

Stretton Sugwas
Draft Neighbourhood Development Plan
2011 - 2031



Stretton Sugwas Parish Council
Autumn 2015

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

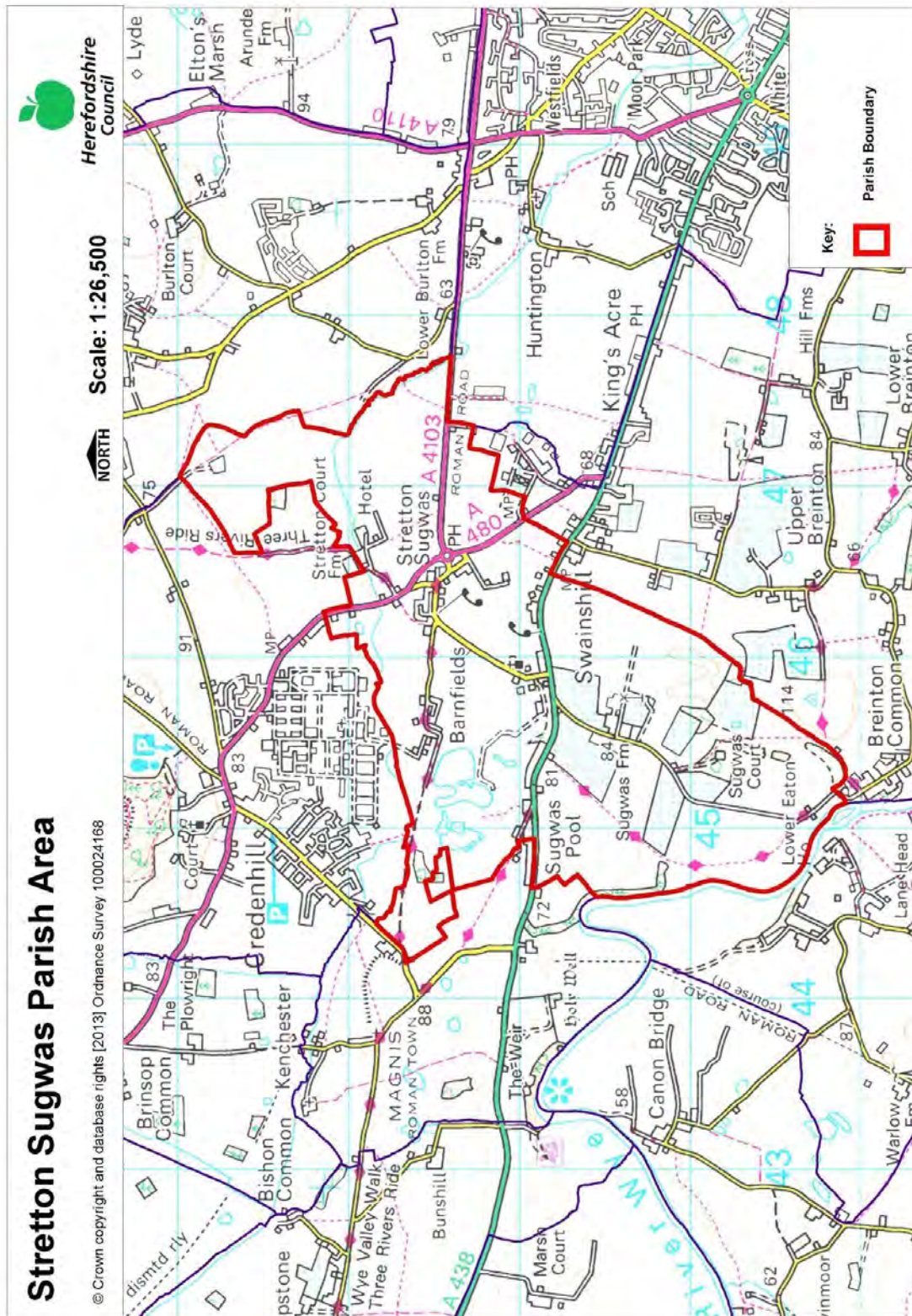


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STRETTON SUGWAS DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

REGULATION 14 PUBLIC CONSULTATION

14th SEPTEMBER to 26TH OCTOBER 2015

Your comments are invited on this Draft Neighbourhood Development Plan for Stretton Sugwas Neighbourhood Area until 5pm 26th October 2015.

The Draft Neighbourhood Plan and other supporting documents can be viewed and downloaded from the Parish Council's website:

<http://www.strettonsugwasparishcouncil.co.uk/>

Hard copies are available on request from the Parish Clerk shirley@melconltd.co.uk and are available for viewing at St Magdalen Church and village hall when open.

Please submit any comments in writing or by email, preferably using the Response Form which can be downloaded from the Parish Council's website, or can be provided on request from the Parish Clerk.

Please return all comments to the Parish Clerk by email to: shirley@melconltd.co.uk or by post to: Shirley Williams, Kemeys, Swainshill, Hereford HR4 7PU by 5pm 26th October 2015.

Executive Summary

This Draft Neighbourhood Development Plan for Stretton Sugwas Parish is published for formal Regulation 14 consultation until 26th October 2015. The Draft Plan has been prepared by Stretton Sugwas Parish Council and once finalised will be used to guide decisions on planning applications in the Parish up to 2031, alongside the Herefordshire Core Strategy and National Planning Policy Framework (NPPF).

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

Draft Neighbourhood Plan Policies for Stretton Sugwas Parish comprise the following:

Policy SS1 Protecting Sensitive Landscapes

Policy SS2 New Development and Protection of Green Gaps

Policy SS3 Landscape Design Principles

Policy SS4 Building Design Principles

Policy SS5 Managing New Business Development in Former Agricultural Buildings

Policy SS6 Criteria for New Housing Sites

Policy SS7 Community Facilities and Infrastructure.

Following this period of consultation, the Plan will be revised and submitted to Herefordshire Council, who will check it and publish it for further consultation. The Plan will then be considered by an Examiner, amended and then subjected to a Referendum.



Village Hall

1.0 Introduction and Background



View west from near A480, Stretton Sugwas

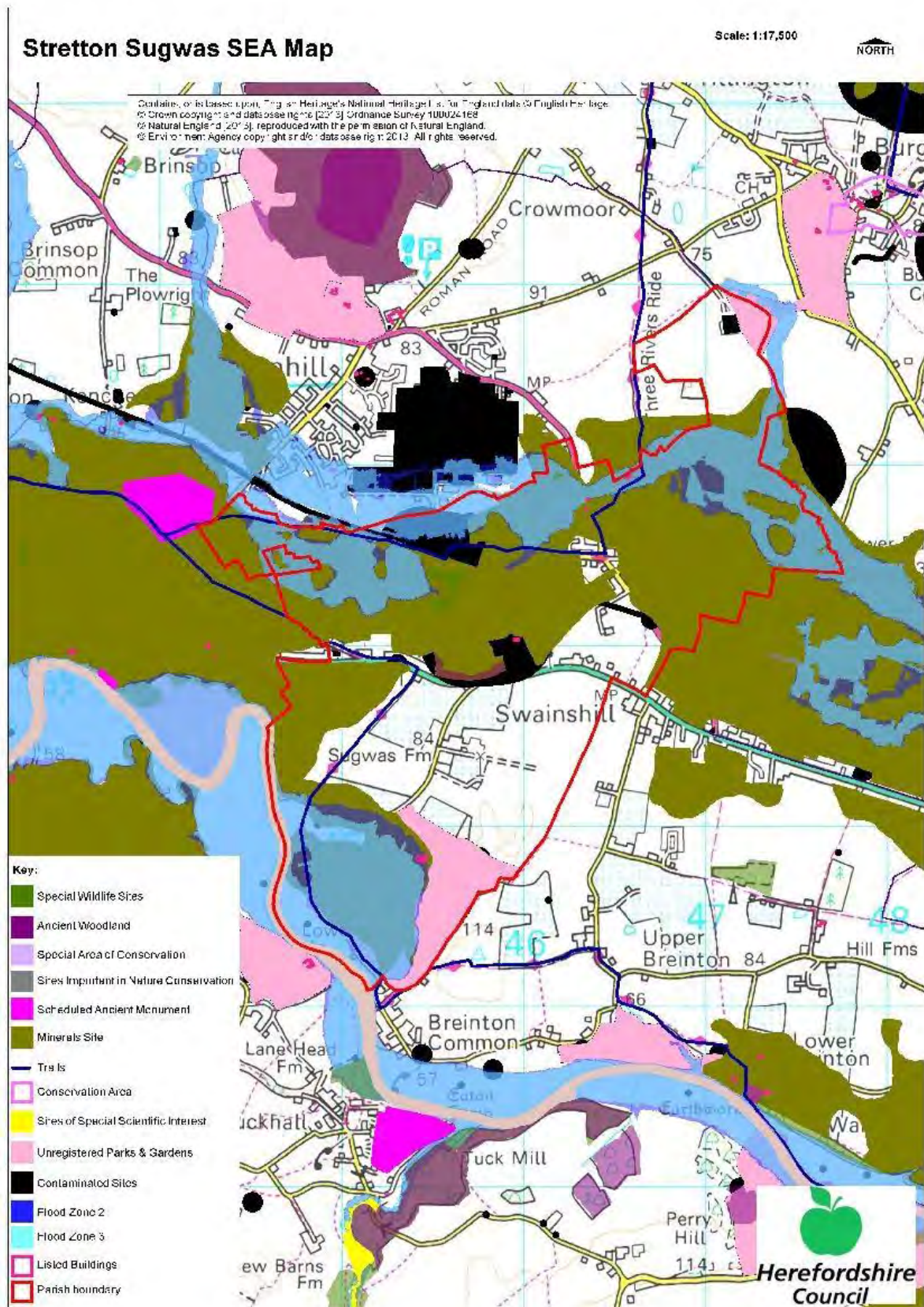
- 1.1 Stretton Sugwas is a small, rural parish located about 3 ½ miles to the west of the City of Hereford. The Parish is well connected by road to neighbouring Hereford; the A438 bisects the Parish east/west and the A4103 provides a parallel route to the north following the line of a former Roman Road.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

¹2011 Census, Office for National Statistics
<http://neighbourhood.statistics.gov.uk/dissemination/>

employment figures show that a slightly higher proportion (13.2%) work in manufacturing compared to Herefordshire (12.6%) and England (8.8%) and a slightly higher proportion (15.4%) work in Human Health and Social Work compared to 12.9% in Herefordshire and 12.4% in England.

