

ABBEYDORE, BACTON
EWYAS HAROLD, DULAS,
LLANCILLO,
ROWLESTONE AND
KENTCHURCH
PARISHES

NEIGHBOURHOOD
PLAN

2031

REGULATION 14 CONSULTATION DRAFT

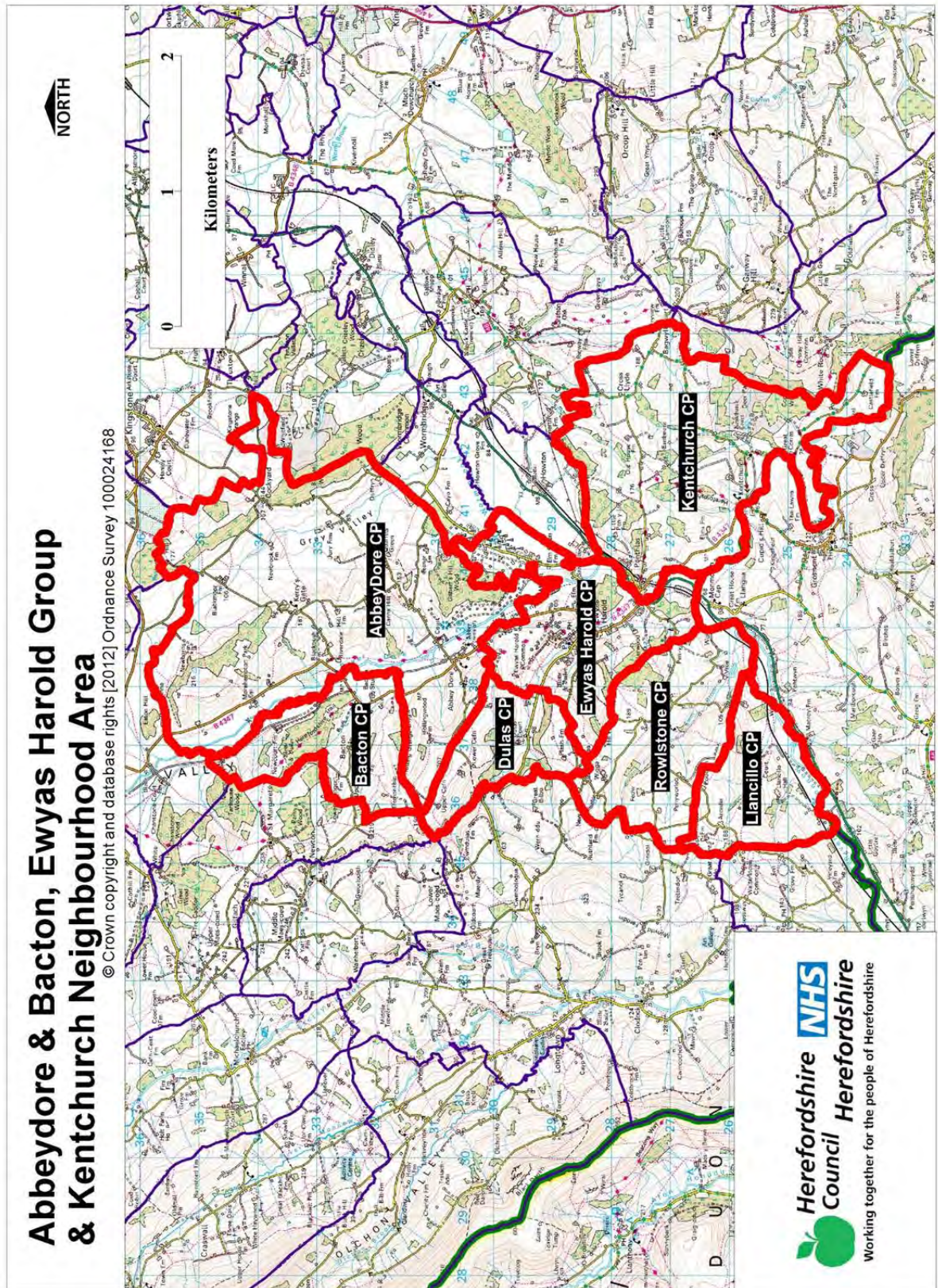
JANUARY 2015

View over Ewyas Harold from Ewyas Harold Common (Liz Overstall)

