

**Hampton Bishop
Neighbourhood Development Plan**

**Planning Policy Assessment and
Evidence Base Review**

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Kirkwells

The Planning People

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1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Hampton Bishop Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Hampton Bishop Neighbourhood Plan.

2.0 National Planning Policy Framework (NPPF)¹

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.

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- ❑ develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- ❑ plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- ❑ identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

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.

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

2. Ensuring the vitality of town centres

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- ❑ support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- ❑ Promote the development and diversification of agricultural and other land-based rural businesses;
- ❑ Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- ❑ Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. Promoting sustainable transport

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Para 54: In rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites, where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Para 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 71: Local planning authorities should take a positive collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: 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 local communities will be able to rule out new development other than in very special circumstances.

Para 77: 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 space is demonstrably special to a local community and holds a particular local significance
- ❑ where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting green belt land

10. Meeting the challenge of climate change, flooding and coastal change

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

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

Para 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.

11. Conserving and enhancing the natural environment

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

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

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

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

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.”

Technical Guidance to the National Planning Policy Framework².

This document provides technical advice about planning in areas of flood risk and types of development that may be appropriate or otherwise in areas of flood risk.

2.5 Paragraph 5 advises:

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

2.6 Table 1 Flood Zones

Zone 1 - low probability Definition This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Appropriate uses All uses of land are appropriate in this zone.
Zone 2 - medium probability Definition This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

²

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf

Appropriate uses Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses, as set out in Table 2, are appropriate in this zone. The highly vulnerable uses are *only* appropriate in this zone if the Exception Test is passed.

Flood risk assessment requirements

All development proposals in this zone should be accompanied by a flood risk assessment.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.

Zone 3a - high probability

Definition

This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Appropriate uses

The water-compatible and less vulnerable uses of land (table 2) are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone.

The more vulnerable uses and essential infrastructure should only be permitted in this zone if the Exception Test is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.

Flood risk assessment requirements

All development proposals in this zone should be accompanied by a flood risk assessment.

Policy aims

In this zone, developers and local authorities should seek opportunities to:

- reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;
- relocate existing development to land in zones with a lower probability of flooding; and
- create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage

Zone 3b - the functional floodplain

Definition

This zone comprises land where water *has* to flow or be stored in times of flood.

Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land which would flood with an annual probability of 1 in

20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood, should provide a starting point for consideration and discussions to identify the functional floodplain.

Appropriate uses

Only the water-compatible uses and the essential infrastructure listed in table 2 that has to be there should be permitted in this zone. It should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows; and
- not increase flood risk elsewhere.

Essential infrastructure in this zone should pass the Exception Test.

Flood risk assessment requirements

All development proposals in this zone should be accompanied by a flood risk assessment.

Policy aims

In this zone, developers and local authorities should seek opportunities to:

- reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;
- relocate existing development to land with a lower probability of flooding.

- 2.7 Table 2 in the Technical Guidance to the National Planning Policy Framework, “Flood risk vulnerability classification” identifies a range of land uses, classified according to vulnerability. Basement dwellings, caravans, mobile homes and park homes intended for permanent residential use are identified as Highly Vulnerable and buildings used for dwelling houses and non-residential uses for health services, nurseries and educational establishments are included in the More Vulnerable classification.
- 2.8 Table 3 in the document summarises the uses by flood risk vulnerability and compatibility with different flood zones.

Table 3: Flood risk vulnerability and flood zone ‘compatibility’

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	*	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	*	*	*

Key: ✓ Development is appropriate.
 * Development should not be permitted.

2.9 Para 7 advises that, as set out in the National Planning Policy Framework, Local Plans should be supported by Strategic Flood Risk Assessment (SFRA). Further information about the SFRA for Herefordshire is provided in Para 2.13 below.

2.10 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.³

2.11 Managing residual flood risk

The Technical document also provides advice on managing residual flood risk in paras 16-19:

Residual risks are those remaining after applying the sequential approach and taking mitigating actions.

³ Para 102, NPPF

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Flood resilience and resistance

Resilient construction is favoured because it can be achieved more consistently and is less likely to encourage occupiers to remain in buildings that could be inundated by rapidly rising water levels.

Flood-resilient buildings are designed to reduce the consequences of flooding and facilitate recovery from the effects of flooding sooner than conventional buildings. This may be achieved through the use of water-resistant materials for floors, walls and fixtures and the siting of electrical controls, cables and appliances at a higher than normal level. The lower floors of buildings in areas at medium and high probability of flooding should be reserved for uses consistent with Table 1. If the lowest floor level is raised above the predicted flood level, consideration must be given to providing access for those with restricted mobility. In considering appropriate resilience measures, it will be necessary to plan for specific circumstances and have a clear understanding of the mechanisms that lead to flooding and the nature of the flood risk by undertaking a flood risk assessment.

Flood-resistant construction can prevent entry of water or minimise the amount of water that may enter a building where there is flooding outside. This form of construction should be used with caution and accompanied by resilience measures, as effective flood exclusion may depend on occupiers ensuring some elements, such as barriers to doorways, are put in place and maintained in a good state. Buildings may also be damaged by water pressure or debris being transported by flood water. This may breach flood-excluding elements of the building and permit rapid inundation. Temporary and demountable defences are not normally appropriate for new developments.

3.0 Herefordshire Adopted Local Plan Core Strategy 2011 - 2031⁴

The Core Strategy is a key document in the Local Plan, which shapes future development and sets the overall strategic planning framework for the county. It sets a clear vision, closely aligned with the Herefordshire Sustainable Community Strategy (June 2010) as to how the county should look and function and how development needs will be met up to 2031. The Local Plan Core Strategy was Adopted by Herefordshire Council in October 2016.

Policy SS1 – Presumption in favour of sustainable development

When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.

Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:

- a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or
- b) specific elements of national policy indicate that development should be restricted.

Policy SS2 - Delivering new homes

A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.

Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their surrounding rural areas. 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.

The use of previously developed land in sustainable locations will be encouraged.

⁴ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.

The broad distribution of new dwellings in the county will be a minimum of:

Hereford Wide range of services and main focus for development	6,500
Other urban areas –	
Bromyard, Kington, Ledbury, Leominster, Ross on Wye	4,700
Rural Settlements – see list in Place - Shaping section	5,300
	Total 16,500

Policy SS3 -Ensuring sufficient housing land delivery

A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed through the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:

- A partial review of the Local Plan – Core Strategy: or
- The preparation of new Development Plan Documents; or
- The preparation of an interim position statement and utilising evidence from the
- Strategic Housing Land Availability Assessment to identify additional housing land

A range of strategic housing proposals are identified which are key to the delivery of the spatial strategy. In addition there are elements of key infrastructure which will need to be provided to enable full delivery of the strategic housing targets. The Council will work with developers and other stakeholders to ensure the timely development of these strategic proposals and the key infrastructure requirements.

Appendix 5 sets out the relationships between the delivery of housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure or environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place.

Policy SS4 – Movement and transportation

New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.

Policy SS6 – Environmental quality and local distinctiveness

Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;
- biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;
- historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquillity;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.

Policy SS7- Addressing climate change

Development proposals will be required to include measures which will mitigate their impact on climate change.

At a strategic level, this will include:

- focussing development to the most sustainable locations;
- delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport;
- designing developments to reduce carbon emissions and use resources more efficiently;
- promoting the use of decentralised and renewable or low carbon energy where appropriate;

- supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles*;
- protecting the best agricultural land where possible;

Key considerations in terms of responses to climate change include:

- taking into account the known physical and environmental constraints when
- identifying locations for development;
- ensuring design approaches are resilient to climate change impacts, including the
- use of passive solar design for heating and cooling and tree planting for shading;
- minimising the risk of flooding and making use of sustainable drainage methods;
- reducing heat island effects (for example through the provision of open space and water, planting and green roofs);
- reduction, re-use and recycling of waste with particular emphasis on waste
- minimisation on development sites; and
- developments must demonstrate water efficiency measures to reduce demand on water resources.

Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.

Place Shaping

4.1 This section sets out proposals for:

Hereford
Bromyard
Kington
Ledbury
Leominster
Ross-on-Wye
Rural Areas

4.1.1 For each area policies and proposals are set out, including a range of broad locations where larger scale or strategic development is proposed. The Core Strategy does not identify specific development sites. For the purpose of the Core Strategy, a strategic location is generally defined as around 500 or above homes for Hereford, around 100 or above homes within the market towns or around 5 hectares or above for employment land.

4.8 Herefordshire's Rural Areas

4.8.1 The council's strategy for the rural areas outside Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as factors such as social fabric reflecting community cohesion, interdependence and commitment.

4.8.2 Sustainable development is about positive growth. Improved sustainability is central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, 8a, 10 and 12 of the Core Strategy.

4.8.3 To achieve this aim, the rural policies seek to enhance the role the county's rural areas have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of settlements through the development of appropriate rural businesses and housing, including affordable housing, that contributes towards their maintenance and strengthening will be supported.

A housing strategy for Rural Areas based on Housing Market Areas (HMAs)

4.8.4 Within this large, predominantly rural county, different areas of Herefordshire have their own identities shaped by a variety of factors and affinities that have evolved through time. A significant aspect of this particular local character is the settlement pattern. As the pattern of rural settlements varies, a more localised approach to the rural areas has been developed for the Core Strategy.

4.8.5 The approach adopted builds upon work undertaken on Housing Market Areas (HMAs) through the *Strategic Housing Market Assessment 2008*, *Herefordshire Local Housing Market Assessment 2013* and *Local Housing Requirement Study 2012*. These assessments of Herefordshire's housing market have identified that there are spatial variations. The county can be divided into seven areas based upon common housing market characteristics including tenure, house type profile, incomes and affordability, and house prices. It also reflects geographical proximity, patterns of household movement (migration) and travel to work patterns. The seven Housing Market Areas of Herefordshire are illustrated in Figure 4.13.

4.8.6 The rural area of each HMA has differing future housing needs and requirements. The approach adopted in this plan sets out to respond to these needs and requirements in a flexible and responsive way. Together with the roll out of the neighbourhood planning agenda, this strategy will empower communities to evolve as sustainable places whilst respecting their fundamental rural character.

4.8.7 Herefordshire's seven HMAs are broadly focused on Hereford and the market towns (except for the Golden Valley) and utilise ward boundaries. The term 'rural HMAs' refers only to the rural parts of the defined HMAs.

Policy RA1 – Rural housing distribution

In Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county's housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.

New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13 This acknowledges that different areas of Herefordshire have different housing needs and requirements. The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.