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

Map 2 Strategic Environmental Assessment Constraints Map for Stretton Sugwas Parish
 Stretton Sugwas Parish Council OS Licensee Licence Number: 0100054472



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



Brockhall Quarry

- 1.9 Stretton Sugwas Parish is set within National Character Area (NCA) 100 Herefordshire Lowlands². There are 3 distinctive landscape character types prevalent in Stretton Sugwas. These are:
- Principal Settled Farmlands
 - Principal Settled Woodlands
 - Wet Pasture Meadows.
- 1.10 The Parish has a number of built heritage assets including the War Memorial located on the junction of the A438 and Church Road. There are 7 Listed Buildings and Scheduled Monuments in Stretton Sugwas Parish³. These are:
- Brook Cottage, Grade II List entry no. 1099256
 - The Thatched Cottage, Grade II List entry no. 1099257
 - Stretton Court, Grade II List entry no. 11172766
 - Church of St Mary Magdalene, Grade II* List entry no. 1296537
 - Sugwas Court and adjoining Stables, Grade II List entry no. 1296541
 - Site of Romano-British town of Magna, Scheduled List entry no. 1001768
 - Medieval Bridge 870m north east of Stretton Court Farm, Scheduled, List entry no. 1017923

² <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

³ <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

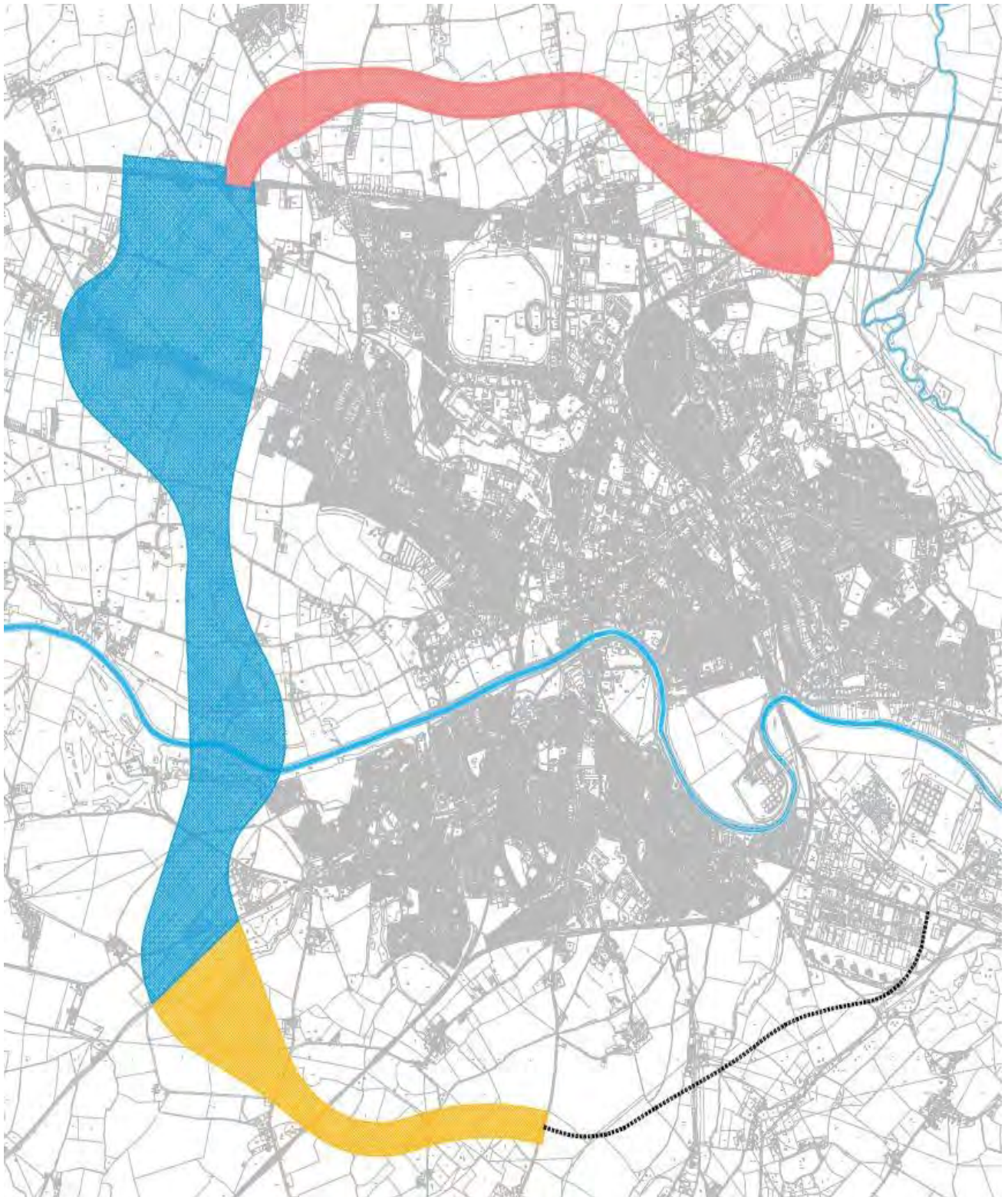
- 1.11 Recent significant planning applications which have been approved in the Parish have included proposals for five terraced houses on land at the Travellers Rest (approved June 2014) and various extensions to the school (Stretton Sugwas CE Academy) in 2013. In 2015 permission was also granted for one house at Veldifer. There have also been recent applications (yet to be determined) for two dwellings at Zaytoon, a further application for two dwellings at Veldifer, an application for proposed development of a workshop (B1) with access improvements and car parking at Sugwas Farm, and an application for redevelopment to include eight dwellings (use Class C3), a design studio (use Class B1), outdoor living area with display outbuilding, cycle storage building along with associated infrastructure and landscaping at Oakwrights Ltd, The Lakes, Swainshill, together with an application for 3 No. terraced cottages to replace Church Cottage and a largescale 1.25MW PV array scheme located on the former landfill site.
- 1.12 The distinctive rural character of the Parish with its significant built and natural heritage is an important consideration in this Draft Neighbourhood Plan. The Parish Council is concerned that the proposals for large scale new development to the east of the Parish will lead to a change in the local landscape character through encroaching urbanisation.
- 1.13 The proposed route of the Western Relief Road is a significant concern as the identified corridor is likely to impact on the Parish to some degree, whichever route is determined by Herefordshire Council. There is also an issue of methane gas in the area, associated with the former landfill site. The methane gas is monitored and its presence may impact on new residential development proposals in the area. The Parish Council is concerned that remediation of the landfill site is supported by environmental improvement schemes which would widely benefit the surrounding area.
- 1.14 The Draft Neighbourhood Plan therefore sets out a planning framework aimed at protecting the existing rural character for the benefit of existing and future generations.

2.0 A Neighbourhood Plan for Stretton Sugwas Parish

- 2.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 2.2 In September 2013 the Parish Council applied to Herefordshire Council for Designation as a Neighbourhood Area and the Designation was approved on 25 November 2013. The Designated Area follows the Parish Boundary and is shown on Map 1 above. The Parish Council made the decision to work closely with the neighbouring parish of Breinton on joint issues as the two Parishes share boundaries and have similar characteristics and challenges. A Steering Group for Stretton Sugwas Neighbourhood Plan was established in late 2013, with a view to preparing a Neighbourhood Plan as a matter of urgency.
- 2.3 This Draft Neighbourhood Plan has been prepared by a Steering Group of Parish Councillors, and other local residents. The Plan aims to contribute towards the achievement of sustainable development in the Parish and identifies a number of key themes which are considered significant to Stretton Sugwas Parish, and these have been used to inform the content of the Draft Neighbourhood Plan. The Parish Council considered a First Draft Neighbourhood Plan in November 2014 and undertook some initial, informal consultation with Parishioners, landowners and local businesses during December 2014 to March 2015. Comments received on the Plan during this time were used to inform the revised Draft Plan.
- 2.4 A key consideration for the Draft Plan has been the need to prepare local planning policies to protect the landscape setting from new development linked to the proposed Western Urban Extension (Three Elms) west of Hereford, and to ameliorate the potential negative impacts of the proposed relief road, the route of which adjoins the boundary of the Parish to the east and south. The Hereford Relief Road Study of Options, by Amey for Herefordshire Council 2010⁴, considers various options for corridors and routes of the proposed relief road to the west of Hereford.
- 2.5 Para 5.1.4 (p 43) advises that the favoured corridor from the options to the West of the city is the Inner route, avoiding a longer and higher bridge structure and avoiding the golf club as well as a number of Environmental Constraints. This corridor is shown in Map 3 below. Para 5.2.1 (p47) advises that this Options Study is a step towards the Stage 2 Assessment and much of the work done for this study will follow through directly into the final Stage 2 Report. However, a number of additional activities are necessary to ensure the route selection process undertaken within the Stage 2 Report is compliant with the Department for Transport (DfT) guidance.