Contents

Introduction.....	4
Why are we preparing a Neighbourhood Plan for Abbeydore, Bacton, Ewyas Harold, Dulas, Llancillo, Rowlestone and Kentchurch?	19
How long will it take to prepare the Neighbourhood Plan?	20
Plan wide policies and proposals	22
Abbeydore and Bacton policies and proposals	37
Ewyas Harold, Dulas, Llancillo and Rowlestone policies and proposals.....	43
Kentchurch policies and proposals	59
How to comment on this document.....	64

Figure 1 – The Abbeydore and Bacton, Ewyas Harold Group and Kentchurch Neighbourhood Plan Area (Ewyas Harold Group Parish Council Licence Number 100055482)



1

Introduction

- 1.1 In late 2012 the parishes of Abbeydore and Bacton Group, Ewyas Harold Group (which includes Ewyas Harold, Dulas, Llancillo and Rowlestone) and Kentchurch came together to work on a Neighbourhood Development Plan for the seven parishes. Taking advantage of the new power available to parish councils granted through the Localism Act 2011, the parishes applied to be designated as a Neighbourhood Planning Body for the whole area (see Figure 1). Neighbourhood planning status was approved by Herefordshire Council in November 2012.



Neighbourhood Plan Consultation, July 2014

Figure 2 – Strategic relationship of the villages



- 1.3 Ewyas Harold is the largest village in south west Herefordshire (see Figure 2). This busy community of 460¹ dwellings is situated on the Dulas Brook, one mile from the A465. Five rural roads meet here, and the village provides services for a large part of south west Herefordshire. Here you will find key services including a primary school, doctors' surgery, two pubs and a post office/grocery shop that serve a wide area. There are two business parks supporting local entrepreneurs, as well as a petrol station, veterinary surgery,

¹ Rural Settlement Hierarchy Background Paper, Herefordshire Council 2010

agricultural merchant, hardware store, hairdresser and beautician. There are more than thirty clubs in this active village and four public halls. The parishes of Rowlestone, Llancillo and Dulas are extremely rural mostly scattered farmhouses, many of which are Grade II listed buildings. St Peter's church at Rowlestone has important twelfth century carvings of the Kilpeck School. The surrounding settlements consist of hamlets and scattered farms. The landscape follows ancient field patterns, with thick hedges, pasture fields, copses and woodland. All four parishes enjoy fine views, across pasture fields and woodlands. The area is celebrated for its natural beauty, and its biodiversity, but it is a fragile landscape under much pressure. There are several ancient woodland sites, and two nature reserves of importance.

- 1.4 The rural parishes of Abbeydore and Bacton lie in the heart of Herefordshire's beautiful Golden Valley. The landscape of Abbeydore and Bacton is traditional mixed farmland punctuated with numerous woodlands, some designated as ancient woodland. This combines highly productive agriculture with exemplary countryside. The main industry is mixed agriculture and the settlements small and dispersed. Everyone who lives here has a close connection to the land, whether it is their business, hobby or pleasure. The community is a harmonious mix of long established residents and relative newcomers united by a commitment to the countryside. The land is green rolling hills, mainly fields but with a healthy scattering of native woodland. The focal points for the local community are the magnificent Dore Abbey, Bacton Church and the two village halls.



View along the Dore Valley (Peter Rostron)

- 1.5 Kentchurch parish contains two settlements: Pontrilas village and the

smaller hamlet of Kentchurch. Pontrilas was a railway junction until 1941; the line to Cardiff still runs through the village. Pontrilas village is identified as a “main village” in the Ross on Wye housing market area in Herefordshire’s emerging Core Strategy and has 66 homes. The village is adjacent to Ewyas Harold, separated by the A465 road. Kentchurch is much smaller and dominated by Kentchurch Court, originally a late fourteenth century castle or fortified manor house, today set in a large park that extends east to Garway Hill.

- 1.6 The other substantial historic buildings in the parish are Pontrilas Court (a 17th Century Gable House) and the Parish Church (rebuilt in 1859).