Rural HMA	Approximate number of dwellings 2011 – 2031	Indicative housing growth target (%)
Hereford	1870	18

Policy RA2 – Housing in settlements outside Hereford and the market towns.

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.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
 2. Their locations make best and full use of suitable brownfield sites wherever possible;
 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.
- Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

Figure 4.14: The settlements which will be the main focus of proportionate housing Development

Hampton Bishop is identified under Hereford RHMA.

Policy RA3 – Herefordshire’s countryside

In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
4. would result in the sustainable re-use of a redundant or disused building(s) where it

complies with Policy RA5 and leads to an enhancement of its immediate setting; or

5. is rural exception housing in accordance with Policy H2; or
6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. demonstrate that the accommodation could not be provided in an existing building(s);
2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings and
3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape.

Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise is not yet established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings.

Dwellings permitted in accordance with this policy will be subject to occupancy controls secured through a Section 106 Agreement. In some situations it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit.

Applications for the removal of occupancy conditions (or section 106 Agreements) will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price (for rent or sale) which has been independently verified.

Policy RA5 – Re-use of rural buildings

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:

1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
2. design proposals make adequate provision for protected and priority species and associated habitats;
3. the proposal is compatible with neighbouring uses, including any continued

agricultural operations and does not cause undue environmental impacts and;

4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and

5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.

Policy RA6 - Rural economy

Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;

Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting ;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

General Policies

Policy H1 - Affordable housing – thresholds and targets

All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm will be expected to contribute towards meeting affordable housing needs.

The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value areas:

1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas;
2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard);
3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.

Policy H2 - Rural exception sites

Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. the proposal could assist in meeting a proven local need for affordable housing; and
2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2.

In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.

Policy H3 – Ensuring an appropriate range and mix of housing

Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of being adapted for people in the community with additional needs; and
3. provide housing capable of meeting the specific needs of the elderly population by:
 - providing specialist accommodation for older people in suitable locations;
 - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
 - ensuring that developments contain a range of house types, including

where appropriate, bungalow accommodation.

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

Policy SC1 – Social and community facilities

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.

Policy OS1 - Requirement for open space, sports and recreation facilities

The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; or
2. retail and employment proposals where there is need to provide informal areas of amenity greenspace for the use of employees and visitors; and
3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

Policy OS2 – Meeting open space, sports and recreation needs

In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:

1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined; and
2. provision of open space, sports and recreation facilities should be located onsite unless an off-site or partial off-site contribution would result in an equally

beneficial enhancement to an existing open space, sports and/or recreation facility which is of benefit to the local community.

Policy OS3 – Loss of open space, sports or recreation facilities

In determining the appropriateness of proposals which results in the loss of an open space, sports or recreation facility, the following principles will be taken into account:

1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;
2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;
3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses;
4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.

Policy MT1 – Traffic management, highway safety and promoting active travel

Development proposals should incorporate the following principle requirements covering movement and transportation:

1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;
2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;
3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;
4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;
5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and
6. have regard to with both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.

Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.

Policy E3 – Homeworking

The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by **any** of the following:

- changes to the appearance of any building;
- noise disturbance from the use or any increased traffic and parking generated;
- unsociable hours of operation; and
- the storage of hazardous materials or emissions from the site.

Policy E4 – Tourism

Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:

1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;
2. the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;
3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;
4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and
5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.

Policy LD1 – Landscape and townscape

Development proposals should:

- demonstrate that character of the landscape and townscape has positively
- influenced the design, scale, nature and site selection, protection and
- enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important
- landscapes and features, including Areas of Outstanding Natural Beauty, nationally
- and locally designated parks and gardens and conservation areas; through the
- protection of the area's character and by enabling appropriate uses, design and
- management;
- incorporate new landscape schemes and their management to ensure
- development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention
- of important trees, appropriate replacement of trees lost through development and
- new planting to support green infrastructure.

Policy LD2 – Biodiversity and geodiversity

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows :

a) Development that is likely to harm sites and species of European Importance will not be permitted;

b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;

c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.

d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.

2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and

3. creation of new biodiversity features and wildlife habitats.

Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.

Policy LD3 – Green infrastructure

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.

Policy LD4 – Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should :

1. 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;
2. the conservation and enhancement of 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;
3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
4. 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 .
5. 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.

Policy SD1 – Sustainable design and energy efficiency

Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics, new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate,
- through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;
- ensure that distinctive features of existing buildings and their setting are safeguarded
- and where appropriate, restored;

- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure; Where possible, on-site renewable energy generation should also be incorporated;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly;
 - ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
 - utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.

Policy SD2 – Renewable and low carbon energy generation

Development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:

1. the proposal does not adversely impact upon international or national designated natural and heritage assets;
2. the proposal does not adversely affect residential amenity;
3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and
4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

In the case of energy generation through wind power developments, permission will only be granted for such proposals where:

- the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
- following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

Policy SD3 – Sustainable water management and water resources

Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:

1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the *Strategic Flood Risk Assessment (SFRA) 2009* for Herefordshire;
2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as

being subject to Rapid Inundation from a breach of a Flood Defence;

3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;

4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;

5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;

6. water conservation and efficiency measures are included in all new developments, specifically:

- residential development should achieve Housing - Optional Technical Standards - Water efficiency standards At the time of adoption the published water efficiency standards were 110 litres/person/day ; or
- non-residential developments in excess of 1,000 sq.m gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;

7. the separation of foul and surface water on new developments is maximised;

8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;

9. development should not cause an unacceptable risk to the availability or quality of water resources; and

10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.

Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.

Policy SD4 - Wastewater treatment and river water quality

Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:

- incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;
- phasing or delaying development until further capacity is available;

- the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;

In the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.

Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:

- provision of or connection to a package sewage treatment works (discharging to
- watercourse or soakaway);
- septic tank (discharging to soakaway).

With either of these non-mains alternatives, proposals should be accompanied by the following:

- information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or
- where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC;
- in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.

The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.

4.0 Local Plan Evidence Base

4.1 Housing

Rural Housing Background Paper, Herefordshire Council, 2013⁵

This document provides background information about the defined housing market areas and proposed quantity of new housing in rural areas.

Para 5.2: Sustainable development is therefore about positive growth and gains in these three dimensions of sustainability are central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, 10 and 12 of the draft Core Strategy.

Para 5.3 To achieve this aim this strategy seeks to enhance the role the county's rural settlements have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of existing villages through the development of appropriate rural businesses and housing, including affordable housing, that contributes toward maintaining and strengthening these centres as hives of activity both socially and economically will be supported.

Para 5.9 The county can be divided in to seven areas based upon common housing market characteristics including:

- tenure
- house type profile
- incomes and affordability
- house prices
- geographical proximity
- travel to work patterns that demonstrate the functional relationship between where people live and work

These geographical areas are the Housing Markets Areas (HMAs) of Herefordshire.

Hampton Bishop lies within the Hereford Rural Housing Market Area which has an allocation of 1870 dwellings over the period 2011-2031 (Figure 2). The proportionate Housing growth target for villages in Hereford Rural HMA is 18% (Figure 3).

5.26 Proportional growth is essentially a mechanism by which forward housing within the villages of each rural HMA can be enabled. For individual villages this is translated as a proportional percentage of the total number of dwellings in the main village. For example, the growth target for a village of 100 dwellings located within Bromyard rural HMA (where the housing growth target is 15%) would be approximately 15 new dwellings over the period 2011 to 2031.

Para 5.27 These targets will inform the preparation of emerging Neighbourhood Development Plans to enable communities to identify appropriate sites to accommodate growth proportionate to their village(s). The indicator represents a target which individual communities

⁵https://www.herefordshire.gov.uk/media/5749300/Rural_Housing_Background_Paper_March_2013.pdf

can aim to meet or potentially exceed over the plan period depending on their particular aspirations and environmental constraints, in particular flood risk and/or landscape sensitivity.

Para 5.28 In recognising the potential of neighbourhood planning, Herefordshire Council has developed this policy approach with the role of this layer of plan making being central and integral to its aim. Through using HMAs as a basis, it seeks to provide a strategic but locally based policy framework that communities can utilise to advance their own distinctive plans which best suit their needs and bring forward their element of future rural housing growth.

Para 5.29 On this basis, villages will have the opportunity for housing growth that is proportionate to their existing size. The primary focus for this housing will be those villages that in the context of the rural HMA within which they are set and function are the most locally sustainable to accommodate new development. In the remaining, often smaller villages of each HMA, proportional housing growth will be restricted to smaller market housing which meets the needs of people with local connections.

Para 6.11 Hereford rural HMA

Located at the heart of the county surrounding Hereford city, Hereford rural HMA is the most densely populated of all the rural HMAs. It can be characterised by wide river valleys, intensive arable farming, steep wooded hills, orchards and hop yards, and although agriculture is important it has a more mixed economy than many of the other HMAs. In this most settled area, villages are larger, interspersed with frequent hamlets and large farmsteads. Those parts of the Hereford HMA located along the lower section of the River Wye are in an Area of Outstanding Natural Beauty.

Para 6.12 Many of this rural HMA's attributes are shaped by its strong geographical and functional relationship with Hereford city. As the main centre for employment and education in the County, transport links radiate from the city in all directions passing through this surrounding rural HMA. As a result many of its settlements have grown, evolving as communities with notable numbers of people living and travelling to the city for work and secondary/higher education. The evolution of this bond means Hereford rural HMA supports a greater proportion of young working age adults than any of the County's other rural HMAs. Better transport links is a continuing need.

Para 6.13 In Hereford rural HMA, the main requirement is for three bedroom market housing. In the affordable sector, smaller one and two bedroom properties, as well as three bedroom properties are broadly required, although this will vary according to local needs evidence.

Para 6.14 The median average village size in the Hereford rural HMA is 79 dwellings. Whilst being below the median average village size Mordiford was identified as a village with a notable range of services in the context of the HMA.

Para 6.15 The villages identified as providing the main focus of proportional housing development (column A) and where proportional residential development will be restricted to market homes which meets the needs of people with local connections (column B) are as follows: **Hampton Bishop is listed in Column A.**

18% proportional growth in these villages equates to 1870 dwellings.

