



Bishopstone Group Parish Council

Neighbourhood Development Plan

Public Consultation Draft

Date 2016

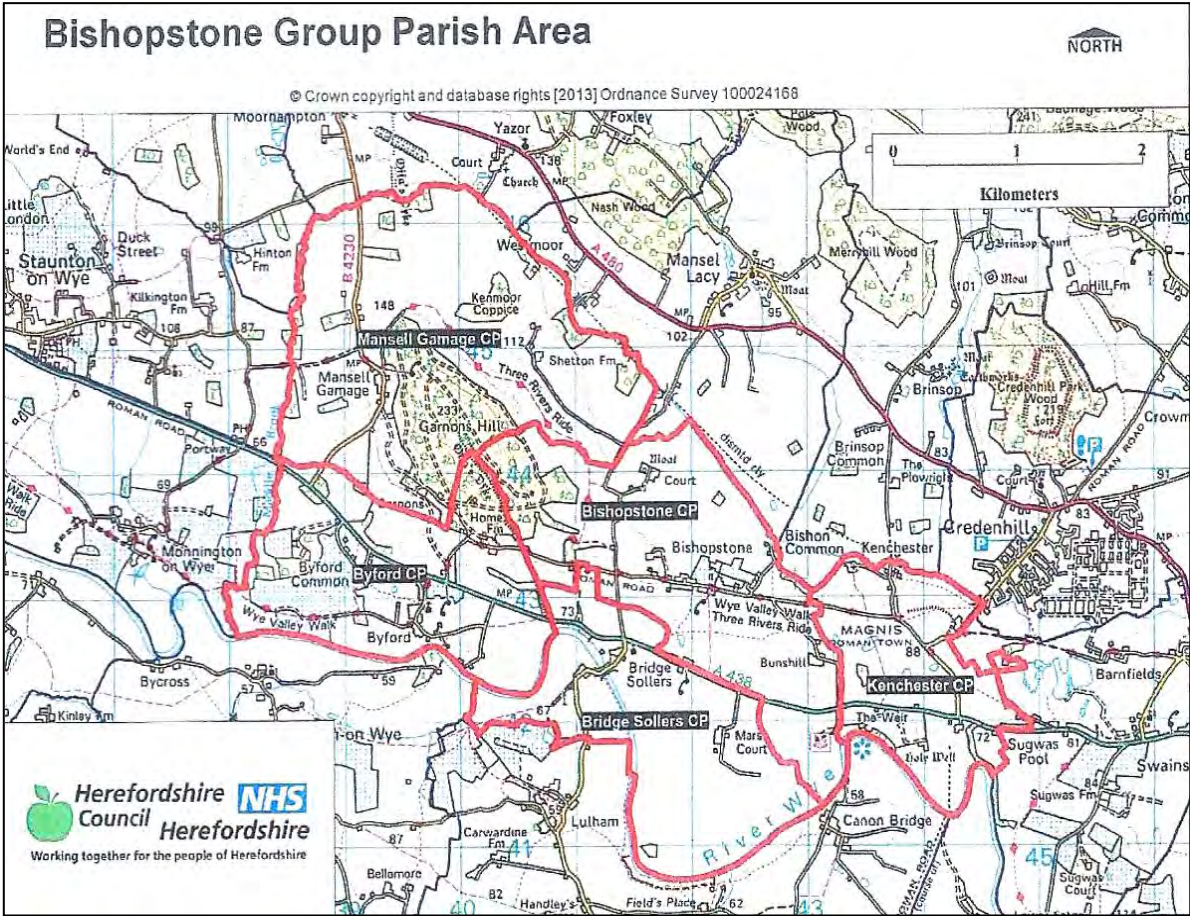
www.bishopstonegroupparish.co.uk

INTRODUCTION

This Neighbourhood Development Plan has been prepared by Bishopstone Group Parish Council, which represents the parishes of Bishopstone, Bridge Sollars, Byford, Kenchester and Mansell Gamage, under powers granted by the 2011 Localism Act. At the end of 2012 the parish council applied to Herefordshire Council for the whole of the five parishes to be designated as a Neighbourhood Development Plan Area and following the required consultation period the application was approved on March 18th 2013. A working group of parish councillors and residents was formed to carry the project forward and to create a Neighbourhood Development Plan to cover the plan period 2011-2031.

The policies set out in this Neighbourhood Development Plan accord with the overarching Herefordshire Core Strategy and have been formulated as a result of consultation with residents and stakeholders. Full details of the consultation process will be found in the Consultation Statement.

Figure 1 Map showing Approved Neighbourhood Development Plan Area outlined in red



PREPARING THE PLAN

This Neighbourhood Development Plan has been prepared by a steering group made up of parish councillors and residents in consultation with the local community. The process was as follows.

At the end of 2012 Bishopstone Group Parish Council agreed to prepare a Neighbourhood Development Plan (NDP) to cover the whole area of the Group Parish and this was approved by Herefordshire Council in March 2013. In order to involve the community in the Plan as early as possible the parish council organised an Open Evening for residents of the five parishes to explain the NDP process, to seek members for the steering group and to find out what issues concerned residents and what they wanted to see included in the Plan.



Open day New Bridge Community Centre

The steering group prepared a questionnaire using the information obtained at the Open Evening. Every resident was asked to complete the questionnaire and 86% did so. The steering group analysed the questionnaire responses and presented the results for comment at a Drop-In Open Day as well as publicising them on the parish website and in local venues.

The steering group drew up Draft Policies based on these results and on the policies of the Herefordshire Core Strategy. A copy was delivered to every household and comments were again invited. Further consultation was again carried out by means of a Drop-In and publicity on the parish website and at local venues.

Throughout the process comments and suggestions were recorded and fed into the writing of the NDP as it evolved.

The steering group have now drawn up this Draft Neighbourhood Development Plan which is being presented to residents and stakeholders for comment.

Full details of consultation will be given in the Consultation Statement to be submitted with the final version of the Neighbourhood Development Plan.

BACKGROUND

The Bishopstone Group of parishes comprises the five small villages of Bishopstone, Bridge Sollars, Byford, Kenchester and Mansell Gamage covering 10 square miles and situated 4-8 miles west of the city of Hereford. There is no shop, doctor's surgery, school, post office, pub, or petrol garage in the group and the residents have



Service bus in Bishopstone

to travel to neighbouring villages or to Hereford and other market towns for these amenities. A very limited bus service between Hereford and Eardisley serves part of the area. A small community centre was opened in 2011 in part of Bridge Sollars church.

The parishes vary considerably in size and population, ranging from Bishopstone, the largest with just

under 200 residents, to Bridge Sollars which has a population of around 30.

Bishopstone is the most nucleated village with much of its housing running along the old Roman road and some small outlying groups of houses. The other villages consist of smaller scattered settlements and individual houses.