Kentchurch Court

- 1.7 Ranked as one of the most important historic houses in England, Kentchurch Court dates from the 14th Century and is set in a 5,000 acre estate owned for many generations and still occupied by the Scudamore family. The grounds include a Deer Park dating from medieval times with a 300-plus herd which is commercially farmed. There is also the well-known Jack of Kent - an ancient oak tree - associated with a late medieval hermit who lived nearby. In former times lime kilns and quarries were in use on the Estate. There is a considerable area of ancient woodland within the Park together with ongoing forestry of modern plantations.
- 1.8 The stone-built Gatehouse at the head of the drive way to the Court is near the bridge over the River Monnow which forms the border into Wales. Nearby is the 400 year old Bridge Inn. The Monnow which forms the southern boundary of the parish is an important flora & fauna area with otters regularly seen as well as kingfishers, swan, buzzards and the occasional red kite.
- 1.8 The Herefordshire Trail (long distance footpath) passes through Pontrilas, Kentchurch, Abbeydore and Ewyas Harold.

1.9 The area covered by this Neighbourhood Plan is not only beautiful but of great biological and landscape interest (see Figures 3, 4 and 5). These include:

- Small woodlands are a definitive and unifying feature of the Neighbourhood Plan area; many are Plantations on Ancient Woodland Sites (PAWS), together with hedgerow trees and single landmark trees, are the remnant of an ancient small-leaved lime forest that covered this landscape more than 1,000 years ago. Individual small leaved lime trees can still be found; survivors from another time. Largely unchanged for generations, the landscape of fields, hedgerows and woods is rich in biodiversity.
- Historic assets such as lime kilns, and charcoal platforms can be found in the woods. Callow Hill Wood was the site of one of the first battles in the Civil War (1642).
- Rare species listed on the IUCN Red List of Endangered Animals can be found in the Neighbourhood Plan area. They include European Otter, Hazel Dormouse and Greater Horseshoe Bat. Otters need streams but they also need the old woodlands, where they hunt for frogs. Dormice can be found on Ewyas Harold Common as well as woodland in the Neighbourhood Plan area.
- *Grimmia ovalis* - a very rare oval dry rock moss or bryophyte - only occurs on old stone tiled roofs. These are disappearing quickly, but there are many Grade II listed properties in the area. Continued and re-use of these stone tiles would give *Grimmia ovalis* the chance to flourish again - because the bryophyte spores survive on the tiles, even though they may be moved from one site to another. Mossy, stone-tiled roofs are an important habitat for other insects and birds.



Ewyas Harold Common (Liz Overstall)

- 1.10 The Neighbourhood Plan area has many historic assets. Whilst some, like Ewyas Harold Castle Mound, Abbey Dore Church, and Kentchurch Court enjoy protection, other assets need recognition so that protection can be extended to them. Our landscape and our historical assets are important indicators of local character. This is of financial as well as aesthetic importance to the local tourist business.
- 1.11 This plan is based on widespread consultation. So far the parish councils have held the following consultations:

Abbeydore and Bacton Group

- **Public Meeting to gather information from the local community, Abbeydore Village Hall 25th April 2013.** This was a drop in event that ran from mid-afternoon until 8:00pm, light refreshments were available. This was an information gathering exercise to establish the initial thoughts and concerns of the community on its future development. It was attended by over 60 people representing more than a third of the residences in the two parishes. A large map of the parishes of Abbeydore and Bacton was presented in the room, along with a variety of ways for people to note areas of particular interest and or concern. There were also liberal supplies of pens and papers and a suggestion box and participants were encouraged to leave their comments either anonymously or with their name attached. People were also encouraged to leave their name and contact details as a record of the participants. The principle outcome was the identification of the interests and concerns of the local community. These were collated from the post-it notes left on the map, the comments left in the suggestion box and the discussions as noted by the members of Abbeydore and Bacton Parish Council who attended. These comments formed the basis of the questionnaire described in the following paragraph.

- **Questionnaire to every resident of Abbeydore and Bacton October 2013.** There was a response rate of over 50%, the results have informed this Draft Plan.