⁴ https://www.herefordshire.gov.uk/media/5656700/Draft%20Study_of_Options_Aug_2010.pdf

Map 3 (Figure 5.4) Preferred Relief Road Corridor
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- 2.6 The Parish has been included in the Hereford Rural Housing Market Area (HMA) in the emerging Core Strategy⁵. Stretton Sugwas and Swainshill are identified in Figure 4.20: The settlements which will be the main focus of proportionate housing development under Policy RA2. Hereford HMA has a target growth rate of 18% across the main villages.
- 2.7 Stretton Sugwas and Swainshill settlements are difficult to identify as the area is characterised by scattered rural dwellings and farmsteads with a small linear settlement and primary school clustered around the junction of the A480 and A4103.
- 2.8 The Herefordshire Local Plan Core Strategy 2011-2031 is undergoing examination and proposed modifications were published for consultation until 22 May 2015. Advice has been provided by Herefordshire Council in relation to housing target figures for neighbourhood plan areas, including Stretton Sugwas. This sets out that:

Rural housing figures

Modification MM036 clarifies that housing development in rural areas will be delivered through neighbourhood development plans and a Rural Areas Sites Allocation DPD (where neighbourhood plans do not exist). This delivery will be through a combination of existing commitments, allocations and windfall development (para 4.8.9). Modification MM037 proposes that neighbourhood plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets (Policy RA2). As such neighbourhood development plans are not necessarily required to allocate all their indicative proportional growth. The principal task will be to demonstrate that those levels of growth are achievable subject to local and environmental constraints. This can be achieved by providing local evidence of suitable land availability, historic windfall rates and specific allocations.

The table below indicates the potential indicative proportional growth for the Parish in accordance with the proposed Modification MM036.

Parish/Group	Settlements in fig 4.20 and 4.21	Number of households in parish	% growth in Local Plan Core Strategy	Number of new houses required to 2031	Housing Completions 2011 – 2014	Housing commitments as at 1 April 2014	Total housing remaining
Stretton Sugwas	Stretton Sugwas; Swainshill	174	18	31	0	0	31

⁵ <https://www.herefordshire.gov.uk/corestrategy>

- *The baseline year of the Core Strategy is April 2011 and this is the date which has been used to calculate proportional growth figures. These statistics are based on the Local Property Gazetteer (April 2011). This calculation accurately reflects parish boundaries.*
- *For Group parish council areas/neighbourhood areas, it is only the parish totals in which the RA2 settlement sits which have been used.*
- *Commitments (planning permissions granted) and houses which have been built between April 2011 and March 2014 have also been provided in the table above. You will see that this amount has been discounted from the revised indicative target.*

Potential Implementation

The overall growth figure above is indicative only. During the production of your neighbourhood plan local circumstances and environmental factors should be used to determine the precise level of growth for individual settlements. At examination your neighbourhood plan will be tested for its 'general conformity' with the Core Strategy.

In accordance with national planning guidance, the focus for new development should be within or adjacent to those settlements highlighted within Policy RA2. There was a level of concern expressed during the hearing session regarding the definition of settlement. The proposed Modifications seek to add clarity to this issue by suggesting settlement boundaries are drawn to define those areas subject to Policy RA2 and those areas classified as countryside under Policy RA3. It is acknowledged that due to the characteristic of some settlements with Fig 4.20 and 4.21, this may not always be appropriate.

Windfall development has consistently taken place in rural areas and this is likely to continue. Windfall development includes non-allocated development that may come forward both within and outside settlement boundaries. If you so wish your neighbourhood plan can make an informed judgement about the likely level of windfall development that will be generated in your plan area during the period up to 2031.

The Modifications have also given greater flexibility to those parishes with more than one RA2 settlement. The distribution of growth between those settlements is entirely a matter for the neighbourhood plan to determine. Therefore it is not a policy requirement to ensure that some growth provision occurs in all settlements listed within Fig 4.20 and 4.21, your plan can determine the level of growth between Stretton Sugwas and Swainshill.

Finally those areas outside a settlement listed within Fig 4.20 or Fig 4.21 are classified in policy terms under Policy RA3.

- 2.9 The indicative housing target figure for Stretton Sugwas neighbourhood area of 31 does not include commitments provided after April 2015. Taking into account these further commitments of 6 the net housing target figure is 25 houses up to 2031.
- 2.10 The Herefordshire Local Plan Core Strategy Policy RA2 Housing in settlements outside Hereford and the market towns sets out the approach to rural housing.

- 2.11 The Parish Council would like to see flexibility in the approach; development should be supported on smaller sites located throughout the Parish to remain in keeping with the relatively low density, scattered clusters of housing that currently characterise the majority of the Parish. This approach is considered to be more appropriate as the Parish is characterised by isolated farm houses and cottages set within a rural landscape setting of orchards and pasture. Smaller settlements and clusters of houses include Roman Way (40-50 houses), Priory and Stretton Court (17), Barnfields (14), Railway Terrace (8), Morningside (6), Sugwas (6) and Roman Road (4). Over the past 20 years or so, development in the Parish has been characterised by small windfall development in and around these areas. It is likely that development proposals will continue to come forward in this way over the Plan period. It would therefore not be appropriate to define a settlement boundary around Stretton Sugwas and Swainshill and to guide development to these locations, but to provide a positive planning framework to support small scale windfall proposals that are likely to come forward over the next 15 years or so.
- 2.12 The Parish Council is also concerned that the scale and design of new schemes should be in keeping with the existing rural character of the settlement; for instance development should be of a small scale, restricted to schemes of up to 11 houses, provided in smaller clusters or groups with a design and layout that is sympathetic to the scattered rural character of existing settlements. In this way there would be a continuation of the rhythm of existing development in the Parish, and change may be accommodated and managed sympathetically.
- 2.13 The Draft Neighbourhood Plan takes account of comments made by Herefordshire Council as part of a scoping exercise undertaken for Strategic Environmental Assessment (SEA).
- 2.14 This Draft Neighbourhood Plan sets out a planning framework for future development in the Group Parish. It has two overall key aims:
- To provide a local planning and design framework for new development in the Parish over the plan period (up to 2031) and;
 - To protect the Parish from adverse impacts arising from development pressures associated with the Parish's location on the urban fringe of Hereford City and in close proximity to the proposed route of the Relief Road and the Three Elms Urban extension.
- 2.15 The Draft Neighbourhood Plan has been published for informal public consultation until 26th October 2015. Following careful consideration of all representations submitted, the Draft Plan will be further revised and submitted to Herefordshire Council, who will publish it for a further 6 weeks consultation before the Plan is Examined and then subjected to a Referendum.

3.0 National and Local Planning Policy Context

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. A summary of the principal national and local planning policies which provide the planning framework for Stretton Sugwas Draft Neighbourhood Development Plan is provided in the background document Planning Policy Assessment and Review of Evidence Base, provided on the neighbourhood plan website.

National Planning Policy Framework (NPPF)⁶

The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.

Neighbourhood plans - Para 183 advises that neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Para 184 outlines that neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Para 185 sets out that outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.

3.2 Adopted Herefordshire Unitary Development Plan 2007 Saved Policies⁷

The Unitary Development Plan was adopted in March 2007 and is the principal element of Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004. This means that, where regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

3.3 Herefordshire Local Plan - Core Strategy 2011 – 2031 Post Hearing Version Autumn 2015⁸

The Core Strategy is a key document in the Local Plan, which provides the strategic planning framework for the County's future development needs up to 2031. A range of policies sets out how these needs can be met whilst at the same time achieving social and environmental objectives. The Core Strategy policies will eventually replace most Unitary Development Plan policies, against which current planning applications are determined. The Council submitted

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <https://www.herefordshire.gov.uk/local-plan>

⁸ <https://www.herefordshire.gov.uk/local-plan>

the Local Plan Core Strategy to the Secretary of State for Communities and Local Government on 23 September 2014 for independent examination. The Local Plan Core Strategy is currently being examined and proposed modifications have been published for consultation until 22 May 2015. Following the publication of the Examiner’s Report the Local Plan Core Strategy should be adopted by Herefordshire Council in summer 2015. The Core Strategy has little weight in terms of development management until it is adopted by Herefordshire Council.

4.0 Key Issues for Stretton Sugwas Parish



Housing at Roman Way

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

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

There is an opportunity for the neighbourhood plan to provide for a figure of at least 25 new market houses in Stretton Sugwas and Swainshill up to 2031, in line with Herefordshire Local Plan Core Strategy Policies RA1 and RA2, and limited housing in the wider, rural countryside area under Policy RA3.

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

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

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

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

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

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

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

4. Former Landfill Site - Methane Gas

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

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

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

6. Lack of Community facilities and Infrastructure

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

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

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



War Memorial

5.0 Vision and Objectives

VISION STATEMENT:

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

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

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

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

1. To provide a robust, appropriate planning framework to guide an appropriate and realistic level of new housing and employment related development over the plan period – up to 2031.
2. To protect the local identity and character of the existing communities in the Parish, as a distinct rural area separate from the neighbouring City of Hereford

3. To protect the rural landscape setting of the Parish from the urbanisation of land to the east associated with the proposed new urban extension including residential and employment development at Hereford Three Elms and proposed Relief Road, through consideration of sensitivity of the urban fringe and local landscape character.
4. To provide criteria based planning policies for ensuring that new housing development is appropriate in terms of quantity, phasing, siting and design and to ensure that changes of use of agricultural buildings to business uses is managed in a way which is sensitive to the rural character of the area.
5. To promote high quality design for new development to ensure new buildings and landscaping relate well to the local context and distinctive rural character of Stretton Sugwas Parish.
6. To provide a realistic and deliverable framework for developer contributions to provide improvements in local infrastructure and in particular to support community facilities and improved accessibility for all.

Table 1 below sets out the various neighbourhood plan policies which address these objectives.