SHLAA (Strategic Housing Land Availability Assessment) for the period 2011-2031 (Second Review, March 2012)⁶

The second review of SHLAA takes an amended figure of 11,200 net new dwellings to be delivered in Herefordshire by 2031. (Page 1, SHLAA)

It is estimated that there are potential sites for 30,432 dwellings in Herefordshire between 2011-2031 of which 2,782 can be provided on deliverable sites and 7,875 dwellings can be provided on developable sites with low constraints and 19,775 dwellings on developable sites with significant constraints. (Page 2, SHLAA)

This SHLAA provides evidence to demonstrate that there is sufficient land to meet the housing figures contained in the adopted RSS 2008 (which remained part of the Development Plan at the time of the study). (Page 5, SHLAA)

It is important to note that the current SHLAA (dated 2012) is out of date and should be used as a reference because the housing projection it is based upon is out of date (as it is based on the RSS projections). The next SHLAA report will be a two year study which will look at potential housing sites from the financial years of 2012 and 2013 and is expected to be finalised towards the end of 2013. This document should offer a more accurate assessment that potential housing land is suitable, achievable and available to deliver the housing provision set out in the Development Plan.

The Tables in the Housing / SHLAA section of the Local Plan Evidence Base ([https://www.herefordshire.gov.uk/media/5388756/Appendix_10.Feb12.\(3\)doc.pdf](https://www.herefordshire.gov.uk/media/5388756/Appendix_10.Feb12.(3)doc.pdf)) do not identify any sites in Hampton Bishop under Rural Service Centres and Hubs.

2013 SHLAA Call for sites⁷

The Council is currently undertaking a call for sites and inviting submissions of potential sites which have potential for housing (greater than 0.16 Hectares), employment or gypsy/traveller sites. Hampton Bishop is not included in the list of settlements.

Herefordshire Council Local Housing Market Assessment (2012 update: draft report, January 2013, author: GL Hearn)⁸

The study identifies 7 unique Housing Market Areas across the county, these include: Hereford, Bromyard, Ledbury, Ross-on-Wye, Kington, Leominster, Golden Valley.

The net housing need for the period 2012-2017 is as follows:

Housing Market Area	Net housing need for the period 2012 - 2017	Housing requirement per annum
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⁶<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment>

⁷ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment#callforsites>

⁸https://www.herefordshire.gov.uk/media/5759863/draft_lhma_report_05_02_13.pdf

Hereford	2084	417
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Figure A: Affordability and Housing Need

	Ratio Entry-Level House Prices - Lower Quartile Household Incomes	% Households Unable to Afford to Buy/Rent without Subsidy	Net Housing Need, 2012-17	Net Need for Affordable Housing per Annum, 2012-17
Hereford	9.2	58%	2084	417
Bromyard	8.8	57%	358	72
Ledbury	8.7	53%	452	90
Ross-on-Wye	9.3	55%	289	58
Kington	8.7	57%	85	17
Leominster	10.2	55%	109	22
Golden Valley	10.0	56%	79	16
County		56%	3457	691

Source: GLH/JGC

Figure B: Estimated level of housing need (five years) by intermediate/social/affordable rented housing (percentages)

HMA	Intermediate	Affordable rent	Social rent	Total
Hereford	22.1%	24.2%	53.8%	100.0%
Leominster	31.9%	14.6%	53.5%	100.0%
Ross	27.3%	20.1%	52.5%	100.0%
Ledbury	27.1%	17.7%	55.3%	100.0%
Bromyard	40.1%	35.8%	24.1%	100.0%
Kington	38.4%	5.3%	56.3%	100.0%
Golden Valley	20.8%	21.8%	57.4%	100.0%
Total	25.1%	21.7%	53.1%	100.0%
Urban areas	25.1%	21.8%	53.1%	100.0%
Rural areas	25.1%	21.6%	53.3%	100.0%
Herefordshire Total	25.1%	21.7%	53.1%	100.0%

Source: HomePoint Housing Register October 2012, Projection Modelling

The evidence points to a requirement, based on housing needs, for 53% social rented housing, 22% affordable rented housing and 25% intermediate affordable housing in the Rural areas.

Figure C: Overall Estimated Housing Need by Size and HMA

HMA	1-bed	2-bed	3-bed	4+ bed	Total
Hereford	57.3%	18.6%	18.5%	5.7%	100.0%
Leominster	77.1%	21.6%	-10.4%	11.7%	100.0%
Ross	54.4%	18.4%	28.2%	-1.1%	100.0%
Ledbury	46.8%	22.3%	22.7%	8.2%	100.0%
Bromyard	45.8%	29.9%	8.4%	15.9%	100.0%
Kington	64.7%	23.1%	12.2%	0.0%	100.0%
Golden Valley	61.6%	-5.0%	37.8%	5.6%	100.0%
Total	58.1%	19.1%	17.1%	5.7%	100.0%
Urban areas	58.3%	17.3%	18.6%	5.7%	100.0%
Rural areas	57.8%	22.3%	14.2%	5.6%	100.0%
Herefordshire Total	58.1%	19.1%	17.1%	5.7%	100.0%

Source: GLH/JGC

A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc4⁹

6.2.2 Older people in the housing market (see sections 4 and 5)

General needs housing supply

The national housing strategy for an ageing population (2008 and the national housing strategy 2011 both identify older people as the fastest growing population group in the housing market. The 2011 strategy states that.

“Some 60% of projected growth in households to 2033 will be aged 65+.

Good housing for older people can reduce caring pressures on working families. It can also prevent costs to the National Health Service and social care providers.

Attractive choices to move to smaller, more suitable homes can free up much-needed local family housing.

Recommendation 2

Herefordshire Council needs to work with social and private developers to re-balance the general needs housing market to ensure an adequate supply and wider housing choice for the ageing population by:

- Recognising the level of home ownership (nearly 80%) and equity in the older people's market, as shown in the 50+ household survey carried out for this study, and the potential to use new housing developments suitable for older people as a driver to rebalance the housing market
- Developing non-specialist general needs two and three bedroom houses, flats and bungalows for rent and sale that meet lifetime homes standards, across all areas of the county in line with the LHMA and the Local Housing Requirements Study. These will be of equal benefit to older people, people or families with disabilities and young families
- Encouraging mixed developments to balance the market, meet the needs of older people and create genuine lifetime communities

⁹ https://www.herefordshire.gov.uk/media/1740855/Housing_older_people_study_final_report.pdf

- Market the new housing opportunities to older people across all tenures to encourage people who are under occupying to free up family housing through the development of housing for older people
- Consider the development of a charged for 'Home Moving' service to support older people who might wish to move but who are daunted by the practicalities of moving
- Consider the needs of older people within development briefs for Section 106 commitments and the provision of other forms of cross subsidy
- Ensure that new flats in particular are "future proofed" to take account of the changing population. For example, examine the potential to enhance standards by ensuring that all new flatted blocks have, as a minimum, stairwells that are capable of being adapted to take a stair lift

Recommendation 3

Herefordshire Council should:

- Support the development of a small amount of new affordable sheltered housing for rent or shared ownership to improve the overall quality of the stock, and to aid the functioning of the wider housing markets and to release much needed family housing. This is likely to be in the order of around 100 units
- Work with private developers to promote the development of additional leasehold/outright purchase retirement housing to address the current high level of under supply. The model in Figure 4.24 indicates the need for an additional 2105 units by 2015 reaching to an additional 3377 units by 2025. These are unrealistic targets in the light of the current housing market and therefore should be treated as an indication of the need to develop more specialist accommodation for sale as market conditions improve. However, it is important to stress that leasehold retirement housing for older people is still being built even in the current economic climate and developers are looking to work with local authorities who want to see further development of older people's housing

4.2 Employment

Herefordshire County Employment Land Study 2012¹⁰

The emerging Core Strategy has an overall target of 148ha of available employment land over the plan period, which includes a rolling 5 year reservoir of 37ha of available land.

The Employment Land Study found that overall, there is good quantity of existing employment land supply within Herefordshire when compared against forecast minimum requirements using employment forecasting techniques. The supply of land appears skewed towards manufacturing / industrial type uses which as a sector is predicted to decline in the amount of land it occupies over the study period. More limited opportunities appear to exist for office uses.

¹⁰<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/employment-land-study-2012>

4.3 Transport

Herefordshire Local Transport Plan 2013/14-2014/15, Herefordshire Council ¹¹

The Local Transport Plan has two main focuses:

- Reducing congestion in Hereford City and increasing accessibility by less polluting and healthier forms of transport than the private car:-
 - (1) Reduce short distance car based trips transferring as many as possible to less polluting and healthier modes such as walking and cycling
 - (2) Reduce the impact of car access in the historic core through traffic management and sign de-cluttering
 - (3) Support the regeneration of the central area by facilitating city centre expansion, ensuring integration with the existing shopping area; and
 - (4) Support the successful investment in jobs at the Rotherwas Enterprise Zone by ensuring that its expansion can be accommodated within highway network constraints.
- Maintaining access for rural residents and people without access to a car. We aim to:
 - (5) Ensure that the County's extensive highway network remains fit for purpose and safe for the travelling public;
 - (6) Review passenger transport services to ensure that we can continue to provide access for those most in need; and
 - (7) Provide alternatives for longer distance commuters so that they can also reduce their car use and adopt healthier lifestyles.