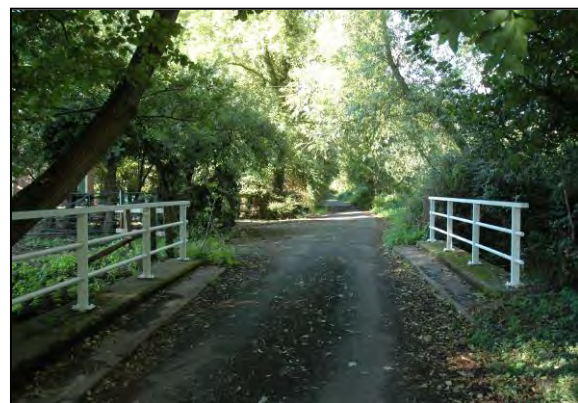
Bridge Sollars has only 11 houses widely scattered over its parish area.

Byford's houses are mainly divided between three settlements on either side of the A438 – Lower Byford by the church and the river Wye, Byford Common to the west, and the Home Farm and estate cottages at the base of Garnons Hill.

Kenchester consists of a small settlement stretching along a single track road from Lady Southampton's Chapel to the church; the Old Weir Farm and New Weir Nursing Home with related cottages on the A438; and a line of modern dwellings further east along the A438 at Swainshill.

Mansell Gamage has a single line of dwellings strung out along the B4320, and a separate settlement at Shetton, on the other side of Garnons Hill with no direct connection by road. Garnons house is also

in this parish but has more natural connection with Byford to which it is more closely linked by road.



Kenchester Road



Almshouses Bishopstone

There is a variety of housing of differing periods and sizes including a development of social housing at Bishopstone and four almshouses also in Bishopstone, run by the Berrington Trust, which are let out to people who need low cost rented accommodation.

The majority of residents in employment travel outside the Group to work. The main employment within the parishes comes from agriculture and related businesses, tourism and home working. Opportunities for running a business within the Group are made difficult by poor broadband speed and mobile phone reception.

Most of the roads within the Group are narrow country lanes, single track in places. Problems from heavy goods vehicles and speeding in these lanes discourage residents from walking or cycling. Routes through Mansell Gamage and Bridge Sollars are used as distributor roads for through traffic for which they are not suited. The A438 runs east to west through the centre of the Group and so acts as both a link and a barrier for residents.

The villages lie in the flood plain of the river Wye and on the rising land to the north of the river with extensive views southward to the Black Mountains and Hay Bluff. Their history of traditional mixed farming has created an attractive landscape which is a patchwork of arable, pasture, orchards, hedges and woodland. Garnons Park was landscaped by Humphrey Repton in 1794 shortly before the mansion was rebuilt. Byford village then became an integral part of the Repton designed landscape, lying within the view of the house, and the landscape here is still remarkably preserved. The remains of another Repton park are partly incorporated in the National Trust Gardens at The Weir



River Wye Bridge Sollars



Humphry Repton's designed landscape Garnons Park

The Group contains numerous listed buildings as well as important historical and archaeological sites. It is particularly rich in Roman sites with a marching camp at Byford, a villa site at Bishopstone, and at Kenchester a riverside trading and villa complex and the walled market town of Magnis. Part of a pillar from Magnis was re-used as a font in Kenchester church. The Norman church at Bridge Sollars has carvings of the Herefordshire School and 15th century wall paintings in Byford church include rare early representations of the Mater Misericordiae and the Weighing of Souls. Garnons Park is included in the Historic England Register of Parks and Gardens of Special Historic Interest.

There is a network of footpaths and bridleways within the parishes. The long distance Wye Valley Walk from Chepstow to Plynlimon and the Three Rivers Ride, part of the National Bridleroute Network developed by The British Horse Society, pass through the Group.

The river Wye is designated as a Special Area of Conservation due to its importance as a key breeding ground for many nationally and internationally important species of special interest and its associated plant and animal communities.

Bishon Meadow is registered as a Site of Special Scientific Interest as a herb-rich neutral grassland. It is home to two nationally scarce species, the marshy grassland plant Orange Foxtail, and a hoverfly *Neoascia geniculata*.

Special Wildlife Sites include ancient woodland at Kenmore Coppice and a small section of Garnons Hill where wild daffodils are abundant and the many species of animals and birds include deer, polecat, woodcock and raven.

POLICIES

Our Vision for 2031 is:

By 2031 each village in the Group will have achieved a level of growth that suits its own individual needs in order to maintain it as a strong, viable community with Bishopstone as the centre of development for the Group. The new housing and business development will be of a type and scale that suit and enhance the local environment, while preserving the beauty and tranquillity of the rural landscape for residents and visitors.

Key Issues

Through consultation we have identified a number of key issues that are of concern to our residents:

- There is a need within the Group for a mix of housing types including smaller market housing that local people can afford
- Development should be of a size and scale suited to each individual village
- In most cases new housing should be in small developments ideally of between one and four houses on any individual site and suited to the rural character of the villages
- Bishopstone should be the main focus for development within the Group where a larger housing development in the centre of the village will create a more defined village centre.
- Small scale local businesses should be supported, especially home working and those connected with agriculture and tourism
- Speed and size of traffic through the villages is having a detrimental effect on the community. Any new development must include adequate measures for traffic management and safety
- Impact of new development on existing levels of flooding experienced in the villages
- Need to improve the network of footpaths and bridleways within and between villages
- When considering any new development there is a need to protect the landscape and historic sites which are an asset to our villages and important to residents
- Need to retain and encourage young families to live in the villages



Footpath Byford to Byford Common

The policies listed in this Plan are designed to achieve our Vision and address the issues identified by our residents

Objectives in creating our policies

BO1 To encourage provision of housing which answers local needs, provides future sustainability and accords with the wishes and needs of the residents of each individual community



Shetton Barns Mansell Gamage

BO2 To encourage business development of a type and scale that suits our villages especially supporting home based business enterprise

BO3 To protect the historic landscape and built heritage



Humphry Repton's landscaped park at the New Weir Kenchester

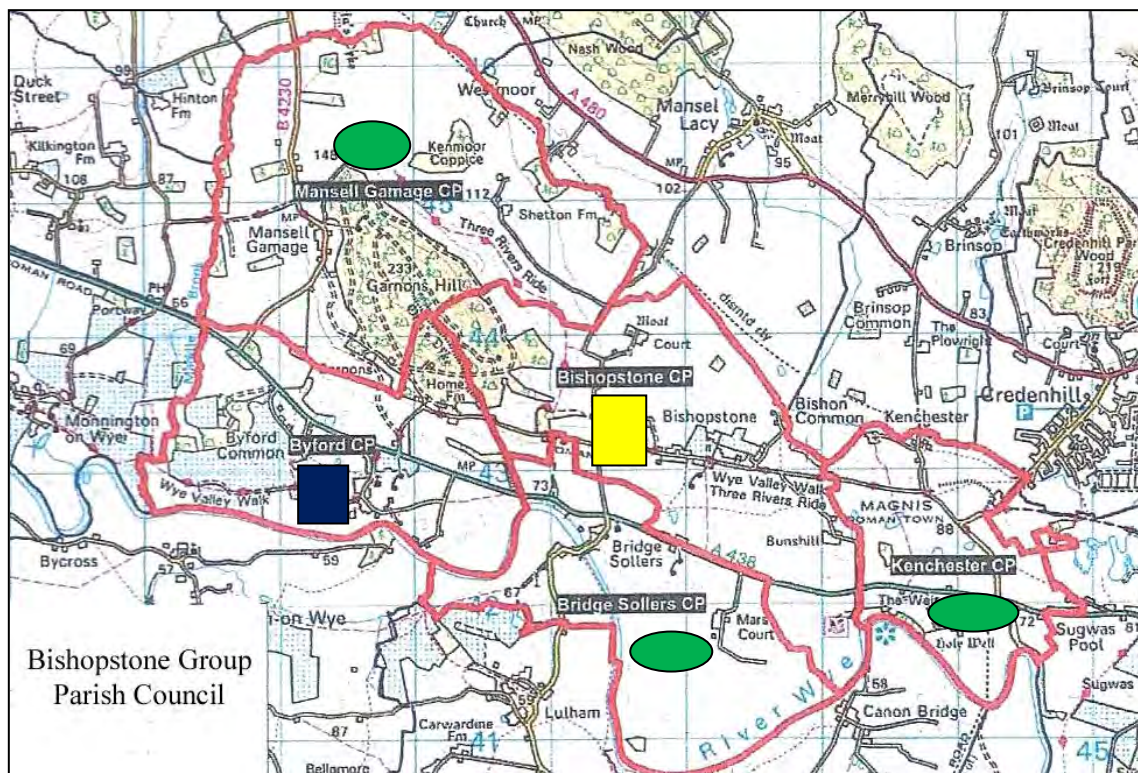
BO4 To support a mixed community of residents of all ages