Table 1 Neighbourhood Plan Policies and Objectives

Policy / Objective	Objective 1 A Local Planning Policy Framework for new housing	Objective 2 Protecting land and buildings from inappropriate change	Objective 3 High quality design	Objective 4 Former land fill site – supporting environmental improvements	Objective 5 Managing increased industrialisation of rural landscape	Objective 6 To improve and enhance community facilities / infrastructure
Policy SS1 Protecting Sensitive Landscapes	✓	✓	✓	✓	✓	
Policy SS2 New Development and Protection of Green Gaps	✓	✓				
Policy SS3 Landscape Design Principles	✓	✓	✓		✓	
Policy SS4 Building Design Principles	✓	✓	✓		✓	
Policy SS5 Managing New Business Development in Former Agricultural Buildings	✓	✓		✓	✓	
Policy SS6 Criteria for New Housing Sites	✓	✓		✓	✓	
Policy SS7 Community Facilities and Infrastructure	✓					✓

6.0 Neighbourhood Plan Policies

This section sets out the planning policies of the Stretton Sugwas Draft Neighbourhood Plan. These will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit.

6.1 Protecting the Landscape and Setting



Flock of Sheep, Stretton Sugwas

Natural England National Character Area 100 Herefordshire Lowlands⁹

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

The Herefordshire Lowlands National Character Area (NCA) is largely tranquil and rural in character but does include the larger settlements of Hereford and Leominster. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the

⁹ <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.

Key characteristics

- *Gently undulating landscape with localised steep-sided hills in the centre and wide agricultural flood plains.*
- *Much of the area is underlain by Old Red Sandstone, alluvium and glacial drift. Fertile soils support intensive mixed agriculture, especially on the better drained glacial river terraces.*
- *Wide, meandering river valleys drain the area, including the Wye and the Lugg.*
- *Pasture with occasional wet meadows and permanent grassland along the rivers. Low hedgerows with sparse tree cover. Arable cultivation on lower-lying land.*
- *Localised traditional and bush orchards and occasional hop fields planted with windbreaks.*
- *Several historic parklands.*
- *Timber-framed (black-and-white) buildings are characteristic with stone and red brick also used frequently as building materials.*
- *Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons.*
- *Historic market towns of Hereford and Leominster are the principal settlements.*
- *Tranquil and relatively undisturbed by major infrastructure aside from a few crossing roads between Hereford, Hay-on-Wye and Leominster.*



Sugwas Farm Lane

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

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

For example, by:

- Planning and delivering high-quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks; and maximising opportunities for people to have a high-quality experience of nature and heritage in both the urban areas and wider countryside.
- Conserving and protecting the integrity and fabric of historic buildings and their surrounding landscapes, particularly where new uses are being considered, and encouraging the use of appropriate styles and sustainable locally distinctive materials throughout the NCA.
- Protecting the area’s historical and contemporary rural nature, lack of intrusion and sense of tranquillity while supporting a working landscape that provides essential food, homes and recreational opportunities; and planning for reduced-carbon affordable housing that enhances landscape character and biodiversity, using local materials and built to high ecological standards.

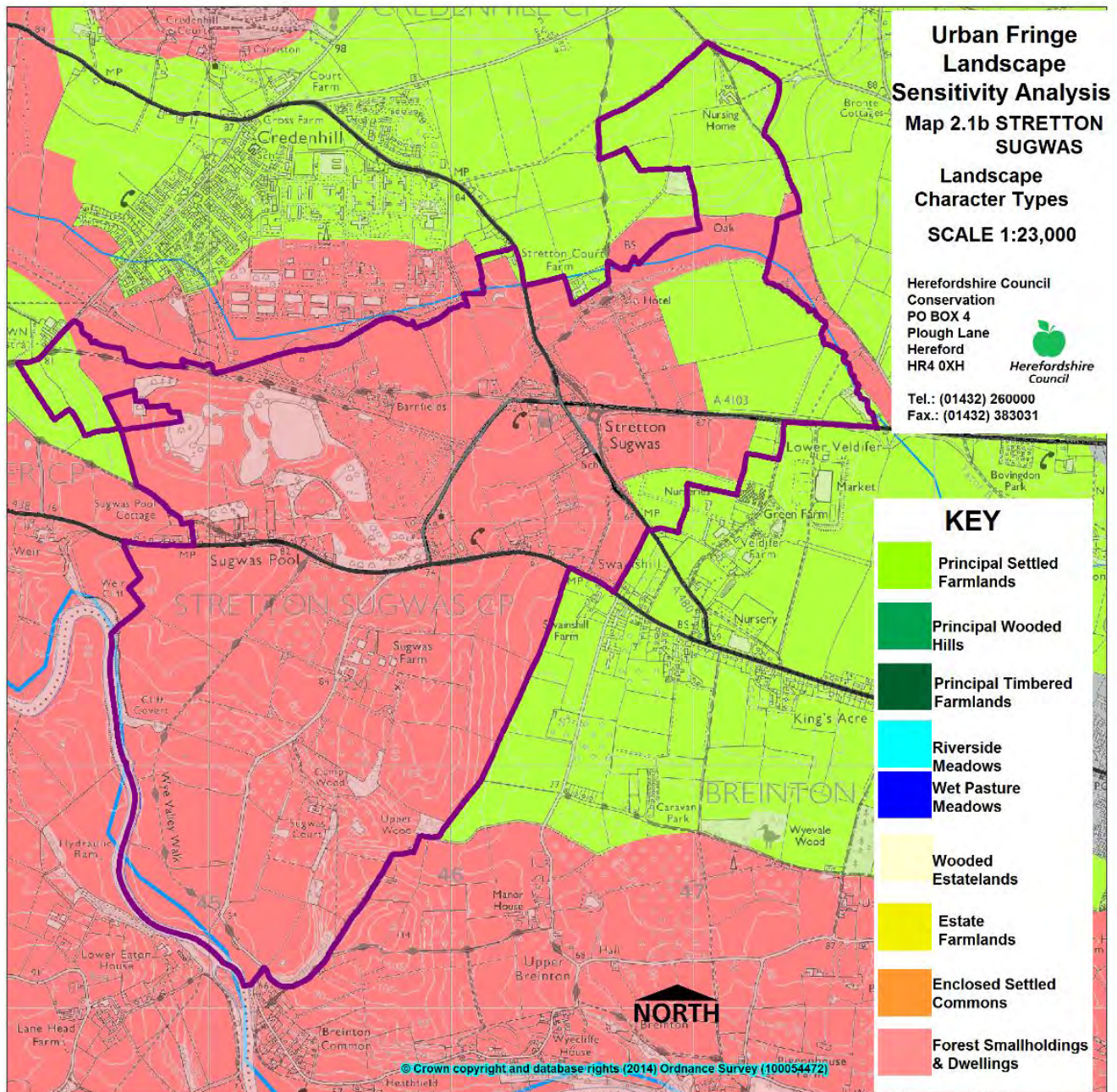
Urban Fringe Sensitivity

- 6.1.2 Stretton Sugwas Parish lies close to the western edge of the Hereford urban area; an area which is likely to see significant change through new development over the plan period (up to 2031). Herefordshire Council’s Urban Fringe Sensitivity Analysis: Hereford and the Market Towns Local Development Framework January 2010 ¹⁰ defines Landscape Character as *‘the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape’*.
- 6.1.3 Map 4 below indicates that there are 2 distinctive landscape character types prevalent in Stretton Sugwas Parish. These are Principal Settled Farmlands and Forest Smallholdings and Dwellings.

¹⁰

https://www.herefordshire.gov.uk/media/268545/urban_fringe_sensitivity_analysis_Hereford_and_the_market_towns.pdf

Map 4 Urban Fringe Landscape Character Sensitivity Analysis
(Extract from Map 2.1b Hereford Landscape Character Types)
 Stretton Sugwas Parish Council OS Licensee Licence Number: 0100054472



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

Sensitivity classification was as follows:

1: Low: key characteristics of landscape are robust and/or of relatively low intrinsic value as a landscape resource

2: Medium–low: key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource

3: Medium: key characteristics of landscape are susceptible to change and /or have value as a landscape resource