Specific policies in the Herefordshire Council Local Transport Plan 2013/14 and 2014/15 relevant to Hampton Bishop include the following:¹²

LTP AM6 – Managing changing demand including new developments
 LTP SM 2 – Residential 20mph zones
 LTP PT 1 – Supported bus network
 LTP PT 2 – Bus fares and ticketing
 LTP PT 3 – Bus infrastructure improvements
 LTP PT5 - Community and voluntary transport
 LTP PS 2 – Countywide parking policy
 LTP AT 1 – Maintaining and extending our active travel infrastructure
 LTP AT2 – Extending our active travel network in new development
 LTP ST 1 – Improving the public realm
 LTP DC1 – Planning for sustainable developments
 LTP DC2 – Developer contributions to mitigate the impacts of new and re-development on the transport network
 LTP PRW1 – Policy B3 Managing public rights of way

¹¹ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-transport-plan-2013-2015>

¹² https://www.herefordshire.gov.uk/media/6606038/local_transport_plan_policy.pdf

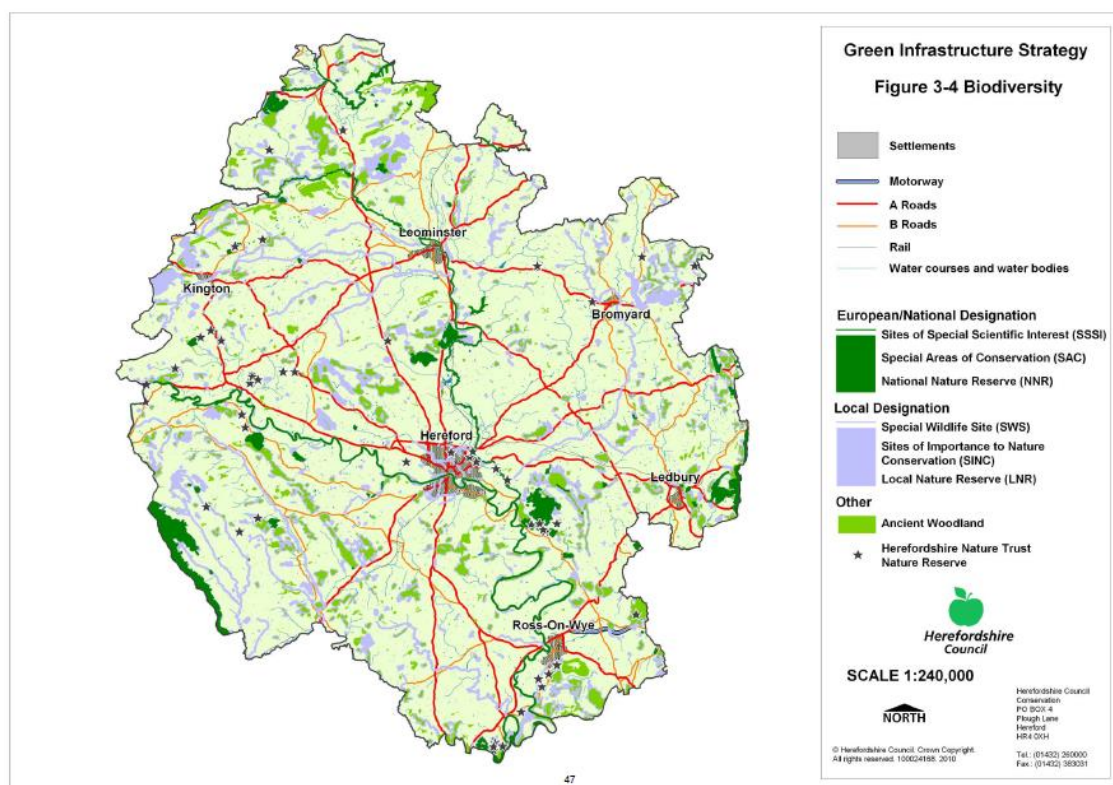
4.4 Green Infrastructure

Green Infrastructure Strategy Herefordshire 2010¹³

1.2.1 A definition of green infrastructure has been developed by Natural England:

'Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.'

Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural greenspaces within local communities and often much larger sites in the urban fringe and wider countryside.'



Landscape Character

The Resource

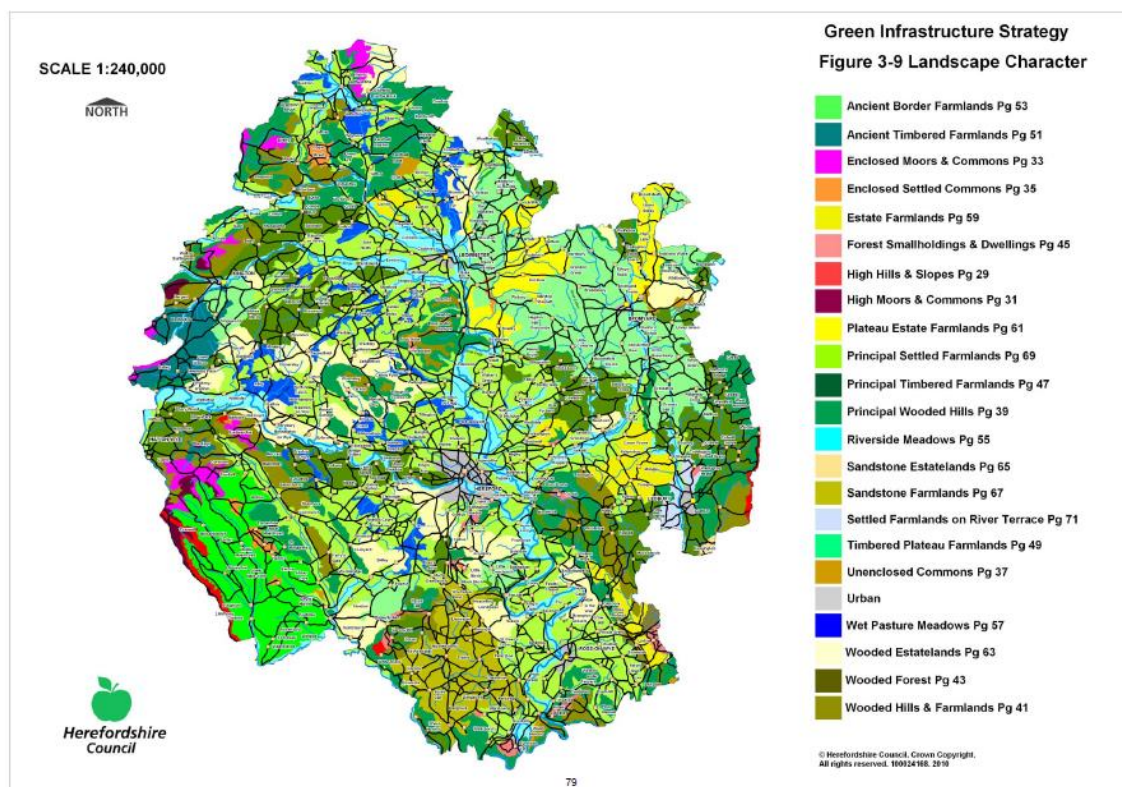
3.4.10 Landscape character can be described at a range of scales and enables focus on a particular area or location; the context of that area can then be understood in its own right or in relation to

¹³ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/green-infrastructure-strategy-2010-and-study-2008>

adjacent areas. Landscape character assessment does not make comparative judgements about quality, and is most effectively used to describe what is important about the places we live in, what makes them distinctive and, ultimately, what we value about them. Landscape character does not respect administrative boundaries. The assessment of landscape character is both a component of the wider green infrastructure asset, and a product of the quantity or lack of environmental assets. The landscape character of the **county** can be understood in the context of the region by considering the *National Character Areas* described in the *Character Map of England*¹⁴ [Figure 3-9]:

Hampton Bishop lies the **Central Herefordshire Natural Area** – consisting of two character areas (Herefordshire Plain and Bromyard Plateau) the area covers 1200 square km. It comprises the flood plains of the River Wye and River Lugg. The valleys of the Rivers Frome and Arrow (major tributaries of the Lugg) are also significant features with areas of good wildlife habitat. Agriculture is the main land-use and woodland is found where river sections run through a steep valley and as larger blocks on the more distinct hills. The urban centres of Hereford, Leominster and Bromyard are located within this area. Rivers and streams are the most significant feature, the River Wye is considered to be the best salmon river in England.

Detailed descriptions of Sub-Regional Landscape Areas and Local Landscape Types are given in the '*Herefordshire Landscape Character Assessment SPG, 2004*'¹⁴.



The Hampton Bishop area includes the following identified landscape types:

- Riverside Meadows (p55)

¹⁴ https://beta.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf

- Principal settled farmlands (p69).

4.2 A Vision for Green Infrastructure in Herefordshire

All the biodiversity, landscape, heritage, access and recreational sites, assets and resources across the county of Herefordshire, that make the county and neighbourhoods attractive, distinctive and valued will be recognised and placed at the heart of planning for a sustainable future for the county. The development of a multifunctional network of green spaces, links and assets that help to conserve the biodiversity, culture and heritage of the county will be protected and enhanced, catering for and stimulating the economic, social and environmental needs of all communities.

The Green Infrastructure Strategy will endeavour to:

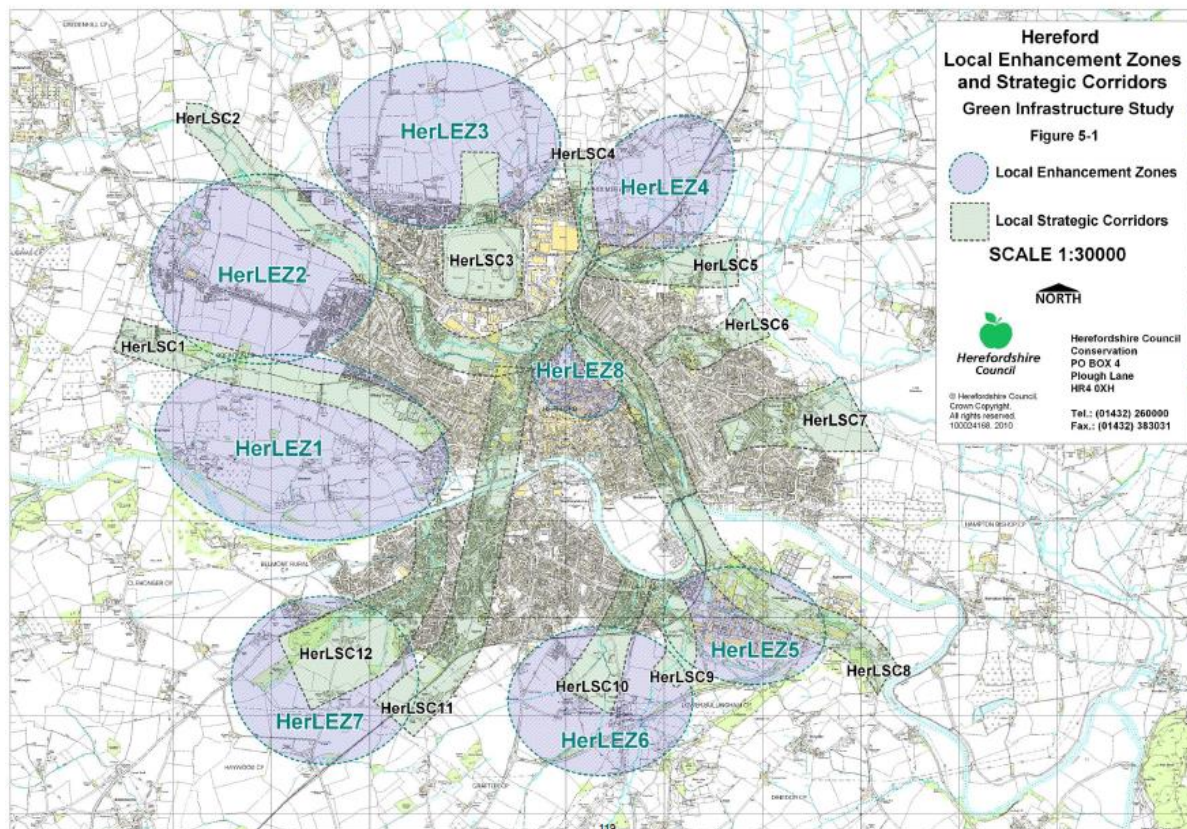
- Promote high quality development in and around the city, market towns and rural areas of the county that places the planning of environmental assets, green spaces, accessible places and aesthetic environments at the fore.
- Protect and enhance key ecological habitats, species and systems.
- Protect, restore and enhance landscapes that are most valued by residents and visitors to the county; rehabilitate systems within the landscape that benefit ecology, culture and the wider environment.
 - Create places that allow for leisure, recreation, sport and exercise, providing the opportunity to promote physical and mental health and well-being.
 - Preserve and provide opportunities for interpreting and better understanding the archaeological, historical and cultural features in the landscape and how they define a sense of place and a sense of history.
- Realise the opportunities for farmers and land managers to diversify activities to ensure a healthy, productive environment.

