

# **ORLETON AND RICHARDS CASTLE**

## **Neighbourhood Development Plan**

**Public Consultation Draft**

**7<sup>th</sup> May- 20<sup>th</sup> June 2016**

# Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission **public consultation** on the **Draft Orleton and Richards Castle Neighbourhood Development Plan** will start **at 8.00 a.m. on Saturday 7<sup>th</sup> May 2016** for a period of 6 weeks ending **at 5.00 p.m. on Monday 20<sup>th</sup> June 2016**.

The Orleton and Richards Castle Neighbourhood Development Plan has been developed to help deliver the local communities' requirements and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of the residents of the two Parishes.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Orleton and Richards Castle Parishes.

Both Orleton and Richards Castle Parish Councils invite comments on the Draft Plan. All responses received will be considered by the Steering Group and the Two Parish Councils to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at [www.oreton-ndp.co.uk](http://www.oreton-ndp.co.uk) and [www.richardscastle-ndp.co.uk](http://www.richardscastle-ndp.co.uk) or be emailed to residents on request to [clerk.oretonpc@gmail.com](mailto:clerk.oretonpc@gmail.com) and [clerk.richardscastle.hfd.pc@gmail.com](mailto:clerk.richardscastle.hfd.pc@gmail.com).

Paper copies of the Plan may be borrowed from David Small (01568 780947), Barry Gandy (01568 780583), Richard Jack (01568 780611), Pauline Betteridge (01568 780954), Mike Saunders (01584 831640) and David English (01584 831265). Copies are available to read during opening hours at: Village Stores and Post Office, Orleton; The Castle Inn, Richards Castle; The Boot Inn, Orleton; The Bakers Arms, Orleton; Orleton Village Hall (foyer); and Richards Castle Village Hall (foyer).

Details of Residents' Surveys and the other information that has informed the creation of the Plan can be viewed online at: [www.oreton-ndp.co.uk](http://www.oreton-ndp.co.uk) and [www.richardscastle-ndp.co.uk](http://www.richardscastle-ndp.co.uk).

Response forms may be deposited in designated boxes at Village Stores and Post Office, Orleton and The Castle Inn, Richards Castle or scanned and emailed to: [clerk.oretonpc@gmail.com](mailto:clerk.oretonpc@gmail.com) and [clerk.richardscastle.hfd.pc@gmail.com](mailto:clerk.richardscastle.hfd.pc@gmail.com).

**All comments must be received by 5.00 p.m. on Monday 20<sup>th</sup> June 2016**

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## **Acknowledgements**

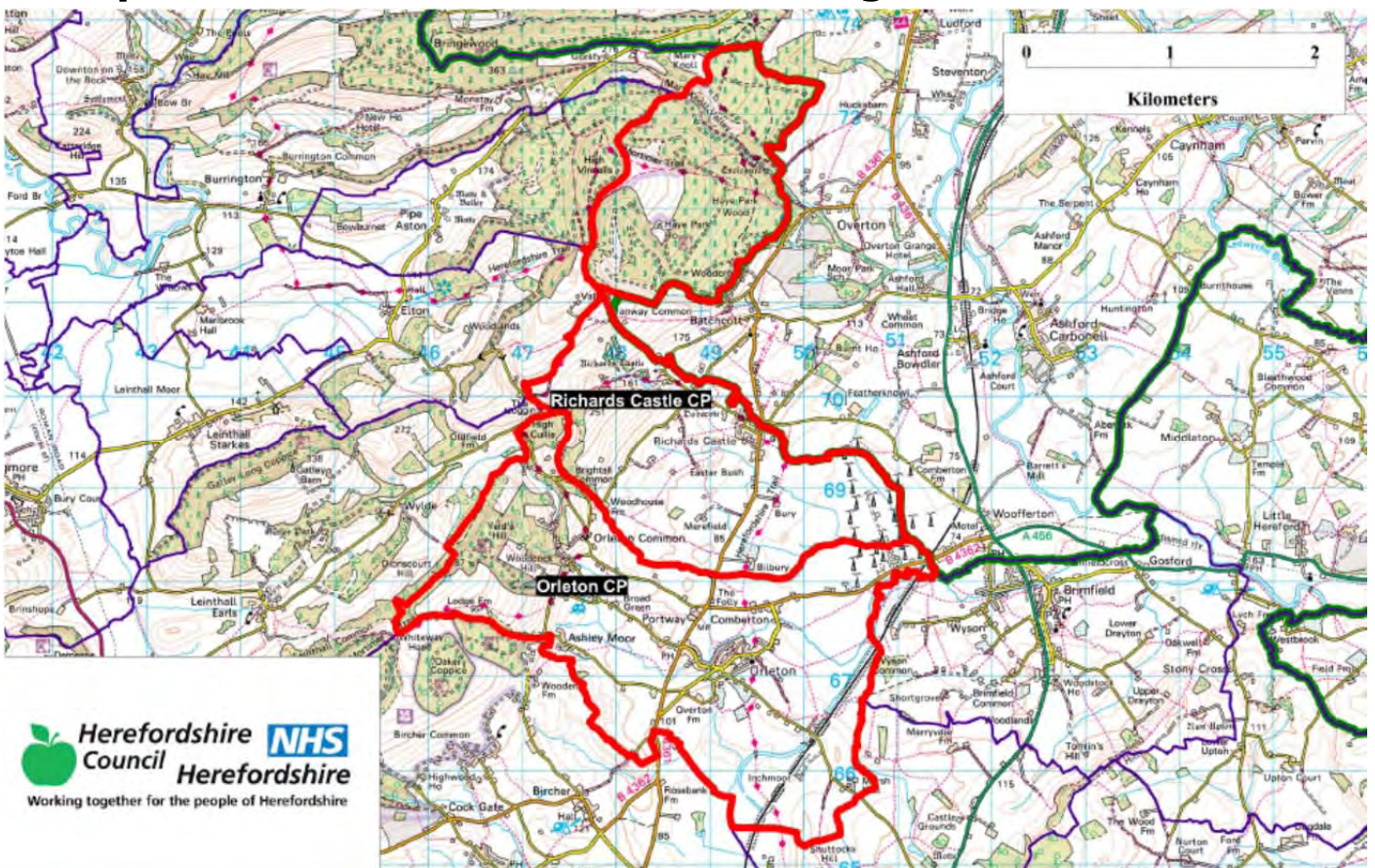
Thanks go to Alf Jenkins for his notes on the history of Orleton village and Parish; David English for his notes on the history of Richards Castle village and Parish; and Bob Prosser for his notes on the topography, geomorphology and geology of the two parishes.

Photographs courtesy of Pauline Betteridge and David English

# 1. Introduction

- 1.1 Orleton and Richards Castle Neighbourhood Development Plan (the Neighbourhood Plan) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that will be needed in order to meet the requirements for development.
- 1.2 Orleton and Richards Castle Parish Councils have agreed to prepare a Joint Neighbourhood Development Plan. They made a formal submission to Herefordshire Council to designate the Group Parish as a Neighbourhood Plan Area under the Localism Act 2011 on 7<sup>th</sup> June 2013, with the intention of preparing this NDP. Following a consultation period this was designated on 29<sup>th</sup> July 2013 by Herefordshire Council. A Steering Group to prepare the plan was established in February 2014. This draft NDP has been prepared following the adoption of Herefordshire Local Plan Core Strategy by Herefordshire Council on 16<sup>th</sup> October 2015.

**Map 1 –Orleton and Richards Castle neighbourhood Plan Area**



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- 1.3 The reason for preparing a joint plan was to share resources as both parishes use similar facilities, including school, medical surgery and bus service, and as neighbouring rural parishes, broadly have many of the same challenges and opportunities. Also both are designated RA1 settlements in the Herefordshire Local Plan Core Strategy.
- 1.4 This draft Neighbourhood Plan has been prepared on the basis of the evidence gathered from surveys undertaken in relation to the preparation of Parish Plans, parish consultation events held in the area's two village halls during July 2014 where issues and opinions were gathered, and subsequently a parish questionnaire survey undertaken during February and March 2015 based upon the comments gained in 2014. In addition other evidence utilised included that used as the basis for Herefordshire Local Plan Core Strategy and other information arising from issues raised by the Parish Councils and by the Steering Group. The Neighbourhood Plan is considered to comply with the broad criteria for sustainable development within Government's National Planning Policy Framework (NPPF) and also with Herefordshire Local Plan Core Strategy.
- 1.5 Policies and proposals are set out in this document prefixed by 'ORC' (i.e. Orleton and Richards Castle). These will become part of the development plan guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development.
- 1.6 The plan has been prepared by Orleton and Richards Castle Neighbourhood Plan Steering Group, the Neighbourhood Forum established for that purpose.

## **Community Involvement**

- 1.7 Orleton and Richards Castle Parish Councils established a Steering Group to prepare the Neighbourhood Plan and it first met in April 2014. This included members from the community involved in addition to parish councillors. Orleton Parish Council had previously prepared a Parish Plan and Richards Castle Parish Council used its work in preparing a Parish Plan (May 2014) to explain the Neighbourhood Plan process. Local neighbourhood plan consultation events were held in each parish during the summer 2014 in order to identify issues of concern to their residents and inform questions that might be asked about these within a residents' questionnaire. A general household questionnaire was circulated in both parishes during February and March 2015 accompanied by both a housing needs and a landowner's questionnaire. The response to the general questionnaire was 66%.
- 1.8 The Steering Group consists of 2 members from each of the two Parish Councils and 5 members from the wider community.



- 1.9 The Steering Group has written these policies with professional support from Bill Bloxsome MRTPI of Data Orchard and Gemma Webster of the Herefordshire Council's Neighbourhood Planning Team.

## 2. Background to the Plan Area

- 2.1 The parishes of Orleton and Richards Castle cover a large rural area within north Herefordshire between the market towns of Leominster some 5 miles to the south and Ludlow 2 miles to the north.

### Its People

- 2.2 Both parishes saw their population drop by 30 people between 2001 and 2011. Orleton fell from 824 to 794, and Richards Castle fell from 280 to 250. The two parishes sit within Bircher ward and the 2011 Census shows the age structure for this ward has a higher proportion of elderly present compared to the County as a whole. In turn Herefordshire has a higher proportion of elderly compared to England and Wales as a whole.
- 2.3 There is a primary school in Orleton and its catchment also serves Richards Castle. Children travel mainly to Wigmore for secondary education. Orleton has a village hall, local shop, two public houses, one church, one chapel and a substantial area of local green space that incorporates a children's play area, woodland walk and well used football pitch. Richards Castle Parish straddles a border with Shropshire and its village hall lies within the adjacent County. It possesses a village pub and Church. Residents of both parishes can choose to travel to either of the nearby market towns for weekly shopping, or either Hereford or Shrewsbury for major shopping.
- 2.4 There is no large employer within either of the two parishes although agriculture is an important sector in terms of land use. Residents must travel to the nearby towns for work, although working from home presents an alternative for some.
- 2.5 Although not a major employer, the BBC's transmission station at Woofferton is a significant item of infrastructure covering a large area in both Orleton and Richards Castle parishes. It also extends across the County boundary into Shropshire. Originally built during World War II by the BBC to house shortwave broadcasting transmitters the site has been modernised many times and can now provide daily BBC World Service digital programmes to Europe, Russia, North, Central and South America, the Middle East and Vietnam. The site is also used for satellite communication and monitoring. The site has been owned by Babcock International since 2010 and it is understood that they propose to continue the site's current use until at least 2022.

- 2.6 Just over the border with Shropshire between the transmitter station and the Salwey Arms public house on the A49 is a small employment area that provides some local employment opportunities.

## **Its History and Settlements**

### **Orleton village and Parish**

- 2.7 The North Herefordshire village of Orleton is an ancient settlement. In Domesday Book it was given the name of ALRETUNE, the enclosure of the alders. The Ice Age left a fertile plain with water running through it, perfect for habitation, growing crops and grinding corn. Alders were planted all along its water course to absorb rainfall and minimise flooding, also later to produce clog making material which was supplied to North Country cotton and woollen towns. Apart from its ancient mill, medieval black and white and red brick houses were its trade mark. Although having far fewer houses, prior to the 1960s the population was of a similar size to today due to very large families of ten, eleven and even twelve being common.
- 2.8 Early in the 1960s Orleton obtained modern services of electricity, water and sewerage. Many households could not afford the £8 fee to be connected. To recoup costs the local council insisted on building properties all along the service lines within the village creating what we see in 2016, a pleasant mix of medieval, modern bungalows and houses. The building of a modern village hall on the present site, replacing a tin roofed parish room on the side of the main road, coincided with a housing explosion, so providing necessary social amenities. This was again replaced by the present hall in 1997 supplementing Orleton's surgery, village post office and store, bus services and excellent public houses.
- 2.9 In the 1980s the village hall necessitated additional parking and recreational facilities. Eleven and a half acres of land was acquired alongside, which provided a first class site for sports, fetes and to establish a wooded area, planted in 1989. The Victorian school was replaced with a modern building in the 1960s to provide education for the villages of Little Hereford, Brimfield and Orleton. Orleton Wesleyan Chapel of 1890 and St George's medieval church continue as active, integral components providing spiritual support. St George's is one thousand years old and richly deserves its visitors from all over the world. Dedicated to St George, the dragon weather vane proudly indicates wind direction and the lovely gilded clock of 1887 gives accurate time. The church interior contains invaluable artefacts. Its Norman font has christened children for nearly a thousand years and has nine of the twelve apostles around its exterior. Its windows include examples of Norman, Early English and Decorated periods. There are dedications to Sir Arthur Keysell Yapp, founder of the YMCA, the Blounts and Proctors. There is an excellent Jacobean pulpit and two very ancient oak chests, one adzed out from a solid oak trunk aged a thousand years

and a nine hundred year old churchwarden's chest. In the graveyard is an ancient preaching cross with a much older base; also graves of the Salweys and Proctors of Proctor and Gamble fame.

### **Richards Castle village and Parish**

- 2.10 The castle at Richards Castle is situated almost one mile north-west of the current village centre in an elevated location commanding an extensive view of the valley to the east and south. It was constructed by Richard le Scrob, a Norman nobleman, before the Conquest, one of only three stone castles in the country at that time. It was reconstructed with a large tower and curtain walls in 12<sup>th</sup> century but is now largely collapsed into the very substantial earthworks. Adjoining it is St. Bartholomew's Church (late 11<sup>th</sup> c with 14/15<sup>th</sup> c additions) and a detached bell tower built about 1300. It was superseded by All Saints Church in Batchcott in 1892, and is now in the care of the Historic Churches Trust. By 1340 the township around the castle and church had 103 burgages with a weekly market and an annual fair. In the 19<sup>th</sup> century, the county boundary was moved south from the river Teme at Ludlow to divide the ecclesiastical parish of Richards Castle in two, with the hamlets of Batchcott, Overton and Woofferton as well as the large estate of Moor Park becoming part of Shropshire. The Salwey family have lived at Overton and farmed the estate for 400 years and still have some land holdings in the Herefordshire part of Richards Castle. Moor Park House is now an independent school.
- 2.11 The village of Richards Castle developed downhill from the castle with the market place reputedly at Rock crossroads and the substantial Court House with adjacent dovecote and unknown (monastic?) buildings further down. What is now the village centre grew up along the Leominster – Ludlow road about one mile SE of the old castle and church, but much of the population was scattered around the parish with relatively small farms. This situation remains little changed today except that many of the farms are now residential only with the land being farmed as part of larger holdings. There has been a substantial afforestation of the hill areas in the last century, especially the approximately 4 sq.km northern section of the parish which is almost isolated from the rest. The village centre is mainly in Herefordshire, but the total population of the Herefordshire parish council area has fluctuated but only slightly increasing from 239 in 1951 to 250 in 2011, during which time the school (in Shropshire) and the shop have closed. Ten now ex-council houses were built before 1951 and there has been about 40 houses built in the lower part of Castle Road and Orchard Rise immediately off this in the period 1975 – 2000. The current lower house occupancy confirms the census analysis that the age profile is advancing, and there is now a high proportion of pensioners. The village hall (in Shropshire) and Castle Inn remain busy and Richards Castle retains a strong community feel, ignoring the potential divide of the county boundary.





Figure 1 – Richards Castle Scheduled Ancient Monument

- 2.12 The former Leominster District Council defined a village envelope in their planning policy, but this has lapsed and the developments have now virtually filled up the former defined area. There has been no significant new building outside the core of the village apart from a few conversions. As Shropshire County Council classify their part of Richards Castle as a rural area with only affordable housing permitted, any future housing demand will have to be satisfied on the Herefordshire side of the border preferably in the vicinity of the village core.

## The Environment within the Two Parishes

- 2.13 The land within the two parishes lies between low lying meadows in its south east and east to wooded hills to the north-west where it approaches High Vinnalls.
- 2.14 The topographical landscape of the parishes falls into two broad divisions, a western section across the flanks of the Goggin-Vinnalls ridge and an eastern section of lower, more subdued terrain. The boundary between them follows roughly the line of the Orleton - Richard's Castle road, a long-standing alignment which suggests an understanding of the juncture between the two landscape types.
- 2.15 The sweep of the ridge slope is controlled by the angle of dip of the limestones which dominate the western section, giving thin, pale soils. These limestones are well-bedded and jointed, making fine building materials, as evidenced by the pockmarks of small quarries and the pale blocks in walls and many of the older buildings. Across the lower slopes there

are several outcrops of red, fine-grained sandstone which overlie the limestone beds, e.g. the mound on which the lower part of Richard's Castle village stands, and indicated by reddish soils. A series of streams drain these slopes and in places have become sharply incised, reflecting colder, wetter periods when stream energies were greater.

- 2.16 Across the eastern division the solid geology is masked by a veneer of superficial deposits laid down by the work of ice and water. The final advance of ice across the region began around 30,000 years BP (before the present), reaching a maximum some 18,000 years BP. A tongue of ice known as the Wye Glacier pushed westwards, reaching as far as the site of Orleton village. As the ice ablated (melted) along the stationary ice front it dumped a mound of debris known as a terminal moraine which remained after the ice disappeared by around 10,000 years BP. This can be seen today as the low, rounded ridge which curves in an arc from The Knoll to Line Farm, indicated by the line of Tunnel Lane. Much of the original Orleton village is sited on this mound of better-drained land.



Figure 2 – Little development extends into the open parkland aspect to south beyond glacial ridge running along edge of Orleton Village which is a characteristic of this part of the Conservation Area.