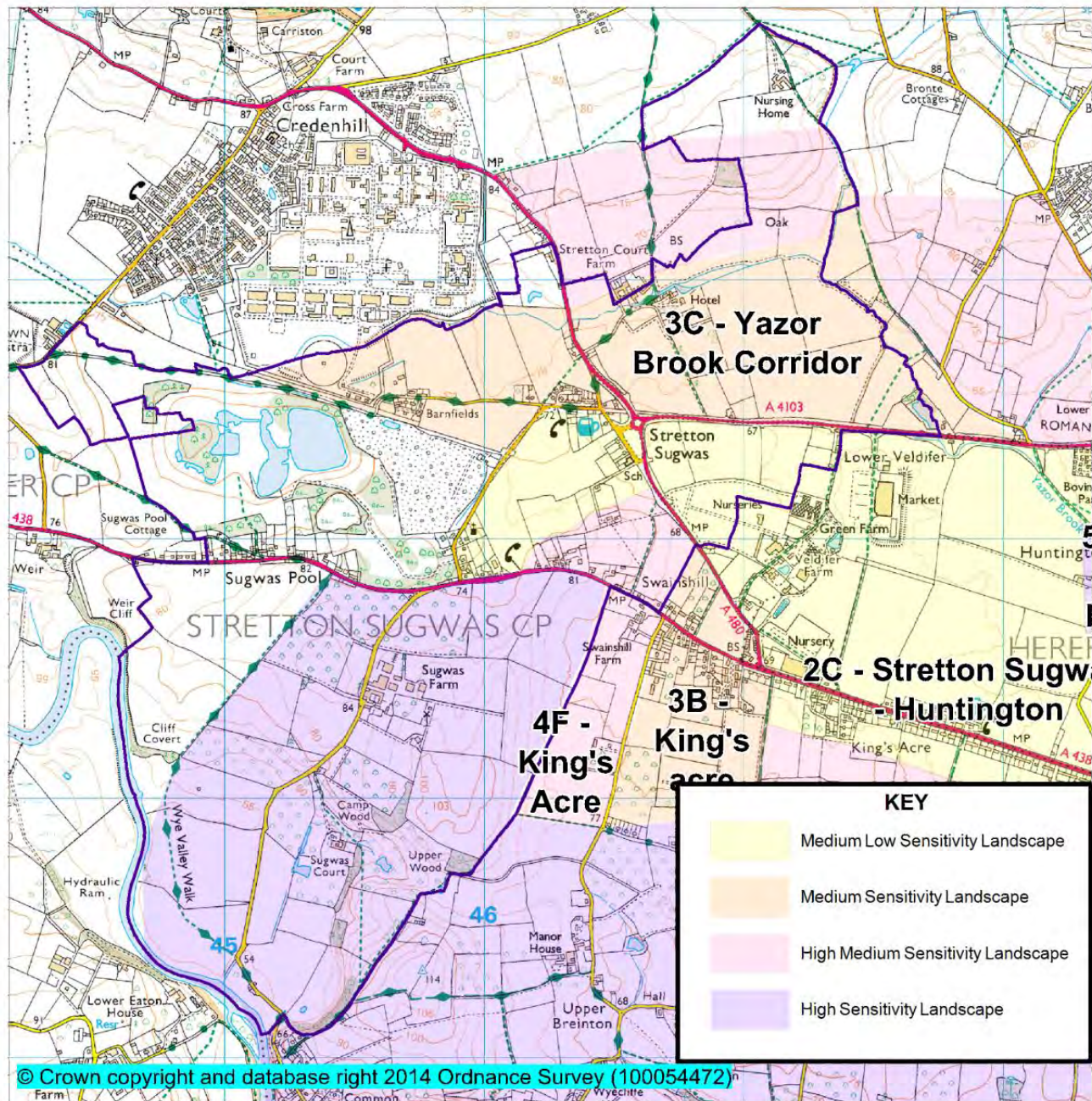
4: High–medium: key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource

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

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

6.1.6 The landscape sensitivity of identified areas within Stretton Sugwas Parish include areas of medium-low sensitivity, medium, high medium and high sensitivity. These areas are shown in Map 5 Landscape Sensitivity (Map 3.1 Hereford Landscape Sensitivity in the Urban Fringe Analysis study) below.

Map 5 Landscape Sensitivity
(Extract from Map 3.1 Urban Fringe Landscape Sensitivity Analysis Hereford)
Stretton Sugwas Parish Council OS Licensee Licence Number: 010054472



2: Land with Medium–low sensitivity

2c Stretton Sugwas – Huntington

Landscape type: Principal Settled Farmlands, Principal Timbered Farmlands

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

Reasons

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

3: Land with Medium sensitivity

3b King’s Acre

Landscape type: Principal Settled Farmlands

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

Reasons

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

3c Stretton Sugwas – Huntington

Landscape type: Principal Settled Farmlands, Principal Timbered Farmlands

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

Reasons

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

4: Land with High-medium sensitivity

4f King's Acre

Landscape type: Principal Settled Farmlands

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

Reasons

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

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

5: Land with high sensitivity

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

Landscape type: Principal Timbered Farmlands, Principal Settled Farmlands

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

Reasons

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

Hereford urban expansion areas

- 6.1.7 The emerging Core Strategy identifies a significant area to the east of Stretton Sugwas for major new development and the Parish Council has significant concerns that this development will impact on the Parish and lead to further development pressure on any remaining “green gaps”, particularly where areas of countryside are accessible from main roads. Detailed extracts from the emerging Core Strategy in relation to the proposed Western Urban Expansion (Three Elms) is provided in Appendix I, but briefly proposals include 1,000 new homes, 10 ha of employment land, a linear park, open space, a new primary school, extension to a high school and a community hub of local retail and community facilities.
- 6.1.8 The proposed urban extension together with the proposed western relief road corridor, could, together, exert significant development pressure on Stretton Sugwas Parish, particularly in the areas around the urban fringe. The Local Development Scheme for Herefordshire¹¹ refers to the proposed Hereford Area Plan, which will set out key allocations of land for development and other policies to benefit the city as the economic, administrative and cultural centre of the county. The Plan will include a number of sites on the edge of Hereford which will be seen as strategic (sites of more than 100 dwellings) to achieve the economic growth of the city. This indicates that the Plan is likely to include an area beyond the administrative area of the City Council to incorporate definition of any strategic proposals, and this may include areas within the Parish of Stretton Sugwas.

¹¹ Local Development Scheme, Herefordshire Council, January 2014
<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-development-scheme>

Protection of Sensitive Landscapes



Hereford Cattle

6.1.9 The Parish Council is keen to protect the sensitive landscapes in this area, and to ensure new development is appropriate to the rural character of the area in terms of scale and design. Landscaping schemes should be sensitive to the local character and use traditional and indigenous species wherever possible; traditional fruit orchards are a key feature of rural life in this area and should be protected or replaced wherever possible.

POLICY SS1 PROTECTING SENSITIVE LANDSCAPES

DEVELOPMENT PROPOSALS WHICH IMPACT ON AREAS OF MEDIUM AND HIGH LANDSCAPE SENSIVITY AS IDENTIFIED IN MAP 5 ABOVE WILL BE EXPECTED TO PROVIDE DETAILED LANDSCAPE IMPACT ANALYSIS AND DEMONSTRATE HOW PROPOSALS HAVE BEEN DESIGNED TO ENHANCE LOCAL LANDSCAPE CHARACTER AND REDUCE POTENTIAL URBANISATION OF THE RURAL AREA.

DEVELOPMENT SHOULD BE DESIGNED TO TAKE ACCOUNT OF LOCAL TOPOGRAPHY AND SHOULD NOT BREAK THE SKYLINE. DEVELOPMENTS SHOULD BE OF A SMALL SCALE (IE GROUPS OF 5 UNITS OR LESS) WHEREVER POSSIBLE AND NEW BUILDINGS SHOULD BE OF A HEIGHT, SCALE AND MASSING APPROPRIATE TO THE RURAL CHARACTER OF THE PARISH.

Neighbourhood Plan Objectives

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

- 2. To protect the local identity and character of the existing communities in the Parish, as a distinct rural area separate from the neighbouring City of Hereford**
- 3. To protect the rural landscape setting of the Parish from the urbanisation of land to the east associated with the proposed new urban extension to Hereford at Three Elms and proposed Relief Road through consideration of sensitivity of the urban fringe and local landscape character**
- 4. To provide criteria based planning policies for ensuring that new housing development is appropriate in terms of quantity, phasing, siting and design and to ensure that changes of use of agricultural buildings to business uses is managed in a way which is sensitive to the rural character of the area.**
- 5. To promote high quality design for new development to ensure new buildings and landscaping relate well to the local context and distinctive rural character of Stretton Sugwas Parish.**

Location and Pattern of New Development

6.1.10 The Parish Council supports the emerging Local Plan Core Strategy's proposed growth figure for the Hereford local housing market area and considers that an overall growth figure of around 18% would be appropriate for the Parish up to 2031. However the Parish Council is concerned that focussing all this growth on the settlements of Stretton Sugwas and Swainshill may impact adversely on the form and layout of these small, rural settlements which are characterised by fragmented smallholdings, hamlets and farmsteads. Therefore the Parish Council would prefer to see a pattern of development which compliments and supports this existing settlement pattern and includes some, limited development around the smaller settlements and hamlets, rather than providing all the new housing in one or two larger scale development proposals.

POLICY SS2 NEW DEVELOPMENT AND PROTECTION OF GREEN GAPS

PROPOSALS FOR NEW DEVELOPMENT WILL BE SUPPORTED ON SITES ADJOINING THE EXISTING SETTLEMENTS OF STRETTON SUGWAS AND SWAINSHILL AND SMALLER SETTLEMENTS THROUGHOUT THE PARISH. PROPOSALS WILL BE REQUIRED TO DEMONSTRATE PHYSICAL AND VISUAL LINKAGES TO THE EXISTING BUILT UP AREA.

THE RE-DEVELOPMENT AND RE-USE OF EXISTING BROWNFIELD SITES AND BUILDINGS HAS A PRIORITY OVER GREENFIELD SITES. DEVELOPMENT PROPOSALS FOR GREENFIELD SITES WILL BE REQUIRED TO DEMONSTRATE THAT SUITABLE BROWNFIELD ALTERNATIVES HAVE BEEN EXPLORED AND THAT THEY ARE NOT DELIVERABLE WITHIN A THREE YEAR PERIOD.

DEVELOPMENT ON LAND IN THE OPEN COUNTRYSIDE WILL BE RESISTED TO ENSURE THAT INDIVIDUAL SETTLEMENTS REMAIN DISTINCT FROM ONE ANOTHER AND DO NOT MERGE TOGETHER.

Neighbourhood Plan Objectives

- 1. To provide a robust, appropriate planning framework to guide an appropriate and realistic level of new housing and employment related development over the plan period – up to 2031.**
- 2. To protect the local identity and character of the existing communities in the Parish, as a distinct rural area separate from the neighbouring City of Hereford.**

Landscape Design



Sugwas Farm Lane

6.1.11 The Parish Council is concerned that local orchards may come under threat from new development and changes in farming practices. Traditional fruit orchards are an important feature in the local landscape and many provide visually pleasing vistas and significant habitats which support local wildlife. There is a need to recognise the significance of both older and more recently planted orchards and to provide protection for them through the policies in the Neighbourhood Plan. Overall design of landscaping schemes and new development should be of high quality and complement and enhance the rural character of Stretton Sugwas Parish.

