Eardisland appreciate the very special character of the parish. For some it is where they were brought up; others have made a specific choice to move to the parish because of its heritage, scenic and social qualities.
- 1.2 - Eardisland Parish Council recognises the desirability of proportionate high quality development to enhance the sustainability of the parish and its residents, but also of retaining those qualities that make Eardisland such a special and distinctive place to live. This criteria-based policy has been produced to achieve this aim.
- 1.3 - The Parish Council also recognises that the continued sustainability of Eardisland has a part to play in the economic viability of its neighbouring parishes and of Herefordshire as a whole. The Eardisland Neighbourhood Development Plan (ENDP) seeks to provide a tool for potential developers to understand the opportunities for and restrictions on development in and around Eardisland, together with meeting the aspirations of existing residents. New development will need to be carefully managed in terms of scale and design so that it does not adversely affect the characteristics of the parish.
- 1.4 - Once approved the ENDP will guide development within the parish until 2031. Therefore it needs to be sufficiently robust to meet current requirements but must also have sufficient flexibility to allow it to meet future challenges and opportunities and recognise the imperative for sustainable, appropriate and proportionate development.
- 1.5 - A 'Call for Sites' and allocation process was considered alongside a criteria-based approach. Following advice from the Head of Neighbourhood Planning at Herefordshire Council and the Parish Council's planning consultants, it was deemed that it was more appropriate for the parish not to allocate sites, as there was a considerable risk that sites could be deemed unsuitable for development. For this reason and given the particular nature of the location of Eardisland village within the floodplain of the River Arrow, the Parish Council has chosen not to set rigid guidelines for future growth in terms of allocation of sites, as it is recognised that the riverine location of the built up area allows for very few development opportunities within or adjacent to the Settlement Boundary. Therefore, to enable sustainable, appropriate and proportionate development within the parish, the decision has

been taken to examine proposals for development, as and when put forward, against the policies of the ENDP. Such proposals must first take account of national and local planning policy and guidance in force at the time. To this end, the ENDP will be subject to review by the Parish Council every 5 years. The same inclusive and transparent process used to develop the current Plan will be employed for these reviews.

- 1.6 - Neighbourhood Development Plans are first and foremost a policy document for land use. However a number of issues have been identified by the community and by the ENDP Steering Group which fall outside the legal remit of the Plan but were felt to have relevance to the future sustainability of the parish (see the Community Led Plan, 2013; and consultation comments on the ENDP). These aspirations have been included as **Parish Actions** within the Plan to encourage the participation of all stakeholders in the continued well-being and improvement of the parish.
- 1.7 - Tourism generates a considerable income for Herefordshire and Eardisland, in its own right and as part of the *Black and White Trail*, makes a considerable contribution to that income. Care must always be taken therefore to maintain a balance between the sustainability of the community and its value to the county as an economic asset.
- 1.8 - It is considered that the rural setting of Eardisland village, surrounded by farmland, contributes to the special sense of place for which it is valued. To maintain that setting, any development that affects the approaches to the village or views into or out of the village will be expected to offer a high degree of sensitivity to that setting, whether sited within or outside of the Conservation Area.

# Vision Statement and Objectives

2.1 Our vision for the Eardisland Neighbourhood Development Plan is to:

- conserve our heritage
- enhance our community

2.2 In order to achieve this vision we have identified the following objectives for the Eardisland Neighbourhood Development Plan:

**OBJECTIVE 1**

To ensure that the visual effect of all development complements and enhances the parish

**OBJECTIVE 2**

To ensure that services, facilities and amenities are provided and improved to meet the current and future needs of the parish

**OBJECTIVE 3**

To enable sufficient and appropriate housing, based upon sound environmental and sustainable principles, to meet the future needs of the community

**OBJECTIVE 4**

To support residents by providing a safe and thriving parish

**OBJECTIVE 5**

To ensure that new and existing business enhances the character of the parish

**OBJECTIVE 6**

To promote a sense of community responsibility with regard to development, community facilities and infrastructure.

# Background

Map 1 – Designation Map – PSMA Licence no. 0100055931



- 3.1 - Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities, in our case Herefordshire Council, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land, so too by preparing a Neighbourhood Development Plan can Parish Councils.
- 3.2 - Neighbourhood Development Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where and importantly, will be used to help determine planning applications.
- 3.3 - Eardisland Parish Council thought this was an important right to exercise. In February 2014 the Parish Council applied to be designated a Neighbourhood Development Planning Area. Herefordshire Council approved this application on 24 February 2014 for the area identified in Map 1 above. Since designation the Parish Council's Steering Group has been preparing the Draft Neighbourhood Development Plan with the intention of giving local people more say in the future development of the parish.
- 3.4 - The Neighbourhood Development Plan empowers parishioners

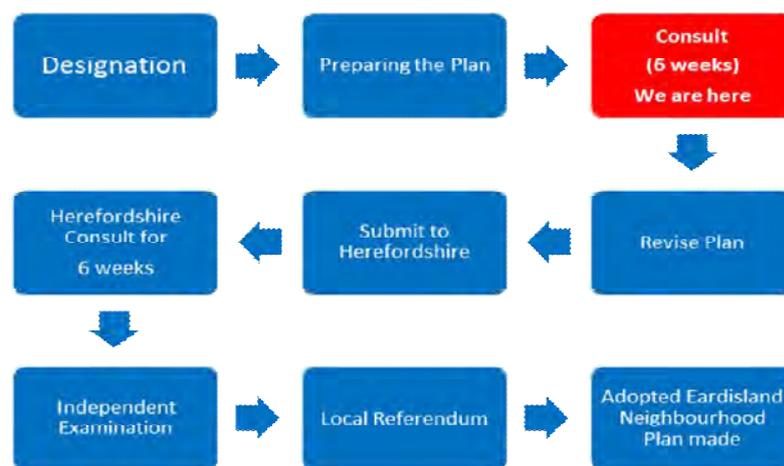
with a better ability to protect what they have, and for the future, to take more responsibility for defining what the Parish needs to evolve in its own traditional, special way. Eardisland embraces this opportunity.

- 3.5 - The Neighbourhood Development Plan must take account of national planning policy. Primarily, this is contained in one document, the National Planning Policy Framework (NPPF).
- 3.6 - This means our Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire's Core Strategy. Therefore our Neighbourhood Development Plan has been prepared to be in “general conformity” with Herefordshire's planning policies.
- 3.7 - Herefordshire Council’s strategic planning policy is the Herefordshire Core Strategy which was adopted on 15 October 2015.
- 3.8 - The relevant policies in the above documents are listed in Appendix 1.

# How long will it take to prepare the Neighbourhood Development Plan?

- 4.1 - Neighbourhood Development Plans have to be prepared following a procedure set by government.
- 4.2 - This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire. The Eardisland Neighbourhood Development Plan has had a second Community Consultation before further changes were made and the Plan is now submitted for the formal Regulation 14 (6 week) Consultation.

Figure 1 – The Neighbourhood Development Plan Preparation Process

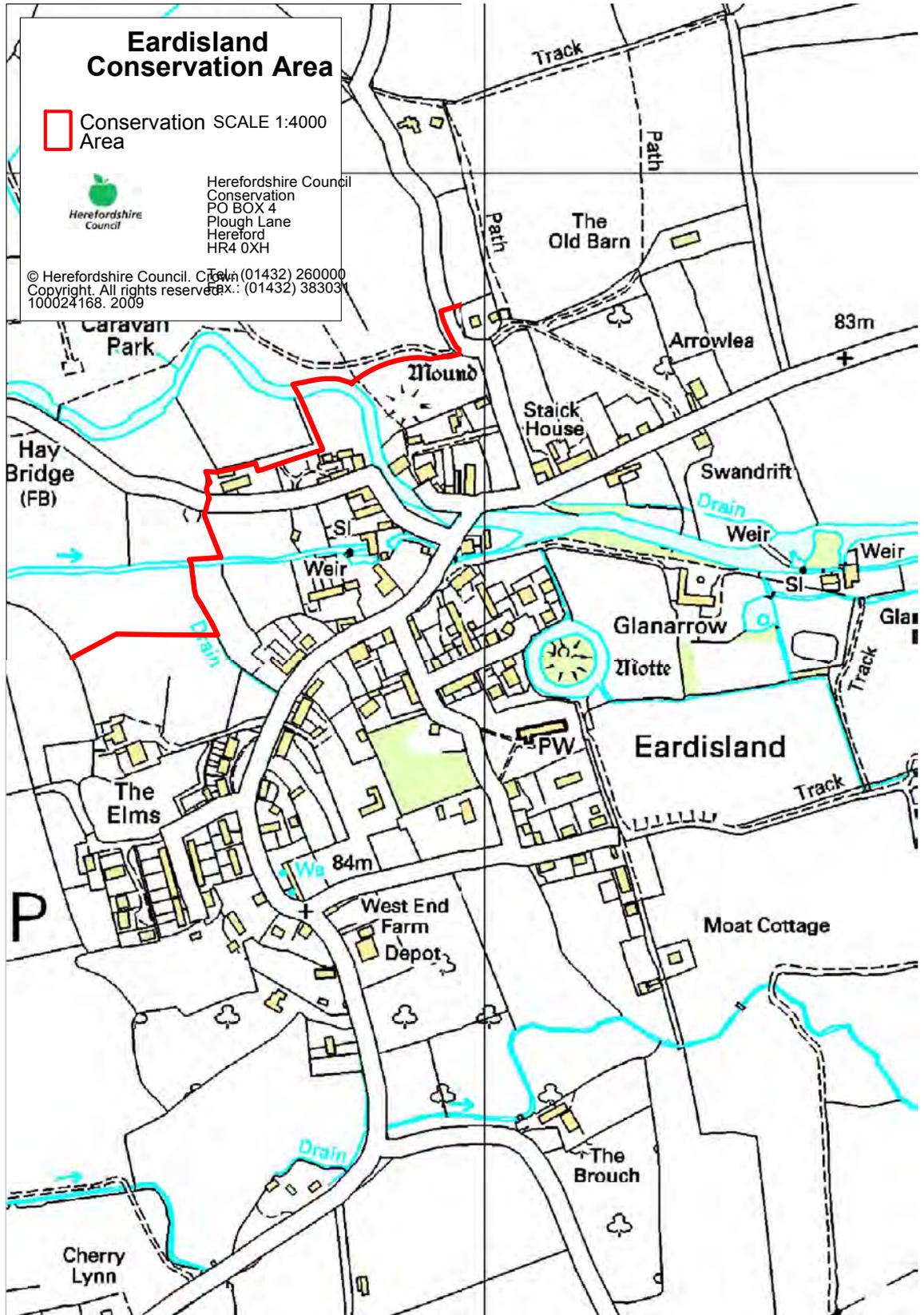


- 4.3 - After this six week consultation, the Eardisland Neighbourhood Development Plan will be revised and submitted to Herefordshire Council. They will consult on this Submitted Draft for a further six weeks.
- 4.4 - The Eardisland Neighbourhood Development Plan will then, in all likelihood, be subject to independent examination. Once the Neighbourhood Development Plan has been examined it will have to be put to a referendum of all those on the electoral register of the Parish, as to whether it should be made part of the statutory development plan system or not.
- 4.5 - We hope to reach referendum stage by summer 2016 and have a final Eardisland Neighbourhood Development Plan by autumn 2016.

# History and characteristics of present-day Eardisland – village and parish

- 5.1 - Eardisland Village is a classic nuclear settlement, clustered around a crossing-point of the River Arrow. It is mentioned in Domesday Book (1086). There is archaeological evidence of occupation here very much earlier. The moated castle site and the church not far from the river crossing and also parts of the present road network reflect an active community here well over a thousand years ago.
- 5.2 - While timber framed houses, of which Eardisland has some outstanding examples, are regarded as the local vernacular, Eardisland village and the wider parish display styles of building periods from mediaeval times until the present day. Together with various wild-life rich open spaces and enclaves within the village itself, our community has evolved into a prime example of the quintessential English village. We believe it can remain equally special for future generations.
- 5.3 - In 1996 Eardisland village and its surrounds were designated a Conservation Area by Leominster District council and this designation has been carried forward by Herefordshire Council (see Map 2 below and Appendix 5). The preservation of its special ambiance is greatly valued by our many visitors, as is reflected in comments made in the visitors' books in our church and our community shop. Regularly published in our Parish Magazine, this appreciation from the wider world plays its part in generating enthusiasm among members of the parish for the communal activities that underpin Eardisland's continuing distinctiveness.
- 5.4 - The historical outline and expansion of the village of Eardisland has been to some extent dictated by its position within the local flood plain of the River Arrow, which runs west to east across the Parish. While few structural properties within the village flood, and then only in extreme events, recent residential expansion has been in part restricted by the periodic inundation of the main (now C1035) road approaches to the village. The number of homes in the village expanded relatively quickly in the latter half of the 20th century with groups of new houses being erected, and some conversions or re-developments of former farm and residential sites taking place.

Map 2 – Eardisland Conservation Area



5.5 - Alterations over the years in roadway surfacing and drainage, the culverting or infilling of drainage ditches and changes in agricultural practice have tended to aggravate the effects of flooding around the village and parish. In

recognition of this the Parish Council commissioned a Flood Alleviation Study in September 2014 of the village and its surroundings to help assess and potentially ameliorate the current position. The main recommendation from the final report of the study (available on the parish website [www.eardisland.org.uk](http://www.eardisland.org.uk)) was for the Parish Council to arrange a multiagency walk round the parish along the watercourses, to identify pinch points and obstructions that could cause flooding and then to agree actions with landowners to remove any obstructions. The walk was undertaken on 1 June 2015 and regular monitoring walks will be repeated. Other recommendations were: for the Parish Council to work with vulnerable property owners to consider installing Property Level Protection measures; and for parishioners to use a standardised reporting form after flood events, for the Parish Council to forward to the Environment Agency to improve the data about the parish. Subsequent to the Community Led Plan (CLP) published in 2013 the Parish Council is also committed to working with landowners, residents and the relevant authorities to maintain and upgrade the existing drainage systems (CLP).