Ewyas Harold Group

- **16th September 2010 - Public Meeting at The Pavilion, Ewyas Harold:** Parish Plan explained and Steering Group was appointed. 40 people attended: age range 28 – 70 years. The Steering Group worked for the next three years to prepare Parish Plans for Ewyas Harold, Dulas, and Rowlestone with Llancillo.
- **Christmas Fair 2010 at the Memorial Hall, Ewyas Harold:** 600 people attended coming from all the rural parishes as well as Ewyas Harold. Age range 3 – 84 years. Members of the Steering Group engaged residents in conversation and comments were sought on a range of issues, such as: housing needs, planning and development, education and recreation, transport, police and public safety, highways and road safety, economic development and the environment. **Results:** Many residents were anxious about unwanted large housing development, others were concerned about: parking issues, school traffic chaos, drainage and flooding, recycling and the poor bus service.



Memorial Hall consultation (Liz Overstall)

- **15th December 2010 – Dulas Parish Consultation at the Barn, Dulas,** to consider local issues for Parish Plan. Refreshments were provided. Maps and boards were displayed,

and a short questionnaire was distributed to stimulate discussion. Subjects included housing needs, planning and development, education and recreation, transport, police and public safety, highways and road safety, economic development and environmental issues. **Results:** Local issues identified for inclusion into the Questionnaire included the dangerous state of the Dulas Road.

- **16th December 2010 - Rowlestone and Llancillo Parishes Consultation** at Rowlestone Village Hall: to consider local issues for Parish Plan. Refreshments were provided. Maps and boards were displayed, and a short questionnaire was distributed to stimulate discussion. Subjects included housing needs, planning and development, education and recreation, transport, police and public safety, highways and road safety, economic development and environmental issues. **Results:** Local issues identified for inclusion into the Questionnaire included poorly maintained roads with few passing places.
- **Primary School Mapping Exercise** June 2011 Conducted at Ewyas Harold Primary School and led by Herefordshire Council Youth Team with assistance of teachers. A sense of belonging and love of the village was obvious from the children's conversation. A substantial amount of art work was produced for an end-of-term Public Exhibition.



School Consultation 2014 (Liz Overstall)

- **Youth Electronic Survey Consultation** June 2011 led by Herefordshire Council Youth Team working with Youth Club. Thirty young people took part: 14 male and 16 female, Age range: 11 to 20 years. (53.3% aged 11-13: 36.7% aged 14-16 years and 10% over 17 years). Issues raised demonstrated the isolation of young people in rural areas. Lack of local amenity provision for their age-group means they must travel 16 miles to

Hereford to enjoy normal sports and social activities. Unfortunately the bus service is slow, infrequent, and expensive. Youngsters agreed they would like to see Pontrilas Station re-opened to give them swift access to city facilities. Again addressing isolation issues, the young people wanted better internet connection and better mobile phone service. (*This service has seriously deteriorated since 2011*). There was a wide range of “wish list” items, with suggestions such as Cycle Paths, Archery, and Zip Wires. In spite of the rural isolation issues uncovered, the youngsters said they liked living in Ewyas Harold, but said that - most of all - they wanted a place to “hang out” and meet with each other.

- **Questionnaire to every resident July 2011:** A Questionnaire was distributed and collected by reply-paid mail. There was a response rate of 31%. A report based on the data acquired from the questionnaire was then prepared by Herefordshire Council Research Team, and a Draft Parish Plan was written on the basis of this information. See HC report at: http://issuu.com/swhcfrs/docs/ewyas_harold_questionnaire_report-issue_2?e=4503655/6436738
- **Public Meeting 3rd March 2012 at 10am at the Memorial Hall, Ewyas Harold to discuss the Ewyas Harold Draft Parish Plan,** which was made available for study, mounted on boards around the hall with facilities for comment. 46 residents attended. Refreshments served. Comments from this meeting are available online at <http://ewyasharoldparishplan.wordpress.com/method/meetings/about/> Comments were used to make final adjustments to the plan. The Ewyas Harold Parish Plan was subsequently published and adopted and can be seen at: <http://ewyasharoldparishplan.wordpress.com/the-parish-plan/draft-pp/>
- **Public Meeting 15th March 2012 7.00pm, at The Barn, Dulas,** to discuss Dulas Draft Parish Plan. 11 people attended out of a population of 40 residents. Many residents live at Dulas Court Residential Care Home and are unable to participate in public life, so this was a reasonable turn-out. (The age range at the meeting was 50 to 70+). Refreshments were provided. The Dulas Parish Plan was discussed and approved by those present. It was agreed that little or no housing development was wanted. **Results:** The Dulas Parish Plan was subsequently published and adopted and can be seen at: <http://ewyasharoldparishplan.wordpress.com/the-parish-plan/dulas-parish-plan/>