- 2.17 In front of this moraine, meltwaters from the glacier spread from today's Comberton towards Richard's Castle, depositing sands, gravels and silts up to 4m thick. The confused stream pattern creating these fluvio-glacial deposits explains the flat terrain and varied soil and drainage characteristics of this low-lying land. In the post-glacial period the development of the stream system seen today has produced spreads of fine, brown alluvium across floodplains of varying width. Although the solid geology is hidden, it has played an important role in the settlement of the parishes. The limestones allow the passage of groundwater while the overlying sandstone beds hold water effectively, acting as an aquifer which in the past was an important source of water for parishioners, via wells sunk down to the sandstone..

- 2.18 The majority of agricultural land within the two parishes is either Grade 2 (Very Good) or Grade 3 (Good to Moderate) according to the Agricultural Land Classification although there are areas of poor land (Grade 4) to the east of Orleton and west of Richards Castle. The higher land in the north of Richards Castle parish is graded as very poor (Grade 5). None falls within the category of Excellent. Neither parish possesses any derelict land or areas of land identified for regeneration. Areas to the west of Richards Castle village and within the parish are identified as mineral reserves that should be safeguarded although none would impinge upon any anticipated extensions to the village's built up area. Significant areas to the west and east of Orleton village are shown to be at risk of flooding and this extends more narrowly but significantly through the village. The extent of brownfield land has not been surveyed but understood to be negligible if any.
- 2.19 A variety of landscapes fall within the two parishes with Herefordshire Council's Landscape Character Assessment identifying four particular types within its area. To the east of Orleton village is an area defined as Wooded Estatelands; to its north and south are bands defined as Wet Pasture Meadow; another band running north-south parallel and to the west of the B4361 is area defined as Principal Settled Farmlands; and in the north-west and extreme north of Richards Castle parish are Principal Timbered Farmlands. Within the first of these landscapes woodland blocks are important needing to be conserved and restocked, with an emphasis on native tree species, especially oak, and any large scale planting created in scale with the particular area's character. Linkages between woodland blocks such as through hedgerows should be promoted. Where parkland exists it too should be conserved or restored, and veteran trees protected. Any small scale estate villages or hamlets should retain their integrity. Where permanent pasture exists within Wet Pasture Meadows, it should be retained and where opportunities exist, arable converted back to create new wet habitats. Linear tree cover should be encouraged especially along watercourses, ditches and hedgerows. Activities likely to increase drainage or a change in the water table should be discouraged as should any settlement or building operations. Within Principal Settled Farmlands the hedgerow pattern and tree cover should be retained or strengthened. Traditional standard orchards should be maintained or where possible increased. The integrity of any dispersed settlement pattern should be retained. In the last landscape type, Principal Timbered Farmlands, the emphasis is on conserving and restoring the existing pattern of hedgerows with tree planting. Native broadleaved woods and coppices should be retained and tree cover enhanced especially along road sides and in other non-farmed locations. New small woods should be encouraged where they reflect local character, favouring oaks. The organic character of the local lane network should be conserved as should any dispersed settlement pattern.
- 2.20 In terms of richness of biodiversity, the area to the north west of Richards Castle village has the greatest importance. Parts of Mortimer's Forest Site of Special Scientific Interest pass along Mary Knoll Valley and also near Woodcroft. Other parts lie just to the west of Richard's Castle parish boundary. These combine both biodiversity and geodiversity interest. A number of local wildlife sites also lie on the western periphery of Richards Castle parish. Consequently Herefordshire Council's Ecological Network Map emphasises the



biodiversity core areas, buffers and corridors along the western side of the plan area. Only very small pockets of significant interest are highlighted within the central portion of the plan, with one just to the south of Richards Castle village. An important core area does however lie along the eastern edge of Orleton parish. There is however a number of locally important ecological corridors and stepping stones running north-south through the centre of the plan area including through both villages.

- 2.21 In terms of the historic environment there are no English Heritage Registered Parks and Gardens within either parish. There are also limited numbers of Scheduled Ancient Monuments. However the most notable is Richards Castle Scheduled Monument which is extensive but some way to the west of Richards Castle village. Both villages do however have indications of archaeological interest and Herefordshire Local Plan Core Strategy Policies Map show a Monument on their edges. Despite its historic origins Richards Castle village only contains four Listed Buildings within or on the edge of its built up area. Orleton village contains many more although they are spread throughout the settlement with a small concentration within its historic core.
- 2.22 Orleton was designated a Conservation Area in 1976. No detailed conservation area appraisal has been prepared in accordance with guidance issued by Historic England. The area covered by the conservation area is extensive, in particular to protect the setting of the village, most notably from the north, south and south-east. The character of Richards Castle village is such that a conservation area was suggested for it in the mid-1970s and although the subject was raised again in the 1990s designation did not follow. Nevertheless this is an indication that the village has particular qualities that are relevant when determining where and how development might take place.

### **3. Informing the Plan**

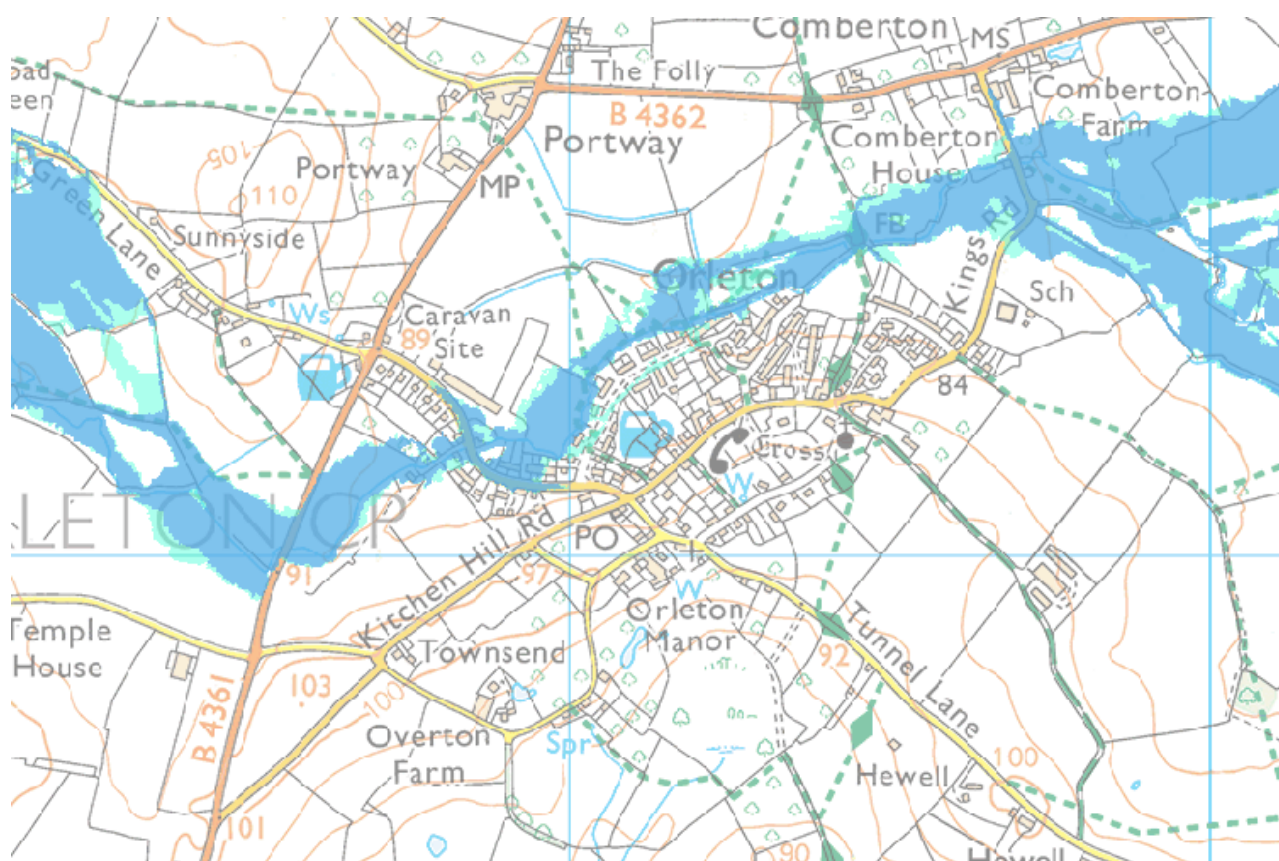
- 3.1 The background information above provides an initial basis for further exploratory work undertaken to inform the plan. In addition Herefordshire Local Plan Core Strategy prepared by Herefordshire Council has an extensive evidence base. Some of this evidence base has already been used to describe the local environment. Other parts of this evidence base will be referred to where necessary and relevant to issues which this plan seeks to address. Other sources of information have also been explored where necessary, for example advice received from Severn Trent Water in relation to the issue of sewerage capacity within Orleton.
- 3.2 In addition the residents' survey has provided valuable information and views, for example upon what the communities stated to be the level of local housing need and approaches to addressing provision for this.

3.3 Two matters are of particular concern in formulating this neighbourhood plan have been recognised as requiring more detailed analysis – local environment and housing need.

## Local Environment

3.4 The ability to accommodate development within environmental constraints is given a high priority. There are a range of such constraints and they vary across the plan area. The majority of new development will occur within or adjacent to the two villages within the plan area – Orleton and Richards Castle

3.5 Orleton village has a number of significant local constraints. One of the most critical is to avoid land that falls within Flood Risk Zones 2 and 3 defined by the Environment Agency<sup>1</sup>. In addition regard should be had to the impact of climate change upon these zones and consequently more detailed flood risk assessments will need to be undertaken should sites be identified adjacent to them. These would need to be undertaken by landowners or developers who may present them for development.



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Figure 3: Environment Agency Flood Map (Light Blue = Zone 2; Dark Blue = Zone 3)

3.6 Severn Trent Water has acknowledged that there is a problem with the public sewer running through Orleton village and that it may need to be relayed. A new route for this has been identified. However the water company is waiting for verified modelling to

<sup>1</sup> [http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=floodmap&layerGroups=default&lang=\\_e&ep=map&scale=7&x=531500&y=181500](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=floodmap&layerGroups=default&lang=_e&ep=map&scale=7&x=531500&y=181500)



confirm that the measure will address the problem. The effect of this issue upon any potential development sites will depend upon their location in relation to where the problem exists. No indication has been given that any works are included within Severn Trent Water's programme of works.

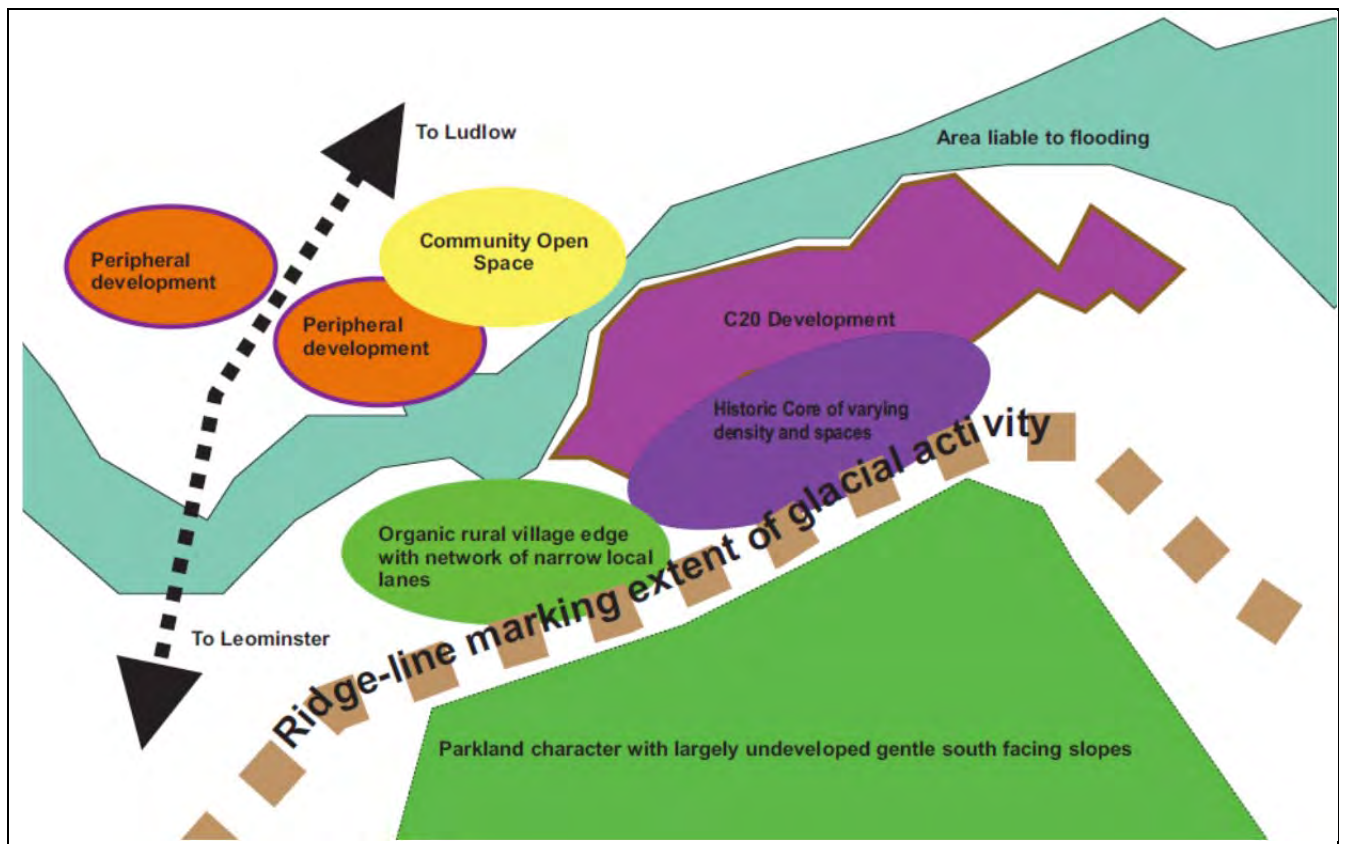


Figure 4: Orleton Village Broad Character Areas and Key Features

3.7 Orleton's Conservation Area is extensive indicating that the village's setting is important as well as its particular character and appearance. Figure 4 is a characterisation<sup>2</sup> indicating those broad principles that are considered relevant to determining where future development might take place. The village is hardly visible from the B4361 main road which runs along its western edge. However it sits on the north facing slopes where its historic core extends from the flatter parts of the Brook floodplain up to the ridge which marks the extent of the glacier that extended southwards during the last ice-age. Beyond this is the south facing gentle slopes which have a parkland character with intermittent development. Its importance to the village setting from this direction is reflected by the approach being included within Orleton Conservation Area. To the west of the village is an area marked by narrow local lanes and a low density organic development form. To the north of the historic core and between this and the area identified to be at risk of flooding from the Brook lies an extensive area of 20<sup>th</sup> century development. This development also extends in a form of

<sup>2</sup> Approach based upon Heritage England's advocacy of Rapid Townscape Assessments.

See – Heritage England - [http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf) and <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>

peripheral ribbon development along Millbrook Way and extending beyond the cross roads with the B4361 Leominster to Ludlow Road.

- 3.8 Richards Castle village does not possess any flooding and sewer capacity constraints. Although not designated a conservation area parts do have an historic character. Figure 4 provides a similar broad characterisation for this village that might usefully inform decisions about the location of future development.
- 3.9 The main part of the village sits astride the B4361 Leominster to Ludlow Road while more recent development extends along Castle Road. The village is overlooked from the west by the remains of the Castle Scheduled Ancient Monument adjacent to which once stood the ancient village of Richards Castle before it moved to straddle the main road. To the west of the village core lies more modern development which includes a small estate commenced during the 1970s.



Figure 5: Approaching Richards Castle village from the south.

- 3.10 The village is most visible from the south where there are medium distance views of its southern edge clearly visible on rising land. From the north views are more limited as you approach the village where you look down upon a number of properties on western side of the main road where they settle into the small east-west running valley. Herefordshire Historic Environment record shows numerous records in the gap between the village and the Castle suggesting that there is potential for remains to be increasingly present as you progress towards the monument.