- 5.6 - There is no mains sewerage system in the parish – each property or group of properties is responsible for their own sewerage and waste water disposal system.
- 5.7 - The parish is serviced by three main roads (C1035, A44 and A4112) and 9 unclassified roads. The C1035 (formerly the A44) runs East -West through the village. The unclassified roads are largely single track.
- 5.8 - Eardisland village currently has two public houses and two tea rooms. There is a limited bus service, a small but popular community shop run by volunteers and a well-used village hall (the former Victorian school). The village has two car parks, a public one in the centre and one for village hall use. More services are accessible in the villages of Pembridge (0.5 miles beyond the western boundary of the parish) and Kingsland (about 1 mile beyond the north-east boundary). Many Eardisland children attend Kingsland Primary School and Kingsland also has a GP surgery used by parishioners. The town of Leominster is approximately 5 miles from the village and the small town of Kington about 9 miles to the west. Secondary schools are in Leominster, Kington and Weobley, and the nearest stand-alone sixth form and tertiary education facilities in Hereford (15 miles).

## A Socio-Economic Portrait of Eardisland

- 5.9 - Within the parish of Eardisland the 2011 Census<sup>1</sup> listed the usual resident population as 502 people (237 males and 265 females). Of these:
- - 87 people were aged 15 years and under (17.3%) compared to 17.2% across Herefordshire and 18.9% across England

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<sup>1</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination/>

- - 291 people were aged 16 to 64 years (58%) compared to 61.6% across Herefordshire and 64.8% across England
- - 124 people were aged 65 years and over (24.7%) compared to 21.3% across Herefordshire and 16.3% across England.

5.10 - Economic activity levels in the Parish were similar to Herefordshire and across England:

- 68.8% of those aged between 16 and 74 years were economically active compared to 71.3% in Herefordshire and 69.9% across England
- - 41.5% of these were employed compared to 51.3% across Herefordshire and 52.3% nationally
- - There were proportionally more people self-employed in Eardisland (23.7%) than Herefordshire (14.4%) and England (9.8%)
- - 18.1% of usual residents were retired compared to 16.6% in Herefordshire and 13.7% across England.

5.11 - There were 243 dwellings located within the Parish. Of these:

- - 151 dwellings were detached (62.1%) compared to 42.4% in Herefordshire and 22.3% across England
- - 39 dwellings were semi-detached (16%) compared to 27.3% in Herefordshire and 30.7% across England
- - 45 dwellings were terraced (18.5%) compared to 17.1% in Herefordshire and 24.5% across England
- - 5 dwellings were flats/apartments (2.0%) compared to 12.1% in Herefordshire and 22.1% across England
- - 3 dwellings were caravans or temporary structures (1.2%).

5.12 - Of these dwellings, the number of bedrooms were as follows:

- - No bedrooms – 0.5% (Herefordshire – 0.2%; England 0.2%)
- - 1 bedroom – 0.9% (Herefordshire – 9%; England – 11.8%)
- - 2 bedrooms – 17.3% (Herefordshire – 23.9%; England – 27.9%)
- - 3 bedrooms – 45.9% (Herefordshire – 42.2%; England – 41.2%)
- - 4 bedrooms – 26.4% (Herefordshire – 18.3%; England – 14.4%)
- - 5 bedrooms or more – 9.1% (Herefordshire – 6.5%; England – 4.6%).

5.13 - A greater proportion of households in the Parish of Eardisland were owned outright (50.9%) compared to 39.4% across the County; 20.9% were owned with a mortgage/loan compared to 28.3% across the County. There were no properties in Shared Ownership and social rented properties amounted to 5.5% compared to 13.9% across the County. 19.5% of dwellings were privately rented accommodation compared to 15.5% across the County, and 3.2% of households were living rent free.

5.14 - In terms of transport, local residents were more reliant on cars than elsewhere, with fewer households having no car or van (6.4%) compared to 16.4% in Herefordshire and 25.8% across England.

# Eardisland Neighbourhood Development Plan Policies

6.1 As stated in section 1 our vision for the Eardisland Neighbourhood Development Plan is to:

- conserve our heritage
- enhance our community

6.2 - In order to achieve this Vision we have identified the following Objectives for the Eardisland Neighbourhood Development Plan:

**OBJECTIVE 1**

To ensure that the visual effect of all development complements and enhances the parish

**OBJECTIVE 2**

To ensure that services, facilities and amenities are provided and improved to meet the current and future needs of the parish

**OBJECTIVE 3**

To enable sufficient and appropriate housing, based upon sound environmental and sustainable principles, to meet the future needs of the community

**OBJECTIVE 4**

To support residents by providing a safe and thriving parish

**OBJECTIVE 5**

To ensure that new and existing business enhances the character of the parish

**OBJECTIVE 6**

To promote a sense of community responsibility with regard to development, community facilities and infrastructure.

6.3 - This section of the Eardisland Neighbourhood Development Plan sets out the policies that will be applied, up to 2031, to achieve our Vision and Objectives for the parish. Each Policy or set of Policies is listed under the appropriate Objective.

- 6.4 The Policies within this plan should be read as a whole.

## **OBJECTIVE 1**

**To ensure that the visual effect of all development complements and enhances the parish**

### *Local Evidence*

- 6.5 - The community of Eardisland considers the following to be key issues within this Objective:

#### Style and design of development within the Settlement Boundary

- Development should reflect the local vernacular.
- Site layout should reflect the nature of the surroundings as described in the Guidance Notes for Intending Developers (Appendix 7).

#### Style and design of development in the parish outside the Settlement Boundary

- All development should reflect the local vernacular.
- Site layout should reflect the nature of the surroundings.

#### Environment

To preserve and enhance our surroundings through sustainable and sympathetic projects which improve the environment and minimise any negative impact in all aspects (Community Led Plan, 2013 [CLP]).

#### Hedges & Verges

In all development proposals the rural character of the parish is to be supported by encouraging the retention of hedgerows and wild zones (adapted from CLP).

#### Watercourses

To support the retention and protection of watercourses, natural and manmade and especially to protect the groundwater quality of the River Arrow catchment from any further potential for pollution.

#### Wildlife-Rich Features -

To protect all wildlife-rich features within the parish.

- 6.6 - Further work undertaken by the Steering Group identified issues to be taken forward as criteria within the Neighbourhood

Development Plan or as actions to be taken forward by the Parish Council. The report of this work is included at Appendices 8 and 9.

### ***Technical Evidence***

6.7 *Policy LD4 of the Herefordshire Core Strategy states that development proposals affecting heritage assets and the wider historic environment should:*

- *Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;*
- *Conserve and enhance heritage assets and their settings through appropriate management, uses and sympathetic design. Where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;*
- *Use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;*
- *Record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible; and*
- *Where appropriate, improve the understanding of and public access to the heritage asset.*

*The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.*

6.8 - *Other Relevant Policies are as follows:  
Herefordshire Core Strategy – SS1, LD1, LD2, LD3, LD4.*

## **POLICY E1 – GENERAL DEVELOPMENT PRINCIPLES**

All new development within the parish should meet the following criteria:

- (a) Gives priority to the re-use of brownfield sites/conversion of existing buildings -
- (b) Minimises the use of water and other natural resources
- (c) Maximises the use of existing services and facilities
- (d) Reduces the need to travel
- (e) Does not have a detrimental effect on residential amenity by reason of noise or other nuisance, particularly light pollution -

- (f) - Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure and particularly to pedestrian safety
- (g) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function
- (h) Does not have a detrimental impact on protected views of the village (see Appendix 6) -
- (i) - Located as near to the existing built form as flood plain constraints allow -
- (j) - Includes appropriate flood resilience measures, which do not exacerbate flood risk locally or elsewhere, including consideration of measures referred to in the Flood Alleviation Study Report (see 5.5); and
- (k) Ensures that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

Eardisland parish has a distinctive rural nature and special character. Development will only be permitted where it makes a positive contribution to that distinctive rural nature and character. In seeking to protect and enhance the unique identity of the parish, all development will be expected to satisfy the following criteria:

- (l) Respects the rural nature of the parish -
- (m) Is designed to contribute to local identity, and sense of place -
- (n) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, domestic or commercial on-site lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, spaces, vegetation, water areas and other features of the street scene
- (o) Uses, and where appropriate re-uses, local and traditional materials or suitable alternatives -
- (p) Uses appropriate landscape design and boundary treatments
- (q) Enables movement to, within, around, and through future and existing development
- (r) Includes energy efficiency and energy conservation measures including building orientation, use of materials, insulation, renewable energy and recycling -
- (s) Uses Sustainable Drainage Systems, where appropriate
- (t) Protects the best and most versatile agricultural land
- (u) Includes appropriate on-site car parking; and
- (v) Is in accordance with all relevant Policies in this plan.

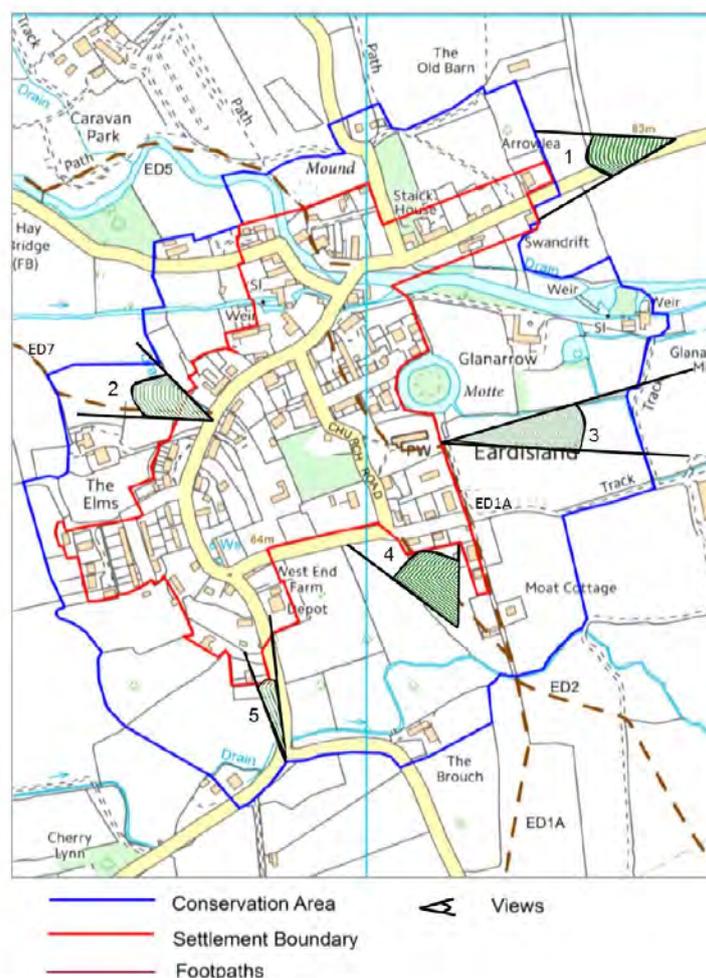
## **POLICY E2 – PROTECTING HERITAGE ASSETS**

All new development will be required to preserve and enhance the positive attributes of our heritage assets.

Development will only be permitted where it does not have a detrimental impact on any heritage asset. All new development within the Eardisland Conservation Area and/or affecting the setting of a listed building will be required to:

- (a) Be in keeping with existing street frontage / building lines
- (b) Maintain the historic pattern of surrounding development
- (c) Complement the human scale, height and massing of the existing historic development in the immediate streetscape and the wider conservation area
- (d) Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features or detailing
- (e) Respect the historic hierarchy of development and detailing between principal and secondary street frontages and within plots between frontage and rear elevations
- (f) - Reinforce local identity by the use of traditional materials
- (g) Re-use traditional buildings which contribute to the quality of the parish, where possible
- (h) Respect views into and from the Conservation Area (See Map 3 below and Appendix 6)
- (i) - Have consideration for and respect the setting of the Conservation Area; and
- (j) - Be in accordance with all relevant Policies in this plan.

## Map 3 – Views and Vistas



### POLICY E3 – LANDSCAPE CHARACTER

All development proposals will have to show regard to the distinctive landscape character of the Herefordshire Lowlands Character Area (see Appendix 4) by:

- (a) Retaining the development form of scattered hamlets and farmsteads within the wide setting of the parish, outside the main village of Eardisland
- (b) Using appropriate local building materials, including timber-framed buildings with stone and red brick
- (c) Retaining existing field patterns and boundaries, including hedgerows and tree cover -
- (d) Protecting the setting of the village of Eardisland
- (e) Protecting and enhancing areas of woodland
- (f) Protecting and enhancing existing ditches and hedgerows; and
- (g) Protecting orchards and meadows.

## **POLICY E4 – PROTECTION AND ENHANCEMENT OF FEATURES OF ECOLOGICAL VALUE**

Features of ecological value and potential such as ponds, hedgerows, dry stone walls and watercourses and their associated corridors will be safeguarded by requiring their retention in new development. Proposals should take advantage of opportunities to create new wildlife habitats where these can be included as part of a site layout and landscaping schemes. All new development will be expected to meet the following criteria:

- (a) Contributes to the ecological network of the area with measures to enhance biodiversity
- (b) Maintains, and wherever possible, extends existing tree cover
- (c) Ensures no loss of landscape features, trees, vistas, verges and views; and
- (d) Maintains the historic and traditional rural nature of the surrounding area. -

## **POLICY E5 – 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.

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 which enables rain water harvesting is supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.

Any likely significant effect on the River Wye SAC is avoided or adequately mitigated.

## **POLICY E6 – DARK SKIES**

To minimise light pollution and to maintain the views of our night time skies, planning proposals that include external lighting and significant openings that would allow **internal** lighting to be seen externally will have to demonstrate the following:

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

### **Parish Action 1**

The Parish Council will work with private and commercial landowners to maintain and enhance existing land drainage and water management systems.