A Group Parishes Questionnaire provoked general discussion.

- **Public Meeting on 16th March 2012 at Rowlestone Village Hall** to discuss Rowlestone and Llancillo Draft Parish Plan. 15 people attended from a population of 80 residents (The age

range was 40-70+). Refreshments were provided. A Group Parishes Questionnaire provoked general discussion. **Results:** The overwhelming majority said that they wished the rural nature of the parish to be maintained and said that there had been too much “windfall” development through change-of-use of barns to residential dwellings. This had increased traffic on the single track road leading to the village causing problems and the need for more passing places. Whilst appreciating the need for housing provision for local people, they agreed that affordable and market housing would be better sited in Ewyas Harold. The Rowlestone and Llancillo Parish Plan was subsequently published and adopted and can be seen at:<http://ewyasharoldparishplan.wordpress.com/the-parish-plan/rowlestone-llancillo-parish-plan/>

- **School Event 13th July 2014:** Neighbourhood Plan Steering Committee members attended to distribute and explain a Public Consultation Questionnaire (presented in a newsletter). The forthcoming Public Meeting on 15th July 2014 was given publicity. Four questions were asked:
 - Should the Settlement Boundary be maintained?
 - What green spaces should never be built on, and need protection?
 - What local views of special interest or beauty need protection from development blight?
 - What buildings, historic or otherwise, need protection because they are important to the community or of special interest.

Results: 61 adults and children attended. The Questionnaire provoked discussion and offers of help for EHGPC. Additional suggestions were made regarding traffic flow, which were forwarded to EHGPC. Many people from this event also attended the next event.

- **Public Meeting Memorial Hall 15th July 2014** Steering Group members from all the parishes involved in the Neighbourhood Plan set up individual stalls, Maps of the Neighbourhood Plan area were displayed and visitors were invited to make general comments as well as answer the specific questions outlined in the Consultation Questionnaire/Newsletter (See above). 82 people attended. (Age range: 6 to 85 years). **Results:** The Ewyas Harold Steering Group members were able to advise EHGPC on the Settlement Boundary issue. A list of green spaces, views and special buildings that might require protection was made. Further information and opinion of a wide of issues related to all the parishes involved in the Neighbourhood Plan was acquired.

Kentchurch

- Public Meeting to gather information from the local community in Kentchurch, 3 July 2013
- Questionnaire to every resident of Kentchurch October/November 2013

1.12 During November and December 2014 a wide ranging informal consultation exercise was undertaken on the initial draft of the plan. A number of responses were received and have been taken in to account in the preparation of this draft of the plan. At the same time Herefordshire Council carried a Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment (HRA) of the initial draft plan. The SEA largely found the plan was compatible with national and strategic planning policy. Policy EH4 and K1 were identified as needing further amendment and this draft has incorporated suitable changes to these policies. The HRA concluded, at this stage, there would be no requirement for a full HRA of this Neighbourhood Plan. The SEA Environmental Report is published for six weeks consultation alongside this Draft Neighbourhood Plan.