HOUSING POLICIES

Background

The Group is made up of four smaller villages situated around the main village of Bishopstone. The Herefordshire Core Strategy places the Group in the Hereford HMA with a target growth of 18% (24 houses) for the NDP area. This includes windfall housing growth. Under the policies set out in the Herefordshire Core Strategy these villages fall into three separate categories for housing development

Figure 2 Plan showing the relative position of the 5 villages and their status under the Herefordshire Core Strategy



Bishopstone - identified as the main focus of housing development with an indicative proportional growth target of 18% by 2031



Byford – identified as a village which is suitable for proportionate sustainable housing growth.



Bridge Sollers, Kenchester and Mansell Gamage – villages where any new housing will be strictly limited

The population of the Group is just under 400 of whom 15% are aged under 18 and 35% over 60. These figures exclude the residents of the Weir Nursing Home which has a transient population of around 30-35 elderly people. In order to maintain a strong community there is a need for a mix of properties including some smaller market housing which would encourage young families to live here and enable older residents to down-size while staying in the area.

Herefordshire Local Requirements Study 2012 forecast that population growth in rural areas is likely to be primarily through an increase in those aged over 75 with moderate growth in the 30-44 and 60-74 age brackets. As a consequence rural areas will need to provide more 3 bedroom homes, with more 1 and 2 bedroom homes required in the affordable sector. At present Bishopstone has 14 houses owned by a housing association. There are also four 1 bedroom low-rent almshouses available for local people of all ages.



Housing association homes Bishopstone

Responses to the Neighbourhood Plan questionnaire show that our residents recognise the need for a controlled level of development that will keep our villages viable and strong without harming the tranquil rural characteristics of the area. They consider that there is a need in our villages for a mix of 2 bedroom and 3-4 bedroom homes and for homes affordable by local people; that new homes should be situated in or adjoining to an existing housing area; and that new building should use brownfield sites where possible. The Housing Needs Survey included with the Neighbourhood Plan questionnaire shows a current need for 15 new dwellings of differing types and sizes in the Group. Seven people said that they needed 3-4 bedroom properties, five needed 2 bedrooms and two needed 1 bedroom. The preferred tenure was owner-occupied. Two people said that they needed affordable housing.



New build Bungalow Bishopstone

During the period 2000 - 2015 permissions were granted for 21 new dwellings as windfall in the NDP area. Based on this and on informal discussion and comment during consultation our forecast is for at least 10 - 15 new dwellings as the result of windfall during the Plan period up to 2031. The main focus of development during the Plan period will be on a site for 14 houses in the centre of Bishopstone. Together with individual windfall sites and conversion of

existing buildings this will enable us to satisfy local needs and meet the Core Strategy target of 24 homes in our NDP area during the Plan period 2011 - 2031.

Intention

- To preserve the high quality of our landscape and environment.
- To encourage the best architectural design taking into consideration the style and size of buildings in the location in which it will be placed.
- To encourage provision of housing that answers local needs and is of a size and type that suits each of the individual villages and hamlets in the Group.
- To encourage a mixed-age population by making it possible for younger people to find housing within the Group while enabling older residents to remain within their home villages.
- To discourage unsuitable development while allowing the potential for a level of housing growth that will keep the communities viable and sustainable for the future.
- To ensure that all development in the group meets our design and environmental criteria, and that development will only take place if infrastructure (e.g. drainage) is adequate to make the development sustainable and if there is sufficient off-road parking.
- To strengthen the local economy by supporting housing which includes home working facilities on suitable sites.
- To meet the targets and requirements of the Herefordshire Core Strategy.

Housing in Bishopstone

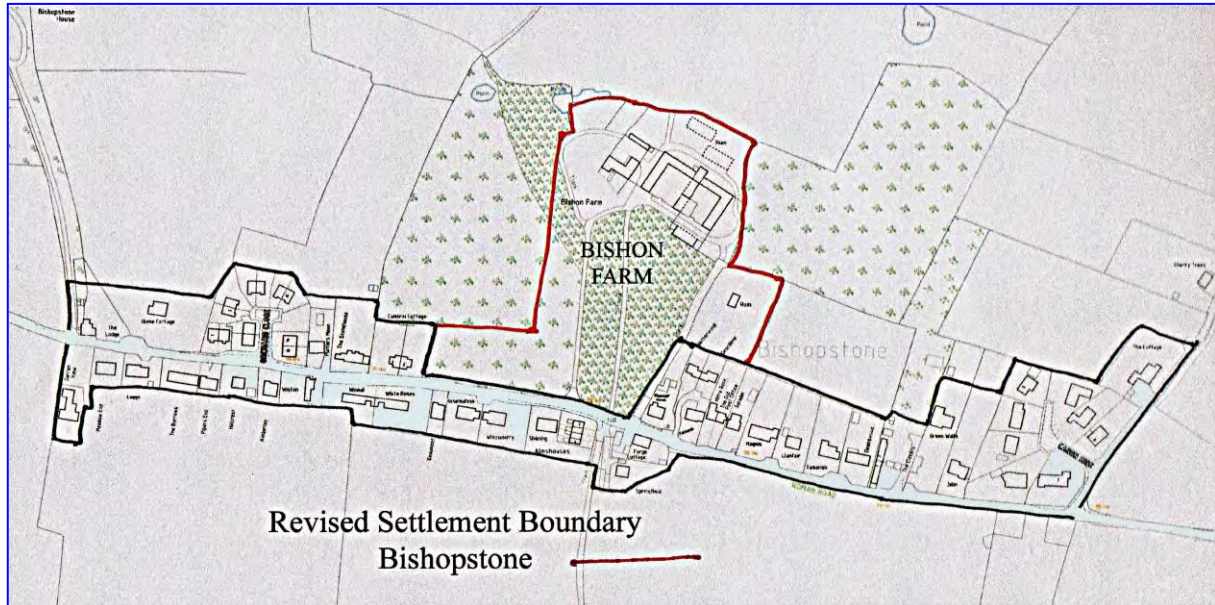
Background

Bishopstone is the largest village in the Group and the one with the biggest central core. Most of the houses lie along the old Roman road (C1097) with a few scattered clusters of dwellings dispersed towards the edges of the parish. A small development of eight bungalows was built at the east end of the central core in 1965. Bishopstone has been identified in Herefordshire Council Core Strategy Policies RA1 and RA2 as a village which is the main focus of proportionate housing development in the Plan period 2011 - 2031 with a growth target of 18%. A limited bus service passes through the middle of the village and it is 2 miles from Credenhill where there are shops and a doctors' surgery.