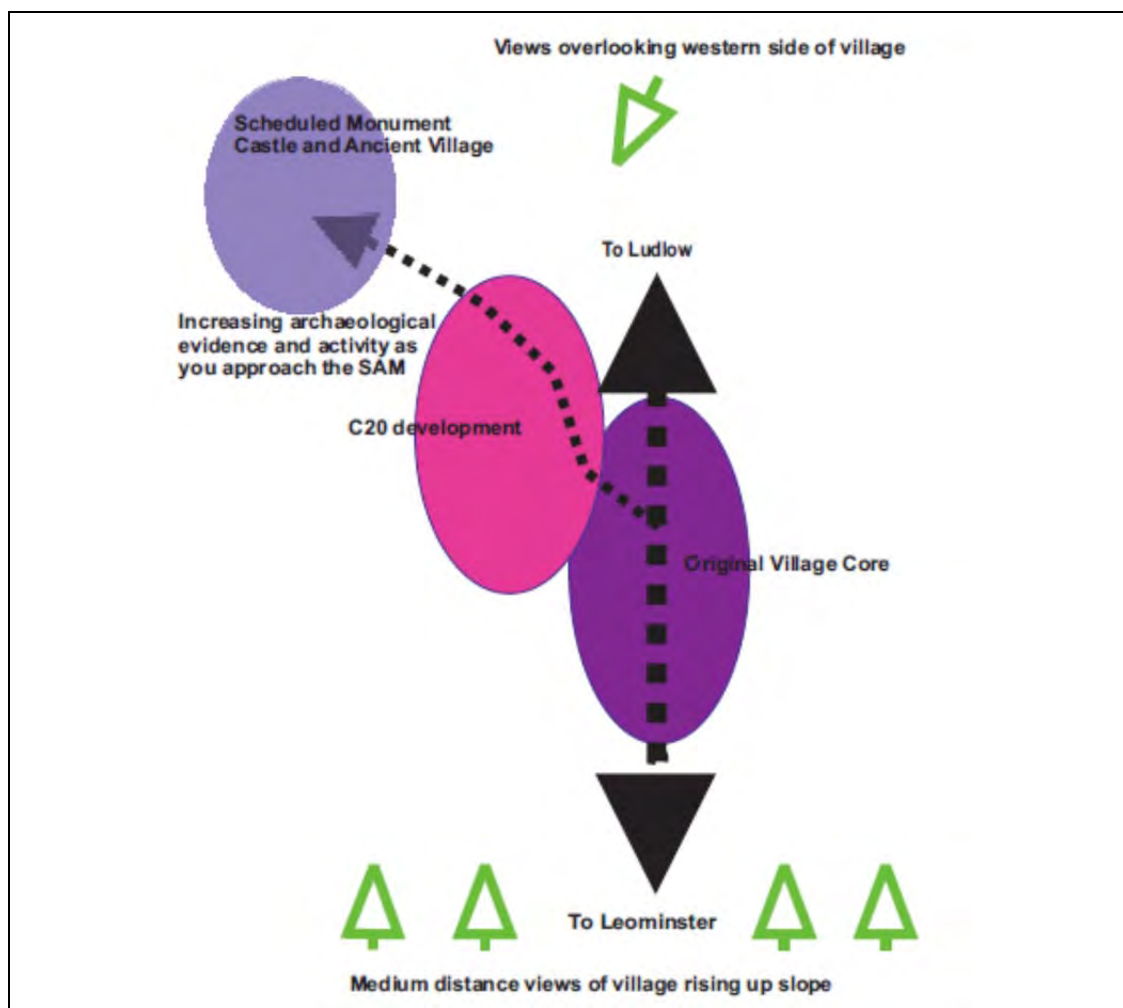


Figure 6: Richards Castle Broad Character Areas and Key Features

## Housing Need

- 3.11 When residents were surveyed Herefordshire Council was advocating an approach to determining the number of houses to be built in Orleton and Richards Castle villages based upon proportional growth of dwellings within the two settlements. At that time the estimated requirement was for 25 and 8 dwellings respectively. Most residents of the two parishes felt these levels of development were about right (47% and 42% respectively). However there were a significant number of people who felt it was too high for Orleton village (36%). This was not the case for Richards Castle village although those disagreeing with the majority were nearly equally split between the number being too many and too few, with a slightly higher figure for the latter.
- 3.12 Herefordshire Council subsequently changed its approach and has indicated different minimum levels of new residential development that must be accommodated over the period 2011 to 2031 based upon proportional growth of the number of houses in each parish. In relation to Orleton parish this is 53 and for Richards Castle parish 18 new dwellings. The Council has also suggested that over the period 2011 to 2014 no new dwellings were

constructed in Orleton but it had outstanding planning permissions for 28 dwellings. Some of these have since been constructed including a rural affordable housing scheme off of Kitchen Hill Road. For the same period the Council suggests that within Richards Castle, one new dwelling had been built and a further two were granted planning permission. A review of information upon Herefordshire Council's website showing planning applications for Orleton parish does however suggest that there were planning permissions outstanding for only 20 dwellings over that period. Subsequently one further dwelling has received planning permission but outside of the village therefore falling within the rural windfall allowance. The Richards Castle information however does appear to be correct although again a further planning permission for a dwelling has been granted since 2014 and this was within the village.

- 3.13 Most of the new dwellings are to be located within or adjacent to the built up areas of the two settlements within the parishes, i.e. Orleton village and Richards Castle village. However an allowance can be made for dwellings built away from these settlements such as dwellings needed for agriculture, converted rural buildings, dwellings needed to support rural enterprises and affordable housing on exception sites. Any allowance needs to be based on past trends and in relation to Orleton parish such trends indicate a modest total of around 10 dwellings might be expected while for Richards Castle parish this would be some 3 dwellings.
- 3.14 Taking the above information into account between 15 and 23 further new dwellings would be needed to meet Herefordshire Local Plan Core Strategy's minimum housing requirement at Orleton village and 11 at Richards Castle village. However this does require Herefordshire Council to be convinced that the rural windfall allowance will materialise.
- 3.15 In order to determine the extent of local housing need within the two parishes, a housing survey was undertaken in order to provide up-to-date information (January 2015). This revealed a current need for 11 dwellings within the two parishes of which over half sought two-bedroomed properties. With only one exception those indicating a need were seeking market housing or low cost home ownership. The survey also suggested that a further but less than immediate potential need for 40 dwellings over the next 5-years with, again, most seeking two-bedroomed accommodation although nearly one third three bed houses. The level of certainty over this figure is however lower in that it suggests current aspirations, some of which might alter over time. In addition 16 households indicated they had a close relative with a need to move into either of the two parishes but were unable to obtain suitable accommodation. The majority of these were adult children. The most common reason for close relatives moving into the two parishes was to care for someone living there.
- 3.16 At a public meeting held in the village to consider a particular development proposal concern was raised about the falling role at Orleton VC Primary School. The potential



benefit to retaining the current level of pupils that additional development would provide is acknowledged.

- 3.17 In conclusion in order to meet the aspirations of the two communities and to plan positively for growth and the retention of existing services and facilities, it is suggested that a minimum of 80 further new houses over the remaining 15 years of the plan period, amounting to an average of 6 dwellings per year, was a reasonable level to provide for. Orleton being the larger village with many more facilities might usefully accommodate a higher proportion of this growth. There was also recognition that the areas of land available would not exactly match the number proposed.

## 4. Issues and Options

- 4.1 Issues have been drawn substantially from those raised within Parish Plans, community consultation and matters identified as relevant to the two parishes within Herefordshire Local Plan Core Strategy. Both Parish Councils have prepared Parish Plans.

### Housing

- 4.2 Housing is considered very important by both communities – both recognised the need for affordable housing, starter homes and to provide accommodation for the elderly requiring the provision of one or more sites to cater for these needs. Paragraphs 3.11– 3.16 above explain this in greater detail. In addition there is concern that new dwellings should be well designed, reflect local character, and achieve high levels of sustainability especially through energy conservation. However variation in style was also supported to add diversity. Although the preference is for small developments, infilling, building conversion and bringing vacant properties back into use, the opportunities for this in both villages are limited. There is however opposition to further large detached houses which it is felt will not serve local needs.
- 4.3 In terms of design the greatest concerns of residents were the need for developments to have off-road parking (95% considered this either very or fairly important) and that properties should have a back garden (88% considering this very or fairly important). The size and appearance of properties should be similar to those nearby (81% considering this very or fairly important). Space between properties, external energy efficient design, front gardens and the use of traditional design also rated positively. In terms of house size the greatest need was considered to be for two and three bedroom properties (73% and 84% respectively). However the need for smaller homes was considered greater in Richards Castle than Orleton and there was also stronger opposition to properties with more than 4 bedrooms in Richards Castle.



- 4.4 Both parishes supported smaller dwellings in the form of sheltered housing and housing for special needs, but this was higher in Orleton. Most residents of Orleton felt that developments should comprise sites capable of accommodating up to 5 dwellings, while those of Richards Castle considered they should be up to 4 dwellings. This would however depend upon the size of potential sites that were available. Ribbon development along an existing road was generally opposed with support for sites on purpose built roads connecting to a public road although there was recognition that this would depend upon the nature or location of preferred sites. Generally there was no support for particular constraints upon extensions, development within gardens and conversion of outbuildings unless the amenity of nearby property is affected.

### **Economic Development**

- 4.5 Although welcoming new business enterprises there is concern that these should generally be small scale to reflect the nature and character of the rural area. There is support for the conversion of rural buildings to accommodate small businesses and even for the construction of new small premises. Larger scale proposals, such as warehousing, were opposed on the basis that such buildings and the traffic they might generate were inappropriate to the area's rural character. There is also concern to protect residential amenity. Again good design is considered important for both new build and conversion proposals.
- 4.6 The need to protect good quality agricultural land is recognised as important for the retention of the existing pattern of land-use and to support farming and other associated agricultural enterprises.
- 4.7 Facilitating improved and faster broadband services is seen as essential.

### **Highways and Transport**

- 4.8 Localised areas where there are potential dangers from traffic, such as through high speed, inappropriate size of vehicles along lanes, on-street parking and lack of visibility, have been identified. Addressing any of these issues where possible would be welcome. New development should be capable of being accommodated safely. Locations where measures may be needed should be monitored with the intention that should the need arise Herefordshire Council might be pressed to address these.
- 4.9 Parts of both villages suffer from the absence of pedestrian footpaths although this is most acute in Richards Castle village.

### **Community, Social and Health Needs**

- 4.10 Both communities possess village halls and these are well used although offer further potential. Moor Park School just over the border in Shropshire provides high quality recreational facilities that can be used by local communities during school holidays. Orleton Primary School offers some further potential.
- 4.11 Orleton has an extensive area of open accessible greenspace comprising playing fields, children’s play area and woodland area. This is an area with further potential. Richards Castle does not possess a similar facility but would look to deliver a local village green, play area and small playing field if the opportunity arose. Initiatives are suggested to encourage greater use of public rights of way, for example by creating circular walks and links with increased accessibility to local heritage sites.

### **Other Infrastructure**

- 4.12 Reference has already been made in section 3 to flood risk, sewerage and sewage treatment.
- 4.13 Orleton village possesses street lighting and the community wishes this to be provided at the appropriate level.



Figure 6: View down upon Richards Castle village and across the low lying meadows to its east and to the north of Orleton.

## The Environment

- 4.14 Preserving the rural character of and historic environment within the two parishes should be given a high priority. The approach to accommodating new development while protecting local character and distinctiveness which should be promoted is to support local agriculture and forestry; ensuring the level of new development is in keeping with this character and distinctiveness; and promoting high quality design in particular in terms of scale, appearance and quality of materials.
- 4.15 Protection of heritage sites and buildings should be supported, as are efforts to increase public accessibility and provision of information.

### Options

- 4.16 The options in terms of the approach to accommodating development within the two parishes considered included:
- Option 1** - Producing a Neighbourhood Plan that provides a range of house types in terms of size and tenures but concentrated new housing development in Orleton with minimal provision in Richards Castle;
- Option 2** - Producing a Neighbourhood Plan that provides a range of house types in terms of size and tenures through spreading development on a pro-rata basis between the two villages according to their relative sizes;
- Option 3** – To limit development to the minimum required to meet Herefordshire Council’s housing growth target for the respective parishes;
- Option 4** - Not to prepare a Neighbourhood Plan but rely upon Herefordshire Core Strategy, developer pressures and any subsequent Rural Areas Local Plan that Herefordshire Council might produce.
- 4.17 With regard to Option 1 although Orleton possesses more facilities there are a number of constraints that restrict where development might take place. It may be possible to concentrate the major part of the combined housing requirement within Orleton but this would be to the detriment of achieving sustainable growth within Richards Castle, reducing its ability to provide flexibly for its local housing need.
- 4.18 Spreading housing provision on a pro-rata basis, i.e. Option 2, would offer a fair distribution between the two villages, placing less pressure upon the local environments and, if spread sufficiently over the plan period, allowing better integration of new residents into the respective communities. To provide flexibly for the range of house types and tenures needed to meet local needs may result in more houses being built than required by Herefordshire Core Strategy but this would represent a positive approach to addressing need provided mechanisms are put in place to safeguard the local environment. The

assessment of local housing need should also include benefits to local services and facilities and supporting the local economy.

- 4.19 Option 3 would require restrictive policies that may not be acceptable in terms of complying with Government's National Planning Policy Framework. Furthermore it would be difficult to restrict developments on sites available to specific numbers or the release of only parts of sites that might be considered appropriate for development.
- 4.20 Not to prepare a Neighbourhood Plan, Option 4, was rejected on the basis that it would reduce the local communities' abilities to contribute fully to a process that was available to them to form a view about planning for their area. Although Herefordshire Council might subsequently produce a plan covering the two villages the timescale for this is uncertain, and meanwhile even greater pressures to release land for development may come forwards that could be difficult to resist.
- 4.21 The Neighbourhood Planning Steering Group chose to recommend Option 2 to the two Parish Councils and has based this Neighbourhood Plan upon that approach.

## 5. Vision, Objectives and Strategic Policy

- 5.1 In preparing Orleton and Richards Castle Neighbourhood Plan the following vision sets the basis for what it is hoped to achieve through the planning system by the end of the plan period:

***"Orleton and Richards Castle will be thriving and prosperous communities that offer a high quality of life for residents of all ages, a resilient economy, a sustainable use of resources, and an excellent natural environment."***

- 5.2 To achieve this vision the following objectives have been set:
- (i) To develop the built environment in a way that maintains and enhances its distinctiveness and attractiveness whilst catering for the housing needs of all age groups;
  - (ii) To encourage successful farming and small businesses, where members of the community can find employment;
  - (iii) To maintain and enhance the natural environment and the local heritage.
- 5.3 The community expressed significant support for both the vision and objectives within the residents' survey with 90% considering the first objective either very or fairly important, 89% the second objective, and 93% the third objective similarly so.

## Strategy for Sustainable Development

- 5.3 Sustainable development seeks to ensure proposals are advanced that will “meet the needs of the present without compromising the ability of future generations to meet their own needs”<sup>3</sup>. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.
- 5.4 Although based upon policies for the environment and housing this plan brings forward measures intended indirectly to benefit suitable economic activity and community infrastructure. The following policy forms the basis for the overall approach being pursued.

## Policy ORC1: Promoting Sustainable Development

**Positive measures that promote sustainable development within Orleton and Richards Castle Parishes will be supported where they meet the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following high level priorities that are considered essential by the local community for maintaining sustainable development within the two Parishes:**

- a) Sufficient housing will be provided to meet the needs of both the local and wider community through developments that contributes to identified needs in terms of size, type and tenure;**
- b) A high priority will be given to ensuring new development, and particularly housing, achieves a high standard of architecture , fits sensitively into the landscape and street scene, reflects local character and features although not to the extent of stifling innovation and diversity, and achieves high standards in terms of sustainable design;**
- c) High priority will also be given to preserving and enhancing the natural, built and historic environment within the Parishes, and maintaining its local distinctiveness;**
- d) Infrastructure will be sought to enable ease of access to services, ensure risks are minimised, and the potential adverse effects of development on amenity are avoided;**
- e) Development supporting local businesses and diversification of the rural economy of the Parishes shall reflect the scale of their surroundings, and working from home will be supported, in particular by seeking modern infrastructure;**
- f) Measures to retain community facilities and services will be supported, and where appropriate their improvement to benefit health and wellbeing will be sought for both new and existing residents.**

<sup>3</sup> National Planning Policy Framework, page 2.



**Development proposals must comply with the policies in this Neighbourhood Plan. Where this Plan does not cover a proposal, any decision should reflect, where possible, the above priorities as well as Herefordshire Local Plan Core Strategy Policy SS1. Benefits will be sought in relation to the priorities set out in this policy where compensatory or mitigation measures may be needed as part of any proposal.**

- 5.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching strategic policy sets out the essential sustainable development requirements which the local community considers important to achieve its vision. In particular the provisions within this Neighbourhood Plan will be measured against this policy. Where exceptional reasons are such that the community's expression of priorities might be overridden then the effects upon the principles that this policy sets out should be mitigated or compensated for.
- 5.6 Herefordshire Local Plan Core Strategy indicates a preference for settlement boundaries to be defined within which development might take place. This might incorporate any site allocations as well as individual sites or small plots that could be accommodated satisfactorily as infilling. The approach to the location of development to meet the community's aspirations for and contribution to sustainable development while complying with the provisions of Herefordshire Local Plan Core Strategy will be in accordance with the following policy.

## **Policy ORC2: Development Strategy**

**The settlements of Orleton and Richards Castle will be the focus for development within the two Parishes. The level and extent of development will meet identified needs in particular in relation to the range of house types and tenures while ensuring this occurs within local environmental capacities and other constraints. Limited small scale employment opportunities will be provided for, including enabling limited new and extended premises outside of the parish's settlements in association with rural enterprises or through utilising brownfield land or existing rural buildings. There will be an emphasis on protecting Grade 2 agricultural land unless land of a lower grade is not available and the need for the development outweighs this requirement. The accommodation of development to meet the needs of the Parish and contribute to County requirements will be based upon the following approach:**

- a) **A settlement boundary is defined for and sites allocated for development in Orleton within which new housing and other appropriate forms of development may take place. The settlement's local distinctiveness will be**

**retained and the character and appearance of its conservation area will be conserved or enhanced.**

- b) A settlement boundary is defined for and sites allocated for development in Richards Castle within which new housing and other appropriate forms of development may take place. The settlement's local distinctiveness will be retained.**
- c) Housing development outside of the settlements identified above should be exceptional and located in accordance with relevant policies in Herefordshire Local Plan Core Strategy, in particular but not exclusively Policy RA3, and where necessary the more detailed policies in this Neighbourhood Plan. The countryside will continue to accommodate economic development and particularly that associated with agricultural and rural enterprises where these reflect the scale and nature of the landscape within which they sit.**

- 5.7 This strategy directs where most forms of development should take place that are likely to occur within the two Parishes. Most will be located within the named villages although development can take place in the countryside where this will support the rural economy and the needs of the community. With the exception of housing no specific strategic development requirements are identified for the two Parishes within Herefordshire Local Plan Core Strategy.
- 5.8 The other forms of development that may come forward within the two Parishes include land and premises for employment, services, facilities and infrastructure. Some of these are covered through more detailed policies included later within this plan or through Policies in Herefordshire Local plan Core Strategy. Particular regard should be had however to the use of brownfield land and existing sites and the protection of high grade agricultural land where that of lower grade is not available.

## **6 Environmental Policies**

- 6.1 The environment of the two Parishes is recognised at a range of levels. Policies for landscape character and features, biodiversity and the historic environment are set out in Herefordshire Local Plan Core Strategy, including LD1, LD2 and LD4. It is not intended to duplicate these policies within this plan. Relevant environmental characteristics and features within the two Parishes are highlighted in previous sections of this plan. Their significance in relation to Core Strategy policies will be assessed at such a time as proposals are advanced. However this Neighbourhood Plan should and does include policies that are considered to be of local importance. These may be specific environmental policies or components of policies covering other matters where the environment might be a

constraint or a matter that needs to be addressed positively such as to enhancement measures.

- 6.2 Those forms of development that can take place outside of the two villages will be required to be in scale with the landscape and this will be judged against Herefordshire Local Plan Core Strategy policy LD1 and guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Document. However there may be areas that are on the edge of settlement boundaries that are important to a village's setting. The defining of a settlement boundary should protect those areas from encroachment through village extensions where this is necessary. They may however be affected by other forms of development and where such areas are considered of such importance to the community that no development should take place, they might usefully be designated as Local Green Space. The Local Green Space designation can also be used to protect important areas within a settlement boundary, such as amenity areas, recreation areas and areas important as heritage assets or for biodiversity. However they should not be used to cover extensive tracts of land.