POLICY SS3 LANDSCAPE DESIGN PRINCIPLES

ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE CONSIDERATION OF THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- 1. DEVELOPMENT PROPOSALS SHOULD SEEK TO PRESERVE OR ENHANCE THE CHARACTER OF THE VILLAGES AND RURAL SETTLEMENTS, ESPECIALLY THOSE WITH BUILDINGS DATING FROM THE PREVIOUS CENTURY. THE DEMOLITION OF BUILDINGS AND STRUCTURES THAT CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THESE AREAS WILL BE RESISTED.**
- 2. LOCAL HABITATS AND WILDLIFE SHOULD BE PRESERVED AND ENHANCED.**
- 3. MATURE AND ESTABLISHED TREES SHOULD BE PROTECTED AND INCORPORATED INTO LANDSCAPING SCHEMES WHEREVER POSSIBLE. THE PLANTING OF LOCAL SPECIES WILL BE ENCOURAGED. SPECIES SHOULD BE APPROPRIATE TO THE LOCATION AND SETTING IN TERMS OF TYPE, HEIGHT, DENSITY AND THE NEED FOR ON-GOING MANAGEMENT. WHEN CONSTRUCTING BOUNDARIES NATIVE TREE SPECIES SHOULD BE USED. EXISTING HEDGEROWS SHOULD BE RETAINED AND THE ESTABLISHMENT OF NEW NATIVE HEDGES IS ENCOURAGED.**
- 4. DEVELOPMENT WHICH INVOLVES THE REMOVAL OF EXISTING LOCAL ORCHARDS WILL BE RESISTED UNLESS DEVELOPERS CAN DEMONSTRATE THAT THE ORCHARDS ARE NO LONGER VIABLE. WHERE ORCHARDS ARE LOST AS A RESULT OF NEW DEVELOPMENT PROPOSALS, DEVELOPERS WILL BE EXPECTED TO INCLUDE FRUIT SPECIES TRADITIONAL TO THE LOCAL AREA IN LANDSCAPING SCHEMES.**
- 5. NEW DEVELOPMENT MUST TAKE ACCOUNT OF KNOWN SURFACE AND SUB-SURFACE ARCHAEOLOGY, AND ENSURE UNKNOWN AND POTENTIALLY SIGNIFICANT DEPOSITS ARE IDENTIFIED AND APPROPRIATELY CONSIDERED DURING DEVELOPMENT. LACK OF CURRENT EVIDENCE OF SUB-SURFACE ARCHAEOLOGY MUST NOT BE TAKEN AS PROOF OF ABSENCE.**
- 6. ALL NEW DEVELOPMENT MUST INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS) WHICH ARE FULLY COMPLIANT WITH THE MOST RECENTLY ADOPTED NATIONAL AND LOCAL STANDARDS.**
- 7. FOOTPATHS AND OTHER WALKING ROUTES THROUGH DEVELOPMENT SITES ARE PROTECTED. EXISTING AND NEW ROUTES MUST NOT BE ENCLOSED BY HIGH WALLS OR OTHER BOUNDARY TREATMENTS TO FORM NARROW CORRIDORS, BUT SHOULD BE DESIGNED SENSITIVELY TO PROVIDE SAFE, OPEN, ATTRACTIVE AND APPEALING ROUTES WHICH ENCOURAGE USE BY LOCAL PEOPLE.**

Building Design



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

- 6.1.12 Stretton Sugwas Parish has a distinct local character of attractive buildings in small clusters, with predominant use of traditional materials such as dark red brick walls and slate or clay tiled roofs. The Parish Council would like to ensure that any new development incorporates high quality design in detailing and material selection and that development proposals should enhance existing settlements wherever possible as a matter of principle.
- 6.1.13 The Duchy of Cornwall has prepared “A Design Brief for Buildings and Development on the Herefordshire Estate¹²”. Relevant key principles from this document have been used to support the building design principles for new development in Stretton Sugwas neighbourhood area as set out below.

POLICY SS4 BUILDING DESIGN PRINCIPLES

ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE HOW THEY HAVE TAKEN ACCOUNT OF THE FOLLOWING:

- 1. DEVELOPMENT SHOULD RESPOND TO TRADITIONAL LOCAL VILLAGE AND LANDSCAPE PATTERNS. DESIGNS SHOULD ENHANCE AND REINFORCE THE LOCAL DISTINCTIVENESS AND SENSE OF PLACE OF THE LOCAL AREA. PROPOSALS SHOULD FIT IN WITH THE “GRAIN” OF THE NEIGHBOURING SETTLEMENTS AND FORGE STRONG PHYSICAL AND VISUAL CONNECTIONS AND LINKAGES WITH THEM.**
- 2. NEW DEVELOPMENT SHOULD BE OF A SCALE, MASS AND BUILT FORM WHICH RESPONDS TO THE CHARACTERISTICS OF THE SITE AND ITS SURROUNDINGS. CARE SHOULD BE TAKEN TO ENSURE THAT BUILDING(S) HEIGHT, SCALE, AND FORM, INCLUDING THE ROOFLINE, DO NOT DISRUPT THE VISUAL AMENITIES OF THE STREETScape AND IMPACT ON ANY SIGNIFICANT WIDER LANDSCAPE VIEWS. PROPOSALS SHOULD NOT FEATURE DESIGNS SPECIFIC TO A GENERIC “SCHEME” AND SHOULD DISPLAY HOW THEY TAKE ACCOUNT OF THE LOCALLY DISTINCTIVE CHARACTER OF THE AREA IN WHICH THEY ARE TO BE SITED.**

¹² A Design Brief for Buildings and Development on the Herefordshire Estate, Francis Roberts Architects, April 2014

SMALL GROUPINGS AND CLUSTERS OF BUILDINGS ARE PREFERRED TO LINEAR LAYOUTS OF REGULARLY SPACED DETACHED HOUSES.

- 3. NEW BUILDINGS SHOULD FOLLOW A CONSISTENT DESIGN APPROACH IN THE USE OF MATERIALS, FENESTRATION AND THE ROOFLINE TO THE BUILDING. MATERIALS SHOULD BE CHOSEN TO COMPLEMENT THE DESIGN OF A DEVELOPMENT AND ADD TO THE QUALITY OR CHARACTER OF THE SURROUNDING ENVIRONMENT. NEW DEVELOPMENT PROPOSALS NEED NOT IMITATE EARLIER ARCHITECTURAL PERIODS OR STYLES AND COULD BE THE STIMULUS FOR THE USE OF IMAGINATIVE MODERN DESIGN USING HIGH QUALITY MATERIALS IN INNOVATIVE WAYS.**
- 4. RECLAIMED MATERIALS AND TIMBER FROM SUSTAINABLE SOURCES ARE ENCOURAGED, AND MATERIALS SHOULD BE CHOSEN TO MATCH THE EXISTING BUILDING STOCK, FOR EXAMPLE ELEVATIONS TEND TO BE RENDERED IN LIGHT OFF WHITE COLOURS OR ARE OF TRADITIONAL DARK RED BRICK, AND DOORS AND WINDOW FRAMES ARE WOODEN. ROOFS CAN BE OF THATCH, SLATE OR TILE WITH MITRED HIPS OR HIP TILES AND CHIMNEYS SHOULD BE OF BRICK, STONE OR RENDER AND RISE GENEROUSLY ABOVE ROOFS. THE USE OF LOCAL RESOURCES TO ASSIST THE LOCAL ECONOMY AND SUSTAINABILITY OBJECTIVES IS ENCOURAGED WHEREVER POSSIBLE.**
- 5. WINDOW DESIGN IS CRITICAL TO THE OVERALL APPEARANCE OF A BUILDING. STAINED TIMBER, UPVC, ALUMINIUM OR PLASTIC COATED TIMBER FRAMES ARE NOT ENCOURAGED. WINDOW FRAMES AND DOORS SHOULD BE ENTIRELY OF TIMBER AND NOT STAINED WHEREVER POSSIBLE.**
- 6. PARTICULAR ATTENTION SHOULD BE PAID TO THE FOLLOWING ASPECTS OF BUILDING DESIGN:**
 - THE SILHOUETTE PRODUCED BY ROOF FORMS AND CHIMNEYS**
 - BALANCE OF VERTICAL AND HORIZONTAL EMPHASIS IN BUILDING COMPOSITION**
 - ROOF SPAN AND PITCH**
 - DISTRIBUTION AND PROPORTION OF WINDOWS WITHIN THE OVERALL “GRID” OF THE ELEVATION**
 - RELATIONSHIP OF THE UPPER FLOOR WINDOWS TO THE EAVES**
 - PROGRESSIVE CHANGES IN MATERIAL AS HORIZONTAL STRATA**
 - THE TEXTURE OF MATERIALS AND REPETITION / TESSELATION OF SMALL ELEMENTS OF CONSTRUCTION (BRICKS, TILES, SLATES, WINDOW PANES)**
 - CHARACTERISTIC WEATHERINGS SUCH AS HOODS AND PENTICE BOARDS**
 - THE USE OF GARDEN WALLS, HEDGES AND OTHER APPROPRIATE BOUNDARY TREATMENT TO ESTABLISH THE BUILDING WITHN THE SITE AND CONNECT WITH OTHER BUILDINGS. TIMBER PALISADE FENCING SHOULD ONLY BE USED TO SEPARATE ADJACENT DOMESTIC REAR GARDENS AND NOT USED TO SCREEN FRONT ELEVATIONS FROM THE ROAD.**
- 7. PRIVATE PAVEMENTS ADJOINING THE PUBLIC PAVEMENT SHOULD BE HARD LANDSCAPED WITH COBBLES, STONE OR SOFT LANDSCAPED WITH GRAVEL OR PLANTING IN SOIL POCKETS, OR A COMBINATION OF THESE. PRIVATE PATHWAYS, VISIBLE FROM THE STREET SHOULD BE OF GRAVEL OR STONE CONSTRUCTION.**