In 2006 planning consent was given for conversion of redundant farm buildings on a site at Bishon Farm into 7 houses and bungalows with a mixture of 2 bedroom and 3 bedroom dwellings. This site lies outside the existing settlement boundary. The conversion has not yet been carried out although a new drive has been put in.

Policy H1 Housing in Bishopstone

1. A new settlement boundary will be created for Bishopstone which will include the Bishon Farm site within the development area



2. Bishopstone will become the main focus for housing development in the NDP area through the development of the Bishon Farm site to include a new housing development in addition to the planned barn conversions.
3. We will support housing development in the centre of the village on the Bishon Farm site with a mixture of 2 bedroom and 3-4 bedroom houses and bungalows, to include a proportion of affordable housing for local people in accordance with Herefordshire Core Strategy policy H1. This development should be in keeping with Policy G1 and should include a village green/play area with a seat near the Millennium Tree to provide a focus for the village and a meeting place for residents. The village green should be protected to prevent any future encroachment on it.
4. We will support the conversion of redundant buildings to housing provided that
 - a) conversions respects the scale, form, lay-out, character and setting of the settlements in which they are placed
 - b) the design is in keeping with Policy G1
5. Proposals for building single dwellings on appropriate individual in-fill sites within the main built up area will be supported providing that they are in keeping with Policy G1 and no detriment is caused to adjoining properties

- 6. Outside the settlement boundary new housing will be supported in accordance with Herefordshire Core Strategy policies RA3 and RA4 provided that it fulfils one of the following criteria:**
- a) it is needed for an agricultural or forestry worker to live permanently at or near their place of work**
 - b) it accompanies and is necessary for the establishment or growth of a rural enterprise**
 - c) it replaces an existing dwelling of comparable size and scale and is located within the domestic curtilage of the existing dwelling**
 - d) it re-uses an existing redundant or disused building**
 - e) the design is in keeping with policy G1**

Justification

Policy H1 accords with Herefordshire Core Strategy policies RA1 *Rural Housing Distribution*; RA2 *Housing in settlements outside Hereford and the market towns*; RA3 *Herefordshire's countryside* and RA4 *Agricultural, forestry and rural enterprise dwellings*. Bishopstone is the largest village in the group, the most central and has a development target of 18 % set by the Herefordshire Core Strategy Policy RA1. It has reasonable access to services and already has permission granted for the creation of 7 dwellings through barn conversions at Bishon Farm. There are not enough sites within the existing settlement boundary to satisfy the target set by the Core Strategy and residents have requested that the boundary should be extended to take in the Bishon site. Comments by respondents to our questionnaire show that residents of Bishopstone support housing development on the Bishon Farm site with a communal area which will provide a central focus for the village and encourage community cohesion. The owner of the site wishes to develop it and has drawn up preliminary plans for 14 houses and bungalows with a communal area. This policy will make Bishopstone the centre for development in the NDP area and will provide a level and type of development that will strengthen and support the community within Bishopstone itself.

Housing in Byford

Background

Byford is the second largest village in the Group and has been identified in the Herefordshire Council Core Strategy Policy RA2 as a village where there should be proportionate sustainable housing growth. It falls into three main settlements – Lower Byford, Byford Common and Home Farm – with a few outlying houses. The settlements are small, consisting of 23 dwellings at Lower Byford, 13 at Byford Common and 7 at Home Farm. Existing buildings are in a mix of styles and sizes