5.0 LOCAL FRAMEWORK OF GREEN INFRASTRUCTURE

In this section, Local Strategic Corridors, Local Enhancement Zones and Fringe Zones are described for each of the six principal towns. Although not within the scope of the strategy at this stage, there will be opportunity for these principles to be extended to the rural settlements in the future.

5.1 Hereford

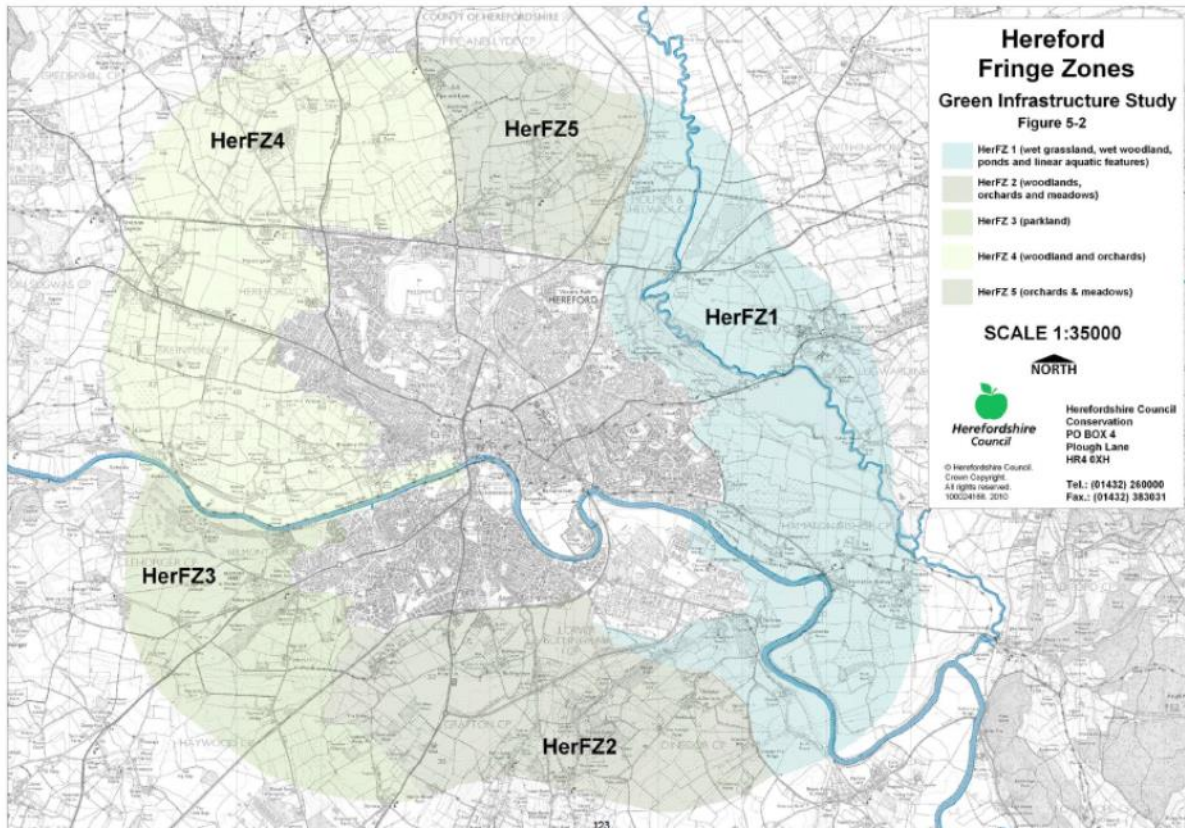
5.1.1 Hereford Strategic Corridors (Fig 5-1)



Hampton Bishop

HerLSC 7 This corridor provides an east/west link into the City from the Lugg Meadows. Commencing at the Herefordshire Nature Trust's office at Lower House Farm, the corridor includes an un-registered historic garden at Hampton Dene House, the grounds and playing fields of three schools, the former Tupsley quarry (now a Local Nature Reserve and recreation ground) and the grounds of Herefordshire Council's offices at Brockington. Opportunities to make stronger links to HerLSC 4 and the River Wye should be realised where possible.

5.1.2 Hereford Enhancement Zones (Fig 5-2)



Hampton Bishop

HerFZ 1 The east side of the City is defined by the flood meadows of the River Lugg and its confluence with the Rivers Wye and Frome. The green infrastructure targets in this zone will be wet grassland, wet woodland, ponds and linear aquatic features.

4.5 Landscape Character

Natural England Character Area 100 Herefordshire Lowlands¹⁵

As part of Natural England's responsibilities as set out in the Natural Environment White Paper, Biodiversity 2020² and the European Landscape Convention, they are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Hampton Bishop lies within **National Character Area 100 Herefordshire Lowlands**.

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 to the south-east in Gloucestershire. It is largely tranquil and rural in character but does include the larger settlements of Hereford and Leominster. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.

The landscape is gently undulating with steep-sided cornstone hills in the central area dominated by ancient woodland of ash and field maple or oak and bracken. Woodland within the area is a significant landscape feature, typically on the hill tops and valley sides. Many of these woodlands are actively managed (commercially) to produce quality timber, for example Garnons Estate. The NCA is an important area for commercial agriculture supported by the fertile and high-grade agricultural soils; the farming is mixed arable and livestock. Traditional orchards are still to be found, though suffering decline, with new orchards and dwarf varieties of trees also common. The area is also important for commercial production of soft fruit under polytunnels, supplying much of the UK. Historic parklands such as at Berrington Hall have many veteran trees that are important for invertebrates.

There are many rivers in the area, the largest of which are the rivers Wye, Lugg and Frome, flowing through wide, fertile mudstone valleys. Old Red Sandstone is commonly found in the west and east of the area and here the soils take on a distinctive red colour. The River Wye Special Area of Conservation is of international importance, designated for its natural river habitat, which includes species such as native migratory fish (lamprey, shad and salmon), and the wide, meandering river valley creates a unique and beautiful landscape.

Recreational opportunity is offered by long-distance trails including the Wye Valley Walk which links to the Shropshire Hills and the Herefordshire Trail which links 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.

¹⁵ <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>



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.

The Landscape through Time

Across the area there is extensive evidence for prehistoric activity and settlement in the river gravels, including cropmarks of the late Bronze Age and Iron Age. There are some good examples of Romano-British farmsteads and iron-age hill forts such as at Credenhill and Sutton Walls Camp. Roman development of the landscape has been an important influence. There are a number of Roman roads including Watling Street, a large Roman settlement at Kenchester (Magna), a Roman villa at Bishopstone and a crossing of the Wye at The Weir. Offa's Dyke was rebuilt but the original course of the dyke (around 780) ran from Hereford to Lyonshall and beyond. The establishment of a border between England and Wales set the context for the 'marches' landscape with historically the feel of a 'frontier' county. Defended manors, mottes and moated sites are found in just about every settlement and even the characteristic separated church bell tower suggests defensive intent. This is also linked to the fertility and productivity of the landscape which makes it very valuable.

The market and mercantile influence on the landscape is also important with centres at Ledbury, Pembridge and Eardisley. From this also comes the rise in the fortunes of the gentry and the establishment of many medieval and Tudor gentry houses with attached parkland (also the parklands of the nobles and particularly the Bishop of Hereford). Later the agricultural wealth of the lowlands also fuelled the establishment or redevelopment of houses and parkland.

The predominant settlement pattern of the area is dispersed but most of the villages and hamlets were established by the 11th century. Nucleated villages developed along river valleys at crossing points and defensible locations. Arable cultivation was historically concentrated in the Wye, Lugg and

From river valleys with mixed agriculture elsewhere, and orchards for cider making appearing in the 14th century.

Extensive watermeadow systems along the wide river valleys developed from the 12th through to the 18th century and were often paid for by wealthy landowners to 'improve' agricultural productivity. During the 17th and 18th centuries the central Herefordshire plain was primarily a corn–livestock region with wheat being the main cereal grown. Cattle and pigs were often kept in the cider orchards. The farms in the area were generally small, the majority below 20 ha in the mid-19th century and in 2000 68 per cent of businesses still operated on less than 50 ha. Historic designed landscapes are linked to the agricultural affluence of the area. A good example is Garnons, a Repton landscape next door to Foxley, seat of Uvedale Price, one of the first proponents of the picturesque landscape movement.

Between the 16th and 19th centuries farmsteads tended towards loose courtyard plans with large threshing barns. Cider houses, distinguished by wide doors, and hop kilns were incorporated into 18th-century farmsteads – some of these buildings have earlier timber-framed cores or recasings in stone of earlier timber buildings.

The predominant field pattern is of multi-period enclosures. Open fields, some organised on two- or three-field rotations, probably developed from small common arable cores after the late 11th century around larger nucleated settlements in the Lugg and middle Wye valleys. Around these communal fields, there lay a complex intermingling of assarted fields, common land and common arable. Enclosure was generally complete by the 18th century. Since then there has been a significant process of boundary removal in arable areas, particularly in the third quarter of the 20th century. The slopes to the higherland are characterised by smaller fields subdivided principally for stock management and have suffered less hedgerow removal.

In the latter part of the 20th century larger fields became a major element of the landscape east of Hereford. A very late connection to the rail network contributed to the retention of the rural character of the area. Expansion of the cider and fruit producing industries in the late 19th century established the commercial orchard character as opposed to the traditional orchard landscape. Fruit production resulted in the location of Robertson's jam factory at Ledbury, linked to more recent soft fruit production under polytunnels. The Robertson's site was redeveloped by Universal Beverages Limited, processing vast amounts of bulk fruit for the drinks industries (in 2011 they processed 117,000 tonnes of apples).