### **Parish Action 2**

The Parish Council will work with the residents of the parish to encourage recycling in the community of Eardisland.

### **Parish Action 3**

The Parish Council will work with future developers to ensure development includes sustainable design measures over and above that of statutory requirements.

## **OBJECTIVE 2**

**To ensure that services, facilities and amenities are provided and improved to meet the current and future needs of the parish**

### *Local Evidence*

- 6.9 - The community of Eardisland considers the following to be key issues within this Objective:

#### Broadband

- To actively campaign for high speed broadband in the parish (CLP).

#### Facilities:

- To support, enhance and maintain access to the facilities

most widely used by respondents and encourage new facilities that offer a positive addition to the community (CLP).

### Community Assets and Buildings

- To safeguard and improve community buildings and assets for future generations and for the benefit of all (CLP).

### Roads and Road Safety

- To seek and support methods of traffic calming such that traffic behaviours within our parish are moderated with regard to speeding and dangerous driving
- To ensure that the roads of the parish are safe, in good condition and receive the necessary attention and maintenance, in keeping with our village status.

### ***Technical Evidence***

6.10 - *Policy SC1 of the Herefordshire Core Strategy states that development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.*

*New development that creates a need for additional social and community facilities that cannot be met through existing social facilities will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.*

*Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).*

*Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.*

*The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new,*

*training and skills facilities will be actively promoted.*

6.11 - *Other relevant policies are as follows:*

*Herefordshire Core Strategy – SS1, OS1, OS2, OS3.*

### **POLICY E7 – NEW COMMUNICATIONS TECHNOLOGIES**

The development of new high speed broadband infrastructure to serve the parish will be supported where it is sympathetically designed and when appropriate suitably camouflaged.

All new development will be required to provide the infrastructure to enable high speed broadband and other communication networks.

### **POLICY E8 – PROTECTION OF LOCAL COMMUNITY FACILITIES**

There will be a presumption in favour of the protection of existing community facilities. These facilities are listed in Appendix 2.

The proposed re-use of local community facilities will only be permitted for other health, education or community type uses.

The change of use of existing facilities to other uses will only be permitted when it satisfies the following criteria:

- (a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- (b) Satisfactory evidence is produced that there is no longer a need for the facility.

#### **Parish Action 4**

The Parish Council will work with the County Council to provide improvements in road safety and traffic management appropriate to the rural nature of the Parish.

## OBJECTIVE 3

**To enable sufficient and appropriate housing, based upon sound environmental and sustainable principles, to meet the future needs of the community**

### *Local Evidence*

- 6.12 - The community of Eardisland considers the following to be key issues within this Objective:

#### Sustainable Development

All development proposals must take into account that much of Eardisland village and some of the wider parish lie within Flood Zones 2-3 as defined by the Environment Agency. For this reason, particular stress is laid within this Plan on mitigating the impact of flooding. Extreme care must also be taken with regard to groundwater quality, water table levels and the impact of development on downstream properties. Applications must:

- Employ proven systems which meet all Environment Agency, national and local planning regulation requirements
- Take account of the consequences of climate change
- Identify measures to prevent and mitigate impacts of flooding to include the use of floodwater management systems and
- Ensure that any building development does not exacerbate flood risks to the parish and thus complies with the National Planning Policy Framework, specifically:
  - Flood zone restrictions
  - Surface water dispersal
  - Foul water treatment
- Development in Flood Zone 3 should only be considered for essential services, using the Sequential Test.

#### Conservation Area

Applications must take account of the Conservation Area boundary in all new housing development planning in order to preserve a clear boundary between the built village, building developments and the countryside. This is also reflected in the Guidance Notes for Intending Developers (see Appendix 7) and in Objective 1.

The options consultation undertaken in November 2014 asked for community response on choices related to: retaining a Settlement Boundary; the number of houses to be built in any development; views and vistas to be protected; and a requirement for all new developments to have a Sustainability Assessment. The consultation report is shown in Appendix 8.

Census data shown in 5.9-5.14 highlights the lack of 1 and 2 bedroomed properties and the lack of affordable housing within the parish. The CLP indicates that the community considers family homes, homes for local people/people with local connections, sustainable/ecological homes, live work properties and alms houses the most appropriate for, or needed by, the parish. However flats & apartments, bungalows, holiday homes/second homes and social affordable housing properties were considered as less appropriate or not needed by the parish.

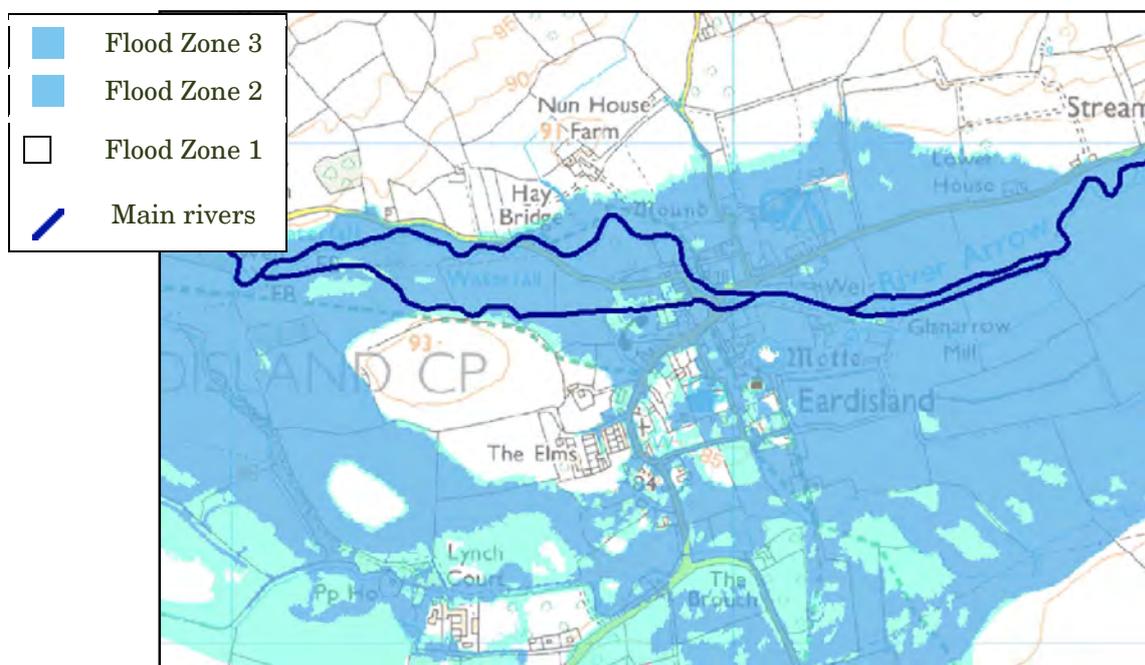
Up-to-date housing needs data are required as soon as possible and will be incorporated in future reviews of this plan.

### ***Technical Evidence***

- 6.13 - *Policy SS2 of the Herefordshire Core Strategy states that in the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.*
  
- 6.14 - *Policy RA2 states that in order to maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.*
  
- 6.15 - *Eardisland is within the Leominster Housing Market area, where it is expected to accommodate 14% growth. With 243 dwellings in the Parish this equates to a figure of 34 dwellings.*
  
- 6.16 - *There is a major constraint to developing land in and around the Settlement Boundary of the built form of Eardisland village. The designation of the area by the Environment Agency as predominantly Flood Zone 3 (see Map 3 below) allows for very little future development of the village. This leaves Eardisland in a unique situation.*

### Map 4 – Environment Agency Flood Risk Map

[http://maps.environment-agency.gov.uk/wiybyController?value=eardisland&lang=\\_e&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off&sumit.x=0&submit.y=0#x=341500&y=258500&lg=1,&scale=11](http://maps.environment-agency.gov.uk/wiybyController?value=eardisland&lang=_e&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off&sumit.x=0&submit.y=0#x=341500&y=258500&lg=1,&scale=11)



- 6.17 - *Having reviewed the sites submitted for the Herefordshire SHLAA (2012), the only site which had any potential for future development has been submitted as a planning application, and been approved subject to a Section 106 agreement being signed.*
- 6.18 - *In total 1 dwelling has been approved and 10 dwellings have been approved subject to a Section 106 agreement (at June 2015). This contributes to Eardisland's proportion of the housing total for the Leominster Housing Market Area. With this in mind, and based on the Housing Needs Survey (2009), the Parish Council considers that further requirements can be met through windfall sites and developments that meet the criteria in the Plan and that the way forward is not to allocate further sites within or adjacent to the Settlement Boundary, but to continue with a criteria based policy to manage future residential proposals.*
- 6.19 - *Other Relevant Policies are as follows:  
Herefordshire Core Strategy – SS1, SS3, SS6, RA1, RA2, RA3, RA4, RA5, H1, H2, H3, H4, LD1, LD4*

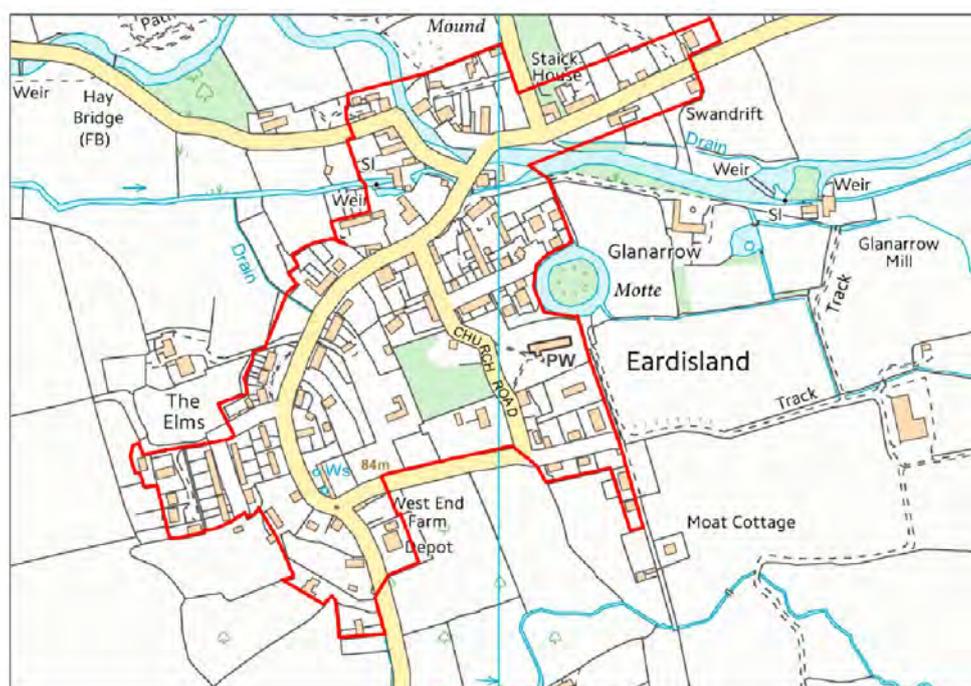
## **POLICY E9 - SCALE AND TYPE OF NEW RESIDENTIAL DEVELOPMENT**

New housing development will only be permitted in accordance with the following criteria:

- (a) Should be directed away from areas at highest risk of flooding in accordance with national policy
- (b) Located within or adjacent to existing Settlement Boundary (see Map 5 below) or as close as constraints allow
- (c) Density of development is appropriate and proportionate to its surroundings and immediate environmental conditions
- (d) No loss of protected open space
- (e) No loss of a community facility
- (f) -Is not backland development which impacts on the character of the Conservation Area and village
- (g) Safe and appropriate access can be achieved
- (h) Can be accommodated safely within the existing highway infrastructure -
- (i) -Is in accordance with Policy E1 of this plan; and
- (j) -Ensures that any likely significant effect on the River Wye SAC is avoided or adequately mitigated.

Development outside the settlement boundary will be in accordance with Policies RA3, RA4 and RA5 of the Herefordshire Core Strategy.

Map 5 – Eardisland Settlement Boundary



## **POLICY E10 – ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES**

All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish.

Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.

### **OBJECTIVE 4**

**To support residents by providing a safe and thriving parish**

#### *Local Evidence*

6.20 - The community of Eardisland considers the following to be key issues within this Objective:

#### Children and Young People

- To provide an enjoyable, safe and inspirational environment for the children and young of the parish to meet, play, exercise and develop (CLP)
- To protect the existing recreation ground/children's playground from development other than may be required for future extension of the village hall
- To support the Parish Council in enhancing the existing facilities and to support and facilitate any opportunities to enhance and extend play, fitness and sporting facilities.

#### Public Footpaths

- To protect, enhance, promote and support the existing network of footpaths for the benefit of both residents and visitors (CLP)
- To encourage interest and participation at local level to support the continuing existence of Public Rights of Way in the parish.

#### Publicly Accessible Spaces/Recreation Ground

- To confirm and protect all publicly accessible spaces
- To safeguard and improve the fundamental community space of the Recreation Ground for the benefit and

- enjoyment of all (CLP) -
- See Map in Appendix 5. -

### ***Technical Evidence***

6.21 - *Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.*

*Paragraph 77 of the NPPF advises that the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- - *“where the green space is in reasonably close proximity to the community it serves;*
- - *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.”*

6.22 - *Policy LD3 of the Herefordshire Core Strategy states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:*

1. *Identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;*
2. *Provision of on-site green infrastructure, in particular proposals will be supported where this enhances the network; and*
3. *Integration with and connection to the surrounding green infrastructure network.*

6.23 - *Other relevant policies are as follows:  
Herefordshire Core Strategy – SS1, SS6, SS7, SC1, OS1, OS3, SD1, SD3, SD4.*

## **POLICY E11 – PROTECTION OF LOCAL GREEN SPACES**

The following local green spaces (as shown on the map below and in Appendix 5) are designated in accordance with paragraphs 76 and 77 of

the NPPF and include:

1. Recreation Ground
2. Grassed riverside picnic area opposite Staick House
3. River banks from bridge towards Arrow Bank and Arrow Lawn
4. Millstream banks, opposite and adjacent to the Dovecote
5. River frontage at Hay Bridge
6. War Memorial garden
7. Land adjacent to The Elms drive
8. Land to west of Lyme Lane and north of Monks Court cottage.