### **Policy ORC3: Local Green Space**

**The following areas identified on Orleton and Richards Castle Village Maps are designated as Local Green Space:**

- i) Land comprising playing fields and community woodland to the west and north of Millbrook, Orleton;**
- ii) Amenity land between Hallets Well and Kings Road, Orleton;**
- iii) Woodland to south of Kitchen Hill Road and north of Orleton Manor, Orleton;**
- iv) Orleton Primary School playing fields;**
- v) Land in front of the Westbrook incorporating the Brook and its banks in Richards Castle.**

**No development shall be permitted in these areas that will adversely affect the contribution they make to the particular village's environment.**

- 6.3 The areas identified in this policy are considered important green space. Development is not totally restricted within these but any proposals should be for the benefit of the site's current use. Designation as Local Green Space does not indicate a right of public access if it is not already public space, neither does it change the current use. The reasons advanced for the designation of each site are as follows:

- i) Recreation Ground to the west and north of Millbrook, Orleton: This designation continues protection afforded in previous planning policy documents. As a formally constituted charity, the ground is held by the Parish Council on behalf of the community

and administered by the Orleton Recreation Association. It comprises 4.5 hectares (11 acres) of land including 1.5 hectares of community woodland and provides space for a range of recreational activities for all, including football pitches and children's play areas. There are two adult and five junior football teams based on the ground operating from an aged pavilion requiring urgent replacement. The Association hosts Orleton Youth Club which provides activities for Orleton youth and those of surrounding villages. It is housed in a prefabricated ex-classroom and plans are being developed to provide a modern building, combining youth club and sports pavilion which would in principle be permitted under this policy .

ii) Land between Hallets Well and Kings Road, Orleton: this is amenity land between residential development and the village street, accommodating a pleasant footway through the village and particularly to the Primary School. Again it was protected in a previous planning document.

iii) Woodland to south of Kitchen Hill Road and north of Orleton Manor, Orleton: This fairly recently planted woodland area had previously been identified in a planning policy document<sup>4</sup> as important to the character at the southern end of the village and conservation area including part of their settings. It also protects the setting of Orleton Manor, one of the villages Listed Buildings. It forms part of the transition from countryside to village in association with the narrow lane and glacial ridge-line.



Figure 7 – Orleton Recreation Ground

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<sup>4</sup> The former Leominster District Local Plan

v) Orleton Primary School playing fields: The previous protection provided through Herefordshire Unitary Development Plan is continued recognising that the area is important to the community as school playing field and that this should endure beyond the end of the plan-period. It will not however restrict any development that would support the playing field use.

vi) Land in front of the Westbrook incorporating the Brook and its banks in Richards Castle: This area is important to the setting and outlook of Westbrook, an imposing property at the northern entrance to the village and to the character of the village. It will also protect the setting and biodiversity value of the Brook before it passes under the B4361.

- 6.4 Other open areas and natural features may also be important to the settings of the two villages but Government advice is that protection cannot be afforded through this designation to larger areas. Other forms of protection may be appropriate utilising particular policies in this plan or through policies in Herefordshire Local Plan Core Strategy.
- 6.5 Where sites are proposed for development on the edge of the two villages it is still important to reduce their effects on the settlement's setting and wider landscape. This can be done through requiring detailed landscaping schemes to address this and related issues.
- 6.6 Two particular environmental infrastructure constraints have been identified in particular in relation to Orleton village – flood risk and sewerage capacity. The community's concerns include:
- Flooding of the Brook flowing along the north edge of the main part of the village as a consequence of heavy rain within its catchment to the west;
  - Storm water connections into to foul sewer resulting in flows in excess of its capacity;
  - Insufficient capacity at the village pumping station causing flows to back up from that point;
  - The suggestion that mains sewer vertical alignment has been affected by ground movements such that it rises and falls at various points; and
  - Anecdotal evidence that localised storm water runs down the escarpment across the main village street in some locations.
- 6.7 Policies covering these issues are considered necessary.

## **Policy ORC4: Protection from Flood Risk**

**New development shall be subject to the Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and housing development, in particular, will not be permitted in areas identified as flood zones 2 and 3. Where other forms of development are necessary in areas at risk of**



**flooding full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere.**

**Where flood risk is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account climate change, to inform decisions on planning applications. Development should not cause or increase surface water flooding or risk of pollution. Opportunities to address storm flooding problems should be taken where available**

**Where the management of drainage needs to be addressed, developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.**

- 6.8 Limited areas where flooding is a potential constraint exist in Richards Castle village. Surface water run-off is a potential problem in parts of the village and should not be exacerbated through any development. Consequently all development proposals within Richards Castle village should include consideration of this issue. Flooding has been identified as a major issue within Orleton principally caused by the streams running through the village. Nearly 70% of residents recognised the need to avoid building upon land identified to be within Orleton's flood zone even if such development could be protected. Sufficient land is available to meet housing development requirements in or adjacent to Orleton village to avoid the need to develop within Flood Risk Zones 2 and 3. The area at flood risk extends both the west and east of the village and covers an extensive area. Consequently the issue is not just one restricted to Orleton village and may affect development proposals elsewhere. Surface water run-off from fields and the highway have also been identified as a problem in some areas. Under both this policy and those for specific sites identified for housing development within the villages, developers must show that the flooding issue has been fully addressed and includes measures brought forward as necessary to protect development without adversely affecting other properties. This reinforces Herefordshire Local Plan Core Strategy Policy SD3.
- 6.9 In addition to flooding caused by the Brook through Orleton, problems associated with storm water is also a cause of flooding to some properties, in particular where this runs northward down the slope through the village. This policy would also apply where such flooding occurs and will need to be addressed when relevant development proposals are brought forward. Opportunities to reduce any such current effects should be taken where possible.

## **Policy ORC5: Sewerage Infrastructure**

**No development will be permitted which will exacerbate pollution overflows from the public sewer running through Orleton village. Development upon sites where**

**this may result will need to be delayed until such time as works are carried out to provide sufficient sewerage capacity to remove the current polluting effects within the mains sewer. Developers may contribute towards remedial works to the mains sewer in order to expedite the current under-capacity in order to advance their proposals more swiftly.**

- 6.10 This policy is considered consistent with Herefordshire Core Strategy policy SD4 given the particular circumstances within Orleton village. Although Severn Trent Water is confident it has identified the problem, works to rectify the consequent polluting effects caused by problems with the mains sewer have yet to be brought forward. This policy may not affect sites that would connect below the main sewer's problem area although the local community's strong impression is that the sewerage backs up from close to the pumping station to the east of the village and therefore any new connections would be likely to exacerbate the current unsatisfactory flooding and pollution affecting residential properties.
- 6.11 Both communities have expressed support for a proactive approach to sustainable design. This Neighbourhood Plan therefore contains a policy directed at this objective.

## **Policy ORC6: Sustainable Design**

**An integrated approach to achieve a high standard of sustainable design will be required to, in particular, achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of design measures which, in addition to regulatory requirements, include:**

- a) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings;**
- b) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, the maximum use of permeable surfaces, and minimising the use of external lighting to that which is necessary;**
- c) With regard to housing development the new homes are fully integrated into the existing neighbourhood and support a more pedestrian friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using a mobility scooter;**
- d) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist;**
- e) Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an**

**adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow;**

**f) Minimising construction traffic and reducing waste;**

**g) Retaining important natural habitats and features such as tree cover, ponds, orchards and hedgerows while ensuring there is no net loss of biodiversity through providing offsetting for any loss and adding to the natural assets of the parish where opportunities are available; and**

**Where new innovative sustainable design or features are incorporated they should fit sensitively within the street scene and incorporate a number of locally distinctive features to maintain the areas cohesive character.**

- 6.12 The approach to sustainable design should be undertaken in an integrated way addressing measures related to individual buildings, site layout and landscaping and support for off-site measures where these are appropriate such as links to the public footpath network and supporting public transport through such facilities as providing bus shelters. Measures to promote the health and wellbeing of residents should also be undertaken, for example by providing links to the Public Rights of Way network and provision of open space. These are detailed design issues that would support Herefordshire Local Plan Core Strategy SD1.
- 6.13 In relation to the heritage assets that would be protected by Herefordshire Local Plan Core Strategy policy LD4 residents of the two parishes expressed the need, in particular, to safeguard the following buildings from inappropriate development. This would also include their settings:
- St George's Church, Orleton, including ancient cross in churchyard;
  - The Castle, Richards Castle;
  - Site of the Old Village, Richards Castle;
  - St Bartholomew's Church, Richards Castle;
  - Dove Cot in Castle Road, Richards Castle.

## **7 Housing in Orleton**

- 7.1 Orleton village grew relatively substantially during the 1980s largely as a consequence of development between Millbrook Close and Mortimer Drive. Subsequently planning policy sought to slow this expansion in order not only to enable consolidation but to avoid development which might lead to unnecessary increases in commuting and to retain the rural character upon which Orleton Conservation Area is based.
- 7.2 The change in approach to providing homes throughout the rural area of the County proposed within Herefordshire Local Plan Core Strategy requires land for at least a further 25 dwellings over and above dwellings built or committed since 2011, to achieve a growth of at least 53 dwellings within the parish. The majority of the new development needs to be within or adjacent to the built up area of Orleton village although a windfall allowance for 10 dwellings over the plan period outside of the village is considered appropriate based on past trends. Although it is

considered that a minimum number of 15 dwellings is required within Orleton village to meet Herefordshire Local Plan Core Strategy target, local needs over the plan period suggest a higher number is required provided it can be accommodated within the environmental constraints present, in particular the capacity of sewers serving the village, the extensive area at risk of flooding, and the need to conserve village character and setting, especially as the village falls within Orleton Conservation Area.

## **Policy ORC7: Housing Development in Orleton**

**New housing within Orleton will be restricted to sensitive infilling within a settlement boundary and sites identified for development defined upon Orleton Village Map. Within the settlement boundary infilling will be permitted where it meets the following criteria:**

- a) Development will only be permitted if and when there is sufficient capacity within the public sewer to which it will need to connect;**
- b) Development is protected from risk of flooding and will not result in increased flooding to other properties;**
- c) Development shall conserve or, where necessary, enhance the character and appearance of Orleton Conservation Area;**
- d) Dwellings shall be of a scale, massing, density, building line and layout compatible with the character, size and form of the particular part of the settlement within which they are located and not adversely affect the amenity of adjacent properties;**
- e) Development shall not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village;**
- f) Development shall not adversely affect important heritage assets within the village, including their settings;**
- g) There should be safe access for vehicles, and parking arrangements should not detract from the village street scene but be an integral part of the overall design.**
- h) Comply with other relevant policies contained within this plan and Herefordshire Local Plan Core Strategy.**

- 7.3 The settlement boundary maintains that previously identified in Herefordshire Unitary Development Plan. It also incorporates a number of areas previously identified as important to the character and appearance of Orleton Conservation Area and which are identified for protection as Local Green Space. These are referred to in policy ORC3. In other parts of the settlement boundary it may be possible for limited infilling to take place provided it can be shown that it can be designed to fit sensitively into the village street scene and meet a

number of other requirements. Of particular concern is the ability of the village sewerage system to cope with any further connections and regard must be had to Policy ORC5. An extensive area which is prone to flooding has been identified and there is no need to utilise land falling within Flood Risk Zones 2 and 3 defined by the Environment Agency.

- 7.4 When asked about defining a settlement boundary for Orleton 36% of residents indicated they would like to keep the existing boundary while 39% were happy to see it extended. Responses in terms of reducing or scrapping the boundary were minimal (1% and 2% respectively).
- 7.5 The settlement boundary is defined in particular to avoid the extension of development into the more sensitive parts of Orleton village's setting. These areas lie predominantly to the south whereby development extending beyond and over the glacial ridge is avoided and the boundary maintains this edge to ensure the village continues to nestle upon its north side. The area prone to flooding on the north side of the village also forms a natural barrier as does the need to avoid creating new accesses onto the B4361. The narrow nature of the rural lanes on the approach to the village from the south-west, the character of which is important, will be retained by restricting development in that direction. The most appropriate direction for growth has therefore been concluded as eastwards.
- 7.6 A range of design requirements are also included in order to ensure developments fits sensitively into the Conservation Area, the character of the village street, retains important natural features such as trees and hedgerows, protects local heritage assets and provides appropriately for car access and parking.



Figure 8 – Kitchen Hill Road within Village Historic Core



- 7.7 Sustainable design is also important in order to contribute towards a low-carbon economy. Policy ORC 6 and Herefordshire Local Plan Core Strategy Policy SD1 are therefore relevant.

## **Policy ORC8: Housing Sites in Orleton**

**The following areas of land are identified on Orleton Village Map where new housing development may take place upon parts of the respective sites where they meet the requirements specified in this policy:**

- i) Land to the north of Kings Road and opposite Orleton Primary School;**
- ii) Land to the north-west of Hallets Well;**
- iii) Land adjacent to and to the north of Orleton VC Primary School.**

**Housing development of these sites will be permitted where it meets the following requirements:**

- a) Development of any part of these sites should not contribute to the pollution effects caused by deficiencies in the public sewer running through the village in accordance with policy ORC5.**
- b) A detailed flood risk assessment should identify the extent of the developable land, taking into account the potential effects of climate change and meeting the provisions of Policy ORC4, in particular no development shall take place on land that falls within Flood Risk Zones 2 and 3 to be assessed taking into account the effects of climate change.**
- c) Where the entrance is onto a main route through the village it should be designed to reflect the rural character of the village.**
- d) Landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.**
- e) Buildings should be designed to avoid repetition of form and detail that would result in an urban appearance, and utilise a mixture of materials, styles and aspects that reflect the existing village character.**
- f) Particular emphasis should be upon conserving or enhancing Orleton Conservation Area.**
- g) Sufficient garden space should be provided that would enable residents to enjoy their use with appropriate degrees of privacy.**
- h) Sufficient off street parking should be provided to avoid on-street parking for residents. In addition regard should be had to highway safety in the vicinity of Orleton VC Primary School and comprehensive proposals will be required to address the combined effects of additional access points and traffic generated within the school's vicinity in order to avoid increasing the danger to pedestrians, especially children.**

- i) Appropriate amenity open space and children's play space should be provided to meet the requirements set by Herefordshire Local plan Core Strategy.**
- j) New housing development should provide a mix of house types and tenures, with an emphasis upon family accommodation for young people.**
- k) Affordable housing should be provided in accordance with the Herefordshire Local Plan Core Strategy policy H1.**
- l) The amenity of adjacent properties should be protected.**
- m) Appropriate archaeological investigations shall be carried out and in the event of significant and/or extensive remains being found they should be preserved in-situ in accordance with para. 135 of the NPPF.**
- n) Development should comply with such other policies in this Plan and Herefordshire Local Plan Core Strategy as are relevant.**

- 7.8 Three areas of land are identified upon Orleton Village Map where some land may be developed for housing. In all three instances they continue the most recent development form of the village. In addition all three field parcels include areas falling within Flood Risk Zones 2 and 3 and the exact area that might be developed would need to be ascertained through site specific flood risk assessments in accordance with the National Planning Policy Framework paragraph 103. As a consequence it is assumed that only parts of the land parcels might be developed and therefore no extension to the settlement boundary is defined in this location but the edge will be informed by subsequent flood risk assessments which should take into account climate change. The detailed assessment should also ensure flood risk is not exacerbated elsewhere and this may restrict the extent of its development. For the purposes of this plan modest allowance is therefore made in terms of the contribution these sites will make to achieve the housing target for the village. In total these are estimated that the two sites will provide for around 60 new dwellings over the remaining 15 years of the plan period.
- 7.9 The choice of sites results from an assessment of those submitted following a call for sites. Although the level of development exceeds the number required by Herefordshire Local Plan Core Strategy, the areas concerned are considered logical extensions to the village that best suits its form and character. Development in other directions will, in particular, adversely affect important environmental and amenity considerations such as the setting of the village and particular features of importance. Extension to the south would extend the village uncharacteristically beyond the glacial ridge into the parkland setting and approach to the village. To the south-west around Kitchen Hill, there is a particular form of loose knit development separated from the village by woodland and served by narrow lanes. Its particular character should be conserved. To the north-west only limited development extends beyond the B4361 while that between the village and this road comprises ribbon development although Orchard Rise Holiday Caravan Park does extend northwards for some depth. There is no indication that the caravan park use will cease.



Figure 9 – Detailed Flood Risk Assessments are required to determine the exact boundary for development upon the low lying land adjacent to the Brook running through Orleton Village.