The area has been dominated by commercial agriculture for the past few centuries with small areas of semi-natural habitat and a dispersed rural settlement pattern. It is a relatively undeveloped area which has escaped the pressure of modern development with some pressure to accommodate further growth around the urban centres of Hereford and Leominster, both of which have already grown far beyond their historic cores.

Statements of Environmental Opportunity

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

For example, by:

- Enhancing the riverine character of the NCA by improving flood plain habitat, seeking opportunities to manage and create new wet meadow and woodland.
- Working with a wide range of partners to ensure that catchment sensitive farming principles and methods are used to reduce soil erosion, improve water quality, regulate water flow, reduce the impacts of flooding and help to build resilience to climate change, thereby improving the condition of riverine habitats and the opportunities for species that rely on the river to thrive.
- Managing riparian habitats, particularly low-input permanent pasture, hedgerows and woodland, to reduce soil erosion and improve water quality and biodiversity.
- Managing woodland on steep-sided hills and bankside trees, where appropriate, by coppicing to minimise land slippage, soil erosion and trees entering the rivers.

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

For example, by:

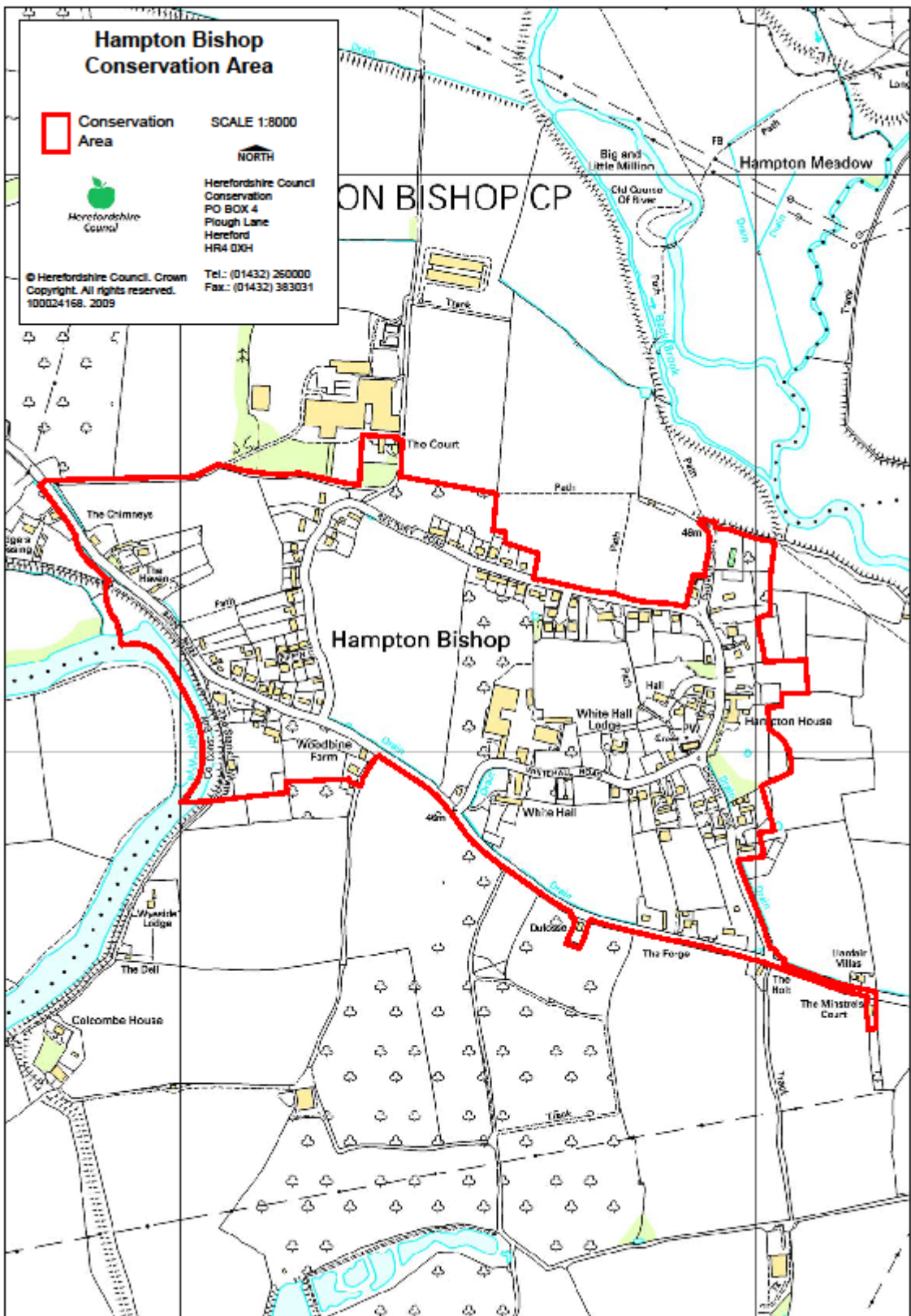
- Planning and delivering high-quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks; and maximising opportunities for people to have a high-quality experience of nature and heritage in both the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

4.6 Built Heritage

Conservation Areas

There is a Conservation Area¹⁶ in Hampton Bishop village.

¹⁶ <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>
[s://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/planning-conservation-areas/](http://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/planning-conservation-areas/)



Listed Buildings, English Heritage¹⁷

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

- Milepost at SO568375, B224 List Entry ID 1348711
- Lock on River Lugg toward confluence with Wye at SO569375 List Entry ID 134870
- Flood Arches and Causeway Walls to Mordiford Bridge (that part in Hampton Bishop) Grade II List Entry ID 1179201
- Dufosse House, Grade II List Entry ID 1179188
- Old Timbers, Grade II List Entry ID 1099865
- The Lawns, Grade II List Entry ID 1179179
- Church Farmhouse, Grade II List Entry ID 1099869
- The Old House, grade II List Entry ID 1301937
- Barn approx. 18m NE of Whitehall Farm farmhouse, Grade II, List Entry ID 1179491
- Whitehall Farmhouse, Grade II List Entry ID 1099873
- The Cottis, grade II List Entry ID 1099872
- Thatched Cottage, grade II List Entry ID 1348717
- Group of 2 pedestal tombs approx. 20m SW of Church of St Andrew
- Davies memorial approx. 15m SW of Church of St Andrew, Grade II List Entry ID 1301926
- James Memorial approx. 13m W of Church of St Andrew List Entry ID 1348716
- Lane Memorial approx. 10m S of South Porch of Church of St Andrew Grade II List Entry ID 1301913
- Church of St Andrew Grade I List Entry ID 1301948
- Group of 4 chest tombs approx. 1m South of Chancel of St Andrew Grade II, List Entry ID 1348715
- Chest tomb approx. 0.25m East of Church of St Andrew Grade II, List Entry ID 1179444
- Churchyard Cross, Grade II and Scheduled Monument List Entry ID 1016124
- Hampton House Grade II List Entry ID 1348713
- Pentilo, grade II, List Entry ID 1099868
- Box tree Cottage, grade II, List Entry ID 1099867
- Old Court Cottage, Grade II, List Entry ID 1179225
- Upper House, Grade II, List Entry ID 1179238
- Willow Cottage, grade II, List Entry ID 1348714
- Milepost at SO553381, Grade II, list entry ID 1179173
- Eightlands, grade II, List Entry ID 1099866
- Whistlefield, grade II, List Entry ID 1179162
- Meadow Cottage, grade II, List Entry ID 1179418
- Ring Ditches and rectilinear Enclosures East of Tupsley, Scheduled Monument, List Entry ID 1005348
- Milepost at SO538403, A438, Grade II

Bridge over River Lugg at SO559389, Grade II List Entry ID 1348712

¹⁷ <http://list.english-heritage.org.uk/mapsearch.aspx>

Milepost at SO553381, B4224, Grade II List Entry ID 1179173
Lower House farmhouse, Grade II, List Entry ID 1250963
Mordiford Bridge, Scheduled Monument List Entry ID 1001770

4.7 Flood Risk

Strategic Flood Risk Assessment (SFRA) For Herefordshire¹⁸

Smaller settlements with a significant history of flood disruption include Bosbury, Eardisland, Ewyas Harold, Hampton Bishop, Hereford, Kington, Leintwardine, Leominster and Ross-on-Wye. Emergency planning and future development proposals should take particular account of these settlements with regard to avoidance of increased flood risk (p14).

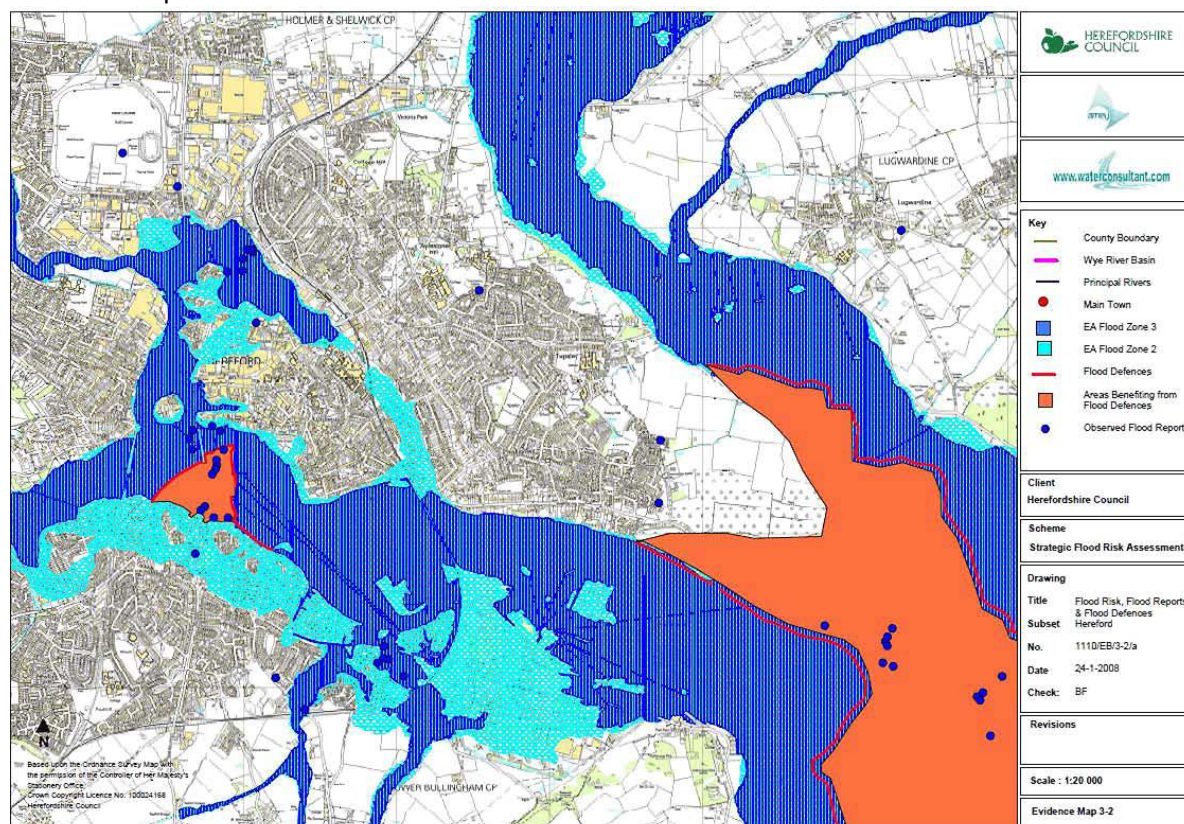
The primary aim of a Strategic Flood Risk Assessment is to determine whether planning policies or development land allocations will increase the risk of flooding, both within the development and the surrounding area, and to identify and promote measures that will minimise flood-risk and/or enhance flood resilience at all levels, particularly with regard to future development and existing critical infrastructure (1-8).