New development which impacts adversely on the openness of these sites will not be permitted, except in very special circumstances which outweigh the harm caused by development.

Map 6 – Local Green Spaces



Name of Site	Distance from War Memorial (in direct line)	Special Qualities/Local Significance	Extent of Tract of Land
1. Recreation Ground	0.3 km	Recreation space for all ages and space for community events	Small
2. Grassed riverside picnic area opposite Staick House	0.1 km	) ) Highly valued waterside ) recreational space for	Small
3. River banks from bridge towards Arrow Bank & Arrow Lawn	0.1 km	) community and visitors )	Small
4. Millstream banks, opposite and adjacent to the Dovecote	0.05 km	) ) Areas of special scenic ) value )	Small
5. River frontage at Hay Bridge	0.4 km	) to the community )	Small
6. War Memorial and garden	0 km	Highly valued and respected cultural heritage	Small
7. Land adjacent to The Elms drive	0.4 km	Natural break in the village built form relating it to the countryside	Small
8. Land to west of Lyme Lane and north of Monks Court cottage	0.15 km	Scheduled ancient monument	Small

## **POLICY E12 – PUBLIC RIGHTS OF WAY/CONNECTIVITY**

Proposals for the enhancement and improvement of the existing Public Rights of Way within the parish will be supported.

Proposals for improved linkages and accessibility within Eardisland and to the areas beyond will be supported.

All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- (a) Enhanced public access and appropriate signage from residential areas
- (b) New footpaths and cycle routes linking to existing and new networks and village facilities; and -
- (c) Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland and orchards, new hedgerows, grassland and wetland habitats.

**Parish Action 5**

The Parish Council will ensure that the designated area known as Pigmore Common (map ref. 34192564) remains a wildlife and botanical sanctuary.

**OBJECTIVE 5**

**To ensure that new and existing business enhances the character of the parish**

***Local Evidence***

6.24 - The community of Eardisland considers the following to be key issues within this Objective:

Agriculture

- To encourage agricultural development that is in keeping with its environs and does not detract from the character of the parish
- To protect and support agricultural enterprise within the parish.

Business, Enterprise and the Local Economy

- To ensure Eardisland parish is a vibrant and prosperous community by supporting existing and appropriate new sustainable enterprise and encouraging local businesses to be active participants in the community and parish
- To encourage the development of small businesses and home-working within the parish.

Leisure and Tourism

To reinforce our unique and special qualities with a view to encouraging and enhancing our status as a tourism destination – with the specific aims of helping to safeguard the parish assets and quality of life and of increasing tourist based revenue through low impact schemes.

***Technical Evidence***

6.25 - *Policy E1 of the Herefordshire Core Strategy states that development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:*

- - *The proposal is appropriate in terms of its connectivity, scale, design and size;*

- - *The proposal makes better use of previously developed land or buildings;*
- - *The proposal is an appropriate extension to strengthen or diversify an existing business operation;*
- - *The proposal provides for opportunities for new office development in appropriate locations.*

*The provision of viable live / work units as part of mixed use developments will also be encouraged.*

6.26 - *Other Relevant Policies are as follows:  
Herefordshire Core Strategy – SSS1, SSS4, E1, E2, E3, E4.*

### **POLICY E13 – MANAGING AGRICULTURAL LAND AND BUSINESSES**

Where planning permission is required, changes of use of former agricultural buildings to other uses will be required to demonstrate that consideration has been given to all the following criteria:

- (a) Access is suitable and adequate for proposed increases in traffic associated with new uses. The impact on the surrounding area of flooding and/or groundwater drainage is fully taken into account particularly with regard to run off issues and bunds (including those intended as landscape screening measures)
- (b) Landscaping is provided to screen industrial buildings, parking etc and the proposed re-use will not have an unacceptable impact on the local landscape
- (c) Adequate noise attenuation measures and measures to mitigate the effects of external lighting are to be provided
- (d) Increased traffic and deliveries are managed effectively in order not to impact on residential areas and working hours are limited to minimise disturbance to local residents and adverse impacts on residential amenity
- (e) Development will not have a detrimental effect on farm operations, including that on adjoining farmland
- (f) Development would not lead to the severance or fragmentation of farm holdings; and
- (g) The distance between the boundary of any residential property (excluding those belonging to the applicant) and business must conform to general permitted development regulations. -

### **POLICY E14 – NEW AGRICULTURAL DEVELOPMENT**

Conditions apply as in E13 above. New development for agriculture which requires planning permission will be permitted where there is:

- (a) No detrimental effect on the surrounding landscape by reason of size, scale, height, materials, design, landform or landscaping
- (b) No unacceptable impact on the amenity of neighbouring properties
- (c) In the case of new built development it relates well to existing farm buildings; and
- (d) Ensures that any likely significant effect on the River Wye SAC is avoided or adequately mitigated.

### **POLICY E15 – SUPPORTING EXISTING LOCAL EMPLOYMENT**

Existing sources of local employment will be protected. Development that would lead to the expansion or improvement of existing business premises will be permitted when it:

- (a) Is suitable in terms of size, layout, access, parking, design and landscaping -
- (b) The amenity of nearby occupiers is not impacted detrimentally
- (c) The character, appearance or environment of the site and its surroundings are not degraded -
- (d) Has adequate access, or potential access, by a choice of transport modes
- (e) Retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area; and
- (f) -Includes mechanisms to improve environmental performance to that of current best practice standards.

Redevelopment or change of use of existing employment premises will only be permitted when:

- (g) The employment premises have been empty for a significant period of time (6 months or more) and during that time actively marketed without securing a viable alternative employment use
- (h) Equivalent or better provision is made elsewhere within the parish to replace the proposed loss of local employment space.

### **POLICY E16 – NEW LOCAL EMPLOYMENT OPPORTUNITIES**

See E13 above. The development of new local employment opportunities will be permitted providing that they:

- (a) Do not have a detrimental impact on surrounding residential amenity

- (b) Do not lead to loss of open space or green infrastructure
- (c) Do not have an unacceptable impact on traffic; and
- (d) Design policies are in accordance with this Neighbourhood Development Plan.

## **POLICY E17 – SUPPORTING TOURISM AND LOCAL BUSINESS DEVELOPMENT**

Development that improves the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure and small scale local enterprise will be permitted where there is:

- (a) No detrimental effect on the distinct character of the rural landscape and settlements and promotes tranquility and the quiet enjoyment of the countryside
- (b) No adverse affect on the surrounding infrastructure, particularly local road networks and water supply and sewerage
- (c) Benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it located; and
- (d) Where feasible involves the re-use of existing buildings or is part of farm diversification.

## **OBJECTIVE 6**

**To promote a sense of community responsibility with regard to development, community facilities and infrastructure.**

### ***Local Evidence***

- 6.27 - The community of Eardisland considers the following to be key issues within this Objective:

#### Equality of Opportunity/ Equality and Diversity

To acknowledge that this NDP has a duty of responsibility to both current and future residents equally.

#### Responsibilities

To support landowners, residents and officials in discharging their responsibilities to the community.

#### Public funds

To support the Parish Council to use public funds to enhance life in Eardisland parish.

### ***Technical Evidence***

- 6.28 - *Policy ID1 of the Herefordshire Core Strategy states that provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.*

*Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through S106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.*

*A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.*

- 6.29 - *Other Relevant Policies are as follows:  
Herefordshire Core Strategy – SS1, SS4, MT1.*

## **POLICY E18 – COMMUNITY FACILITIES AND PUBLIC FUNDS**

Developers will be required to support proposals for improved community facilities and infrastructure in the parish as appropriate.

### **Parish Action 6**

The Parish Council will encourage all parishioners to behave responsibly to the community and their neighbours, over and above minimum statutory requirements.

# How to comment on this document

- 7.1 - This is the Draft of the Eardisland Neighbourhood Development Plan. To comment on this Draft you can download a Representation Form at [www.eardisland.org.uk](http://www.eardisland.org.uk) or email [eardislandclerk@gmail.com](mailto:eardislandclerk@gmail.com) and request a Form, or ring the Parish Clerk on 07789 322771 and request a Form or write to Eardisland Parish Clerk, 7 John Davies Place, Westcroft, Leominster, HR6 8JD.
- 7.2 - Printed copies of the Draft and the Representation Form will be available on the village website [www.eardisland.org.uk](http://www.eardisland.org.uk) and at the following locations: the Community Shop during opening hours; St Mary's Church between 9.00 am and 5.00 pm; Rita's Tearoom during opening hours; Eardisland Tearooms during opening hours; and from a member of the Steering Group.
- 7.3 - All representations and comments must be received by the Parish Clerk by 17.00 on Wednesday 20 January 2015.
- 7.4 - Following this six week consultation with Eardisland Parish residents and businesses and statutory consultation bodies, the Plan will be revised to take account of feedback from responses received during the consultation. The final version will then be submitted to Herefordshire Council for Regulation 16 Consultation (a further 6-week consultation) before being submitted for Independent Examination. The process will culminate in a local referendum of everyone on the electoral register on whether the Plan should be made part of the statutory development plan for Herefordshire.

# Glossary of Terms (from Herefordshire Local Plan – Core Strategy 2011-2031, Post-hearing Version Spring 2015)

Not all terms are used in this document, some are included for reference.

<b>Term</b>	<b>Meaning</b>
<b>A</b>	
Affordable Housing	Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
Area of Outstanding Natural Beauty (AONB)	A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.
<b>B</b>	
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.
BREEAM	Building Research Establishments Environmental Assessment Method is the most widely recognised method of assessing the environmental quality of a building design.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
<b>C</b>	
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.

Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (CIL)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.
Conservation Areas	An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.
Conservation Objectives	Conservation objectives in relation to Special Areas of Conservation are those referred to in the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) and Article 6(3) of the European Union Habitats Directive 1992. They are used when either the appropriate nature conservation body (here Natural England) or competent authority (e.g. Herefordshire Council; the Environment Agency) is required to make an Appropriate Assessment under the relevant parts of the respective legislation. Conservation objectives for relevant sites can be viewed on the Natural England website n
.	.
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
<b>D</b>	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (CIL)
Development	Town and Country Planning Act 1990: S.336 and S.55 (1), (1A) are the relevant sections. The Meaning of “development” is;- S.1 - The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. S.1A – Defines “Building Operations”, with reference to S.1.
<b>E</b>	
Economic output	Output in economics is the quantity of goods or services

	produced in a given time period, by a firm, industry, county, region or country.
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. NPPF paragraph 102 outlines the elements that have to be passed for development to be allocated or permitted.
<b>F</b>	
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
<b>G</b>	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently, but

	excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>H</b>	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic Landscape Characterisation	Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.
Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
<b>L</b>	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of

	the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See <a href="http://www.lifetimehomes.org.uk/">http://www.lifetimehomes.org.uk/</a>
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Enhancement Zone	Areas identified in the Green Infrastructure Strategy 2010, which would benefit from improvement in terms of green infrastructure
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
<b>M</b>	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
<b>N</b>	
National Nature Reserve	Designated by Natural England these are sites for wildlife and/or geology national importance with legal protection.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.
Neighbourhood (Development) Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
<b>O</b>	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

<b>P</b>	
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
<b>R</b>	
Regeneration	The redevelopment of decaying or run-down parts of older urban or rural areas, in order to bring them new life and economic vitality.
Registered social housing providers	Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Restoration	The treatment of an area after operations for the winning and working of minerals have been completed, by the spreading of any or all of the following; topsoil, subsoil and soil making material.
Retail hierarchy	A hierarchy of shopping centres ranging from regional and subregional centres through to town centres, district and local centres.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
<b>S</b>	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build homes and co-housing schemes.	Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds their own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-

	employment uses.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Sites of Special Scientific Interest (SSSI)	These are legally protected sites, designated by Natural England in view of their wildlife and geological value.
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Soundness	Legislation does not define the term 'sound', however, the Planning Inspectorate consider it in the context of its ordinary meaning 'showing good judgement' and 'able to be trusted', and within the context of fulfilling the expectations of legislation.
Special Areas of Conservation (SAC)	SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.
Stakeholders	Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Strategic locations	For this Core Strategy defined as around 500 homes in Hereford, around 100 homes in the market towns and around 5ha of employment land.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.

Strategic Housing Market Assessment	Sub regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.
Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.
<b>T</b>	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
<b>U</b>	
Unitary Development Plan	Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.
<b>W</b>	
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
<b>Z</b>	
Zero Carbon Development	Development that achieves zero net carbon

# Appendix 1

## Relevant National and Local Policy

### *National Planning Policy*

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

### *Delivering Sustainable Development*

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. - Building a strong, competitive economy.
2. - Ensuring the vitality of town centres
3. - Supporting a prosperous rural economy
4. - Promoting sustainable transport
5. - Supporting high quality communications infrastructure
6. - Delivering a wide choice of high quality homes
7. - Requiring Good Design
8. - Promoting healthy communities
9. - Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change

Para 99: Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water

supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new 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. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test; -
- if necessary, applying the Exception Test; -
- safeguarding land from development that is required for current - and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

Para 101: The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

Para 102: If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. 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.

Para 103: When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Para 104: For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.

11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Plan-making: Neighbourhood plans

Para 183: 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: 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.”