- 8. DEVELOPMENTS SHOULD BE ACCESSIBLE TO ALL. HOUSES SHOULD BE CAPABLE OF ADAPTATION TO SUIT THE PHYSICAL NEEDS OF PEOPLE WITH IMPAIRED MOBILITY AND WHEELCHAIR USERS, INCLUDING VISITORS.**
- 9. VEHICLES AND PARKING SHOULD NOT DOMINATE DEVELOPMENTS. ON-PLOT VEHICLE HARDSTANDINGS TO THE FRONT OF PROPERTIES SHOULD BE AVOIDED AND STRATEGIES SUCH AS THE USE OF REAR-COURT PARKING USED WHEREVER POSSIBLE.**
- 10. REDEVELOPMENT, ALTERATION OR EXTENSION OF HISTORIC FARMSTEADS AND AGRICULTURAL BUILDINGS WITHIN THE PARISH SHOULD BE SENSITIVE TO THEIR DISTINCTIVE CHARACTER, MATERIALS AND FORM. DUE REFERENCE AND CONSIDERATION SHOULD BE MADE TO THE HEREFORDSHIRE FARMSTEAD ASSESSMENT FRAMEWORK AND ASSOCIATED GUIDANCE AND STATEMENTS¹³.**
- 11. PROPOSALS SHOULD MINIMISE THE IMPACT ON GENERAL AMENITY AND GIVE CAREFUL CONSIDERATION TO NOISE, ODOUR AND LIGHT. LIGHT POLLUTION SHOULD BE MINIMISED WHEREVER POSSIBLE AND SECURITY LIGHTING SHOULD BE APPROPRIATE, UNOBTRUSIVE AND ENERGY EFFICIENT.**

Neighbourhood Plan Objectives

- 1. To provide a robust, appropriate planning framework to guide an appropriate and realistic level of new housing and employment related development over the plan period – up to 2031.**
- 2. To protect the local identity and character of the existing communities in the Parish, as a distinct rural area separate from the neighbouring City of Hereford**
- 3. To protect the rural landscape setting of the Parish from the urbanisation of land to the east associated with the proposed new urban extension to Hereford at Three Elms and proposed Relief Road through consideration of sensitivity of the urban fringe and local landscape character**
- 5. To promote high quality design for new development to ensure new buildings and landscaping relate well to the local context and distinctive rural character of Stretton Sugwas Parish.**

¹³ West Midlands Farmsteads and Landscapes Project, County Summary Report for Herefordshire, English Heritage 2010

<http://www.english-heritage.org.uk/publications/wm-county-summaries/569611/>

Local Businesses



Local business Oakwrights

6.1.13 Commercial activity contributes towards the sustainability of rural areas and assists with preventing areas from becoming predominantly residential, commuter settlements, heavily reliant on vehicular accessibility to nearby urban centres. The Parish Council supports small scale rural enterprise in the Parish which contributes to the local economy, provides employment and training opportunities, and makes appropriate re-use of former agricultural buildings.

6.1.14 However it is important that commercial investment and activity is sensitive to this very rural landscape. Large scale operations which have major impacts on rural road networks are not considered appropriate. Where proposals involve significant new development with associated high volumes of traffic and freight transport, then suitable measures will be required to ensure that traffic is managed appropriately and landscaping provides screening to protect residential amenity and the tranquillity and setting of the rural area.

POLICY SS5 MANAGING NEW BUSINESS DEVELOPMENT IN FORMER AGRICULTURAL BUILDINGS

WHERE PLANNING PERMISSION IS REQUIRED FOR EITHER CHANGES OF USE OF FORMER AGRICULTURAL BUILDINGS TO BUSINESS DEVELOPMENT, OR NEW BUILDINGS ARE TO BE CONSTRUCTED FOR BUSINESS DEVELOPMENT WITHIN EXISTING AGRICULTURAL HOLDINGS, DEVELOPMENT WILL BE REQUIRED TO DEMONSTRATE THAT CONSIDERATION HAS BEEN GIVEN TO ALL THE FOLLOWING CRITERIA:

- 1. ACCESS IS SUITABLE AND ADEQUATE FOR PROPOSED INCREASES IN TRAFFIC ASSOCIATED WITH NEW USES;**

2. **LANDSCAPING IS PROVIDED TO SCREEN INDUSTRIAL BUILDINGS, PARKING ETC AND THE PROPOSED RE-USE WILL NOT HAVE AN UNACCEPTABLE IMPACT ON THE LOCAL LANDSCAPE.**
3. **ADEQUATE NOISE ATTENUATION MEASURES AND MEASURES TO MITIGATE THE EFFECTS OF EXTERNAL LIGHTING ARE PROVIDED; AND**
4. **INCREASED TRAFFIC AND DELIVERIES ARE MANAGED EFFECTIVELY AND WORKING HOURS ARE LIMITED TO MINIMISE DISTURBANCE TO LOCAL RESIDENTS AND ADVERSE IMPACTS ON RESIDENTIAL AMENITY.**
5. **APPROPRIATE PROVISION FOR ON SITE PARKING SHOULD BE DEMONSTRATED AND SHOULD BE COMMENSURATE FOR THE PROPOSED USE.**

Neighbourhood Plan Objectives

1. **To provide a robust, appropriate planning framework to guide an appropriate and realistic level of new housing and employment related development over the plan period – up to 2031.**
2. **To protect the local identity and character of the existing communities in the Parish, as a distinct rural area separate from the neighbouring City of Hereford.**
4. **To provide criteria based planning policies for ensuring that new housing development is appropriate in terms of quantity, phasing, siting and design and to ensure that changes of use of agricultural buildings to business uses is managed in a way which is sensitive to the rural character of the area.**
5. **To promote high quality design for new development to ensure new buildings and landscaping relate well to the local context and distinctive rural character of Stretton Sugwas Parish.**

Local Planning Policies

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

- S1 – Sustainable development
- S7 – Natural and historic heritage
- DR1 – Design
- DR3 – Movement
- H7 – Housing in the countryside outside settlements
- H13 – Sustainable residential design
- E11- Employment in the smaller settlements and open countryside
- E12 - Farm diversification
- T6 - Walking

T7 - Cycling

LA2 - Landscape character and areas least resilient to change

LA3 – Setting of settlements

NC1 -Biodiversity and development

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

SS1 - Presumption in favour of sustainable development

HD5 – Western Urban Expansion (Three Elms)

RA1 – Rural housing strategy

RA2 – Housing in settlements outside Hereford and the market towns

RA3 – Herefordshire’s countryside

RA4 – Agricultural, forestry and rural enterprise dwellings

RA5 – Re-use of rural buildings

RA6 -Rural economy

MT1 – Traffic management, highway safety and promoting active travel

LD1 – Landscape and townscape

LD2 – Biodiversity and geodiversity

LD3 – Green infrastructure

LD4 – Historic environment and heritage assets

SD1 – Sustainable development and environmental efficiency

6.2 Housing



Affordable Housing Scheme, Barnfield

6.2.1 The 2007 UDP identified Stretton Sugwas as a Smaller Settlement in Policy H6 Housing in smaller settlements. Policy H6 advises that in Smaller Settlements, *proposals for residential development on plots arising from the infilling of small gaps between existing dwellings within the settlement will be permitted, where:*

- 1. the dwelling size is limited to a habitable living space of 90 sq m (3 bedroom house) or 100 sq m (4 bedroom house);*
- 2. the plot size is limited to a maximum area of 350 sq m; and*
- 3. the infill gap is no more than 30 metres frontage.*

Priority will be given to applications on previously developed land.

Developments on an appropriate infill plot larger than 30 metres frontage will be permitted for affordable housing where a proven local need has been successfully demonstrated.

6.2.2 The emerging Herefordshire Local Plan - Core Strategy will replace the UDP and will set the strategic planning policy for Stretton Sugwas Neighbourhood Plan.

6.2.3 Within the Core Strategy, Stretton Sugwas and Swainshill villages are identified as two of the main focal points for “proportionate” housing development. Across Herefordshire’s rural areas these main focal points will have to provide for approximately 5,300 new dwellings over the plan period of 2011-2031. Within the Hereford Rural Housing Market Area, 1870 new

dwellings will have to be provided over this period. Stretton Sugwas and Swainshill will have to contribute to achieving this figure of 1870 new dwellings. The emerging Herefordshire Core Strategy sets a growth target for Hereford rural area of 18% and this equates to a net figure of at least 25 new houses over the Plan period at Stretton Sugwas and Swainshill. Neighbourhood plans have to allocate land for new housing or demonstrate delivery to provide the levels of housing required in the HMA target.

- 6.2.4 A key issue for the Stretton Sugwas Neighbourhood Plan is to consider how Stretton Sugwas and Swainshill will meet this housing requirement for Hereford. In doing this, the Neighbourhood Plan is guided by the key principles identified in Policy RA2 Housing in settlements outside Hereford and the market towns in the Herefordshire Local Plan Core Strategy.

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

- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.21 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;*
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;*
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and*
- 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.*

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

New Market Housing in Stretton Sugwas Parish

- 6.2.5 Assuming a target growth of around 18%, there is a need to provide around 25 new units of market housing in Stretton Sugwas and Swainshill. Any new development should relate well to the existing settlements and growth should be managed to ensure that the strong sense of a rural village community is maintained.

- 6.2.6 The Tables in the Strategic Housing Land Availability (SHLAA) section of the Local Plan Evidence Base¹⁴ identify the following sites in Stretton Sugwas:

¹⁴ [https://www.herefordshire.gov.uk/media/5388756/Appendix_10.Feb12.\(3\)doc.pdf](https://www.herefordshire.gov.uk/media/5388756/Appendix_10.Feb12.(3)doc.pdf)

Rural Service Centres and Hubs - Stretton Sugwas

Stretton Sugwas	H/LAA/005/001	The Lakes	35	35
Stretton Sugwas	O/Stsug/001	Land to rear of Stretton Sugwas Primary School	47	47
Stretton Sugwas	O/Stsug/002	South of Stretton Sugwas Primary School	28	28
Total			110	

Potential housing capacity 110 in 1-10 years.