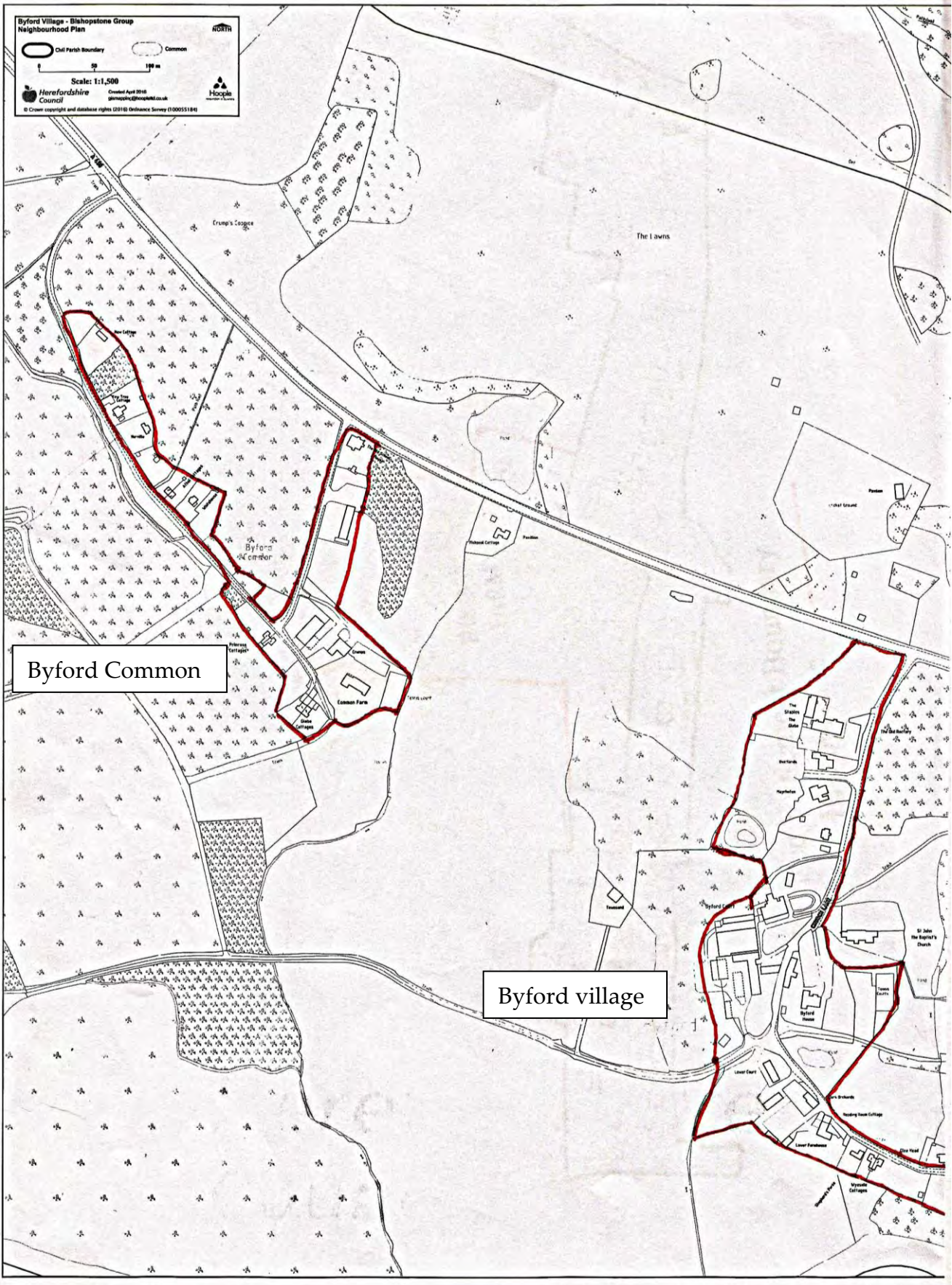


Timber framed houses Byford

ranging from 19th century brick estate workers cottages at Byford Common and Home Farm to large 16th century stone and timber framed houses at Lower Byford. Repton's landscape design for Garnons is still recognisable in the pattern of fields, roads and settlements. In their questionnaire responses residents have asked for settlement boundaries to be created around each of the three main settlement areas.

POLICY H2 Housing in Byford

- 1. Settlement boundaries will be created around the three settlement areas of Lower Byford, Byford Common and Home Farm.**
- 2. Within these settlement areas proposals for new dwellings on in-fill sites will be supported provided that**
 - a) the number and size of new dwellings is in keeping with the settlement and the location in which they are to be placed with between one and four houses on a site**
 - b) new buildings respect the scale, form, lay-out, character and setting of the settlements in which they are placed**
 - c) the design is in keeping with Policy G1**
 - d) development re-uses brownfield sites wherever possible**
- 3. We will support the conversion of redundant buildings to housing provided that**
 - a) conversions respects the scale, form, lay-out, character and setting of the settlements in which they are placed**
 - b) the design is in keeping with Policy G1**
- 4. Outside the settlement boundary new housing will be supported in accordance with Herefordshire Core Strategy policies RA3 and RA4 provided that it fulfils one of the following criteria**
 - a) it is needed for an agricultural or forestry worker to live permanently at or near their place of work**
 - b) it accompanies and is necessary for the establishment or growth of a rural enterprise**
 - c) it replaces an existing dwelling of comparable size and scale and is located within the domestic curtilage of the existing dwelling**
 - d) it re-uses an existing redundant or disused building**
 - e) the design is in keeping with policy G1**



Byford's settlement boundaries



Justification

Policy H2 accords with Herefordshire Core Strategy policies RA1 *Rural Housing Distribution*; RA2 *Housing in settlements outside Hereford and the market towns*; RA3 *Herefordshire's countryside* and RA4 *Agricultural, forestry and rural enterprise dwellings*. Herefordshire Core Strategy Policy RA2 identifies Byford as a village which should have sustainable proportionate housing growth. The Core Strategy (section 4.8.13) also states that development should respect the scale, form, lay-out character and setting of existing settlements and that an existing dispersed settlement pattern should be respected in the delivery of new housing proposals. The existing settlement pattern in Byford requires that new housing should not exceed 4 houses on any one site and many sites are more suited to 1-2 houses.

Questionnaire responses showed that there is a need in the village for a mix of house sizes and types that will enable families to live and work in the area, and will help existing residents who would like to downsize but wish to remain in their home village. Residents also wanted new development to be small scale and sited within the main housing areas. Based on past history and informal consultation we are confident that sufficient windfall sites will come forward, including brownfield sites and building conversions, to satisfy the Herefordshire Core Strategy requirement for proportionate development over the period of the Plan. This policy will encourage a measured and sustainable rate of development, preserve the historic landscape and settlement pattern and enable each of the three settlements to remain strong and viable into the future

Housing in Bridge Sollars, Kenchester and Mansell Gamage

Background

These small villages are covered by Herefordshire Core Strategy Policy RA3 which allows only limited housing development. The villages are small and dispersed. Bridge Sollars has only 11 houses widely scattered over its parish area. Mansell Gamage consists of two settlements, a line of dwellings strung out along the B4320, and a small group of houses at Shetton, on the other side of Garnons Hill, with no direct connection by road. Garnons house and the wooded Garnons Hill are also in the parish of Mansell Gamage. Kenchester consists of a small settlement stretching along a single track road from the Old Rectory to the church, and number of dwellings situated about half a mile away on either side of the A438. These include the New Weir estate, now owned by the National Trust where work is planned to restore the original Repton park design.

Kenchester, Bridge Sollars and Mansell Gamage suffer from significant traffic problems, and this was highlighted in responses to the questionnaire. The settlement area of Kenchester lies at the end of a single track lane and Bridge Sollars and

Mansell Gamage lie along narrow country lanes that are designated as distributor roads and carry a considerable amount of fast moving and heavy traffic.

Policy H3 Housing in Bridge Sollars, Kenchester and Mansell Gamage

1 New housing development in the three parishes will be supported provided that it satisfies one or more of the following

- a) it is needed for an agricultural or forestry worker to live permanently at or near their place of work**
- b) it accompanies and is necessary for the establishment or growth of a rural enterprise**
- c) it replaces an existing dwelling of comparable size and scale and is located within the domestic curtilage of the existing dwelling**
- d) it re-uses an existing redundant or disused building**
- e) the design is in keeping with policy G1**

Justification

This policy accords with Herefordshire Core Strategy policies RA3 *Herefordshire's countryside* and RA4 *Agricultural, forestry and rural enterprise dwellings*. The three villages are only suitable for a very small amount of development because of their size, the dispersed settlement pattern and existing traffic problems. This policy will allow for a limited amount of housing growth and will prevent unsustainable development which would adversely affect the community.



View from Garnons Hill looking South over the parishes of Bishopstone and Kenchester

GROUP POLICIES

The Policies in this section relate to issues that affect all the villages in the Group.

Policy G1 Housing development sites and design

1 Except for the Bishon Farm site in Bishopstone we will not support the building of more than 4 houses on any one site

2 All new development must be designed to a high quality. The following criteria will be used in assessing proposals for such development:

- a. The orientation, siting, scale, proportions, massing, materials and detailing of the design**
- b. Planning and architectural integrity of the design and the way it fits in with the surrounding buildings and landscape**
- c. Construction design and materials should reflect the dwellings in the immediate area**
- d. Sustainable construction and design that uses recycled materials and renewable energy wherever possible**
- e. Preserving and enhancing the local built, natural and historic environment**
- f. Impact on existing natural horizons and regard to existing roof lines**
- g. Impact on residential amenity of existing residents**
- h. Highway safety and access including adequate off-road parking**
- i. Impact on local flood risk**

Background/Justification

Paragraph 58 of the National Planning Policy Framework states “*neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for an area,*” Herefordshire Core Strategy states (4.8.21) *Given the importance of the Herefordshire landscape new dwellings should make a positive contribution to their rural landscape by being built to a high standard, incorporating appropriate materials and landscaping.* As the buildings in our villages vary widely in their age, construction and design it is important to ensure that new buildings are compatible with neighbouring properties and contribute positively to the landscape of the settlements in which they are to be placed.