1.13 Working together as a group of parishes is harder than preparing a Neighbourhood Plan for one area. Some of the planning issues that we are seeking to tackle are common ones across the whole group. Others are more specific issues affecting one of the parishes within the Neighbourhood Plan group. Therefore, this document is structured in the following way:

- Chapters 2 and 3 explain why we are preparing a Neighbourhood Plan for Abbeydore and Bacton Group, Ewyas Harold Group and Kentchurch, and how long we expect this to take.
- Chapter 4 sets out the policies and proposals affecting the whole Group.
- Chapters 5, 6, 7 and 8 then sets out planning policies and proposals, individually for each of the parishes in the Group



Carving, Dulas Arch

Figure 3 – Strategic Environmental Assessment for Abbeydore and Bacton (Ewyas Harold Group Parish Council Licence Number 100055482)

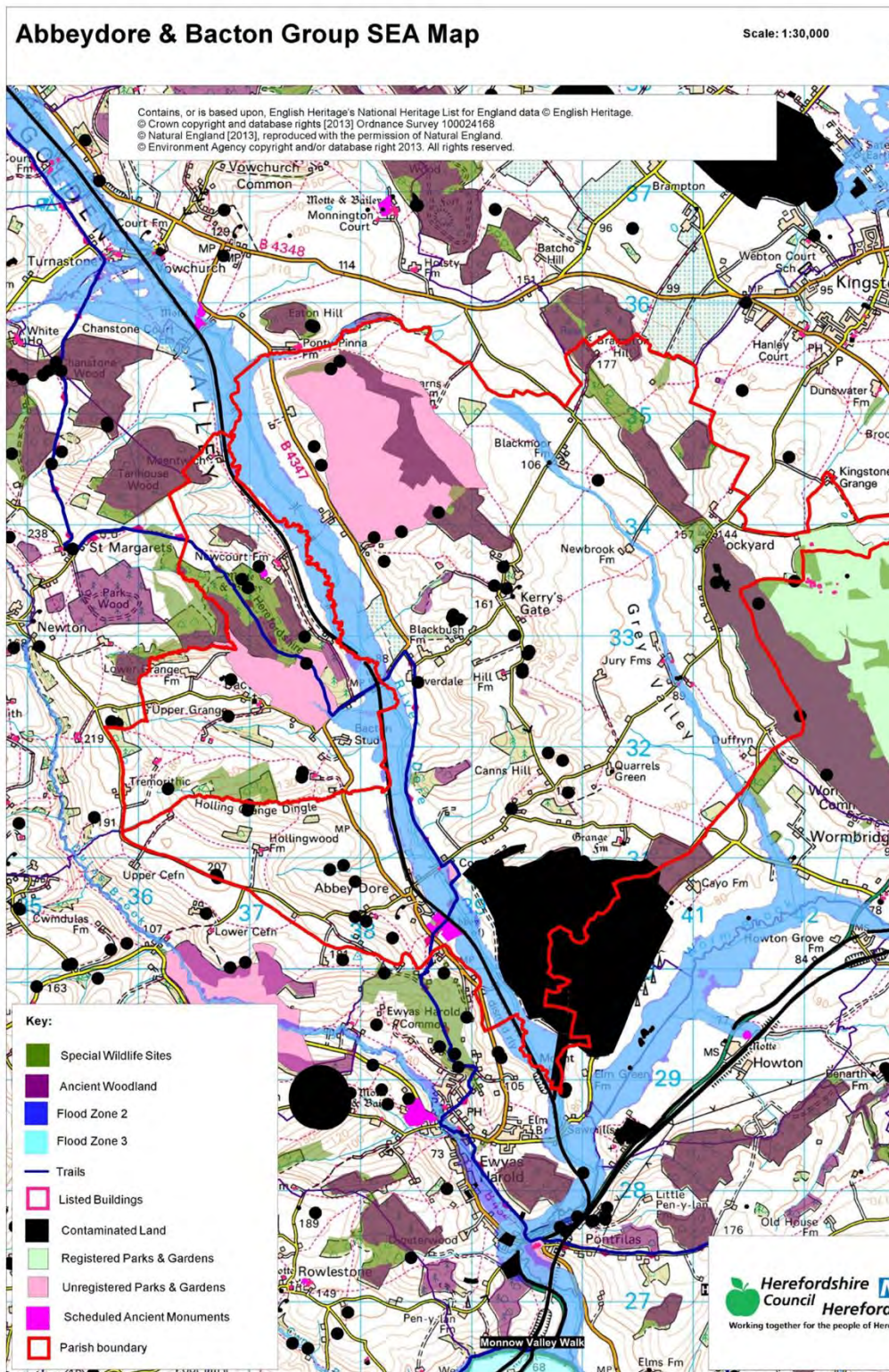


Figure 4 – Strategic Environmental Assessment for Ewyas Harold Group (Ewyas Harold Group Parish Council Licence Number 10005482)