### *Herefordshire Core Strategy 2011-2031*

This document provides part of the strategic planning policy context for neighbourhood planning and the Eardisland Neighbourhood Plan will need to have regard to the following Core Strategy Policies:

- SS1 – Presumption in favour of sustainable development
- SS2 – Delivering new homes
- SS3 – Releasing land for residential development
- SS4 – Movement and transportation
- SS6 – Environmental quality and local distinctiveness
- SS7 – Addressing climate change

#### Place Shaping: Rural Areas

##### Housing Strategy

- RA1 – Rural housing strategy
- RA2 – Herefordshire’s villages
- RA3 – Herefordshire’s countryside
- RA4 – Agricultural Forestry and rural enterprise dwellings
- RA5 – Re-use of rural buildings

##### General Policies

- H1 – Affordable housing – threshold and targets
- H2 – Rural exception sites
- H3 – Ensuring an appropriate range and mix of housing
- H4 – Traveller sites

##### E1 – Employment provision

- E2 – Redevelopment of existing employment sites
- E3 – Homeworking
- E4 – Tourism

##### SC1 – Social and Community Facilities

- OS1 – Requirement for open space, sports and recreation facilities
- OS2 – Meeting open space, sports and recreation needs
- OS3 – Loss of open space, sports or recreation facilities

MT1 – Traffic management, highway safety and promoting active travel

E1 – Employment provision

E2 – Redevelopment of existing employment land and buildings

E3 – Homeworking

E4 – Tourism

LD1 – Landscape and townscape

LD2 – Biodiversity and geodiversity

LD3 – Green infrastructure

LD4 – Historic environment and heritage assets

SD1 – Sustainable design and energy efficiency

SD3 – Sustainable water management and water resources

SD4 – Wastewater treatment and river water quality

# Appendix 2

## **List of Community Facilities:**

Church of St Mary the Virgin

Dovecote – Community owned heritage asset housing exhibition centre & community shop

White Swan (public house)

The Cross (public house)

Eardisland Village Hall

Bowling Club Green and Clubhouse

Village hall car park

Public car parks

Allotments on their existing site or elsewhere

# Appendix 3

## Herefordshire Lowlands National Landscape Character Area No. 100

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

### *Description*

#### Physical and functional links to other National Character Areas

The Herefordshire Lowlands National Character Area (NCA) lies almost entirely within Herefordshire, with small areas to the north and east in Shropshire and Worcestershire, and in the south-east in Gloucestershire. It is bounded by the Clun and North West Herefordshire Hills NCA and the Black Mountains and Golden Valley NCA to the north and west, the Malvern Hills, Herefordshire Plateau and Teme Valley NCAs to the east and South Herefordshire and Over Severn NCA to the south.

The rivers Wye, Lugg and Frome flow through the NCA in wide, fertile valleys eroded into mudstone and glacial deposits and provide a physical and ecological link with Wales and the Black Mountains and Golden Valley, the Clun and North West Herefordshire Hills and the Herefordshire Plateau NCAs upstream and the Herefordshire and Over Severn NCA downstream.

The Wye flows in from the west, from Wales and the Black Mountains and Golden Valley NCA, and then from Hereford into the South Herefordshire and Over Severn NCA. The River Lugg flows through the Clun and North West Herefordshire Hills, crossing into the NCA from the west. It flows through the town of Leominster and south of here it is joined by a tributary, the River Arrow. The River Frome flows southwards into the NCA from the Herefordshire Plateau NCA, west past Yarkhill to Hampton Bishop southeast of Hereford, where it joins the Lugg. The River Teme crosses the northern tip of the NCA as it flows south from Ludlow before turning east to enter the Teme Valley NCA at Tenbury Wells.

Old Red Sandstone rocks underlie most of the area, linking with the neighbouring Black Mountains and Golden Valley NCA, and the Teme Valley and Herefordshire Plateau NCAs. There are widespread coverings of glacial deposits. There is an inlier of older marine Silurian rocks in the Shucknall Hill area.

Recreational opportunity is offered by long-distance trails connecting this NCA to others include the Wye Valley Walk which links to the Shropshire Hills and the Herefordshire Trail which connects the market towns in Herefordshire. Views can be expansive across to neighbouring NCAs, looking west to the Black Mountains, north to the Clun and Shropshire Hills, and east to the Malvern Hills and Woolhope Dome.

The area includes several nationally designated areas for landscape, geology and nature conservation importance. Small areas of both the Malvern Hills (773 ha) and the Wye Valley (130 ha) Areas of Outstanding Natural Beauty fall within this NCA. In addition, 430 ha of the River Wye Special Area of Conservation (SAC) and a small (42 ha) part of The Flits and the Moccas Park National Nature Reserves fall within the NCA. Main transport links in the area are the A roads linking Hereford and Worcester, Hay-on-Wye and Leominster. Rail links run from the south through Hereford and on to Ludlow, and from the east between Worcester and Hereford, passing through Ledbury.

### ***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, with localised deposits of alluvium and glacial drift. There is also a small area of Silurian limestone and siltstone at Shucknall Hill. 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.
- Several historic parklands include Humphry Repton's landscape improvements at Garnons and Hampton Court, Capability Brown's landscape at Berrington Hall, Uvedale Price's Foxley and numerous medieval parks, many with important ancient and veteran trees.
- 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.

### ***Herefordshire Lowlands today***

Lying almost entirely within Herefordshire but with small areas to the north and east extending into Shropshire and Worcestershire, and in the south-east into Gloucestershire, this is a rural lowland landscape bounded by the Herefordshire Hills and the Black Mountains to the north and west, the Malvern Hills and Bromyard plateau to the east and north, and the Wye Valley to the south. Three of the largest five towns in the county

– Hereford, Leominster and Ledbury – fall within the NCA. The county town of Hereford lies on the River Wye, west of the confluence with the River Lugg. It is a cathedral city, and many of the buildings are made from rich pink-red stone, brick, clay tile and slate (traditional building materials), giving the city a soft, warm character. The remains of Hereford Castle are still visible, an important historic site as it is one of only four pre-Norman castles in the country. There are a number of smaller castle sites in the area, one with Roman fortifications, and smaller manor sites. Queenswood, the only country park in Herefordshire, falls within the NCA and is a popular visitor attraction.

The county of Herefordshire shares a boundary with Wales and there is a sense of a border landscape with a history of fortification that has left small castles and earthworks. Much of the area is lowland fertile farmland with an undulating topography and wide flood plains, punctuated by a number of often wooded hills such as Dinmore and Wormsley rising steeply from them. The gently undulating mudstone lowlands are crossed by the wide river plain of the Wye with the rivers Frome and Lugg also meandering across the fertile plains. The higher areas were once part of a continuous plateau, but the hard cap has been eroded in many places, creating groups of hills, such as those at Wormsley where Merry Hill, Credenhill and Nupton Hill are separated by steep-sided, small valleys.

The Upper Silurian Raglan Mudstone Formation, the lowest of the Old Red Sandstone rocks, underpins the low-lying land. It is composed of red and greenish-grey silts and mudstone with some sandstone and calcrete limestone bands. The hills are underlain by Lower Devonian St Maughans Formation strata consisting of alternating beds of siltstone and sandstone containing nodular calcrete limestones formally known as ‘cornstones’. The Old Red Sandstone gives rise to the fertile cultivated land with rich red soils that characterise the area. In the Wye Valley there are extensive spreads of glacial deposits. Gravels were formerly extracted in pits such as those at Belmont and Stretton Sugwas. These superficial deposits include kettle moraines, a hummocky topography with pools in hollows which have no exit for drainage.

Fine examples of kettle holes are seen west of Hereford near Kenchester in the Wye Valley and in a belt from Kington to Orleton in the north of the NCA. Kettle holes are formed in superficial material deposited as the glacier melted. They show the places where blocks of ice, buried under the moraine, finally melted and the gravel above them collapsed. In some parts of the river valleys, the mudstone is overlain by fertile alluvium. Sub-alluvial gravel beds also occur in the Lugg Valley area. These were formerly extracted at Bodenham and are still being worked at Wellington. The plain is drained to the west by the River Wye, entering the area at Hay-on-Wye, in the south-west. The rivers Frome and Lugg converge just north of Hampton Bishop and then a mile further south meet the Wye at Mordiford.

The River Arrow is a tributary of the Lugg, joining it just south of Leominster. The River Teme flows southwards into the area from Ludlow and then turns eastwards at Woofferton to enter the Teme Valley proper at Tenbury Wells. The River Teme formerly flowed south and was a tributary of the Lugg. Its course changed during the ice age and now flows east to join the River Severn.

All of the rivers have wildlife interest, particularly for higher plants and mosses. Aquatic plants include water crowfoot, pondweed and yellow water lily with bankside vegetation composed of species such as water avens, great pond sedge, yellow flag and marsh speedwell. Kettle hole ponds in glacial moraines form an important habitat with rare and endangered species, some remnant from periglacial times. The sediment accumulated in these ponds gives a record of the changing plant and animal species as the climate changed over tens of thousands of years.

The NCA contains more than 6,000 ha of woodland which amounts to around 7 per cent of the total area. Around half of this is ancient woodland, largely of ash and field maple or oak and bracken types supporting a ground flora that is often rich in herbs such as wild daffodil, bluebell, dog's mercury, wood anemone and violet. The remainder has many coniferous elements of productive woodland of spruce, Douglas fir and larch.

Running south-west from Hope-under-Dinmore to Staunton-on-Wye in the centre of the NCA are the most wooded parts with ash, field maple and dog's mercury woodland as well as oak, bracken and bramble woods. Both types are well represented at Wellington Wood Site of Special Scientific Interest (SSSI) near Dinmore. This is one of the largest and most biologically rich ancient semi-natural woodlands in the NCA. These woodlands were traditionally managed as coppice, which has declined significantly, leaving only a few woodlands still managed in this way. Traditional orchards were once extensive across the area but now are now found mainly at the edges of the hamlets and around farmsteads.

Remnants of wet woodland also remain along the river valleys and wet grassland is very restricted. Isolated examples of previously extensive areas can be found, including Lugg and Hampton Meadows SSSI on the outskirts of Hereford, one of the largest surviving meadows of this type in the country. Many of the hedgerows are over-trimmed and gappy. Across most of the lower-lying areas they are of 19th-century enclosure origin and are limited in diversity. Thicker, more mature, species-rich hedgerows are found on the rising ground and steeper slopes of the hills and adjacent areas.

There is a high concentration of medieval parks, and numerous designed landscaped parks. Many hill tops are marked by iron-age hill forts, such as Credenhill Camp and Sutton Walls Camp. The parks, along with

traditional orchards, often support very rich invertebrate fauna, particularly species associated with mature timber and deadwood.

Arable cultivation is concentrated in the Wye, Lugg and Frome river valleys, with mixed agriculture elsewhere. Although the agriculture is highly commercial and productive, the farms themselves are still relatively small, the majority being below 20 ha in the mid-19th century and in 2000 68 per cent of businesses operating on less than 50 ha. The area is nationally important for soft fruit production, much of which is now grown in polytunnels, with potatoes as another important crop. Many original field boundaries have been removed to create large fields for agricultural purposes. This open character is broken by orchards and occasional hop fields, often with high shelterbelts around them.

Smaller pasture fields and numerous hedgerow trees are to be found on the higher ground. Occasionally there are poplar shelterbelts along the valley bottoms where the surviving permanent grassland is now found – a survivor of the formerly much more extensive Lammas meadows on the flood plains of the Wye, Frome and Lugg.

Timber-framed buildings are common, including a high proportion from the 16th century or earlier. Weatherboarding is a common form of cladding for timber-framed buildings, particularly barns, and is often associated with tall, stone plinths and gable walls. Old Red Sandstone and greyish-yellow Downton Stone are also frequently seen in older buildings. There are converted hop barns and cider houses (distinguished by wide doors). The settlement pattern across the NCA is dispersed with nucleated villages along the river valleys and small market towns such as Ledbury. This tranquil rural area offers opportunities for walking on local and long-distance footpaths as well as recreation on the many rivers. The many SSSI, the Wye SAC and a network of semi-natural habitats exist within a commercially farmed environment.

# Appendix 4

## Buildings Listed by English Heritage (Historic England from 1<sup>st</sup> April 2015)<sup>2</sup>

There are 39 Listed Buildings in Eardisland and 2 Scheduled Monuments. The A44 through Eardisland is now designated the C1035.