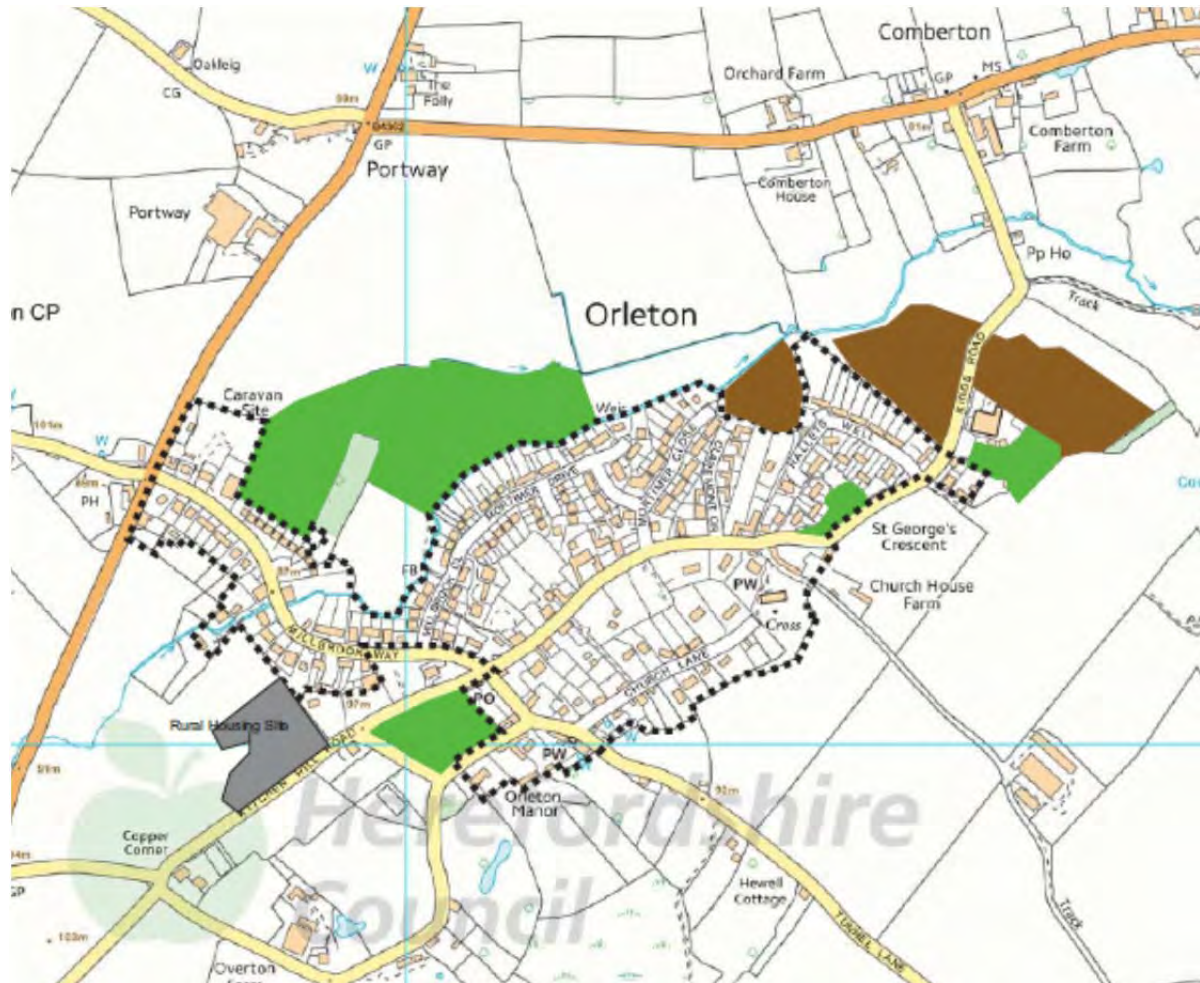
- 7.10 A major constraint upon development is the current capacity of the public sewerage system through the village. This has been a cause of considerable concern for some time and Severn Trent Water has been undertaking a study to determine what measures might be taken to address the issue. Until the results of this are known and proposals advanced to rectify the problem development should not take place where it would add to the problems encountered as required by Policy ORC5. This is considered to affect all three sites.
- 7.11 The public sewer crosses both sites upon the west side of Kings Road and development should not restrict access to this for improvement or maintenance. Connection to this should only take place if there is sufficient capacity. All sites are relatively close to the village Sewage Pumping Station.
- 7.12 The two sites to the west and east of Kings Road and adjacent to Orleton Primary School on initial appearance suggest they are extensive. However the Environment Agency's Flood Map suggests only around half of the first site and one third of the second might be developable. Detailed assessments to ensure any area developed is outside of this area at risk of flooding and to ensure flood risk is not exacerbated elsewhere is necessary and this will restrict the extent of their development. In addition Kings Road is heavily trafficked at times when children are dropped off or picked up from Orleton Primary School. The two sites have however been advanced on the basis that the issue already needs to be addressed and they might combine to provide a long term solution that would benefit the safety of children. Attention should be given to the importance of this potential constraint and clear objectives agreed and addressed by the parties concerned. The hedgerows between the sites and Kings Road are important natural features. The limitations are such that a modest target of 25



dwellings on each site is considered appropriate when assessing their potential contribution to the village’s housing target.


7.13 The land north of Hallets Well was identified in a previous plan for development. Its constraints are similar to those for the sites adjacent to Kings Road in particular in that part of its area falls within the area identified as at risk of flooding. The public sewer also runs through it. Consequently similar requirements will apply. Again a modest target in terms of its contribution to the housing target of 10 dwellings is suggested.


## Map 2 –Orleton Village Map



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 Settlement Boundary  
(Policies ORC7 and  
ORC9)

 Housing Sites (Policies ORC8  
and ORC10)

 Local Green Space (ORC3)



**NOT TO SCALE**

*NB:*

- 1. The area of Flood Risk shown in Figure 1 will be added to this map for the final submission. The area will be taken from the Environment Agency's Flood Map and is not a matter to be determined through this plan.*
- 2. Orleton Conservation Area will also be shown upon the final submission map. Again that or any amendment to it is not determined through this plan process. It can currently be viewed at: [https://www.herefordshire.gov.uk/media/268462/Orleton\\_conservation\\_area.pdf](https://www.herefordshire.gov.uk/media/268462/Orleton_conservation_area.pdf)*

## **8 Housing in Richards Castle**

- 8.1 Richards Castle village is significantly smaller than Orleton. It has had a settlement boundary defined for it in the past which straddled the B4361. However more recently it was defined as a settlement where development might take place within small gaps. A particular characteristic of the village, which was previously identified and has been maintained, is its loose knit nature along the B4361 together with its setting when viewed from this road as the village is approached. From the south the village sits astride a low east-west ridge and is commanded by higher ground to the north and those buildings on its northern and southern edges are particularly prominent. The village roofscape on its eastern side is also particularly visible from the north with properties nestling along a shallow valley created by the Brook which forms the County boundary with Shropshire. Here the gaps between buildings reflect its historical development.
- 8.2 The housing target for Richards Castle Parish is 18 dwellings although commitments since 2011 provide for 3 dwellings. Trends suggest a relatively low level of windfall rural dwellings of no more than a further 3 dwellings over the plan period. Consequently the minimum housing target that needs to be met within or adjacent to Richards Castle village is 12 dwellings. A conservative estimate of future housing need based on the local Housing Need Survey in 2015 suggests a need for 15-20 houses of which at least 3 should be affordable houses.
- 8.3 The important character and appearance of Richards Castle village should be recognised even though it has not been designated a conservation area. Its setting is important and this includes the approaches from both the north and south which present different but notable characteristics. There is no indication that areas within the village are at risk of flooding or that the capacity of the public sewer is insufficient to accommodate the limited growth required.





Figure 10 – Open space in the foreground to Westbrook, Richards Castle.

## **Policy ORC9: Housing Development in Richards Castle**

**New housing within Richards Castle will be restricted to sensitive infilling within a settlement boundary and sites identified for development defined upon Richards Castle Village Map. Within the settlement boundary infilling will be permitted where it meets the following criteria:**

- a) Special attention will be given to retaining the character and appearance of the street scene along the B4361 composed of buildings, the gaps between them and the natural vegetation which form the historic core to Richards Castle village;**
- b) Dwellings shall be of a scale, massing, density, building line and layout compatible with the character, size and form of the particular part of the settlement within which they are located and not adversely affect the amenity of adjacent properties;**
- c) Development shall not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village;**
- d) Development shall not adversely affect important heritage assets within the village, including their settings;**
- e) There should be safe access for vehicles, and parking arrangements should not detract from the village street scene but be an integral part of the overall design.**

**f) Comply with other relevant policies contained within this plan and Herefordshire Local Plan Core Strategy.**

- 8.4 The settlement boundary to the south, east and west of the village remains generally the same as has been previously defined. The nature of the B4361 is such that access onto it should be carefully engineered to afford safe visibility arcs. To the north it has been extended to include land proposed for development and this is covered in more detail within policy ORC10. Development southwards would have a significant landscape impact. However a small site within the existing south-facing building line is available provided a safe vehicular access can be achieved. An area in front of Westbrook House incorporating the Brook and its banks is important to the setting of both the house and the village and is indicated as Local Green Space in policy ORC3.
- 8.5 Very limited opportunities in terms of infilling are available and the principal approach to meeting housing need is through the allocation of land for housing. A range of design requirements are set out in order to ensure developments fits sensitively into the village street, retains important natural features such as trees and hedgerows, protects local heritage assets and provides appropriately for car access and parking. Again sustainable design is also important in order to contribute towards a low-carbon economy. Policy ORC6 and Herefordshire Local Plan Core Strategy Policy SD1 are also relevant.

**Policy ORC10: Housing Sites in Richards Castle**

**The following areas of land are identified on Richards Castle Village Map where new housing development may take place where they meet the requirements specified in this policy:**

- i) Land amounting to 0.55 hectares at Spout House Field.**
- ii) Land amounting to 0.44 hectare to the north of Westbrook House.**

**Housing development of these sites will be permitted where it meets the following requirements:**

- a) A detailed flood risk assessment should identify the extent of the developable land, taking into account the potential effects of climate change and meeting the provisions of Policy ORC4, in particular no development shall take place on land that falls within Flood Risk Zones 2 and 3 to be assessed taking into account the effects of climate change.**
- b) The vehicular entrance onto the adjacent road should be designed to reflect the rural character of the village.**

- c) Landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.**
- d) Buildings should be designed to avoid repetition of form and detail that would result in an urban appearance, and utilise a mixture of materials, styles and aspects that reflect the existing village character.**
- e) Sufficient garden space should be provided that would enable residents to enjoy their use with appropriate degrees of privacy.**
- f) Sufficient off street parking should be provided to avoid on-street parking for residents.**
- g) Appropriate amenity open space and children's play space should be provided to meet the requirements set by Herefordshire Local plan Core Strategy.**
- h) New housing development should provide a mix of house types and tenures, with an emphasis upon family accommodation for young people.**
- i) Affordable housing should be provided in accordance with the Herefordshire Local Plan Core Strategy policy H1.**
- j) The amenity of adjacent properties should be protected.**
- k) Appropriate archaeological investigations shall be carried out and in the event of significant and/or extensive remains being found they should be preserved in-situ in accordance with para. 135 of the NPPF.**
- l) A pedestrian route through the site shall be formed to enable the opportunity to create a foot link with the footpath on the B4361.**
- m) Contributions should be made to enable an area to be provided that will be effective in providing for both an infant's and a children's play area that would serve the wider village in addition to the development itself;**
- n) Development should comply with such other policies in this Plan and Herefordshire Local Plan Core Strategy as are relevant**

- 8.6 The chosen sites are considered to form the most logical extensions to the village so that its consolidated settlement form is retained, ribbon development along Castle Road is substantially avoided, they would have the least likely effect upon aspects of the historic environment, and they offer the potential benefit of improving pedestrian links especially to the village hall. They are also in the area most preferred by residents.
- 8.7 For the purposes of determining their contribution to the housing target for the plan area a modest combined total of some 20 houses could be accommodated. Although in separate ownership there would be some benefits to the community if the owners could work together on a number of issues including affording an alternative pedestrian links that would join with the current footpath along the B4361 leading to the Village Hall and also play areas that might usefully enable the current shortfall to be met. It may also be possible to meet the need for affordable housing through a more practical approach if they were to co-operate in order to comply with Herefordshire Local plan Core Strategy policy H1. Given the relationship with Richards Castle (Shropshire) Parish Council discussions might also be useful to determine

whether any scheme might incorporate any need for affordable housing from within that parish.



Figure 11 – Richards Castle has limited facilities although reasonable access to Leominster and Ludlow

- 8.8 The form of both developments will be important and the need to avoid any urban or suburban appearance essential. Roofscape is particularly important in that the sites will be looked down upon from the north as the village is approached. A gap will exist between the two sites, principally as a consequence of a covenant that restricts development upon this. Should however it be possible to create a footpath across this area to link the two sites, this would provide a safe pedestrian route from the west of the village to the footpath linking the community to the joint village hall to the north, avoiding the narrow gap at the east end of Castle Road where there is no footpath. If possible and dependent upon the terms of the covenant this 0.3 hectare gap area might also be utilised as open space and accommodate infant's and children's play space accommodating the open space requirements of the proposed housing sites and to address the identified wider shortfall.
- 8.9 The criteria included in the policy are to provide environmental and other safeguards. In addition emphasis should be upon providing medium sized family accommodation, with a high proportion of two and three-bed properties. A range of affordable housing types will be sought.



## Map 3 – Richards Castle Village Map



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## 9 Other Policy Areas

- 9.1 Herefordshire Local Plan Core Strategy contains a large number of policies for the management of development. To duplicate these within this plan would serve no purpose particularly where the two Parish Councils are happy to rely upon them. These include for example the encouragement of economic development of a suitable scale for rural areas (Policies RA5 – Re-use of Rural Buildings; RA6 – Rural Economy), affordable housing (Policies H1 – Affordable Housing; H2 – Rural Exception Sites), housing in the countryside (Policy RA3 – Herefordshire’s Countryside), retaining community facilities (Policy SC1 –



Social and Community Facilities and Policies OS1 to OS3 covering open space and recreation facilities); and environmental protection (Policies LD1 to LD4). However a number of issues in addition to the environment and making land available for housing within the two villages were raised during the preparation of the plan that were of particular concern to both communities which would benefit from detailed policies or other reference in this Neighbourhood Plan.



Figure 12 – Orleton Village Hall

## Housing Types

- 9.2 Both communities are anxious that the new housing they are required to accommodate meet local housing needs, providing for young families and the elderly in particular. They wish new housing to contribute to overall needs rather than continue what appears to have been a concentration of larger detached properties.

### **Policy ORC11: Provision of a Range and Mix of Housing**

**New housing should meet the needs of the community in terms of size, type and tenure. In particular development upon allocated sites within Orleton and Richards Castle should include a mix of properties including predominantly small and medium sized family homes and homes for the elderly in order to address needs identified within the Local Housing Market Assessment. Applications for**

**allocated housing sites should indicate how they propose to contribute towards the needs identified, particularly in terms of house size. Departure from proportional needs may be accepted where development provides especially for particular local community needs such as housing for the elderly or starter homes.**

9.3 Herefordshire Local Plan Core Strategy Policy H3 requires residential developments to provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. This policy reinforces that approach. In addition the extent of housing proposed on allocated sites within the two villages has been set above the target with that positive intention in mind. Table 1 sets out the assessed need in terms of house type by size within the rural parts of the Leominster Housing Market Area.

**Table 1: Proportion of Houses required by Size within Rural Part of the Leominster Housing Market Area**

House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required
1 Bedroom	5.8%	24.1%
2. Bedrooms	25.8%	31.5%
3 Bedrooms	59.1%	42.6%
4+ Bedrooms	9.2%	1.8%

(Source - Herefordshire Local Housing Market Assessment 2012 Update)

9.4 This table should be utilised by developers to inform the levels of house types within their developments. If Herefordshire Council undertakes any revision to this assessment in the future then figures from that should be used. Developments containing excessive numbers of 4 bedroomed properties above the proportion indicated will be resisted. The Local Market Assessment also identified an increasing proportion of elderly over the plan period, including in particular the very elderly. Some of these will wish to remain in the two villages for a range of reasons, including being close to friends and relatives. Developers seeking to provide substantial numbers of dwellings specifically for this age range will be welcome and may be permitted to vary from the proportions indicated in Table 1. Similarly developers proposing starter homes may also be permitted to vary from the proportions indicated.

## **Affordable Housing**

- 9.5 Provision was recently made for affordable housing through an 'exception site' in Orleton. The extent of further need for social rented accommodation will require an up-to-date survey to be carried out. Further provision of affordable and intermediate housing<sup>5</sup> need will be provided for through applying Herefordshire Local Plan Core Strategy policy H1 upon allocated sites within both Orleton and Richards Castle villages. Specific reference is made to the approach necessary within Richards Castle in policy ORC10.
- 9.6 Although Orleton has recently accommodated an affordable housing development the community has a mixed view upon whether further such housing is needed. Some 50% consider there is no further need while 44% consider further should be built. The proposed allocations within this plan might result in 15 further affordable housing units. At the time of the community survey, the need for such housing at Richards Castle was understood to be 2 units. This was confirmed by the Housing Need Survey (need for 2-3 units), and was also considered about right by 60% of the parish's residents. However 24% felt it was too few with 9% saying it was too many. The anticipated provision through the current site allocation would amount to around 5 units. For both villages these revised figures may include intermediate forms such as shared ownership and housing for sale below market value. The mix would need to be determined at the time of any planning applications.
- 9.7 Views expressed about who should have priority for affordable housing supported those already living or working in the parishes and those supporting or needing support by close family members resident in the relevant parish. It is understood Herefordshire Council's approach favours these groups when negotiating priority arrangements. Residents favoured people being eligible where they have lived in the parish for at least one year. The preferences of the relevant communities might usefully be indicated to Herefordshire Council if and when appropriate planning applications arise together with local knowledge of the potential need at the time.

## **Highway Measures and Safety**

- 9.8 Concerns were expressed in terms of addressing particular locations where local problems were identified by the community within the highway network and also about how new development is accommodated safely.

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<sup>5</sup> Affordable housing comprises social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Social rented housing is owned by private registered providers. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared, other low cost homes for sale and intermediate rent, but not affordable rented housing.

## **Policy ORC12: Traffic Measures within Parishes**

**Orleton and Richards Castle Parish Council will work with Herefordshire Council and developers to introduce measures to improve road safety, especially where the impact of development will increase adverse effects upon its communities. Development proposals should propose positive measures to address the problems caused by vehicles through:**

- 1. Slowing vehicle speed on entry to villages;**
- 2. Managing vehicle speed through villages;**
- 3. Facilitating safer parking within village cores and adjacent to Orleton Primary School;**
- 4. Reducing the traffic effects of any proposed development upon village and residential amenity;**
- 5. Providing better access to and use of public transport, cycling and walking links and safer routes to Orleton Primary School;**
- 6. Addressing safety problems at junctions.**

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

9.9 Both parishes have identified traffic issues and measures that the local community feel are important within Parish Plans. The need for further measures may be required in order to accommodating the growth proposed within the two Parishes. This policy seeks to ensure such matters are addressed through development and other proposals.

9.10 Highway issues that have been identified within the two parishes include:

- HGV and heavy agricultural traffic on the unclassified roads cause safety or road-wear problems.
- Trouble spots within Richards Castle Parish are identified at: Woodhouse Lane and the Goggin; and Castle Road.
- In Richards Castle Village, the school bus stopping place in Castle Road, just off the B4361 and before Orchard Rise.
- Trouble spots within Orleton Parish are identified at: Kings Road through parking outside Orleton Primary School at particular times of day; and traffic speeds by vehicles at the cross-roads by the Bakers Arms.
- The need for shelter for bus travellers.





Figure 13: Entrance to Richards Castle from the north (Boundary with Shropshire)

## Policy ORC13: Highway Design Requirements

**Where development proposals are advanced these should ensure:**

- a) There should be safe access onto the adjacent roads;**
- b) Proposals should not result in on-street parking but should provide adequate off street parking for residents and visitors, and preferably address the reduction of any on-street parking problems that may exist within the vicinity;**
- c) Proposals should not lead to a significant increase in speed or the volume of traffic travelling through villages within the parish or on roads that do not have sufficient capacity.**
- d) The nature of the development does not lead to pressure for the provision of street lighting where this is not currently present within the particular locality.**

9.11 With the need for each of the two villages to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the

network can cope with increases in traffic generated. This applies not only in the two villages where growth is proposed but also elsewhere in the two Parishes. It is also important that local amenity is protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards to ensure that the network is able to accommodate new development and this policy supports their use outlining important issues that should be addressed as part of any planning application where traffic is generated. In addition tranquillity within the two parishes is also something that residents appreciate and the absence of street lighting within much of the two parishes is a contributory factor to this. The design and layout of any new development should avoid the need for street lighting where this is not currently present. However a number of areas within Orleton have been identified where lighting is currently present but the standard might usefully be improved. This policy does not restrict improvements where there is an overriding safety requirement for this.