In answers and comments to our questionnaire residents told us that good quality sustainable construction and design that is in keeping with their own neighbourhood is important to them when considering new development. This policy seeks to ensure that all new development is of a high standard which will enhance the quality of the built environment of our villages.

Policy G2 Flooding

1 Any proposal for new housing, business or agricultural development or change of use must provide a full flooding assessment and report.

2 In order to protect existing and new properties and prevent damage to the highway system all proposals for new development or change of use must include adequate measures for sustainable surface water drainage.



Flooded homes on Bishon Common

3 All development or change of use must provide for surface water to be diverted into suitable drainage systems and must ensure that no pollution can escape into streams or into the river Wye.

Background/Justification

Flooding in all our villages has been increasing over the last 5 years and in some cases has damaged properties and blocked roads including the A438. The flooding comes from watercourses, ditches and run-off from fields and domestic properties. It has been particularly bad at Bishopstone and at Shetton where changes in agricultural practice have increased run-off from fields so that residents have at times been unable to use their normal routes to work and school. We received 151 complaints and comments about recent flooding events in responses to our questionnaire

Policy G3 Business development and home working



Stonehouse Bishopstone

1 We will support proposals for new small scale businesses, especially those connected to agriculture and tourism which give employment to local residents, are of a size and type suitable to the individual location and do not adversely affect the neighbourhood through noise, traffic, vehicle parking, water run-off, noxious emissions or other forms of pollution

2 We will support applications for partial change of use or extension to a dwelling for home working provided that the worker continues to live there and that there is no adverse effect on the neighbourhood

3 We will support improvements to broadband speed and mobile phone reception provided they do not have an adverse effect on neighbouring properties or the landscape

Background/Justification

Herefordshire Core Strategy Policy RA6 states *Employment generating proposals which help diversify the rural economy in rural areas such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported where they are of an appropriate scale for their location, accessible by a choice of transport modes and of a form which protects and respects the environmental and landscape quality.*

Questionnaire responses showed that the types of business our residents would most like to see developed are home working and businesses connected to agriculture and tourism, and that poor broadband and mobile phone reception are hampering such development.

This policy will encourage a level of business development which will help to make our villages viable and which does not adversely affect the landscape, environment and traffic conditions.

The development of small local businesses will help to support the local economy and enable more residents to find work within the Group. This will help to increase the sustainability of the community.

Policy G4 Traffic and Transport

1 All new housing, change of use or proposals for enhancement of existing facilities must include appropriate measures to mitigate their impact on traffic and road safety including traffic calming measures or alternative routes that will encourage residents to walk or cycle within the parishes.



Traffic congestion in Bridge Sollars caused by two HGV not able to pass each other

2 We will encourage and support initiatives to improve road safety in our villages including the use of speed limits and restrictions on the size and weight of vehicles using the roads

Background/Justification

In order to be sustainable for the future the changes supported by our policies need to be underpinned by actions to address traffic problems which make our villages less attractive as places to live, especially for young families. Our villages and hamlets are composed of scattered settlements so that people have to travel for work, leisure or social interaction. The lanes are narrow (often single track) with dangerous levels of traffic volume and speed at times, especially in Bridge Sollars and Mansell Gamage.

In questionnaire answers and comments 60% of respondents (more in some parishes) said that local roads are unsafe, citing safety for walkers and cyclists as their main concern, and 74% named improving facilities for walking, cycling and horse riding as the most important factor in making our communities attractive and sustainable for the future. Residents also gave lack of road safety as their main reason for using car travel rather than walking or cycling to work.

Policy G5 Tourism1

We will support proposals for new tourist facilities or enhancement of existing facilities where:

- a. their size and nature are appropriate to their setting within the landscape**
- b. they do not have a detrimental impact on local residents.**
- c. they do not have a detrimental impact on the landscape, ecology, views or tranquillity of the area.**
- d. they do not lead to traffic, parking or road safety problems**

Background/Justification

Herefordshire Core Strategy Policy RA6 *Rural economy* states that *a range of economic activities will be supported including proposals which promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 – Tourism.* Herefordshire Core Strategy Policy E4.2 encourages *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 effect on the county's natural and heritage assets.*

Our Group of villages is situated in the Wye Valley between the major tourist destinations of Hereford and Hay on Wye. The Wye Valley Walk and Three Rivers Ride pass through the Group and the river Wye is a popular site for canoeists. The National Trust Weir Gardens attract many visitors from within the county and outside. Tourism already makes a small contribution to the local economy and this is likely to increase in future. This policy seeks to support growth in local tourism in a way that will be beneficial to the local community without harming the environment on which the tourism is based.



National Trust Weir Gardens Kenchester

Policy G6 Historic Landscape and Green Infrastructure

1 All new development should respect and preserve the historic landscape and natural environment of our parishes including trees, hedgerows, woodland and watercourses.

2 New development should seek to enhance the existing green infrastructure and encourage access to it by promoting and extending the network of rights of way within the parishes.

3 We will support and encourage measures to improve and enhance access to rights of way within the parish



Walkers on a loop off the Wye Valley Walk

Background/Justification

Herefordshire Core Strategy policy LD3 states *Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure*. The landscape of our parishes is a mixture of designed parkland and farmland that still retains many ancient trees and hedges in its field patterns. It is an asset which attracts visitors and access to it helps to promote physical and mental health and wellbeing for our residents. Consultation showed that our residents support the preservation of the historic landscape and natural environment and 74% of questionnaire responses named improved facilities for walking, cycling and horse riding as the most important factor in making our communities sustainable for the future.

Listed Buildings in Bishopstone Group of Parishes

Bishopstone

Church of St Lawrence Grade II*

Bishopstone Court Farmhouse Grade II

Bunshill Farmhouse Grade II

Bishon Farmhouse Grade II

The Pleck Grade II

Gateway, attached bridge and moat platform retaining wall of Bishopstone Court Grade II

The Steppes Grade II

Bridge Sollars

Church of St Andrew Grade I

Bridge Farmhouse Grade II

Knapp Farmhouse Grade II

Offa's Dyke 870m N and S of Big Oaks Scheduled

Byford

Church of St John the Baptist Grade I

Milestone at SO 403430 A438 Grade II

Dovecote 40m west of Byford Court Grade II

Wayside Cottage, Rozel Cottage and Wye Leys Grade II

The Old Pavilion Grade II

Byford Court Grade II*

Townsend Grade II

Fallsbrook Grade II

Lower House Farmhouse Grade II

Offa's Dyke 870m N and S of Big Oaks Scheduled

Garnons Grade II

Kenchester

Church of St Michael Grade I

Lady Southampton's Chapel and adjoining chapel Grade II

Old Weir Grade II

Court Farmhouse Grade II

Bridge House Grade II

Dovecote 80m SE of Old Weir Grade II

The Weir Grade II

Kenchester cont.