Title	Type	Location	Grade
<b>BRIDGE HOUSE</b>	Listing	BRIDGE HOUSE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>STAICK HOUSE</b>	Listing	STAICK HOUSE, A44, EARDISLAND, Eardisland, County of Herefordshire	II*
<b>RUSCOTE</b>	Listing	RUSCOTE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>BURCOTT COTTAGE; COBBLERS COTTAGE; POST OFFICE AND STORES</b>	Listing	POST OFFICE AND STORES, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>KNAPP HOUSE</b>	Listing	KNAPP HOUSE, A44, EARDISLAND, Eardisland, County of Herefordshire	II*
<b>THE WHITE SWAN INN</b>	Listing	THE WHITE SWAN INN, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>ADLEN HOUSE</b>	Listing	ADLEN HOUSE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>THE CROSS INN</b>	Listing	THE CROSS INN, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>COURT HOUSE</b>	Listing	COURT HOUSE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>STAICK COTTAGE</b>	Listing	STAICK COTTAGE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>LOWER BURTON FARMHOUSE</b>	Listing	LOWER BURTON FARMHOUSE, LOWER BURTON, Eardisland, County of Herefordshire	II
<b>LOWER HARDWICK FARMHOUSE</b>	Listing	LOWER HARDWICK FARMHOUSE, LOWER HARDWICK, Eardisland, County of Herefordshire	II
<b>BARN ABOUT 10 METRES WEST OF HARDWICKE HOUSE</b>	Listing	BARN ABOUT 10 METRES WEST OF HARDWICKE HOUSE, UPPER HARDWICK, Eardisland, County of	II

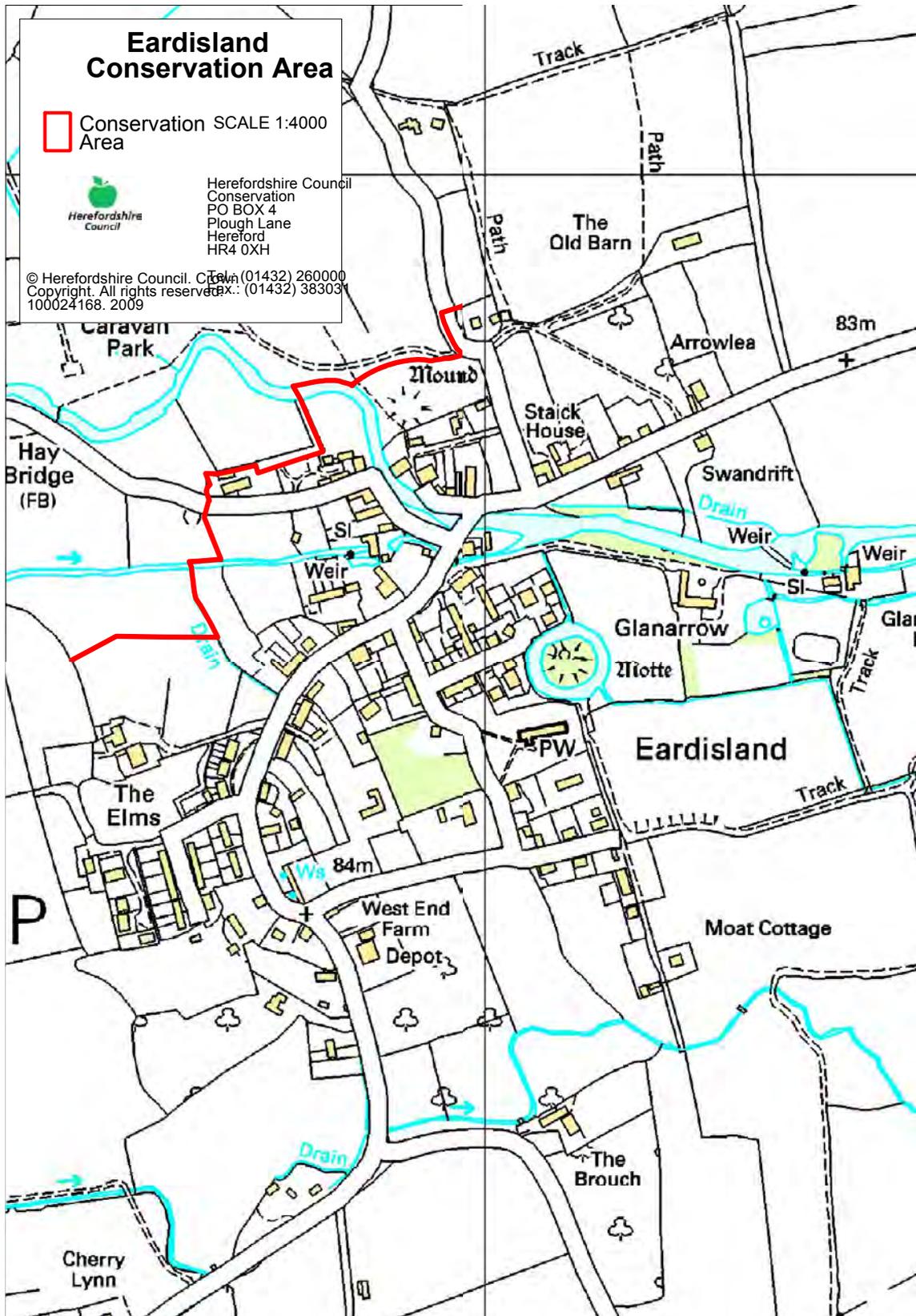
<sup>2</sup> <http://list.english-heritage.org.uk/mapsearch.aspx>

		Herefordshire	
<b>BURTON COURT</b>	Listing	BURTON COURT, Eardisland, County of Herefordshire	II*
<b>LOWER RHYDIMOOR FARMHOUSE</b>	Listing	LOWER RHYDIMOOR FARMHOUSE, Eardisland, County of Herefordshire	II
<b>DOVECOTE ABOUT 40 METRES NORTH EAST OF THE MANOR HOUSE</b>	Listing	DOVECOTE ABOUT 40 METRES NORTH EAST OF THE MANOR HOUSE, A44, Eardisland, County of Herefordshire	II
<b>ARROW LAWN COTTAGE</b>	Listing	ARROW LAWN COTTAGE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>HINTON MANOR</b>	Listing	HINTON MANOR, Eardisland, County of Herefordshire	II
<b>ARROW BRIDGE (NUMBER 181)</b>	Listing	ARROW BRIDGE (NUMBER 181), A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>THE MANOR HOUSE</b>	Listing	THE MANOR HOUSE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>ARROW LAWN</b>	Listing	ARROW LAWN, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>ST MARY'S</b>	Listing	ST MARY'S, LOWER HARDWICKE, Eardisland, County of Herefordshire	II
<b>BARN ABOUT 20 METRES NORTH WEST OF HARDWICK HOUSE</b>	Listing	BARN ABOUT 20 METRES NORTH WEST OF HARDWICK HOUSE, UPPER HARDWICK, Eardisland, County of Herefordshire	II
<b>GLANARROW MILL</b>	Listing	GLANARROW MILL, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>RIVERSIDE COTTAGE</b>	Listing	RIVERSIDE COTTAGE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>BROOME FARMHOUSE</b>	Listing	BROOME FARMHOUSE, BROOME, Eardisland, County of Herefordshire	II
<b>LIME COTTAGE</b>	Listing	LIME COTTAGE, EARDISLAND, Eardisland, County of Herefordshire	II
<b>BARN AND COWHOUSE ABOUT 10 METRES SOUTH OF LOWER BURTON FARMHOUSE</b>	Listing	BARN AND COWHOUSE ABOUT 10 METRES SOUTH OF LOWER BURTON FARMHOUSE, LOWER BURTON, Eardisland, County of Herefordshire	II
<b>GARAGE ABOUT 10 METRES SOUTH OF ARROW LAWN COTTAGE</b>	Listing	GARAGE ABOUT 10 METRES SOUTH OF ARROW LAWN COTTAGE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>DOVECOTE ABOUT 100 METRES NORTH OF BURTON COURT</b>	Listing	DOVECOTE ABOUT 100 METRES NORTH OF BURTON COURT, Eardisland, County of Herefordshire	II
<b>ARROW BRIDGE (NUMBER 478)</b>	Listing	ARROW BRIDGE (NUMBER 478), A44, EARDISLAND, Eardisland, County of Herefordshire	II

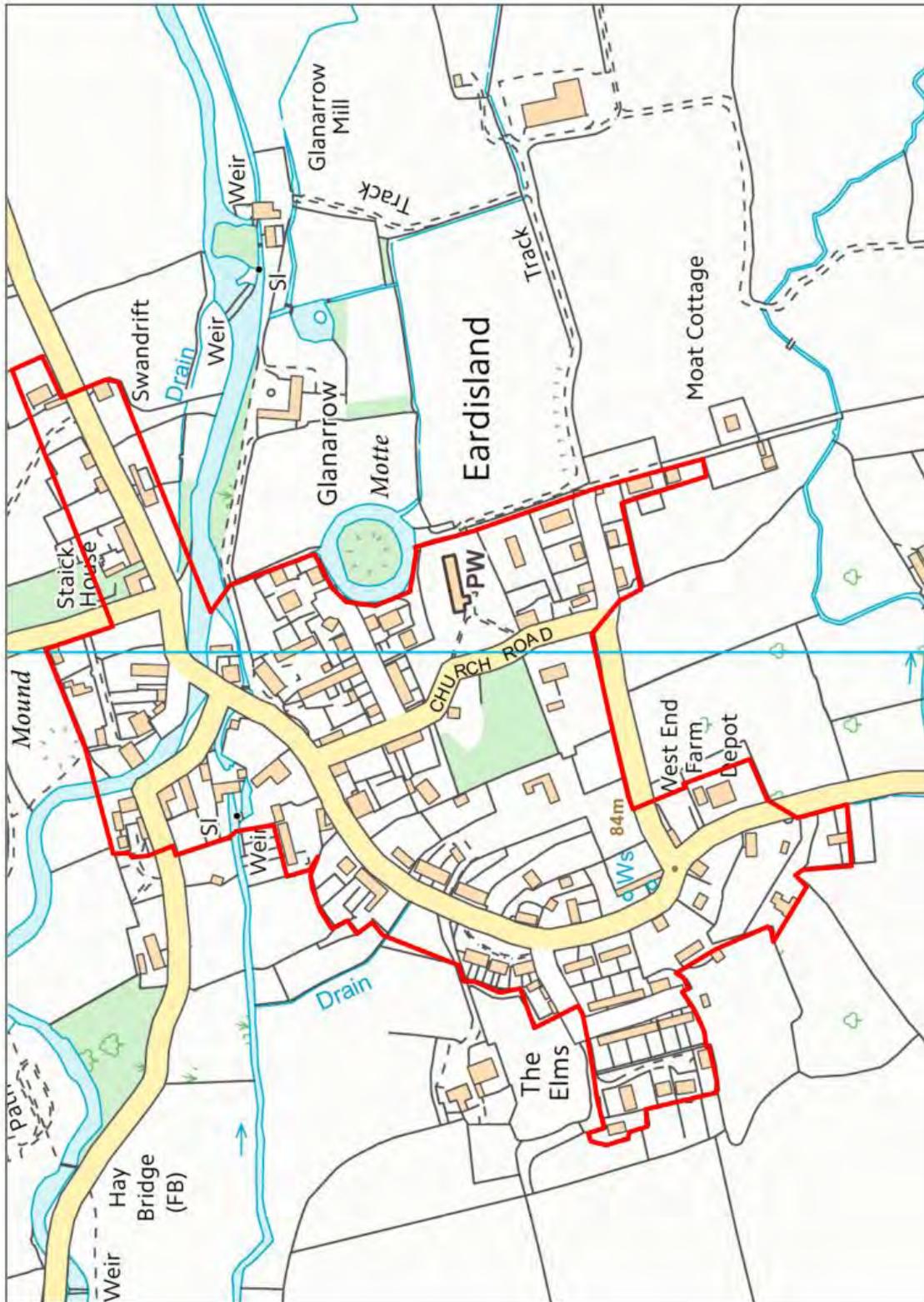
<b>OUTHOUSE ABOUT 10 METRES WEST OF RIVERDALE</b>	Listing	OUTHOUSE ABOUT 10 METRES WEST OF RIVERDALE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>ARROW COTTAGE</b>	Listing	ARROW COTTAGE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>THE LATCHETTS</b>	Listing	THE LATCHETTS, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>MILL STREAM COTTAGE</b>	Listing	MILL STREAM COTTAGE, A44, EARDISLAND, Eardisland, County of Herefordshire	II
<b>CHURCH OF ST MARY</b>	Listing	CHURCH OF ST MARY, EARDISLAND, Eardisland, County of Herefordshire	II*
<b>HARDWICK HOUSE</b>	Listing	HARDWICK HOUSE, UPPER HARDWICK, Eardisland, County of Herefordshire	II
<b>K6 TELEPHONE KIOSK, A44</b>	Listing	K6 TELEPHONE KIOSK, A44, Eardisland, County of Herefordshire	II
<b>BARN AT UPPER RHYDIMOOR, EARDISLAND</b>	Listing	Upper Rhydimoor House, Monkland, Leominster, Leominster, HR6 9DH, Eardisland, County of Herefordshire	II
<b>MOUND N OF THE CHURCH</b>	Scheduling	Eardisland, County of Herefordshire	
<b>'MONK'S COURT'</b>	Scheduling	Eardisland, County of Herefordshire	