(3-25) **Evidence Map 3-2** also shows parts of The Stank flood defence protecting Hampton Bishop. Some 131 properties are protected by this major defence, which is ancient in origin, but has been periodically reconstructed and repaired. There were major breaches of The Stank during the 1960 flood, creating significant damage to Hampton Bishop, and most recently in July 2007, when the defences were overtopped by record flood levels, due to coincidences of the Rivers Lugg and Frome. People had to be evacuated from the village in the 2007 flood.

The Stank is regarded primarily as an agricultural defence, and hence may be sub-standard in some places with respect to protection of property. In fact according to the WS Atkins study of 2006, the average freeboard to the defences above the 1% AEP flood event is 0.48m, but this reduces to as little as 0.04m in specific locations.

¹⁸ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/strategic-flood-risk-assessment-and-water-cycle-study>

Evidence Map 3-2



5.4.3 Development behind Flood Defences

Flood defences reduce the risk of flooding, but do not eliminate flood risk completely. Residual risk is relatively high behind flood defences and must be specifically addressed in Level 2 type SFRAs or detailed FRAs. In this context, the defended areas at Leominster, Hereford and Hampton Bishop pose a relatively high degree of residual risk to existing and new development. (5-9)

5.9 Site Specific Flood Risk Assessments

Within Local Development Documents, it should be indicated whether or not a Flood Risk Assessment is required for individual sites. Sites intersecting or marginal to the Flood Zone 3 and Zone 2 indicative floodplain will always require a Flood Risk Assessment.

This SFRA has demonstrated however that a significant proportion of feasible development sites within Herefordshire are outside or marginal to the Zone 3 and 2 flood zones, and consequently fluvial flood risks should be manageable on most sites.

There is a more significant problem with runoff management however. Herefordshire appears to have a disproportionate amount of surface water flooding, emanating either directly from fields or the numerous smaller watercourse prevalent in the County. There will be significant requirement therefore for all development sites larger than 1 ha to address specifically runoff issues upstream and downstream of the site, and to confirm how this runoff will interact not only with the receiving watercourse, but the next sequential watercourse.

The most appropriate test to decide if a development site external to the fluvial floodplain requires a detailed FRA will be to assess the quantity of local flood reports (**HSFRA Flood Reports**) downstream and upstream of the site within say 1 km radius. If there are more than 5 such reports, this should trigger the requirement for a detailed FRA for the site AND a drainage assessment for the locality. (5-32)

7.5 Sustainable Drainage Best Practice

The single most authoritative source for SUDS design and implementation which should be cited in LDF policies is **The SUDS Manual – 2007, CIRIA C697** which provides comprehensive guidance on every aspect of SUDS .

A new Local Authority Network on Drainage and Flood Risk Management (Landform) has been established by CIRIA with support from the Environment Agency (<http://www.ciria.org/landform>).

The Environment Agency has also provided an outline guide for developers which recommends that SUDS should be cost-effectively designed to work with retained natural features such as ditches or ponds, and to form an integral part of hard and soft landscaped areas.

In this way, they can contribute towards an attractive scheme that enhances the nature conservation and amenity value of the development, while also recycling the valuable water resource. Environment Agency (Wales) also hosts a comprehensive on-line guide to SUDS implementation and best practice in its region.

7.5.3 Example – Permeable Pavements and Surfaces

7.5.4 Example – Swales and Basins

7.5.5 Example – Pond and wetlands

7.6.1 Improving the Flood Performance of New Buildings - Flood Resilient Construction (DCLG)

Hierarchy of building and site design

In line with the sequential approach to planning, the following are the range of construction measures that can be used to reduce the flooding risk at a site.

- **Flood avoidance:** Constructing a building and its surrounds (at site level) in such a way to avoid it being flooded (e.g. by raising it above flood level, re-siting outside flood risk area etc)
- **Flood resistance:** Constructing a building in such a way to prevent floodwater entering the building and damaging its fabric
- **Flood resilience:** Constructing a building in such a way that although flood water may enter the building its impact is reduced (i.e. no permanent damage is caused, structural integrity is maintained and drying and cleaning are facilitated).
- **Flood repairable:** Constructing a building in such a way that although flood water enters a building, elements that are damaged by flood water can be easily repaired or replaced. This is also a form of flood resilience.

Strategy Options for Drainage and Flood Management

9.5.1 Strategy FR1 - Maximum Attenuation on Site (SUDS)

There is increasing recognition in Government guidance that surface water below-ground systems are unnecessarily overloaded. There is a strong likelihood that in future increased site runoff will be regarded virtually as a pollutant, with increasing requirements for site owners to pay proportionately

for their discharge. The automatic right to connect to surface water systems may become less readily available.

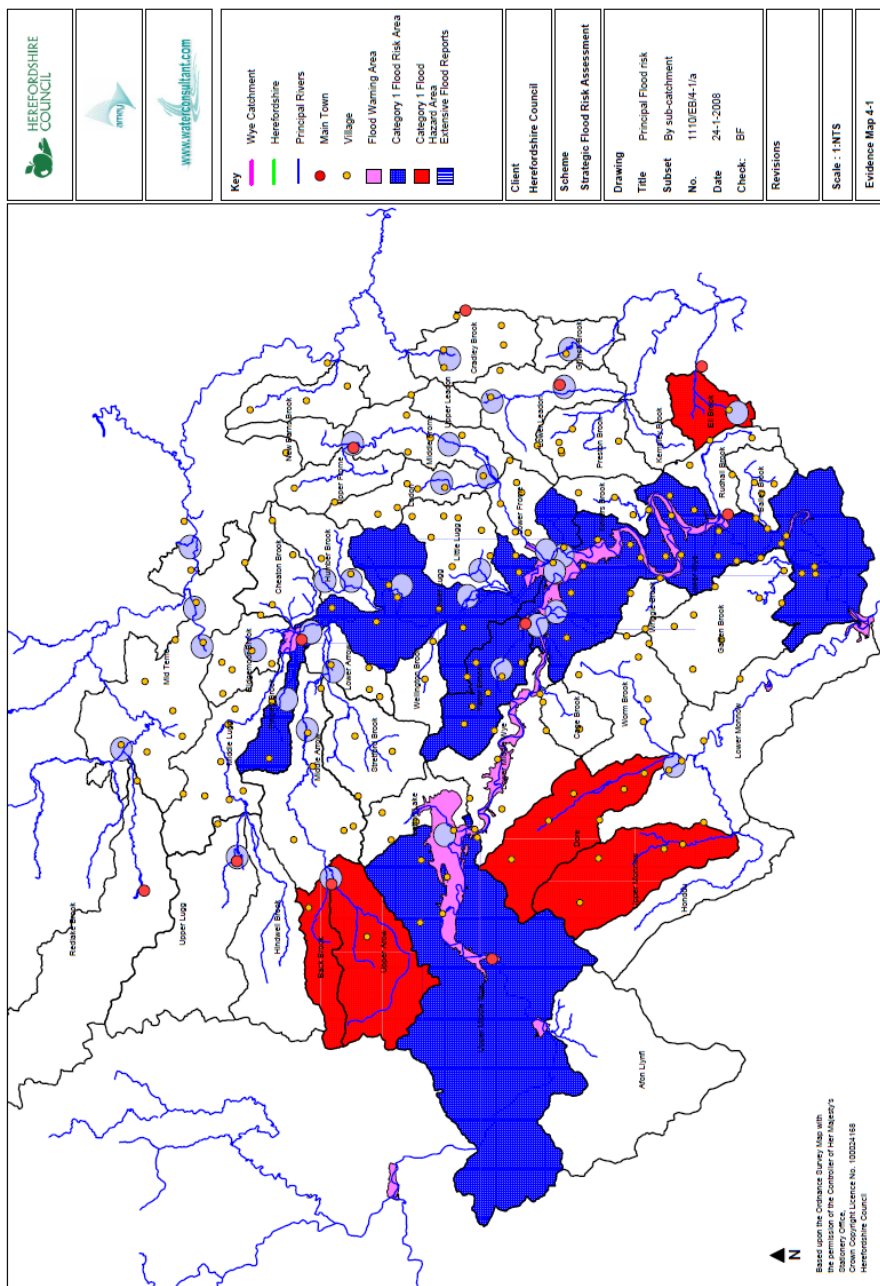
“Good surface water management will involve increased use of SUDS and surface water flow routes, through the design and planning of the whole urban fabric, as the capacity of the landscape to store and convey water is much greater than the below-ground system. The nature of SUDS means that their implementation and management does not readily sit within established water industry structures. The major obstacles to their wider uptake and implementation have to do with ownership, maintenance and funding arrangements. We are now consulting separately on options for resolving these barriers to take up, including options for ownership and adoption of SUDS across the main agencies involved in urban and land drainage.”