Site of Romano British Town of Magna scheduled
New Weir Roman site scheduled

Mansell Gamage

Mansell Gamage Church Grade II

The Stables, Garnons Grade II

Scut Mill House Grade II

Mansell Court Grade II

Lower terrace and gate piers Garnons Grade II

Keepers Lodge Westmoor Grade II

Garnons and the Upper Terrace Grade II

Offa's Dyke section 210m N and S of the Old Barn near Kenmoor Coppice SE of

Bowmore Wood Grade II

Garnons Park and Garden Grade II

Natural Heritage Assets in Bishopstone Group of Parishes

Ancient Woodlands

Kenmore Coppice

Un-named site in north of Mansell Gamage parish

Un-named site on Garnons Hill

Sites of Special Scientific Interest

River Wye

Bishon Meadow

Special Wildlife Sites

River Wye

Kenmore Coppice

Garnons Hill and Caroline Coppice

Bishon Common

First pond near Bunshill

Pool near Magna Castra farm

Questionnaire – Housing Results by Parish

Bishopstone

How respondents voted on settlement boundary

- Retain settlement boundary (60%)
- Alter settlement boundary ((31%)
- Remove settlement boundary (9%)

Ideal size of any individual housing development showing how respondents voted

- Between 3 and 5 houses (49% of respondents)
- No more than 2 houses (36% of respondents)
- Between 5 and 10 houses (15% of respondents)

What sort of houses should be built – answers chosen by over 50% of respondents

- Owner occupied (87%)
- Affordable housing (70%)

What types of homes are needed (shown in order of preference)

- 1 Homes for local people/people with local connections
- 2 Starter homes
- 3 Family homes
- 4 Bungalows
- 5 Conversion of existing buildings
- 6 Live/work properties
- 7 Executive homes

What features would you like to see in additional homes (shown in order of preference)

- 1 Building design in keeping with scale and size of existing building
- 2 Use of traditional building materials
- 3 Use of renewable energy technology/low carbon requirements
- 4 High levels of energy conservation
- 5 Green alternatives for sewage treatment

Where should houses be built (showing percentage of respondents saying “yes”)

- Within main housing area (78%)
- On brownfield sites (72%)
- Edge of existing housing area (52%)
- On greenfield sites (8%)

Sites suggested for housing

- Bishon farm, barns and orchard (24 comments)
- Canon Rise (4 comments)
- Infill between existing houses (2 comments)
- Centre of the village (2 comments)
- Between Forge Cottage and the turn to Bishon Common

Opposite Bishopstone House

West end of village between Bishopstone House drive and the bungalows

By Bishopstone church

Bungalows on site alongside road to match existing properties (2 comments)

Sites where houses should not be built

Green field sites and good agricultural land (12 comments)

South of the village road, between the A438 and the village (7 comments)

Flood risk areas (4 comments)

Bishon Lane (3 comments)

At rear of existing houses blocking views from windows

Along the road frontage

Outside the settlement boundary

Opposite houses in the village

At the Nelson Antiques Centre

Other relevant comments (summary of comments)

I think more housing will be needed in a variety of places rather than, or as well as one single development.

There should only be in-fill on the south side of the village road

We should allow small scale development to keep villages alive.

Bishopstone residents are mostly retired so some small new properties for elderly who wish to 'downsize', also starter homes to encourage a younger element.

If new houses were built in the settlement area, this would then become very crowded.

Bishopstone definitely does not need any more properties to be built, there is too much traffic using the road already

No additional houses are needed. There is every risk of these villages becoming mere dormitories, and suffering suburbanisation. Moreover, the local road system is already laughably inadequate and the idea of further local population growth is irresponsible

We have enough housing

We would be happy for it to remain unchanged

New housing should not block views from existing properties

No more 'housing association' houses needed in the parish

Infrastructure inadequate already, new drainage system would be needed

Existing problems of traffic and speeding would be made worse, roads too narrow to support more traffic and pedestrians and cyclists cannot travel safely now (many comments)

Inadequate facilities for children and young families – need a play area

Poor transport is a problem

Flooding is a problem on roads and for properties

Need for speed limits (many comments)

Housing at Bishon Farm with sufficient space on the west side of the new drive for a single row of dwellings as well as a single row of bungalows alongside the village road

The proposed settlement boundary extension at Bishon Farm should be slightly larger to include sufficient space on the west side of the new drive for a single row of dwellings (as well as a single row of bungalows alongside the village road

New housing at Bishon Farm should include a play area with a village green

Would possible infill of a dwelling in part of a large garden be acceptable as a solution of housing need

What will be the policy for development on farm land outside the new proposed development boundary for children and families of farmers who may require extra accommodation? Children may or may not be employed in agriculture.

Bridge Sollars

How respondents voted on settlement boundary

Create settlement boundary 38%

Leave without settlement boundary 62%

Ideal size of any individual housing development showing how respondents voted

No more than 2 houses 54% of respondents

Between 5 and 10 houses 31%

Between 3 and 5 houses 15%

What sort of houses should be built – answers chosen by over 50% of respondents

Owner occupied 83%

Affordable 54%

What types of homes are needed (shown in order of preference)

1 Homes for local people/people with local connections

2 Starter homes

3 Family homes

4 Conversion of existing buildings

5 Executive homes

6 (joint) Live/work properties

6 (joint) Bungalows

What features would you like to see in additional homes (shown in order of preference)

1 Building design in keeping with scale and size of existing building

2 Use of traditional building materials

3 Use of renewable energy technology/low carbon requirements

4 (joint) High levels of energy conservation

4 (joint) Green alternatives for sewage treatment

Where should houses be built (showing percentage of respondents saying “yes”)

On brownfield sites ((67%)

Within main housing area (55%)

Edge of existing housing area (36%)

On greenfield sites (12%)

Sites suggested for housing

Small fields (pockets of land suitable for 3 or 4 houses)

Privately owned fields with 1-2 houses per field

Sites where houses should not be built

In field between Bishopstone and Bridge Sollars (main A438 road)
Agricultural land (2 comments)
Flood plains (near river) and by main road
Fields between Bishopstone and Bridge Sollars

Other relevant comments (summary of comments)

We have enough housing
No additional houses are needed. There is every risk of these villages becoming mere dormitories, and suffering suburbanisation. The local road system is already laughably inadequate and the idea of further local population growth is irresponsible
People move to this area for peace and tranquillity not to be crowded by people (especially in smaller areas like Bridge Sollars/Kenchester)
Houses should be good quality
Concerns about development – views of residents must be considered
The hamlet of Bridge Sollars has barely changed in 200 years. Any change needs to be incredibly sensitive and involve the people who live here
So long as the Neighbourhood Plan in a group parish such as this can still acknowledge the individual villages it must be a good thing
Danger from traffic speed on A438 and Madley road makes additional housing unsafe (many comments about this).
Need for speed limits/traffic controls whether or not any additional housing were built.
I don't agree that Bridge Sollars should not have a settlement boundary – we should be open minded about future adequate provision of suitable housing – not many houses but if appropriate Bridge Sollars should take a few houses

Byford

How respondents voted on settlement boundary

Create settlement boundary 52%
Leave without settlement boundary 48%

Ideal size of any individual housing development showing how respondents voted

No more than 2 houses (42% of respondents)
Between 3 and 5 houses (35% of respondents)
Between 5 and 10 houses (23% of respondents)

What sort of houses should be built – answers chosen by over 50% of respondents

Owner occupied (88%)
Affordable housing (66%)

What types of homes are needed (shown in order of preference)

1 Homes for local people/people with local connections
2 Family homes
3 Starter homes
4 Conversion of existing buildings
5 (joint) Live/work properties

5 (joint) Bungalows

6 Executive homes

What features would you like to see in additional homes (shown in order of preference)

1 Building design in keeping with scale and size of existing building

2 High levels of energy conservation

3 Use of traditional building materials

4 Use of renewable energy technology/low carbon requirements

5 Green alternatives for sewage treatment

Where should houses be built (showing percentage of respondents saying “yes”)

Within main housing area (77%)

On brownfield sites ((64%)

Edge of existing housing area (61%)

On greenfield sites (34%)

Sites suggested for housing

Field next to the church (2 comments)

Ground opposite Fallsbrook

Somewhere on Ferry Lane where there is good access onto the A438

The old squash court at the Court

Suitable appropriate infill sites (3 comments)

Scattered among existing houses.