6.2.7 However the Parish Council is concerned that these potential housing numbers are significantly higher than, and therefore not in conformity with, the emerging Herefordshire Local Plan - Core Strategy. In addition the Parish Council considers that several smaller scale developments would be more in keeping with the existing scale of settlements across the Parish as proposed in Policy SS2 above. Individual developments should not be of the scale proposed in sites put forward through the SHLAA process but should be limited to around 5 dwellings or fewer.

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

POLICY SS6 CRITERIA FOR NEW HOUSING SITES

ALL PROPOSED SITES FOR NEW HOUSING DEVELOPMENT IN STRETTON SUGWAS AND SWAINSHILL AND OTHER SMALLER SETTLEMENTS IN THE PARISH WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA:

- 1. THE PROPOSED SITE SHOULD BE APPROPRIATE TO THE SIZE AND CHARACTER OF THE SETTLEMENT WITHIN WHICH IT IS LOCATED.**
- 2. THE PROPOSED SITE SHOULD BE WITHIN OR ADJACENT TO AN EXISTING SETTLEMENT, AND NOT AN ISOLATED SITE.**
- 3. THE SCALE OF ANY PROPOSED DEVELOPMENT SHOULD NOT:**
 - A. ADVERSELY AFFECT THE NEIGHBOURS’ ENJOYMENT OF THEIR HOMES AND GARDENS;**

- B. HAVE A DETRIMENTAL IMPACT ON THE OPENNESS OF THE COUNTRYSIDE;
 - C. INCREASE SIGNIFICANTLY THE SCALE OR SIZE OF POPULATION OF THE SURROUNDING AREA OR ADJACENT SETTLEMENT AND ITS IMPACT ON LOCAL SERVICES.
 - D. HAVE AN ADVERSE IMPACT ON LOCAL RURAL ROAD NETWORKS.
- 4. DEVELOPMENT SHOULD BE OF A SMALL SCALE AND SHOULD NOT EXCEED 11 HOUSES IN ANY SINGLE SCHEME, WITH A LAYOUT AND DESIGN WHICH PROVIDES HOUSING IN SMALLER GROUPS OR CLUSTERS OF UP TO 5 PROPERTIES WHEREVER POSSIBLE.
 - 5. DEVELOPMENT SHOULD BE PHASED APPROPRIATELY THROUGHOUT THE PLAN PERIOD TO MEET NEED IE UP TO 2019 AT LEAST: 10 HOUSES, 2020 TO 2025: 10 HOUSES, 2026 TO 2031: 5 HOUSES.
 - 6. DEVELOPMENT SHOULD SEEK TO REDUCE THE ENVIRONMENTAL IMPACTS OF TRAFFIC AND TRANSPORT.

Neighbourhood Plan Objectives

- 1. To provide a robust, appropriate planning framework to guide an appropriate and realistic level of new housing and employment related development over the plan period – up to 2031.
- 2. To protect the local identity and character of the existing communities in the Parish, as a distinct rural area separate from the neighbouring City of Hereford
- 4. To provide criteria based planning policies for ensuring that new housing development is appropriate in terms of quantity, phasing, siting and design and to ensure that changes of use of agricultural buildings to business uses is managed in a way which is sensitive to the rural character of the area.
- 5. To promote high quality design for new development to ensure new buildings and landscaping relate well to the local context and distinctive rural character of Stretton Sugwas Parish.

Local Planning Policies

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

- S1 – Sustainable development
- S7 –Natural and historic heritage
- DR1 – Design
- H7 – Housing in the countryside outside settlements
- H13 – Sustainable residential design

LA2 - Landscape character and areas least resilient to change
LA3 – Setting of settlements
NC1 -Biodiversity and development

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

SS1 - Presumption in favour of sustainable development
SS2 – Delivering new homes
SS3 – Releasing land for residential development
SS4 – Movement and transportation
SS6 – Environmental quality and local distinctiveness
RA1 – Rural housing strategy
RA2 – Housing in settlements outside Herford and the market towns
RA3 – Herefordshire’s countryside
RA4 – Agricultural, forestry and rural enterprise dwellings
RA5 – Re-use of rural buildings
H3 – Ensuring an appropriate range and mix of housing
MT1 – Traffic management, highway safety and promoting active travel

6.3 Community Infrastructure and Facilities



Brockhall Quarry (Old Gravel Pits)

6.3.1 Stretton Sugwas Parish has few community facilities and the Parish Council is concerned that the existing infrastructure will require investment and improvement to support the levels of new housing development proposed in the emerging Core strategy. There is a need to ensure that community facilities are supported and enhanced, and where necessary new facilities are provided to support the sustainable future of the Parish.

6.3.2 Herefordshire Council is intending to introduce a new Community Infrastructure Levy. The Herefordshire Council Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Document, March 2013¹⁵ (p4) advises that:

The CIL is a new way for communities to benefit from built development taking place in their area. The levy is a fixed rate charge, based on square metres of net additional built floorspace. The charge may be levied on 1 or more dwellings and developments of more than 100 sq m of floorspace. Exemptions include affordable housing and charities.

The proceeds of the CIL will be spent on strategic and local infrastructure to support the development of the area such as highways improvements, open spaces or education provision.

¹⁵ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/community-infrastructurelevy/>

Developer contributions on their own will not be able to meet the entire cost of a major infrastructure project. Core public funding will continue to contribute.

- 6.3.3 Stretton Sugwas Parish lies within Zone 2 where CIL will be chargeable at £50 per square metre.
- 6.3.4 In areas that have a Neighbourhood Plan, Parish Councils will be eligible for 25% of CIL raised and in areas without a Neighbourhood Plan this figure falls to 15%.
- 6.3.5 Stretton Sugwas Parish Council has identified that a range of community facilities and infrastructure is required to support and enhance the sustainable growth of the Parish over the plan period. The Stage 1 Strategic Environmental Assessment Scoping Assessment¹⁶ for Stretton Sugwas undertaken by Herefordshire Council referred to the Open Space Audit and Assessment undertaken in 2006. This identified the following gaps in provision in Central Herefordshire / Credenhill ward: Under provision of amenity green space and outdoor sport, Average provision for children and young people, Extensive under provision of outdoor sports facilities. In terms of Stretton Sugwas and Swainshill, no specific sites are identified.
- 6.3.6 The Core Strategy sets out twelve objectives to implement a Vision for Herefordshire. Objective 10 aims:

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

Projects are prioritised on the following basis:

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

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

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

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

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

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

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

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

POLICY SS7 COMMUNITY FACILITIES AND INFRASTRUCTURE

DEVELOPMENT AND OTHER SOURCES WILL BE REQUIRED TO SUPPORT PROPOSALS FOR IMPROVED COMMUNITY FACILITIES AND INFRASTRUCTURE IN THE PARISH. PRIORITY WILL BE GIVEN TO THE FOLLOWING PROPOSALS:

- **ONGOING VILLAGE HALL UPGRADE TO SUSTAIN INCREASED USE AND COMMUNITY COHESION**
- **BUS PULL-INS AND SHELTERS**
- **TRANSPORT LINKS, SAFE CYCLE, WALKING ROUTES AND BRIDLEWAYS**
- **PASSING BAYS ON MINOR ROADS**
- **GREEN OPEN SPACE MAINTENANCE AND ENFORCEMENT**
- **VILLAGE LED SPEED CONTROL MONITORING AND ENFORCEMENT**
- **PERMANENT ENGAGEMENT OF A CONTRACTOR TO PROVIDE PART TIME LENGTHSMAN SERVICES**
- **IMPROVEMENTS TO JUNCTIONS FROM LOCAL ROADS TO MAJOR HIGHWAYS**
- **INVESTMENT IN PROVISION OF TRAINING AND SKILLS OPPORTUNITIES FOR LOCAL RESIDENTS AND SUPPORT AND DEVELOPMENT OF A VOLUNTEER CULTURE THROUGH THE COMMUNITY**
- **OTHER SUCH INVESTMENT OVER THE PLAN PERIOD TO ENSURE THAT THE COMMUNITIES OF STRETTON SUGWAS PARISH HAVE ACCESS TO NEW AND EVOLVING INFORMATION AND COMMUNICATION TECHNOLOGIES**
- **HIGH SPEED BROAD BAND AND IT LINKS**
- **PLAY AREAS AND PUBLIC OPEN SPACE.**

Neighbourhood Plan Objectives

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

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

Local Planning Policies

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

S1 – Sustainable development
S11 - Community facilities and services
CF5 - New community facilities
CF6 - Retention of existing facilities

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

SS1 - Presumption in favour of sustainable development
SS4 – Movement and transportation
SC1 – Social and community facilities
OS1 -Requirement for open space, sports and recreation facilities
MT1 – Traffic management, highway safety and promoting active travel
LD3 – Green infrastructure

7.0 Next Steps



Old Roman Road

- 7.1 The Stretton Sugwas Draft Neighbourhood Plan has been published for Regulation 14 public consultation until 26th October 2015.
- 7.2 Following careful consideration of any representations submitted over the summer, the Plan will be revised and then submitted to Herefordshire Council. As well as a Basic Conditions Statement, a Consultation Statement will be published alongside the amended version of the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 7.4 It is proposed that the amended Neighbourhood Plan, together with all supporting documentation will be submitted to Herefordshire Council in Autumn 2015. Following this, the Plan will be published for a further 6 weeks of public consultation and then subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 7.5 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

Appendices

Appendix I

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