The most desirable policy of all therefore (subject to groundwater protection issues) is to retain as much as possible if not all surface water on the development site. To be fully effective, this requires highly permeable sites and catchments. Where such soil types exist, this should be the preferred policy, and the sewerage undertaker and or LPA must implement ownership systems and legal agreements to accept and adopt these.

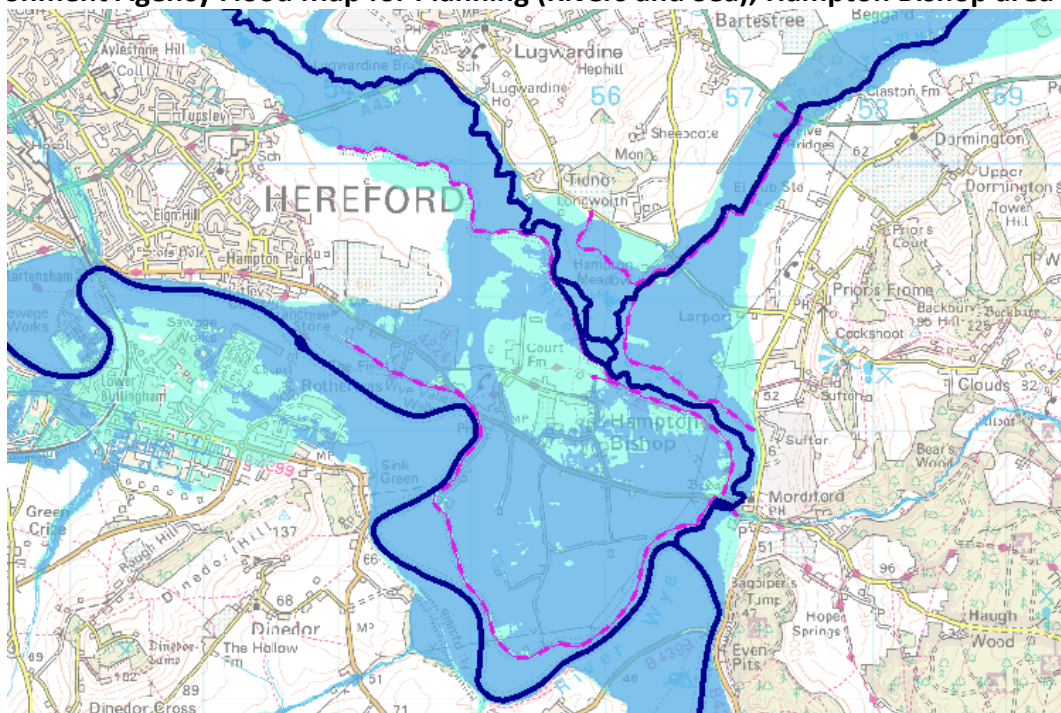
9.5.5 Strategy FR5 – Neutral Attenuation on Site (Lagoons)

Where there are no significant downstream risks or restrictions OR they are not anticipated in future, there is little to be gained in promoting centralised reservoirs. It may be more practicable to enforce on-site attenuation individual to each site. Generally these attenuation facilities will tend to be lagoons and ponds, as the capacity for infiltration source control may be limited. SUDS should be implemented wherever possible however.

Principal Flood Risk Areas Map



Environment Agency Flood Map for Planning (Rivers and Sea), Hampton Bishop area¹⁹



Map 2 Flood Risk Areas for Hampton Bishop

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.



Flood Map for Planning (Rivers and Sea) 

 Flood Zone 3

 Flood Zone 2

 Flood defences
(Not all may be shown*)

 Areas benefiting from flood defences
(Not all may be shown*)

 Main rivers

¹⁹ http://maps.environment-agency.gov.uk/wiyby/wiybyController?value=Hampton+Bishop&lang=_e&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off&submit.x=0&submit.y=0#x=355500&y=238500&lg=1,&scale=8

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/strategic-flood-risk-assessment-and-water-cycle-study>

Water Cycle Study²⁰

The Water Study is part of the Growth Point Study and investigates the availability of water supply, treatment and infrastructure. The study also looks out the areas likely to flood across the county.

4.8 Infrastructure

Core Strategy Infrastructure Delivery Plan, March 2013²¹

The Core Strategy sets out twelve objectives to implement a Vision for Herefordshire. Objective 10 aims:

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

Projects are prioritised on the following basis:

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

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

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

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

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

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

Rural Areas

4.141 The council’s strategy for the rural areas of the county outside of Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic

²⁰

²¹ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/infrastructure-delivery-plan>

and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as intangible factors such as social fabric reflecting community cohesion, interdependence and commitment.

4.142 The Core Strategy proposes 5,300 dwellings to be provided in the rural areas. Infrastructure associated with the delivery of the housing will be identified in lower tier/neighbourhood plans.

Community Infrastructure Levy

Herefordshire Council Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Document, March 2013²²

- 1.3 The CIL is a new way for communities to benefit from built development taking place in their area. The levy is a fixed rate charge, based on square metres of net additional built floorspace. The charge may be levied on 1 or more dwellings and developments of more than 100 sq m of floorspace. Exemptions include affordable housing and charities.
- 1.5 The proceeds of the CIL will be spent on strategic and local infrastructure to support the development of the area such as highways improvements, open spaces or education provision. Developer contributions on their own will not be able to meet the entire cost of a major infrastructure project. Core public funding will continue to contribute.

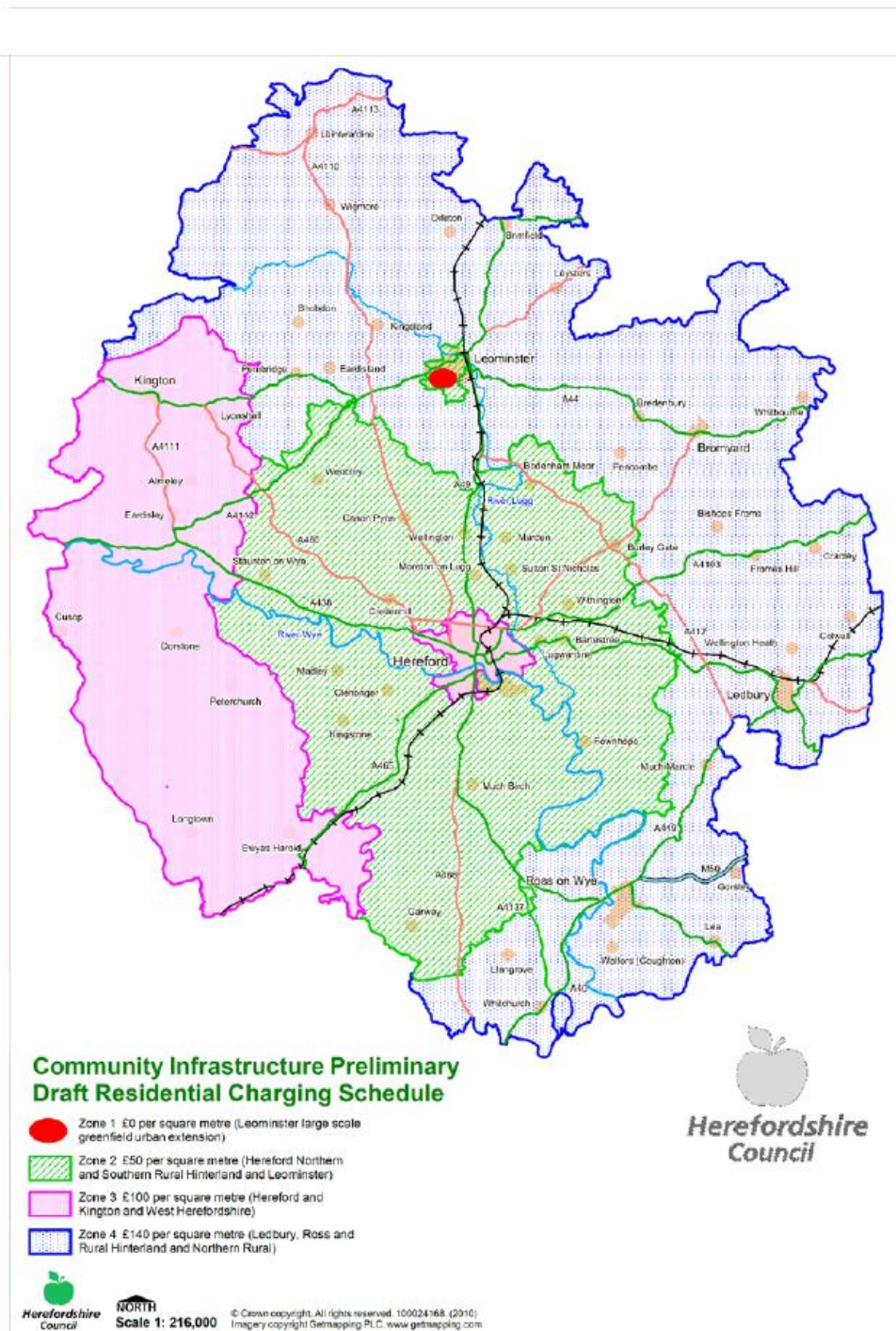
(Page 4, Herefordshire Council Community Infrastructure Levy Preliminary Draft
Charging Schedule Consultation Document, March 2013)

²² <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/>

Proposed CIL rates

Proposed Use	CIL Charge per square metre
Residential Zone 1	£0
Residential Zone 2	£50
Residential Zone 3	£100
Residential Zone 4	£140
Residential Institutions (C2)	£0
Town Centre Comparison retail (A1)	£90
Out of Centre Comparison retail (A1)	£125
Small convenience retail (up to 280 sqm) (A1)	£80
Large convenience retail (over 280 sqm) (A1)	£120
Hotel (C1)	£25
Light Industrial (B1)	£0
Office (B1)	£0
General Industrial (B2)	£0
Storage and Distribution (B8)	£0
Leisure	£0

Proposed Residential Preliminary Draft Charging Schedule



Key

- | | |
|--------|---|
| Zone 1 | £0 per square metre (Leominster large scale greenfield urban extension) |
| Zone 2 | £50 per square metre (Hereford Northern and Southern Rural Hinterland and Leominster) |
| Zone 3 | £100 per square metre (Hereford and Kington and West Herefordshire) |

Zone 4 £140 per square metre (Ledbury, Ross and Rural Hinterland and Northern Rural)

Hampton Bishop lies within Zone 2.

5.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Hampton Bishop. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells will continue to review and amend the information at key stages in the preparation of the Plan. In the meantime it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies in Hampton Bishop.

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Water Cycle Study

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/strategic-flood-risk-assessment-and-water-cycle-study>

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