### **The Local Economy**

- 9.12 Although the future of the BBC Transmission site at Woofferton was identified as uncertain after 2022, there is no suggestion that its current operation will cease. However the community expressed mixed views upon potential new uses for the site should this happen. These included housing, employment and renewable energy. With one exception there were slim majorities in favour of such uses should it be shown that they could be accommodated provided there was a low impact upon the community. The site's use for wind turbines was generally not supported. Should the situation change and consideration to be given to an alternative use it is understood this would be a strategic and cross-border matter that would be outside the scope of the Neighbourhood Plan although the concerns expressed through the residents' survey may inform the local response.
- 9.13 Specifically in relation to proposals for renewable energy residents were generally opposed to large scale proposals such as wind turbines, PV solar panels and bio-digester plants. However where such proposals might be of a scale and nature whereby the community can buy into proposals and obtain cheaper electricity, levels of support and opposition were similar. This included individual turbines primarily for the owner's use. As a consequence no proposals are advanced for renewable energy and it is not proposed to advocate a deviation from Herefordshire Local Plan Core Strategy Policy SD2. This policy in particular requires proposals for wind turbines to receive local backing. The results of the survey suggest this is unlikely for large scale proposals but the nature of any small scale proposal providing local benefits will influence the community's response.
- 9.14 Supporting agricultural, including through diversification; the viability of existing services and facilities; and the establishment of new businesses that would serve the communities is however seen as consistent with one of the Neighbourhood Plan's objectives. Consequently

the plan sets out a policy for these that would add to yet be consistent with Herefordshire Local Plan's Core Strategy approach.

## **Policy ORC14: Agricultural Diversification, Workshops, Services and Facilities**

**Development proposals by new or existing local businesses that would involve agricultural diversification, small workshops, new services and facilities or increase the viability of services or facilities already within the two parishes which are appropriate to their character will be encouraged where they result in sustainable economic growth. Home working and live/work units will in particular be encouraged.**

**In addition to Neighbourhood Plan policies safeguarding the environment and stipulating highway requirements and also relevant policies in Herefordshire Local Plan Core Strategy, the following criteria are considered important in determining whether such development is considered sustainable economic growth in the two parishes:**

- (a) Development proposals should be in scale with the character of the area or settlement in which the development site is located;**
- (b) The residential amenity of nearby dwellings is not significantly affected in any adverse way;**
- (c) Proposals should not adversely affect landscape character or heritage assets, or result in the loss of good quality agricultural land;**
- (d) Development of workshops in the countryside should utilise existing rural buildings, including small scale extensions, and brownfield sites;**
- (e) Proposals involving new buildings to enable farm diversification should result in a consolidated form, preferably in association with an existing complex of buildings;**
- (e) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused.**

- 9.15 This policy is aimed at promoting local employment in both agriculture and services which are considered to be of an appropriate scale for the two parishes. This includes proposals within villages and in the countryside and complements Herefordshire Local Plan Core Strategy which already enables the re-use of rural buildings for certain forms of enterprise. In addition the policy seeks to support existing local businesses by enabling them to undertake development that might support their viability, such as increase car parking or provide additional accommodation in order to expand or diversify. With regard to small workshops that may seek to locate within either of the villages the need, in particular, to protect residential amenity will be paramount and require that they be restricted to light industry. Home working is also encouraged. However there must be some safeguards and

many of these are covered elsewhere in this Neighbourhood Plan or Herefordshire Local Plan Core Strategy. Those highlighted specifically in this policy are considered important in particular to safeguard amenity.

- 9.16 Residents have shown support for certain measures that provide for the development of rural businesses including such operations as craft workshops, light manufacturing, tourism and leisure enterprises, small scale retailing, catering, and market gardening. However, there was no support for large scale buildings, not only for operations such as warehousing, but also those that involve intensive agricultural activities. It is however recognised that Herefordshire Local Plan Core Strategy Policy RA6 will set the controls on the latter. Policy ORC14 includes a number of constraints that the community support including protecting residential amenity, in particular the potential polluting effects of certain businesses, such as noise and smells, and the effects of traffic; and also the need to reflect the particular area's character. The traffic effects of development are covered by policy ORC13. With regard to development in rural parts of the two parishes protecting the environment is strongly supported. The requirements for development to be in scale with the character of the particular area, to not adversely affect landscape character and to protect agricultural land are specifically referred to and these link in particular with Herefordshire Local Plan Core Strategy policies LD1, LD2 and LD4.

### **Community Facilities and Infrastructure**

- 9.17 Orleton possesses a wide range of community facilities. Within Richards Castle, these are more limited and the village hall is shared with Richards Castle (Shropshire) Parish Council. Although only limited further facilities are anticipated as necessary during the plan period, increased pressure upon those present will be placed upon them and they may need to be upgraded or improved in order to accommodate growth.

### **Policy ORC15: Use of Community Infrastructure Levy**

**Appropriate new development within Orleton and Richards Castle Parishes should contribute towards the provision, improvement, replacement, operation or maintenance of community facilities and infrastructure in order to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions should be made through Section 106 Agreements, CIL or other agreements that may be available at the time during the period of the Plan.**

- 9.18 Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the plan period. Currently it operates a system for related payments through Planning Obligations. The two Parish Councils will use the contribution it receives from this primarily to ensure its existing facilities are improved, maintained or

capable of meeting increased pressures in accordance with the legislative requirements. In the interim, Herefordshire Council should seek advice from the relevant Parish Council upon what contributions are needed towards local community facilities and infrastructure.

- 9.19 The residents of Orleton parish greatly value both the individual and range of community facilities and services within Orleton village. These include its Primary School, its pubs, the village hall, playing field, play area, GP surgery and the village shop. At least 9 out of 10 of Orleton parish residents expressed support for each of these and for many it was nearly 100%. In terms of new facilities that might be provided the suggestions that these might include a village green and allotments received luke-warm support. The support suggests that any funds accrued through development should be concentrated upon ensuring the retention, improvement and operation of existing facilities.
- 9.20 Facilities in Richards Castle parish are fewer and comprise the village pub, allotments and the village hall, which is jointly operated and located within Richards Castle (Shropshire). Again their safeguarding received considerable support, particularly the village hall. In terms of new facilities there was some support for a village shop, playing field, playground and village green although not quite majorities.
- 9.21 In all instances Herefordshire Local Plan Core Strategy policies SC1 and OS1 to OS3 are considered sufficient for the communities' needs to safeguard existing facilities and provide any further that each community feels are viable. The provision of a village shop in Richards Castle might also be covered by policy ORC14.

## **10 Delivering the Plan**

- 10.1 Landowners and developers will primarily deliver proposals that are promoted through policies in this Neighbourhood Plan.
- 10.2 Orleton and Richards Castle Neighbourhood Plan will be implemented primarily through Herefordshire Council as the local planning authority determining planning applications for development within the two Parishes. Such determinations should be in accordance with this Plan unless material circumstances outweigh its provisions.
- 10.3 While the local planning authority will be responsible for development management, Orleton and Richards Castle Parish Councils will also use this Neighbourhood Plan as the basis for making its representations on planning applications. In addition, in line with the communities' wishes the Parish Council's will publicise those planning applications that are not covered by policies in this Neighbourhood Plan. They will also publicise those planning applications that although covered by general policies, contain matters of detail which are considered important. In both instances and where necessary, Herefordshire Council will be



asked to extend the time within which responses are required so that publicity can be given before the respective Parish Council considers the particular application.

- 10.4 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites coming forward for development. The two Parish Councils will also monitor the effectiveness of the approach it has taken to the various issues it has covered in the neighbourhood plan policies. This will be done through its annual report. That report will indicate:
- i. The number of dwellings granted planning permission within the each Parish, including a running total covering the plan period 2011-2031;
  - ii. A list of other planning applications for other matters received during the year indicating whether they are covered by policies in this Neighbourhood Plan, the Parish Council's representations made, and whether they have been determined in accordance with the plan.
- 10.5 It is anticipated that a review of the Neighbourhood Plan will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the Group of Parishes, discussions will take place with Herefordshire Council upon whether an early review is necessary.

## Appendix 1: Non-Statutory Enabling Policy

A1.1 The following policies are not for the purposes of land use planning but indications of actions to be pursued by either or both Orleton and Richards Castle Parish Councils to support the accommodation of growth that this Neighbourhood Plan proposes in order to meet the requirements of Herefordshire Local plan Core Strategy. They seek to address community needs in terms of facilities, services and key infrastructure. Many of them were identified during the preparation of Parish Plans although some have been identified through the preparation of the Neighbourhood Plan.

### ORC(NS)16 Associated Enabling Measures

**To meet the needs of the community, especially to accommodate growth proposed within this Neighbourhood Plan, Orleton (OPC) and/or Richards Castle Parish (RCPC) Councils will seek to work in collaboration with Herefordshire Council, relevant agencies, developers and other organisations in order that the following infrastructure is provided, improved, replaced, maintained or appropriately operated:**

- i) Improvements to the sewerage system through Orleton village (OPC).**
- ii) Provision of bus shelters (OPC/RCPC).**
- iii) Measures to reduce danger caused by on-street parking at Orleton Primary School (OPC).**
- iv) Provision of a children's play area at Richards Castle (RCPC)**

A1.2 These projects are aimed at increasing the sustainability of the two parishes through addressing environmental and community concerns. They set out areas where the two parish councils, either independently or in combination, will wish to be involved with the relevant organisations, landowners or developers concerned.

### ORCS(NS)17 Assets of Community Value

**Orleton and Richards Castle Parish Councils will utilise the opportunity available to it to nominate Assets of Community Value where it considers land or property should be retained because it is important to the community. The following such land or property will be considered for this should the need arise, although others may be identified at a later date:**

- i) The Boot Public House, Orleton.**
- ii) Orleton Shop/Post Office.**
- iii) The Bakers Arms, Orleton**
- iv) The Castle Inn, Richards Castle**

A1.3 Orleton and Richards Castle Parish Councils will consider nominating those assets understood to be important to their respective communities as Assets of Community Value. The consequence is that should the owner wish to sell the asset the local authority must be informed. If a group wants to buy the asset they can trigger a moratorium for six months within which they can seek to raise the money to purchase the asset. However it does not mean that it must be sold to that group or affect the purchase price. Orleton Parish Council has already indicated those assets it would wish to nominate although others may be identified later. Richards Castle has yet to determine whether it wishes to nominate any assets but may do so at a later date.

## Appendix 2: Housing Site Assessment

### Introduction

- A2.1 Herefordshire Core Strategy identifies both Orleton and Richards Castle as locations where the majority of new housing should be located to meet its target for the two Parishes. The Core Strategy's policy RA2 indicates that housing development should not result in free standing, individual or groups of dwellings obviously detached from or peripheral to the main built up area of the village. Orleton and Richards Castle Neighbourhood Plan Steering Group has been advised that the housing target for Orleton parish for the period 2011 to 2031 is 53 dwellings and Richards Castle is 18 dwellings, although the Core Strategy emphasises these should be considered minimums. A locally based assessment of needs utilising information from a resident's survey was used to inform the decision further.
- A2.2 Paragraphs 3.11 to 3.17 of the draft Neighbourhood Plan sets out the analysis of housing need considered by the Steering Group and paragraph 4.16 the locational options for where any housing development might be located.
- A2.3 The process of bringing forward proposals to meet Herefordshire Core Strategy's housing requirements involved:
- i) Identifying potential sites (Orleton) or areas (Richards Castle) that might contribute towards meeting the determined housing targets;
  - ii) Seeking the views of residents upon these site/area options;
  - iii) Assessing the sites against a range of factors that indicate whether a site could be developed based upon whether each site was suitable and provided benefits to the community;
  - iv) Ensuring that the chosen sites could be 'delivered' in that they were available (would readily be released for development) and achievable (i.e. viable);
  - v) Consideration was also given to which site or combination of sites best met the target requirements.

- A2.4 Sites were identified through:
- i) A call for sites at the stage where the community was consulted upon the vision, objectives and direction of the plan;
  - ii) The Steering Group members identifying a range of potential sites using their local knowledge.
- A2.5 For the purposes of the further analysis the 'areas' identified at Richards Castle were translated into what might be the sites that these covered.
- A.2.6 Herefordshire Council has emphasised to local steering groups that they should where possible bring forward sites through allocations rather than rely upon windfall development that might take place as infill within a settlement boundary. In the cases of both Orleton and Richards Castle, the numbers are such that the potential for infill is small and allocations are the most appropriate way to show the respective housing targets can be achieved. This does not mean that infill sites cannot come forward where appropriate but simply that they cannot be relied upon in terms of certainty.
- A2.7 Residents indicated their views upon the acceptability of sites in a questionnaire circulated at the commencement of the plan process. These have been ranked according firstly to the proportion indicating support for a particular site and then the difference between proportions supporting and not supporting a particular site where this was necessary. The rankings are presented in Schedules 1 and 2 attached to this Appendix for Orleton and Richards Castle respectively. The first figure represents the results for the residents of the particular parish. In the community ranking column the figure in parenthesis represents the joint figure as the questionnaire went to residents of both parishes.

## **Assessment Criteria**

- A2.8 Two criteria were applied across sites within both villages. The first was that a housing site allocation should be within or adjacent to existing settlements. This is a requirement of Herefordshire Local Plan Core Strategy Policy RA2. Secondly sites would be considered capable of being an allocation if they accommodated 5 or more dwellings or measured at least 0.25 hectares<sup>6</sup>. Those sites coming forward in the call for sites that showed no relationship to either village are not assessed in the schedules below.
- A2.9 Potential sites in both villages have been assessed by Herefordshire Council through its Strategic Housing Land Availability (SHLAA) assessment process although this was done for Orleton in 2012 and for Richards Castle in 2015. That information was also used to inform this assessment although there were some differences in conclusions.
- A2.10 Assessment criteria specific to either Orleton or Richards Castle were also identified in particular following an analysis of their general characteristics and issues.

## **Orleton**

- A2.11 Criteria that were considered particularly important to Orleton included:

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<sup>6</sup> Planning Practice Guidance Paragraph: 010 Reference ID: 3-010-20140306

- The site should preserve or enhance Orleton Conservation Area;
- Areas within Flood Risk Zones 2 and 3 should be avoided although if sites had parts within but notable parts that fell outside of these zones they were considered where they might make a meaningful contribution to the housing requirement;
- Development should not have the potential to exacerbate the current unsatisfactory condition of the public sewer running through the village;
- The landscape setting and features of the village should be protected including its historic development on the north side of the ridge marking the extent of glacial activity should be respected.

## **Richards Castle**

A2.11 Criteria that were considered particularly important to Richards Castle included:

- Development should not adversely affect the setting of and landscape quality around the village.
- Development should not adversely affect Richards Castle Scheduled Ancient Monument and its setting.
- Development should respect the historic and architectural character of the village.
- Development should be capable of improving pedestrian footpath links to the limited facilities available and provide for the wider open space needs of the village.

## **Conclusions**

A2.12 Schedules 1 and 2 show the sites that were assessed and the conclusions drawn in relation to them.



## Schedule 1: Orleton Housing Sites Assessment

Site Reference	Community Ranking Orleton (Group)	Site Analysis – Description Developable (Suitability) Deliverable (Available and Achievable)	Allocation for Housing Yes/No/Not Sure (Y/N/?)	Approximate number of dwellings	Comments/Conclusions
<b>a</b>	<b>1 (1)</b>	<b>Description:</b> Currently a holiday static caravan park and located just off of the B4361 on the periphery of the village	(Y/N/?)	6/8	There is no evidence that the site is available.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>
		<b>Developable:</b> Site already developed. The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. Its redevelopment could be used to enhance the conservation area.	Y		
		<b>Deliverable:</b> The site was within the settlement boundary defined in Herefordshire UDP and there has been no indication that the current use is to cease.	N		
<b>b</b>	<b>5= (4)</b>	<b>Description:</b> Land to west of village, already partly developed as an ‘exception’ affordable housing site. The area indicated is substantial and that undeveloped is arable farmland. The land is north facing sloping down in that direction. There is no footpath from the site to the village centre and the highway becomes a single track before it approaches the site. Development would be extremely visible and affect the current character and setting of the village.	N	Additional 12-18	The site is not considered suitable for development for a number of reasons, most particularly the effect on the landscape.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>
		<b>Developable:</b> There is concern that to allow further development would affect the status of the current affordable housing site. The absence of a footpath affects the sustainability and safety of potential users of the site. Its further development would require the widening of the public highway. The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. Development would be extremely visible and affect the current character and setting of the village. The site is at the western end of the village requiring foul drainage to pass through the village and thereby having the potential to exacerbate the current drainage issue which needs to be addressed. Herefordshire SHLAA reference HLAA/144/001 considered the site to have no potential during the plan period although looked at the whole field parcel rather than that submitted. Nevertheless the conclusion that ‘This			

		site is too large and could not be easily integrated into the village' is agreed.			
		<b>Deliverable:</b> The site came through the call for sites. The site's development is constrained by the need to obtain land from third parties to enable footpath access to the village for the potential level of development Consequently achievability is uncertain	?		
<b>c</b>	<b>14 (11)</b>	<b>Description:</b> Land south of Kitchen Hill Road – this site lies along a narrow lane and on the south side of the glacial ridge which marks the general southern extent of the main village. As with site b, there is no public footpath to the village centre. There is however some development of large properties with relatively substantial gaps between and a loose-knit form within this general area.		8/10	It is understood that the owner wishes to build a single house or very small number of houses in this location. A housing allocation would not be appropriate in such an instance. Such a proposal would not make any notable contribution to the housing target for the parish or address general local housing need. Housing development on individual or small plots would normally be through sites that fall within a settlement boundary or meet Herefordshire Core Strategy Policy RA3. It is not considered appropriate to extend the settlement boundary in this direction.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>
		<b>Developable:</b> The absence of a footpath affects the sustainability and safety of potential users of the site. Its development would require the widening of the public highway. The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. A housing allocation here would change the loose-knit character of the general area. It would run contrary to the aim of keeping development on the north side of the glacial ridge that reflects village character and generally marks the southern extent of the built up part of the village. The site is at the western end of the village requiring foul drainage to pass through the village and thereby having the potential to exacerbate the current drainage issue which needs to be addressed. Herefordshire SHLAA reference O/Orl/010 considered the site had no potential during the plan period. The reason for this was that the site was divorced from village with consequent detrimental impact on landscape, setting of village and Conservation Area	N		
		<b>Deliverable:</b> The owner has expressed a wish to undertake a small development in this location. The site's development is constrained by the need to obtain land from third parties to provide a footpath link to the village. Consequently achievability is uncertain.	?		
<b>d</b>	<b>10= (10)</b>	<b>Description:</b> Land south of Kitchen Hill Road and east of Overton Farm – this site lies along narrow lanes and on the south side of the glacial ridge which marks the general southern extent of the main village. As with sites b and c, there is no public footpath to the village centre. The land is in		25-30	<b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>

		agricultural use and falls gently southwards. There is however some development of large properties with relatively substantial gaps between and a loose-knit form within this general area.			
		<b>Developable:</b> The absence of a footpath affects the sustainability and safety of the potential users of the site. Its development would require the widening of the public highway. The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. A housing allocation here would change the loose-knit character of the general area. It would run contrary to the aim of keeping development on the north side of the glacial ridge that reflects village character and generally marks the southern extent of the built up part of the village. The site is at the western end of the village requiring foul drainage to pass through the village and thereby having the potential to exacerbate the current drainage issue which needs to be addressed. The site was not assessed in the Herefordshire SHLAA. However if it had been there is reason to believe it would have been given the same response as 'c' above	N		
		<b>Deliverable:</b> The site came forward through the call for sites. The site's development is constrained by the need to obtain land from third parties in order to provide a footpath link to the village centre, which would be essential for a site of this size. Consequently achievability is uncertain.	?		
e	17 (17)	<b>Description:</b> Land north of Millbrook Close. This comprises an area of flat land immediately adjacent to the built up parts of the 20 <sup>th</sup> century development of the village. It is located to the north and west of a bend in the brook that flows through the village. Access to the site appears to be through a narrow track between residential properties along Millbrook Close.		N/A	The extent of flood risk on this land is sufficient to rule the site out even if adequate access arrangements could be achieved.
		<b>Developable:</b> The majority of the site falls within Flood Risk Zone 3 with other parts in Flood Risk Zone 2. There are alternative sites available that do not flood. The very small remainder of the site which falls outside these two flood risk zones would require the development of an access across the flood-prone area. It is unlikely that the current track would be sufficient to enable housing development upon the site even if it did not flood. The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. The site is in the western portion of the village	N		<b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>