# Appendix 5 - Maps

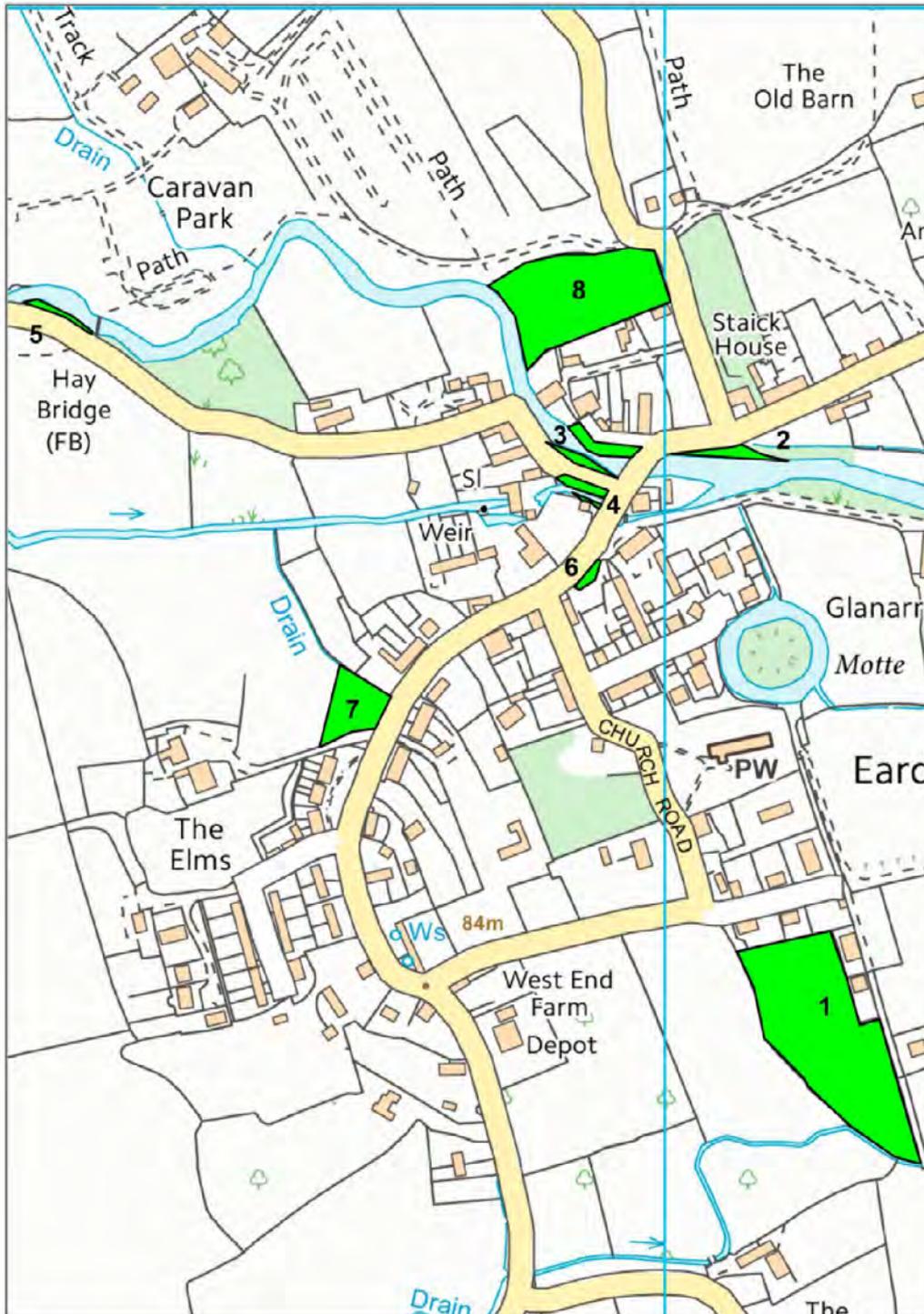
## Eardisland Conservation Area



# Eardisland Settlement Boundary



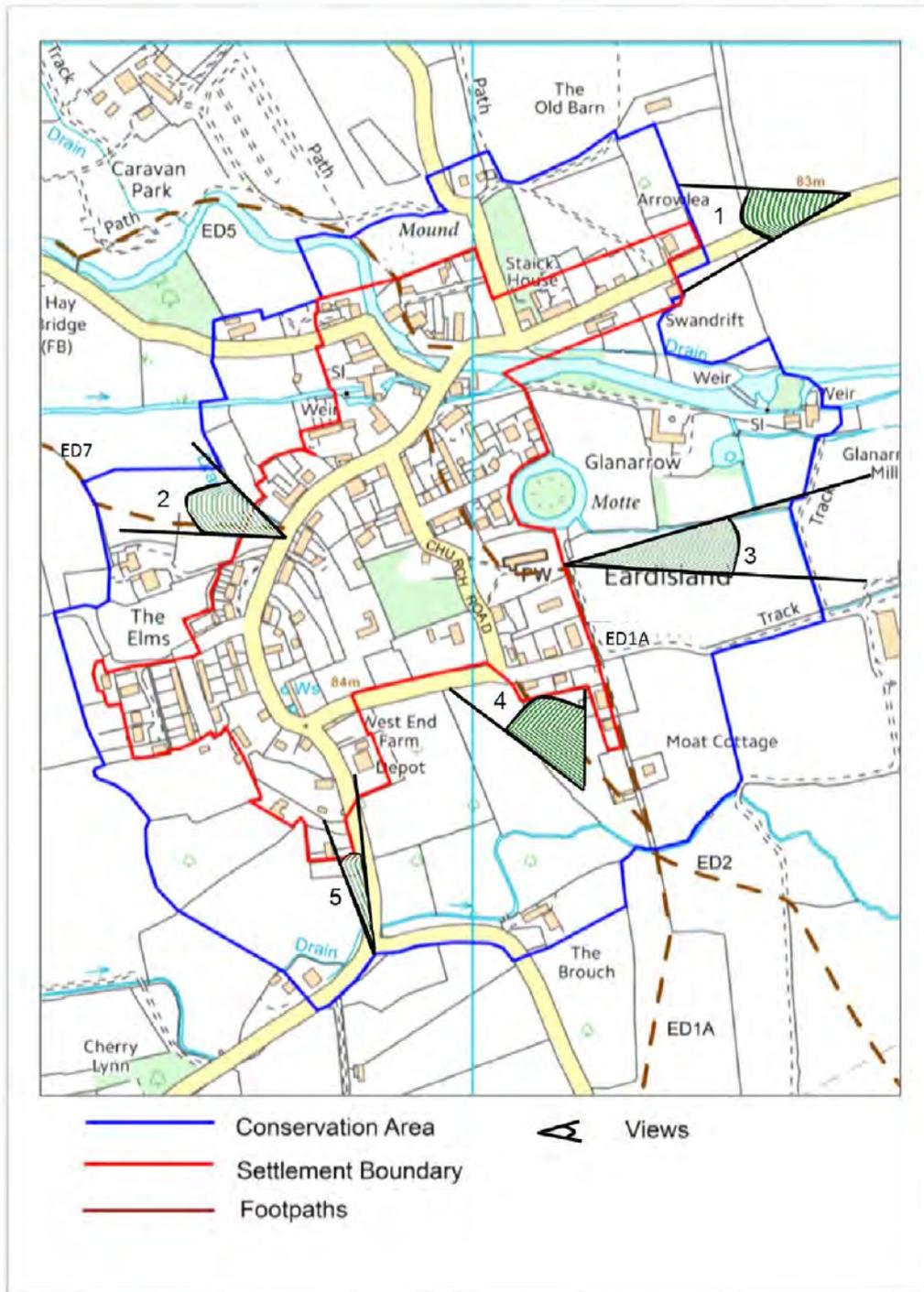
## Local Green Spaces



1. Recreation Ground
2. Grassed riverside picnic area opposite Staick House
3. River banks from bridge towards Arrow Bank and Arrow Lawn
4. Millstream banks, opposite and adjacent to the Dovecote
5. River frontage at Hay Bridge
6. War Memorial garden
7. Land adjacent to The Elms drive
8. Land to west of Lyme Lane and north of Monks Court cottage.

# Appendix 6

## Map of Views and Vistas



## **Justifications for Selected Views**

### View 1 – The eastern approach to Eardisland village along C1036

The open agricultural landscape on either side of the road provides an appropriate precursor to the inviting entry to the village. It leads to the dramatic revelation of the River Arrow immediately followed by the first sight of the village centre from the brow of the bridge. The visual and emotional appeal of this impression should never be underestimated.

### View 2 – West to open countryside opposite Glebe Cottages

The view incorporates the designated green space no. 7 in this Plan (see Appendix 5 or policy E11) which is the only opportunity in the main street to relate the village centre to surrounding countryside. It has the added advantage of providing an inviting introduction to the Eardisland-Pembridge footpath ED7. The contra view approaching along the footpath is equally valuable.

### View 3 – East along the Arrow valley from footpath ED1A

This area provides the essence of the setting for Eardisland's two main historic features, the Motte and Moat and the Parish Church. It should be noted that Herefordshire Council Planning department took the same view by rejecting this area as a potential development site in the Strategic Housing Land Availability Assessment (SHLAA) document (2012), stating that development here would be detrimental to this part of the Conservation Area.

### View 4 – North across the Recreation Ground, a protected Green Space

The Recreation Ground is a major asset for the village. Neighbouring houses clearly indicate this is essentially an integral part of the village, but they do not intrude on the sense that aesthetically the Recreation Ground is a transitional space from built village to open countryside accessible from footpaths ED1A and ED2, from which continuous views can be appreciated and enjoyed.

### View 5 – The western approach to Eardisland village along C1036

As with View 1, the landscape on either side of the road provides an appropriate precursor to the inviting entry to the village.

# Appendix 7

## GUIDANCE NOTES FOR INTENDING DEVELOPERS

### 1. RATIONALE

Every year Eardisland receives hundreds of visitors from throughout the United Kingdom and around the world who attest to its significant contribution to our national heritage.

Mindful of this, and the respect and affection Eardisland residents have for their village, Eardisland Parish Council will expect a sensitive approach and an appropriately high level of design from all intending developers.

### 2. CONSERVING A SENSE OF PLACE

Intending developers should thoroughly acquaint themselves with all aspects of Eardisland's distinctive character and heritage. This process will provide the necessary background knowledge for satisfactory completion of a Design Justification Statement.

### 3. DESIGN JUSTIFICATION STATEMENT

Eardisland Parish Council will expect to receive a Design Justification Statement with each planning application. Clearly the level of complexity of this document will vary according to the nature and size of development, which can range from extensions and conversions to individual, or groups of, new build houses. There is mandatory legislation that requires a Design and Access Statement to be submitted with all applications – <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess>

### 4. THE DESIGN JUSTIFICATION STATEMENT FORMAT

#### 4.1 A brief forward will be expected

This should demonstrate how the proposal protects, reinforces and enhances the distinctive character and heritage of Eardisland. This can be accompanied by photographic evidence if appropriate.

It should also set out how the proposal meets the policies and expectations of the relevant local and national planning documents as well as Eardisland Neighbourhood Development Plan.

## 4.2 Design aspects to be included and addressed

- (a) - Connection and integration with existing community and its built form: neighbouring residential properties; local landscape; any nearby Heritage Assets, community amenities or protected land.
- (b) - High build quality including: justification of materials; any detailing; proportion, scale and massing.
- (c) - Sustainability credentials: environmental, social and economic.
- (d) - Adequate car parking and provision for vehicle movements particularly large service vehicles for deliveries, including oil tankers and sewage disposal tankers.
- (e) - Adequate safe connection with existing local road network for vehicles of all sizes, pedestrians and cyclists.
- (f) - Landscaping, hard and soft, to integrate with the immediate locality and the wider context.

## 5. ADDITIONAL RELEVANT POINTS

- 5.1 - Eardisland village and the adjacent agricultural countryside are a designated Conservation Area. Additionally there are areas of protected landscapes and Heritage Asset sites.
- 5.2 - The village is located on the floodplain of the River Arrow.
- 5.3 - The village has no mains drainage.
- 5.4 - Most village roads and approach roads are liable to flooding.
- 5.5 - All village roads and approach roads are effectively single track with the exception of the C1036 which forms the main village thoroughfare.
- 5.6 - The village contains limited services and many - facilities/amenities are reliant on volunteers. -

# Appendix 8

## Report of the Options Consultation Open Events Friday 14 and Saturday 15 November 2014

2 days of Open Events were held in Eardisland Village Hall, 14-15 November 2014 with the aim of: eliciting the views of parishioners with regard to 4 specific questions; getting data on which of the views suggested by the Steering Group should be considered for protection within the Neighbourhood Development Plan; and to gain general comments on the Plan and the process.

A letter encouraging residents to attend an Open Event and a copy of the Consultation Form was delivered to every house in the parish by members of the Steering Group. 93 people attended the Open Events and 51 response sheets on the protected views were completed at the Open Events (these response sheets were only available at the Open Events).

As some residents were unable to attend the Open Events, they left completed Consultation Forms in a box at the Community Shop or emailed the Forms and/or comments to the Parish Clerk. In total, Forms were returned from 82 named houses, out of 240 houses within the parish, giving a response rate of 34.1%. 111 individual Forms were returned, out of 389 people on the electoral register, a response rate of 28.5%. Not all Consultation Forms were fully completed, so the results are based on the data provided. Of the 111 Forms returned, 58 residents were identified as living within the Settlement Boundary, 47 as living outside the Settlement Boundary and 6 people did not give either an address or postcode.

The results shown below give the responses to the specific questions.

*1. The Settlement Boundary for Eardisland shows the current limit of housing within the village as defined by Herefordshire Council's Unitary Development Plan (UDP) of 2007. The Herefordshire Council Core Strategy document will replace the UDP when it is adopted and made law early next year. All Settlement Boundaries are removed in the Core Strategy. Therefore, the Eardisland NDP Steering Group recommend that a Settlement Boundary for Eardisland should be retained – as shown on the map overleaf.*

*Do you agree with the preferred option that a Settlement Boundary should be retained? (please circle your answer)*

Yes – 77 respondents (69.3% of respondents and 19.7% of all electoral registrants)

No – 33 (29.7% of respondents and 8.4% of all electoral registrants)

*2. Planning applications for new developments will be submitted between now and 2031, which is the timescale for the NDP. The Steering Group believe there should be a limit on the number of houses built in any one development.*

*What do you think the limit on the number of houses should be? (please circle your answer)*

1-3 houses – 37 respondents (33.3% of respondents)

4-5 houses – 50 respondents (45% of respondents)

6-10 houses – 21 respondents (18.9% of respondents).

3. *The Steering Group believe that particularly special views and vistas that are publically accessible within the parish should be protected. The suggested views will be shown at the Open Event.*

*Do you agree that special publically accessible views should be protected? (please circle your answer)*

Yes – 91 respondents (81.9% of respondents)

No – 18 respondents (16.2% of respondents)

4. *Currently all proposed developments outside the Settlement Boundary have to submit a Sustainability Assessment, which shows items such as how the development will be energy efficient, how water run-off will be managed and what materials will be used. The Steering Group believe that all future developments in Eardisland parish should have to submit a Sustainability Assessment for planning approval.*

*Do you agree that all future developments in Eardisland parish should submit a Sustainability Assessment? (please circle your answer)*

Yes – 91 respondents (81.9% of respondents)

No – 18 (16.2% of respondents)

Of the 51 response sheets about protected views, 23 people chose all 14 views to protect. 8 people attending the Open Events made comments on the protected views response sheets and 8 respondents commented about views on the Consultation Form. Of these 16:

- 2 stated that no views should be protected at all
- 9 said that these were the wrong views to be protected or that only views relating to the tourist route or village centre should be protected
- 1 person stated the views were being used as an excuse to stop all new building.

2 comments were made on the Consultation Forms relating to Q1 (retaining the settlement boundary). 1 said that the Settlement Boundary should not be retained as there is a shortage of suitable development sites within it and 1 stated it should be extended for the same reasons.