Sites where houses should not be built

On green fields and traditional agricultural land (3 comments)

Heritage parkland

Near the river (2 comments)

Land liable to flooding (2 comments)

Nowhere within the defined boundary except the site of the old squash court

On fields that are constantly in use as orchards or on the flood plain next to the river Wye

In site lines, in views etc

Other relevant comments (summary of comments)

Byford is unspoilt. We need to keep it that way. Herefordshire is recognised as a largely unspoilt county. It cannot remain that way if development is allowed in rural areas (such as new houses, access roads etc).

There is no defined need for any further housing in Byford – it does not need to support any local business need – is purely residential and attracts people because of its beauty

Build good looking houses in the vernacular (at least one of the vernaculars) brick, stone or white washed.

No more than one or two houses on one site. No housing developments.

Small amounts of new houses would be an asset built individually not as an estate.

There should be allowance for good modern design and materials and not necessarily slavish following of existing style and scale – good innovative design with architectural integrity should be accommodated.

Affordable housing can be supplied via open market housing as long as appropriate 'checks and balances' are applied.

Potential new sites must be assessed very carefully using a wide range of acceptable criteria.

Low impact- not visible easily – in keeping – well insulated.

Each building application should be looked at with common sense re the neighbours and area.

In order for small parishes to survive they need to become more attractive for young families. At the moment the quality of the schools and the idea of countryside living is attractive yet the details which are important to young professionals are lacking eg broadband, road quality, facilities for recreation and children

There are a few delightful villages left in Herefordshire and Byford would still qualify as such but not after a ribbon development of cheapish housing.

Problems of additional traffic and parking on narrow roads

Kenchester

How respondents voted on settlement boundary

Create settlement boundary 73%

Leave without settlement boundary 27%

Ideal size of any individual housing development showing how respondents voted

No more than 2 houses 41% of respondents

Between 3 and 5 houses 37%

Between 5 and 10 houses 22%

What sort of houses should be built – answers chosen by over 50% of respondents

Owner occupied (85%)

Affordable housing (56%)

What types of homes are needed (shown in order of preference)

1 (joint) Starter homes

1 (joint) Family homes

2 Homes for local people/people with local connections

3 Bungalows

4 (joint) Conversion of existing buildings

4 (joint) Live/work properties

5 Executive homes

What features would you like to see in additional homes (shown in order of preference)

1 Building design in keeping with scale and size of existing building

2 Use of traditional building materials

3 High levels of energy conservation

4 Green alternatives for sewage treatment

5 Use of renewable energy technology/low carbon requirements

Where should houses be built (showing percentage of respondents saying "yes")

Within main housing area (81%)

On brownfield sites ((46%)

Edge of existing housing area (33%)
On greenfield sites (12%)

Sites suggested for housing

North of Yazor brook (Brinsop parish) on site of the old chemical works
On the Bishopstone/Kenchester road
Site of Kenchester Water Gardens

Sites where houses should not be built

On the site of the deserted mediaeval village; the Roman town and surrounding fields (2 comments)
All sites of archaeological importance
On the road leading from the chapel to the pumping station.
On any greenfield sites

Other relevant comments (summary of comments)

Sewerage problem in Kenchester needs to be sorted
The pumping station cannot at present cope with large volumes of drainage/sewage.
Concerns about road safety and traffic on village road and A438, also flooding
Affordable housing needed for people who have grown up in the area so that they can continue to live in the area they love and are connected to.

Mansell Gamage

How respondents voted on settlement boundary

Create settlement boundary 44%
Leave without settlement boundary 56%

Ideal size of any individual housing development showing how respondents voted

Between 3 and 5 houses 62%
No more than 2 houses 34% of respondents
Between 5 and 10 houses 4%

What sort of houses should be built – answers chosen by over 50% of respondents

Owner occupied 79%
Shared ownership (part rent/part buy) 60%

What types of homes are needed (shown in order of preference)

1 Homes for local people/people with local connections
2 Family homes
3 Starter homes
4 Conversion of existing buildings
5 Bungalows
6 Executive homes

What features would you like to see in additional homes (shown in order of preference)

1 Building design in keeping with scale and size of existing building
2 High levels of energy conservation

- 3 Use of traditional building materials
- 4 (joint) Use of renewable energy technology/low carbon requirements
- 4 (joint) Green alternatives for sewage treatment

Where should houses be built (showing percentage of respondents saying “yes”)

- On brownfield sites ((71%)
- Within main housing area (69%)
- Edge of existing housing area (50%)
- On greenfield sites (9%)

Sites suggested for housing

The village has many infill sites on both sides of the road
On the east side between church and Post Box Lane

Sites where houses should not be built

Owing to the narrow roads running through Mansell Gamage no housing should be considered. Also the increasing number of vehicles passing through the hamlet in mornings and evenings together with the bend in the road near the post box means danger to children.
On green field sites
In the Repton designed parkland

Other relevant comments (summary of comments)

Owing to the narrow roads running through Mansell Gamage no housing should be considered. The increasing number of vehicles passing through the hamlet in mornings and evenings together with the bend in the road near the post box means danger to children.
The roads do not allow for extra housing.
The B4230 is a fairly busy road and any access on it is quite dangerous. There is no public transport so anyone living here needs a car to get to work, shops, school, doctors etc. It is not at all suitable for enlarging or developing.
New house building should not compromise agricultural (or other economic) land use.
Housing needs to be provided for a younger demographic, to allow a balanced community and economy and encourage the provision of public transport links.
Any new housing needs to consider access to facilities. There are none in Mansell Gamage, so everyone living there needs a vehicle creating its own problems i.e. parking space.
New houses could be for agricultural workers and their families.
Britain needs more housing – Every parish should have a share of the new housing needed
Instead of building new homes ‘for the young’ special sheltered accommodation complexes could be built to provide independent living for the elderly, who would benefit from easy access to medical treatment (i.e. by visiting Doctor/nurse), and a custodian who would always be on call.
This would allow the elderly to enjoy living in the countryside, have easy access to key facilities and free up existing housing for young families.
I worry about the age range of smaller villages as there seems to be fewer and fewer children, young couples who will be the life line of the village. Building affordable housing may help but with little job opportunity, schools closing and poor transport would young families find village life practical?
Many comments about traffic, speeding, and road safety issues and problems with cars parking on the road.