		<p>requiring foul drainage to pass through the village and thereby having the potential to exacerbate the current drainage issue which needs to be addressed.</p> <p>Herefordshire SHLAA reference P1065 considered the site had no potential during the plan period. It indicates that it is constrained by flood risk and there is no obvious point of access.</p>			
		<p><b>Deliverable:</b> The site could not be delivered without extensive and expensive flood alleviation works that would also require protection from the effect of flooding from the development upon existing properties.</p>	N		
f	9 (8)	<p><b>Description:</b> Land between Kitchen Hill Road and Millbrook Way. This is a small triangular parcel of land that slopes down to the north between these two roads. The site is surrounded by development within the village on two of its three sides.</p>		4/6	<p>There is evidence that the constraints upon this site have proved too difficult to overcome.</p> <p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b></p>
		<p><b>Developable:</b> The site sits above Millbrook Way and any design would need to ensure the privacy of properties to the north is protected. Although Kitchen Hill Road is wider at this point there is still no footpath on the site's south side. The village shop is opposite to the south where there is on street parking by patrons. The site is in the western portion of the village requiring foul drainage to pass through the village and thereby having the potential to exacerbate the current drainage issue which needs to be addressed. However the site has potential for only a limited number of dwellings and potentially would have a limited effect on the foul drainage system The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. The reason why Herefordshire UDP excluded this area and that of a bungalow from the village's settlement boundary is uncertain.</p> <p>Herefordshire SHLAA reference HLAA/033/001 considered the site had no potential during the plan period. The reason for this was 'Development would seriously detract from character of the Conservation Area. There is a history of refusals and dismissed appeals on this site.'</p>	N		
		<p><b>Deliverable:</b> The site came through the call for sites.</p>	Y		
g	16 (16)	<p><b>Description:</b> Land between Kitchen Hill Road and Orleton Manor. This is an extensive area of woodland.</p>		8-12	The current environmental importance of the site renders it



		<p><b>Developable:</b> The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. Development of this site would result in the loss of a significant local woodland feature. It has biodiversity value as well as being important to the wider landscape. The site is at the western end of the village requiring foul drainage to pass through the village and thereby having the potential to exacerbate the current drainage issue which needs to be addressed.</p> <p>Herefordshire SHLAA reference O/Orl/005 considered the site had no potential during the plan period. It concluded that it was a heavily wooded site of major importance to Conservation Area and directly opposite Grade II* listed Orleton Manor.</p>	N		<p>unsuitable for development.</p> <p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b></p>
		<p><b>Deliverable:</b> The site came through the call for sites.</p>	Y		
h	15 (15)	<p><b>Description:</b> Land to the rear of the Boot Inn, This is an individual/small parcel of land on the north side of Kings Road within the central historic core of the village. It sits behind a property fronting Kings Road and is surrounded by buildings on three sides with a substantial back garden to the rear of a house on its north-eastern side.</p>		1-2	<p>The assessment in this instance is not one about whether the site might be developed but whether it should be a housing allocation. It falls within the existing settlement boundary. It should be judged against relevant criteria in the settlement boundary policy</p> <p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b></p>
		<p><b>Developable:</b> This site falls within the Herefordshire UDP settlement boundary and would be expected to remain so within any reviewed boundary. Its size is such that it would fall below the threshold of 0.25 hectares/site for 5+ houses and as such would not be an allocation. Its development would be judged against criteria set for development within the settlement boundary, amenity considerations and Orleton Conservation Area. The land is currently car parking used in association with the public house and its loss may result in additional on-street parking along Kitchen Hill Road thereby affecting residential amenity and the character and appearance of the conservation area.</p> <p>Herefordshire SHLAA reference Orl/3 considered the site had low or minor constraints and might accommodate 6 dwellings. The conclusion about its potential for development is not objected to but the suggested number of dwellings is considered far greater than might be accommodated given its location within the Conservation Area and adjacent to Listed Buildings.</p>	?		
		<p><b>Deliverable:</b> To be judged against settlement boundary and Conservation Area criteria.</p>	Y		

i	3 (3)	<p><b>Description:</b> Land at Orleton House, Kitchen Hill Road. This is an individual/small parcel of land on the south side of Kings Road within the central historic core of the village. It has a frontage onto Kings Road to its north and a narrow lane on its west side. To the south is a residential property and to the east is a small orchard.</p>		1-2	<p>The assessment in this instance is not one about whether the site might be developed but whether it should be a housing allocation. It falls within the existing settlement boundary. It should be judged against relevant criteria in the settlement boundary policy.</p> <p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b></p>
		<p><b>Developable:</b> This site falls within the Herefordshire UDP settlement boundary and would be expected to remain so within any reviewed boundary. Its size is such that it would fall below the threshold of 0.25 hectares/site for 5+ houses and as such would not be an allocation. Its development would be judged against criteria set for development within the settlement boundary, amenity considerations and Orleton Conservation Area.</p> <p>The site forms part of one identified under Herefordshire SHLAA reference OrI/9 which considered the site had no potential during the plan period. The reason for this was ‘Important open space within the Conservation Area’</p>	?		
		<p><b>Deliverable:</b> To be judged against settlement boundary and Conservation Area criteria.</p>	?		
j	2 (2)	<p><b>Description:</b> Land at adjacent to Church Croft. This site is immediately to the north-west of site ‘i’ and comprises remnants of a traditional orchard. The frontage sits above a stone wall with a tall hedge above. It comprises a notable undeveloped frontage on the south side of Kings Road within the core of the village and conservation area and extends for some depth to meet the backs of plots whose dwellings face onto Church Lane.</p>		4-5	<p>The assessment in this instance is not one about whether the site might be developed but whether it should be a housing allocation. It falls within the existing settlement boundary. It should be judged against relevant criteria in the settlement boundary policy.</p> <p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b></p>
		<p><b>Developable:</b> This site falls within the Herefordshire UDP settlement boundary and would be expected to remain so within any reviewed boundary. Its development should be judged against criteria set for development within the settlement boundary and especially Orleton Conservation Area. Its loss would change the character on the southern side of Kings Road and would require a detailed analysis both in terms of whether it should be developed and if so what the form should take. The site is in the central portion of the village requiring foul drainage to pass through some of the village. Its potential to exacerbate the current drainage issue which needs to be addressed is uncertain. However the site has potential for only a limited number of dwellings and potentially would have a limited effect on the foul drainage system.</p> <p>The site also forms part of one identified under Herefordshire SHLAA</p>	?		

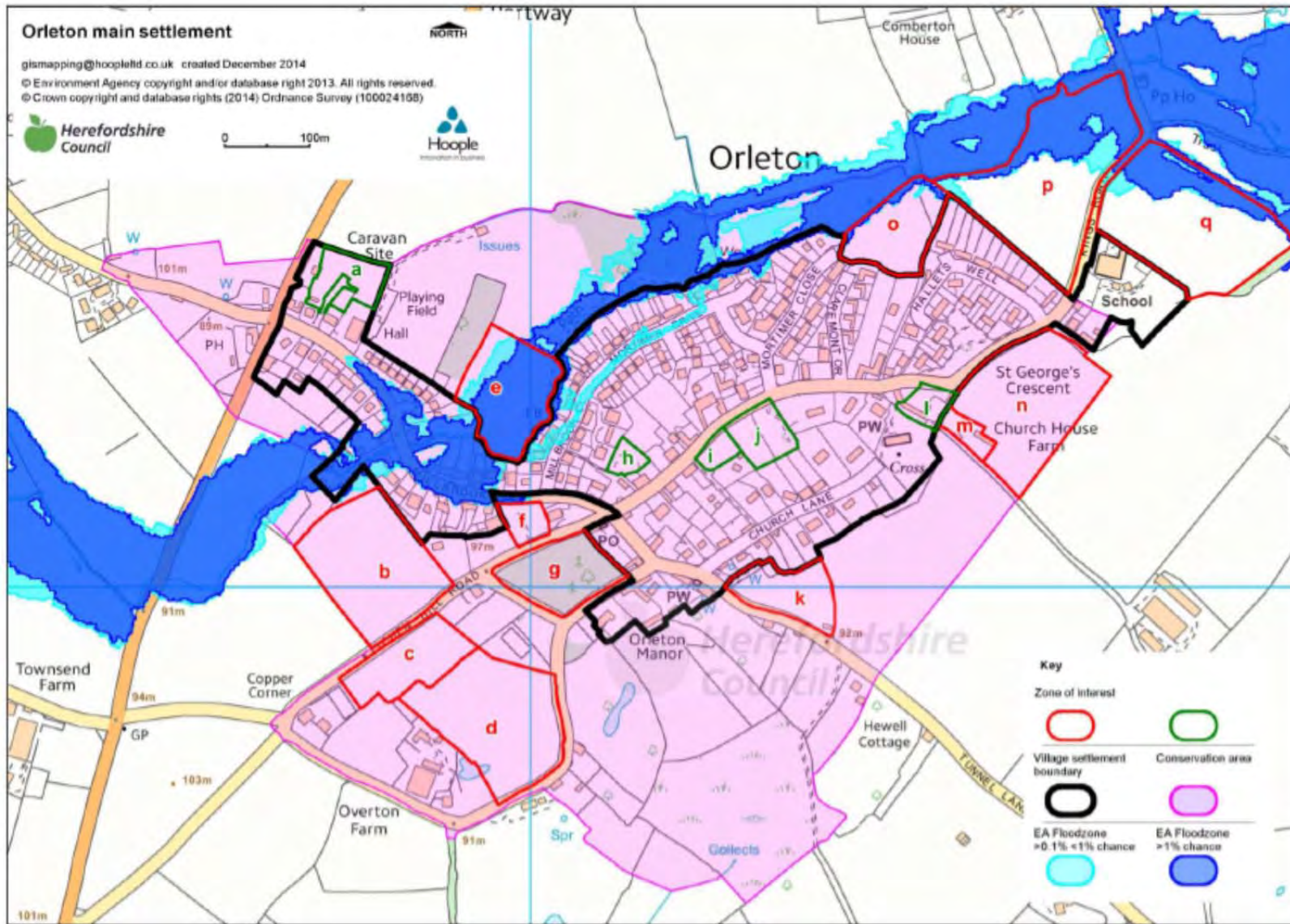
		reference Orl/9 which considered the site had no potential during the plan period. The reason for this was 'Important open space within the Conservation Area'. A previous refusal of planning permission was also on a similar basis.			
		<b>Deliverable:</b> The site has been within a settlement boundary for the village for a considerable period of time and not come forward to be developed. The land is in two ownerships, both of which have offered the land for development.	?		
k	13 (9)	<b>Description:</b> Land in Tunnel Lane. This site sits on the north-east side of Tunnel Lane on land that slopes down from the top of the glacial ridge that currently defines the southern boundary of the village. It comprises pastureland and generally presents a rural parkland appearance. It is bounded by a hedgerow on its south-western edge against Tunnel Lane.		6-8	Development of the site would be detrimental to the character and setting of the village.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>
		<b>Developable:</b> The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. Development of this site would significantly change the character and setting of the village by extending it over the glacial ridge that currently defines its southern edge. Pumping of foul drainage or an alternative arrangement would be required. Should it be the former it will require foul drainage to pass through the village. Its potential to exacerbate the current drainage problem within the village is uncertain. Herefordshire SHLAA reference O/Orl/009 considered the site had no potential during the plan period. The reason for this was 'Development would extend the village into open countryside to the detriment of landscape quality, the setting of the village and the character of the Conservation Area.'	N		
		<b>Deliverable:</b> The site came through the call for sites.	Y		
l	8 (7)	<b>Description:</b> Redundant barns at Church House farm		3-5	There remains uncertainty about whether the site is deliverable. It might come forward as a windfall site within the settlement boundary and/or as a rural building conversion.  <b>Conclusion – This site should not be proposed as an allocation in</b>
		<b>Developable:</b> The barns form part of a Historic Farmstead recorded as part of Herefordshire Historic Farmstead Characterisation Project. It also sits within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. Conversion of the barns through a suitable scheme would enhance the Conservation Area. The site is in the eastern portion of the village requiring foul drainage to pass through a small portion of the village. Its potential to exacerbate the current drainage issue may therefore be less	Y		

		<p>than for sites further to the west. However the site is a small one which would be expected to accommodate no more than 4 dwellings it would not normally be expected to be an allocation. Its development would be judged against criteria set for development within the settlement boundary, amenity considerations and Orleton Conservation Area. As a conversion it would also be able to proceed under the rural building conversion policy within Herefordshire Core Strategy.</p> <p>The site was not considered within Herefordshire SHLAA</p>			<b>the Neighbourhood Plan.</b>
		<b>Deliverable:</b> The site has been within a settlement boundary for the village for a considerable period of time and not come forward to be developed.	?		
<b>m</b>	<b>12 (13)</b>	<b>Description:</b> Church House farm. This comprises a series of existing buildings at Church House Farm		2-3	Should the conversion, subdivision or redevelopment of this site be sought it would be determined against other policies in Herefordshire Local Plan Core Strategy <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>
		<b>Developable:</b> There remains uncertainty about whether a change from the current use is sought. The site was not considered in Herefordshire SHLAA	?		
		<b>Deliverable:</b> The owner has not indicated it is available either for conversion or redevelopment.	?		
<b>n</b>	<b>4 (5)</b>	<b>Description:</b> Land north of Church House Farm. This agricultural field slopes up from Kings Road northwards and overlooks Hallets Well. It has a hedgerow that fronts onto Kings Road and a number of cottages sit on its northern edge adjacent to Orleton Primary School. The Conservation Area boundary follows its south-eastern edge.		20-25	The environmental impact of development upon this site would have a significantly adverse effect on Orleton and its conservation area.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b>
		<b>Developable:</b> The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area. It is a particularly prominent site and its development would have a significant impact on the character of the village adversely affecting its setting. There are pleasant views southwards across the field from Kings Road. Foul drainage would not necessarily have to link into the existing sewer. Herefordshire SHLAA considered this site in two parcels - references O/Orl/006 and P1110/2. Neither were considered the site had no potential during the plan period. The reason given was the same for both – ‘Remnant orchard rising to south east. Would be quite prominent from a number of vantage points both within and without the Conservation Area.’	N		



		<b>Deliverable:</b> The site came forward through the call for sites	Y		
O	5= (6)	<b>Description:</b> Land adjacent and to the north of Hallets Well. This is a roughly triangular site with modern development on its south-western and south-eastern sides and bounded by the village brook along its north edge. It comprises a small grazing paddock abutting Mortimer's Drive on its west side and Hallets Well to the south. It is relatively flat although a marked change in level occurs with a small portion of its north side being at a lower level		8-10	This is a logical extension of development between two existing housing developments provided access can be achieved through agreement with third parties. The exact area for development would need to be determined through a detailed flood risk assessment. Given its location and previous history there are strong arguments for the development of this site provided there are no utility constraints.  <b>Conclusion – This site might usefully be proposed as an allocation in the Neighbourhood Plan.</b>
		<b>Developable:</b> The site is located immediately adjacent to the built up area of the village. A small portion of the site falls within Flood Risk Zone 3 and should not be developed given there are sites available that do not flood. However this would not affect the majority of the site. Nevertheless a study of the exact area that floods would be required. The site falls within Orleton Conservation Area where there is a requirement for development to preserve or enhance the character and appearance of that area although is surrounded by modern development. The public sewer running through the village crosses the site and is below the majority of village properties that connect to it. Herefordshire SHLAA reference O/Orl/004 considered this site to have significant constraints and although these are not referred to it is likely to be because part falls within the area at risk of flooding. It is however suggested that the site might be developed later in the plan period with 15 dwellings. Given that part of the site is at risk of flooding this figure might usefully be less to reflect that expected to fall outside of Flood Risk Zones 2 and 3.	Y (in part)		
		<b>Deliverable:</b> The site was proposed for development in Leominster District Local Plan and not brought forward for development through that, but not in the subsequent Herefordshire UDP. The land was submitted in the call for sites. There is the possibility of a ransom strip	?		
p	7 (12)	<b>Description:</b> Land at east end of the village off Kings Road. This is a relatively substantial roughly triangular site with a long frontage along Kings Road. It lies adjacent to Hallets Well, the properties of which back on to this. The Brook running through the village marks its northern edge. Orleton Primary School lies opposite to the south west across Kings Road where there is often considerable on-street parking at certain times of the day. It is currently arable farmland.		20-25	This is a logical extension to the settlement. The exact area for development would need to be determined through a detailed flood risk assessment.  <b>Conclusion – This site might</b>