In the rest of the comments on the Consultation Forms, 13 related to Q2 (the number of houses that should be built in any development). Of these:

- 8 said that the number should depend on the size and appropriateness of the site for development
- 1 stated that limit should be probably 1-3 and no more than 4-5
- 2 said more than 10 houses
- 1 person commented on the need for low cost affordable housing for younger families.

6 respondents commented on the Consultation Forms about Q4 (sustainability assessments), either that such assessments are important, that they could increase the cost, that the definition of a sustainability assessment was incorrect or that it is already required for planning applications.

6 emails were received by the Parish Clerk following the Open Events and a number of comments were made on the Comments sheets provided at the Open Events. It must be recognised that these comments were in general critical of the consultation process undertaken and/or of the draft Neighbourhood Development Plan that was available for the Open Events. The main themes from these emails and comments are as follows:

- Lack of consultation with local landowners and other stake holders and lack of a Call for Sites
- Concern that the suggested views were to protect members of the Steering Group and/or to prevent any development
- Concern about a lack of previous community consultation/engagement and that decisions had been taken by and promoted by the Steering Group without consultation and represented personal views
- Belief that the Steering Group do not want any development in Eardisland
- Overemphasis on flooding in the draft Plan
- Expansion of the design statement needed.

The documents and tables showing all the comments received by whatever means can be seen at [www.eardisland.org.uk](http://www.eardisland.org.uk) on the Neighbourhood Development Plan pages.

Many of the verbal comments made during the Open Events were very positive; however these were not recorded in a suitable format for this report.

Following consideration of all the results and comments from this consultation and the Open Events, it was recognised by the members of the Steering Group that elements of the consultation process and Open Events were under-prepared and had led to genuine and relevant concerns about the draft Plan at this stage. It was agreed that certain of the Community Led Plan (CLP) data, on which the NDP is based, now need to be reviewed and where necessary updated. Further work is required on various aspects of the Plan and that community consultation and involvement is needed. Although all meetings are open to the public and regularly advertised and articles have been published in every relevant parish magazine, with Bulletin Boards also posted round the parish, public interest and participation has been low. Advice has been sought from Kirkwells, the planning consultants advising the Parish Council and from the allocated officer in the Neighbourhood Planning Department of Herefordshire Council and work on the Plan is now continuing.

The Steering Group for the Eardisland Neighbourhood Development Plan

# Appendix 9

## Report of the Community Consultation Events Friday 9 and Saturday 10 October 2015

2 days of Community Consultation were held in Eardisland Village Hall on 9-10 October 2015 to receive feedback and views on the following changes to the Plan: new draft using a Criteria-Based Approach; the Vision and Objectives; the rewritten Policies and Parish Actions; and to gain general comments on the Plan and the process.

Flyers advertising the changes made to the draft NDP and details of the event were sent to every household in the parish magazine in July and September. In addition notices advertising the event were placed on the village website and parish notice boards. A poster was placed at various locations round the parish and those who responded by email to the previous consultation event were contacted by email to encourage them to comment in this consultation. It was recognised that not everyone would be able to attend the event. Therefore all the flyers, notices and posters gave the option for people to download a response form from the website or contact the Parish Clerk for a form, either to be returned directly to the Clerk by 3 days after the event.

In total, parishioners from 31 houses responded, out of 243 houses within the parish, giving a response rate of 12.7%. Of these, 27 out of 31 households had also responded to the previous consultation event. 49 people attended the event, which included 3 who live outside but own land in the parish. 9 people responded by email or post. 57 individual Forms were returned in total. Not all Consultation Forms were fully completed, so the results are based on the data provided.

The results shown below give the responses to the specific questions.

1. *The Due to environmental constraints, the NDP is unable to identify and allocate suitable sites for development within / adjacent to the Settlement Boundary.*

*Therefore the NDP's policies are written with strict criteria to be met by all new development wherever it is in the Parish.*

*Development should be as near to the built form as flood constraints allow and planning applications will be considered in relation to their conformity to the criteria in the NDP policies, as well as to national and local policies.*

*Do you agree with this Criteria-Based Approach to planning for the Eardisland NDP?*

56 out of 57 respondents answered 'Yes' to this question, though 4 also responded 'No' and made comments shown below. The responses to the comments are **marked in red**:

- But relationship to the built form is too restrictive
- However in the previous consultation we were asked what size development we thought appropriate. This appears to be missing from this draft. I am concerned about inappropriately large developments
- We agree with the principle of a 'criteria' plan however not for the reasons given. Due to 'environmental 'constraints' it would be very easy to say where houses could/should be

located but no effort has been put into positively facilitating growth. The criteria are also quite 'generic' and would not prevent the worst kind of development (ie a large, suburban estate). The introduction & justification is negative in tone & focuses on what can't be done **Intro & Rationale amended to reflect this**

- But there are suitable sites, though a criteria based approach would be good. This is a very negative approach just identifying sites not suitable but making no effort to identify positive sites alongside the boundaries. **Head of Neighbourhood Planning at Herefordshire Council (NPHC) recommended not allocating sites but use current criteria approach**
- There must be positive sites within the boundary of the village (x2 people)
- With qualification! There is a large, perhaps negative, emphasis on the constraints. But the constraints are clear so it should be possible to identify & allocate sites as there are some adjacent to the settlement boundary. **See previous comments**. So the emphasis seems to have been on where you can't build, not where you can. Notwithstanding this, I believe a criteria-based approach is appropriate. But the criteria currently are too generic & should be more specific to generate the best possible housing quality & mix
- Your remit was to identify areas for growth & housing and not to protect the 'status quo'

## 2. Do you agree with the Vision and Objectives for the NDP?

52 out of 57 respondents 'Yes', of whom 2 responded 'No' as well and 1 person did not respond to this question. Comments made and responses to the comments (**marked in red**) are shown below:

- Again the Vision & Objectives are generic & almost weightless. There is no mention of positively facilitating opportunities for growth (housing & enterprise). The objectives seem quite 'qualified'. Is it worth mentioning that the ENDP would aspire to excellence & high quality opportunities to improve the village? It is a plan for the future but sounds so negative - especially to outsiders who might want to live/work here. **NPHC recommended not allocating sites but use current criteria approach**
- These are very static styles of vision. Surely this is an opportunity to look to the future of our village and promote and encourage good housing of every type. To ensure businesses & people want to work, live & visit. Where is the POSITIVE! See 3.6 'plan positively'
- I find the objectives too static & looking to maintain the status quo. It appears to be trying to look at restricting development, seeing this as a threat, rather than an opportunity. There is very little about proportionate growth being achieved, how important this is for Eardisland and how to do it. **Now added**. This links to the criteria needing to be more explicit so that development can be embraced positively
- How can you achieve objectives 3 & 5 if you will not identify or permit sites to be considered **See previous comments concerning criteria approach** – so much endeavour, for so little result, what a pity!

## 3. Do you agree with the rewritten Policies and Parish Actions of the NDP?

50 respondents out of 57 said 'Yes', 6 said 'No', 1 person did not respond to this question. Comments made and responses to the comments (**marked in red**) are shown below:

- I am concerned that there is no protection for the views and vistas at the west end approach to the village. The restriction on the density of new houses seems to have been removed from the plan. This is extremely worrying. **Under review**
- Protected views - No.3 hedge is so high you can't see the open area **Being checked**; No.1 view should be brought in, why protect Swandrift (not important building). **View is of entry to village, Swandrift can be seen for some distance away as the start of the village**. Local green spaces - what about church, motte & churchyard **Already protected by listing** and its setting; the whole area around Dovecot/river could be protected **River bank included as green area**. Protected views should include the important clusters of architecture! Extend the arc on No.2 to include behind Mary J's. **Consider extending**. Policy E2 (a) Eardisland is a 'cluster' village and so 'street frontage building lines' are inappropriate & unworkable. **Amended but not considered a cluster village**. Back land development would be fine in some circumstances. **As shown in E9**. Other E2 policies

- could do with more detail & clarification to aid developers/landowners. E1 (n) Please reconsider 'ARTIFICIAL' alternatives. UPVC etc is NOT appropriate. **Cannot preclude alternatives, eg slate unobtainable and alternative acceptable; remove 'artificial'**
- Eleven of the policies begin with either DOES NOT, DO NOT, WOULD NOT or WILL NOT. Has nobody got an enthusiastic, positive approach to the development of Eardisland. **Some policies changed, some use language of higher level policies**
  - No suggestion of what Eardisland does need to progress (x2 people)
  - These policies refer to the UDP which is obsolete, so presumably they will need to be rewritten to reflect the Core Strategy? **Yes now it is adopted.** But, more than that, again it is all very negative. There is not a suggestion of what Eardisland does want in terms of new business opportunities except tourism. **NDP cannot say what business is put forward.** Very narrow, not innovative, missed opportunity
  - Policy E1 (b), (h) and (j) negative criteria **(b) & (j) use language of higher level policies, (h) justifiable to have views, wording amended** - unhelpful to positive stance. Protected view is not more important than housing
  - Whilst we generally agree with the policies and actions, we feel that there is an element of 'arm twisting' from council/government which have pressured the NDP to compromise. An example is the reduction of the number of protected views down to 4 (x3 people)

4. *Do you have any other comments about the NDP?*

Comments made and responses to the comments (**marked in red**) are shown below:

- First class job!
- 'Localism' in name only - too many constraints in National and Herefordshire planning - regulation hierarchy to allow sufficient freedom for truly local planning decisions -
- Difficult to see how there could be any other approach to development in the village given the constraints imposed by the flood risk & and the requirement to maintain the village's unique identity
- It is a very clear well written thought out plan, given the problems associated with the flood risk
- Good presentation - thanks! Agree with all
- Why is the Eastern approach (Leo) looked on as being more 'soft' than the South Western approach (Pem)? **Remove 'soft' -**
- Very much better than v1 but A) might new legislation over-ride? B) to meet the housing target land 'adjacent' (meaning?) to the devt area is clearly going to be needed
- Think a very good draft, well thought out
- No point mentioning the UDP - **Will be removed now Core Strategy adopted & available** more focus on the Core Strategy & NPPF. There is no mention of housing needs data (of all types not just affordable). What housing types would the village like/need? **Extra added to local evidence before E9/10.** Might be worth specifically supporting self build /custom homes (as recommended in the Core Strategy). Perhaps suggest that all development proposals should demonstrate pedestrian & cycle connections to the services within the village (to limit unnecessary car use & improve cohesion). **Already in E12.** Do you need to provide an idea of where open countryside begins to stop development spreading too far. This would be easy to do. **Already done by Settlement Boundary as recommended by NPHC.** I would be keen to support exceptional development (housing, enterprise, community) & to make the village vibrant, exciting & positive. The policies & tone are very negative. **Some policies changed to positive.** I also have concerns that the policies are not active enough & still allow the village to be developed in the wrong way because the interpretation is open ended. **Checked with consultant & will be checked with NPHC**
- Let's support development and aim for the very best we can get. There are already constraints that can be used to prevent the wrong developments in the wrong place. - **Development is supported**
- It would appear that there are not enough areas within the village boundary due to - protection areas being allowed!! Let's stay with the boundaries, develop & enhance our - village. **Possible sites within the Settlement Boundary are not protected by views** (x2 people) -
- From the start some of the people involved appear to have seen this as an opportunity to 'protect' their homes against development & to use the flooding argument to do this. Whilst the flooding is an issue, it appears to be overstated as there are areas that could -

positively be used for development. **Any landowner is enabled to put forward land for development by this criteria approach.** (F21 & F22) There doesn't seem to be any evidence base for what housing is required, how much, what aspirations for design, density, community cohesion etc. **Housing need data added, policy amended**

- Sadly vested interests have won, over the organic growth of our village. **The criteria approach will actually facilitate organic growth, as and when sites are put forward which meet the criteria and local and national policies.** The obsession with non-existent flood risks is dangerous and negative. **This is not the view of EA and those marooned in times of flood. The flood risk map is an external fact of life freely available to developers and prospective house buyers, as well as to insurers**
- As a property that is marooned but not flooded, has enough credence been given to this fact within the NDP, I know can be a very emotive issue, but Eardisland is located within the floodplain of the R Arrow **Extra point about development in Flood Zone 3 added to Local Evidence in 6.12**
- The land behind Roselyn is unsuitable it is a flood plain
- It represents a great effort by the committee in whom we have confidence. However, it arguably contains a number of subjective judgements which developers, objectors and counsellors/council officers could exploit to their advantage. For the uninitiated it is quite a complicated document and when we read it we noticed a few points arguably contradictory. **Addressed.** Might it be an idea to double check for these. Might it also be an idea, if not exercised already, to examine if recent (and not so recent) planning applications to see if it (the NDP) can be effectively applied (x3 people)

It can be seen from the comments that a small group of respondents believe that a 'Call for Sites' process and allocation of sites within the Plan is the only way forward. However the Parish Council believes that the right way for Eardisland is to continue with this Criteria-Based Approach NDP, without allocation of sites and therefore allowing ANY landowner or developer to put forward a site so that it can be judged against the criteria, - as well as national and local policy. This approach is that recommended to - the Parish Council by both Herefordshire Council's Head of Neighbourhood Planning and the planning consultant employed by Eardisland Parish - Council. -

Although all meetings are open to the public and regularly advertised and articles have been published in every relevant parish magazine, with - Bulletin Boards also posted round the parish, public interest and - participation has been low. It is strongly hoped that parishioners will use the formal Regulation 14 consultation to raise any further points for - consideration, so that amendments can be made and they will then support the NDP at referendum. The Steering Group are grateful to those who - attend meetings and events and provide feedback. -

The Steering Group for the Eardisland Neighbourhood Development Plan

# Eardisland



*THE ANCIENT OAK, EARDISLAND*

## Neighbourhood Development Plan

Draft for Regulation 14 Consultation December 2015