		<p><b>Developable:</b> Around 50% of this site falls within either Flood Risk Zone 2 or Zone 3. A study of the exact area that floods would be required should the site be considered appropriate for development. The site lies outside but on the edge of Orleton Conservation Area. Access arrangements would need to ensure safety of children going to and coming from school. The public sewer running through the village crosses the site and is below village properties that connect to it.</p> <p>Herefordshire SHLAA reference HLA/043/001 considered this site to have significant constraints and although these are not referred to it is likely to be because part falls within the area at risk of flooding. It is however suggested that the site might be developed later in the plan period with 48 dwellings. Given that part of the site is at risk of flooding, amounting to around 50%, this figure might usefully be reduced by an equivalent percentage to reflect that expected to fall outside of Flood Risk Zones 2 and 3.</p>	<p>Y (in part)</p>		<p><b>usefully be proposed as an allocation in the Neighbourhood Plan.</b></p>
		<p><b>Deliverable:</b> The site is the subject of a planning application indicating it is available.</p>	<p>Y</p>		
q	10= (14)	<p><b>Description:</b> Land at east end of village on east side of Kings Road. This rectangular site sits immediately to the north of Orleton Primary School. There is often considerable on-street parking at certain times of the day adjacent to the school. It is currently an arable field.</p>		20-25	<p>The site is well located in relation to the village Primary School. It would form a natural extension to the village should sites o and p be developed and the community agree that the level of need is sufficient.</p> <p><b>Conclusion – This site might usefully be proposed as an allocation in the Neighbourhood Plan.</b></p>
		<p><b>Developable:</b> Around 30% of this site falls within either Flood Risk Zone 2 or Zone 3. A study of the exact area that floods would be required should the site be considered appropriate for development. The site lies outside Orleton Conservation Area. Access arrangements would need to ensure safety of children going to and coming from school. The site is close to the sewerage pumping station to which it would need to connect directly with a new main. The site is immediately adjacent to the Primary School. Herefordshire SHLAA reference P1110/3 considered this site to have significant constraints. The site analysed in the SHLAA only includes the southern half of the larger field and may reflect the exclusion of the area at risk of flooding. It is suggested that this part of the site might be developed later in the plan period with 19 dwellings. There are further parts of the field that appear to be outside of the area at risk of flooding so it might be capable of accommodating a small number of additional dwellings.</p>	<p>Y (in part)</p>		
		<p><b>Deliverable:</b> The site was submitted in the call for sites</p>	<p>Y</p>		



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## Schedule 2: Richards Castle Housing Sites Assessment

Site Reference	Community Ranking RC (Group)	Site Analysis – Description Developable (Suitability) Deliverable (Available and Achievable)	Yes/No/Not Sure (V/N/?)	Estimate of Dwellings	Comments/Conclusions
<b>A1</b>	<b>7 (5)</b>	<p><b>Description:</b> The land comprises principally a number of large gardens within the core of Richards Castle village on the western side of the B4361. One parcel comprises what would appear to be the remnants of an old orchard with access from Post Office Lane. There is no footpath along the B4361 from the southern end of the area to the village centre.</p>		4-6	<p>Questions of access and availability remain to be answered. This in turn would affect the ability to achieve the area’s development and hence the uncertainty is such that development of this area could not count towards meeting the housing target. However the area falls within what might be defined as the most appropriate settlement boundary for the village based substantially on previous definitions. Consequently areas within it might be developed provided appropriate criteria such as a safe access can be met. Such development remains uncertain and therefore should it come forward would be considered windfall.</p>
		<p><b>Developable:</b> The composite site falls within the built up area of the village. The ability to access the full extent of the site is questionable. Post Office Lane is a very narrow access with poor visibility where it exits onto the B4361. The biodiversity value of the orchard on the south side of Post Office Lane has not been assessed. The site will not adversely affect the setting of Richards Castle Scheduled Monument and although an archaeological assessment may be required evidence from the Historic Environmental Record does not suggest this will be a major constraint.</p> <p>A number of sites within this group of sites were considered within Herefordshire SHLAA including O/Rich/006, O/Rich/005 and HLAA/034/001. All are indicated as having no suitability during the plan period. With regard to the latter site this is described as a ‘traditional orchard which is a BAP Habitat of Principal Importance. This is an important local feature and part of village’s historic character. Access has poor visibility and is altogether inappropriate for development.’</p>	?		
		<p><b>Deliverable:</b> The area comprises land in a number of ownerships and one has indicated an interest in seeking development. The owner of the orchard on the south side of Post Office Lane has indicated an interest in seeking development. There is however considerable uncertainty about other parcels within A1.</p>	?		
<b>A2</b>	<b>1 (1)</b>	<p><b>Description:</b> This area comprises three parcels of land on the north side of Castle Road and the west side of the B4361. It abuts Castle Road at its western end and the B4361 at its east end. A major part of the site sits between low density detached properties along Castle Road and the County boundary with Shropshire. Castle Road has a limited footpath which does not</p>		15-20	<p>This composite may be developed as two sites separated by the land subject to restrictive covenant. Depending upon the decision of the current owner of the covenant</p>



		<p>extend fully to the eastern end within the village.</p> <p><b>Developable:</b> The site falls adjacent to the built up area of the village. The ability to gain access directly onto the B4361 may constrain the level of development. This might affect the development of the eastern parcels (under separate ownership to the west parcel). One benefit that could be achieved through the development of this area is the provision of foot access to connect to the footpath to the village hall. The site will not adversely affect the setting of Richards Castle Scheduled Monument and although an archaeological assessment may be required evidence from the Historic Environmental Record does not suggest this will be a major constraint.</p> <p>Only land at the western end of this composite site was considered in the SHLAAA (O/Rich/001) and it is indicated as having no suitability during the plan period in that the site forms an important part of village's rural setting from north. The adjacent site at the eastern end in front of Westbrook was considered (O/Rich/002) but again rejected in being considered a sensitive site. However highway visibility was considered good and it offered potential advantages to the creation of a footway. This analysis may suggest that an entrance to land just to its north within the composite site could be achieved from the B4361.</p>			<p>it might be possible to utilise this as open space to serve the development and village. The eastern end abuts the boundary with Shropshire and Richards Castle (Shropshire) Parish.</p> <p><b>Conclusion – This site therefore proposed as an allocation in the Neighbourhood Plan. However it will be in two non-contiguous parcels.</b></p>
		<p><b>Deliverable:</b> Development potential and benefits of the full site may require both landowners to co-operate, depending upon whether vehicle access can be achieved from the B4361 (see above). There is however Restrictive Covenant on the parcel of land in the centre which will require two separate developments should this site be chosen. Both landowners have expressed interest in developing their land and one has made an outline planning application</p>	<p>Y (in part)</p>		
A3	3 (4)	<p><b>Description:</b> Land on east side of B4361 adjacent to village centre. The area sits behind a number of dwellings that front on to that main road. The full site comprises a number of land parcels understood to be in different ownerships. They contain a number of small agricultural buildings.</p> <p><b>Developable:</b> A new access would have to be created onto the B4361 which may not be in the interest of highway safety. The northern edge of the site is close to the public footpath leading to the village hall which sits on the opposite side of the road. Good design should be able to mitigate any significantly adverse effect on the setting or character of the village in this location.</p>	<p>N</p>	12-15	<p>Only a small part of the site is suggested by HC as suitable and this at a low density. However this is considered unsuitable in terms of the adversely affecting character of and approach to the village. The conclusions in relation to other areas within the composite site are agreed.</p>

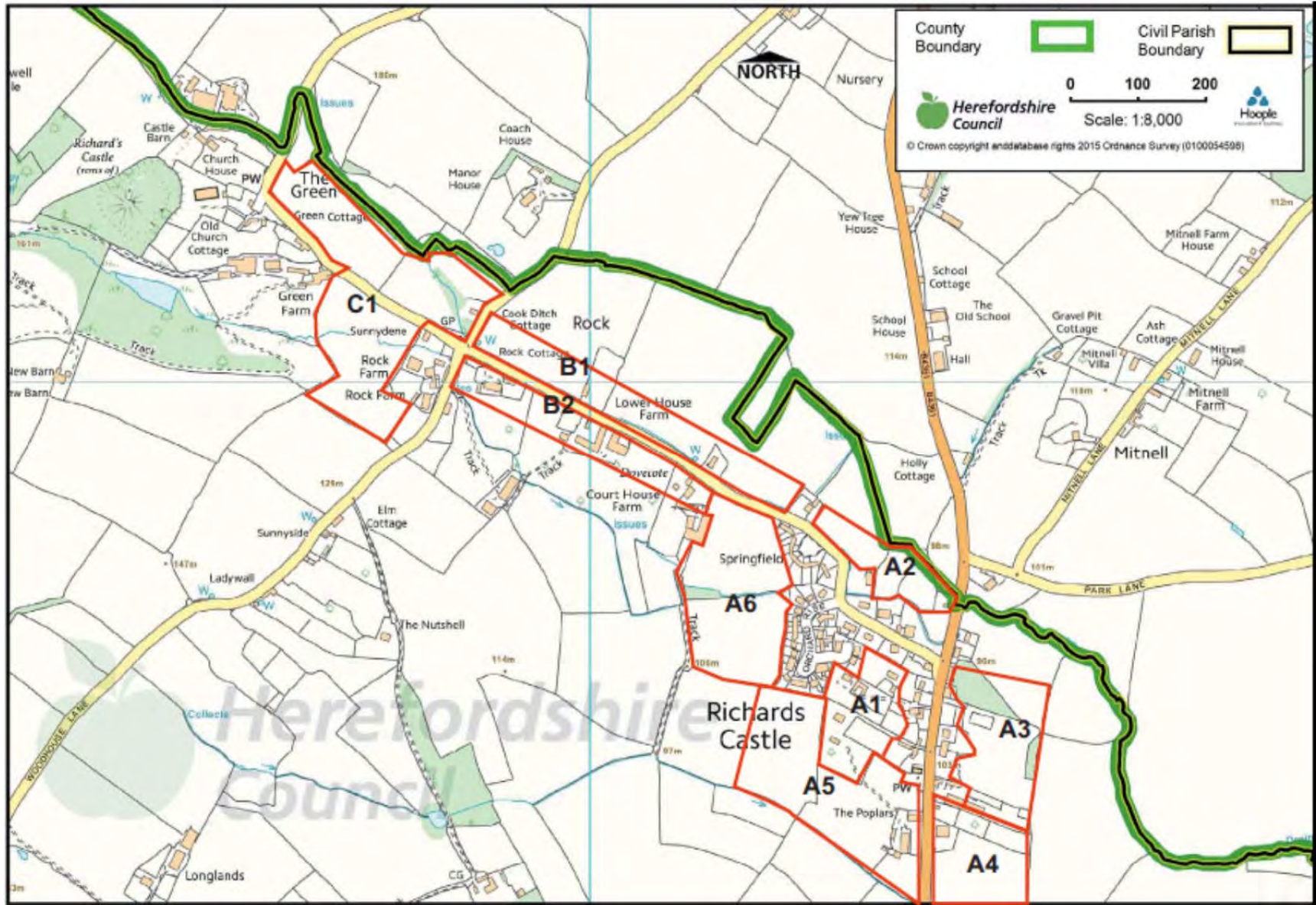


		<p>A number of sites within this group of sites were considered within Herefordshire SHLAA including O/Rich/003; O/Rich/007 and O/Rich 008. The latter is considered to be land with medium suitability for small scale low density development while the other two as not suitable during the plan period. The conclusions in relation to the potentially suitable site is not agreed in that it would require major unsympathetic infrastructure works to achieve access to the land which lies well below the current level of the highway.</p> <p><b>Deliverable:</b> The interest of relevant owners in releasing parcels of land within this composite site is uncertain.</p>	?		<p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan.</b></p>
A4	4 (8)	<p><b>Description:</b> As with the previous site, this area sits on the east side of the B4361 but this site lies at the south end of the village. However the land slopes significantly downwards to the south. Again it comprises a number of parcels although there is one principle plot</p>		12-15	<p>This development of this composite site would have a significantly adverse impact on the setting of the village.</p> <p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan</b></p>
		<p><b>Developable:</b> A new access would have to be created onto the B4361 which may not be in the interest of highway safety. The site does not link with the very limited footpath network present in the village. Any development on this site would be extremely visible and its impact could not be mitigated It is considered development of this site would have a significant adverse effect on the setting or character of the village.</p> <p>This area was not considered in the Herefordshire SHLAA.</p>	N		
		<p><b>Deliverable:</b> Some of the composite site came forward through the call for sites.</p>	?		
A5	8 (7)	<p><b>Description:</b> Land on west side of B4361 to the rear of The Poplars and lying at the south end of the village. The area comprises two fields although the westernmost area is only part of a larger field. The full site is bounded by further fields on its southern and western edges. The village abuts it to the north.</p>		45-50 (25-30)	<p>This development of this composite site would have a significantly adverse impact on the setting of the village.</p> <p><b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan</b></p>
		<p><b>Developable:</b> A new access would have to be created onto the B4361 which may not be in the interest of highway safety. The site does not link with the very limited footpath network present in the village although there may be opportunities to link through to Orchard Rise through Site A1. Development of this site would open up land in A1. Any development on this site would be</p>	N		

		extremely visible and its impact could not be mitigated It is considered development of this site would have a significant adverse effect on the setting or character of the village. The site could be reduced to utilise just the field closest to the B4361 although the effect on the landscape will still be adverse.			
		<b>Deliverable:</b> Some of the composite site came forward through the call for sites.	?		
A6	6 (3)	<b>Description:</b> Land to the west of Orchard Rise. This area comprises two fields divided by a small brook although an allocation could be limited to that parcel closest to Castle Road if necessary. The field slopes down from the south to Castle Road.		30-35 (15-20)	This development of this composite site would have a significantly adverse impact on the setting and historic character of the village.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan</b>
		<b>Developable:</b> Development on this site would be visible although when entering the village from the north although not to the extent of sites A4 and A5. Access should be possible onto Castle Road. The site is closer to Richards Castle Scheduled Monument than other A sites although there is no indication of any remains from evidence provided by Herefordshire Historic Environment Record. However it would affect the setting and character created by the historic farmsteads along the southern side of Castle Road The site has the potential to be reduced to that on the north side of the brook.	N		
		<b>Deliverable:</b> The site came forward through the call for sites.	Y		
B1	1 (2)	<b>Description:</b> The area identified is a narrow stretch comprising the frontage of a much larger field along the north side of Castle Road. It does not lie immediately adjacent to the built up area of the village although its eastern end is fairly close to a small housing estate on the opposite side of Castle Road. The land is relatively flat and its frontage comprises a long length of hedgerow.	15-20		The resultant ribbon development form would be suburban and alien. A better option would be to reduce the length of frontage and extend development back into a site within that part closer to the village. However it would still extend the character of the village in an unsympathetic manner.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan</b>
		<b>Developable:</b> The form of development would be a ribbon of houses along one side of Castle Road resulting in the potential loss of lengths of hedgerow in order to provide for vehicular access and sight lines. It would alter the current relatively compact character of the village and perpetuate the limited more recent modern development form. The area comprises one Listed Building. Herefordshire Historic Environment Records shows a number of features may be present within this area that would need further investigation if the area were to be developed. However it is thought this is unlikely to affect the full extent of potential site indicated. However it would affect the character of the historic farmsteads sitting on the opposite side of Castle Road	N		

		This area was not considered in the Herefordshire SHLAA.			
		<b>Deliverable:</b> There is uncertainty about whether the land would be released for development	?		
B2	5 (6)	<b>Description:</b> The area identified is a narrow stretch comprising the frontage of a much larger field along the south side of Castle Road. It does not lie immediately adjacent to the built up area of the village being separated from the village edge by site A6. The area indicated contains three concentrations of farm buildings.		6-10 excluding any conversions of rural barns.	The resultant ribbon development form would be suburban and alien and have a significantly adverse effect on heritage assets.  <b>Conclusion – This site should not be proposed as an allocation in the Neighbourhood Plan</b>
		<b>Developable:</b> The form of development would be a ribbon of houses along one side of Castle Road resulting in the potential loss of lengths of hedgerow in order to provide for vehicular access and sight lines. It would alter the current relatively compact character of the village and perpetuate the limited more recent modern development form. The area comprises three Listed Buildings. Herefordshire Historic Environment Records identifies three building complexes listed within the Herefordshire Historic Farmstead Characterisation Project along this frontage and their character would be significantly adversely affected by such development.	N		
		This area was not considered in the Herefordshire SHLAA. <b>Deliverable:</b> The site came forward through the call for sites.	Y		
C1	9 (9)	<b>Description:</b> This site lies at the extreme west of the village close to a cross roads formed by Castle Road and Woodhouse Lane. It includes some of the Richards Castle Scheduled Monument and is immediately adjacent to The Green Farm. The full site sits either side of the public road leading to The Green Farm and the current substantial area could be reduced by utilising fewer of the three parcels of land that it comprises. Parcels on both sides of the road are traversed by brooks.		C50	This site (or a reduced site) would adversely affect the Richards Castle Scheduled Monument and its setting. There is potential for further as yet unidentified remains. The site is not in a sustainable location nor is it within or adjacent to the settlement of Richards Castle.  <b>Conclusion – This site should not be proposed as an allocation in the neighbourhood Plan.</b>
		<b>Developable:</b> The area is not adjacent to the built up area of Richards Castle village. Its location both including and close to Richards Castle Scheduled Monument is such that development would not be able to proceed upon part of the site In addition development upon the unscheduled area would affect the setting of the Scheduled Monument and there may well be archaeological remains as yet unidentified. It is considered that even a reduced site excluding the Scheduled Monument would have a significantly adverse effect. There is no existing footpath link to the main village. Its development would	N		

		set a precedent for further significant development of the area between the site and the rest of the village.			
		This area was not considered in the Herefordshire SHLAA.			
		<b>Deliverable:</b> There is uncertainty about the release of land in this composite site	?		



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