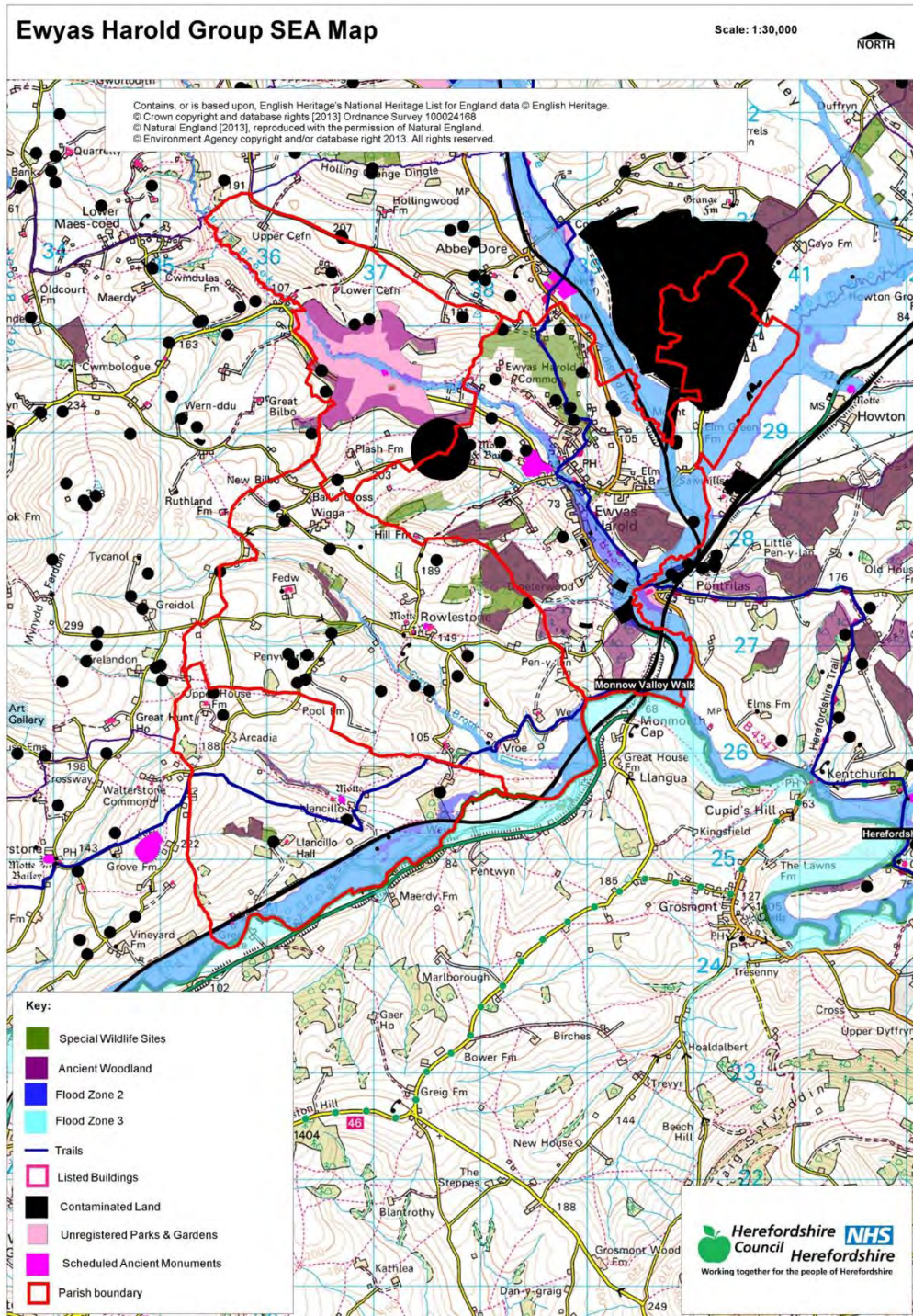
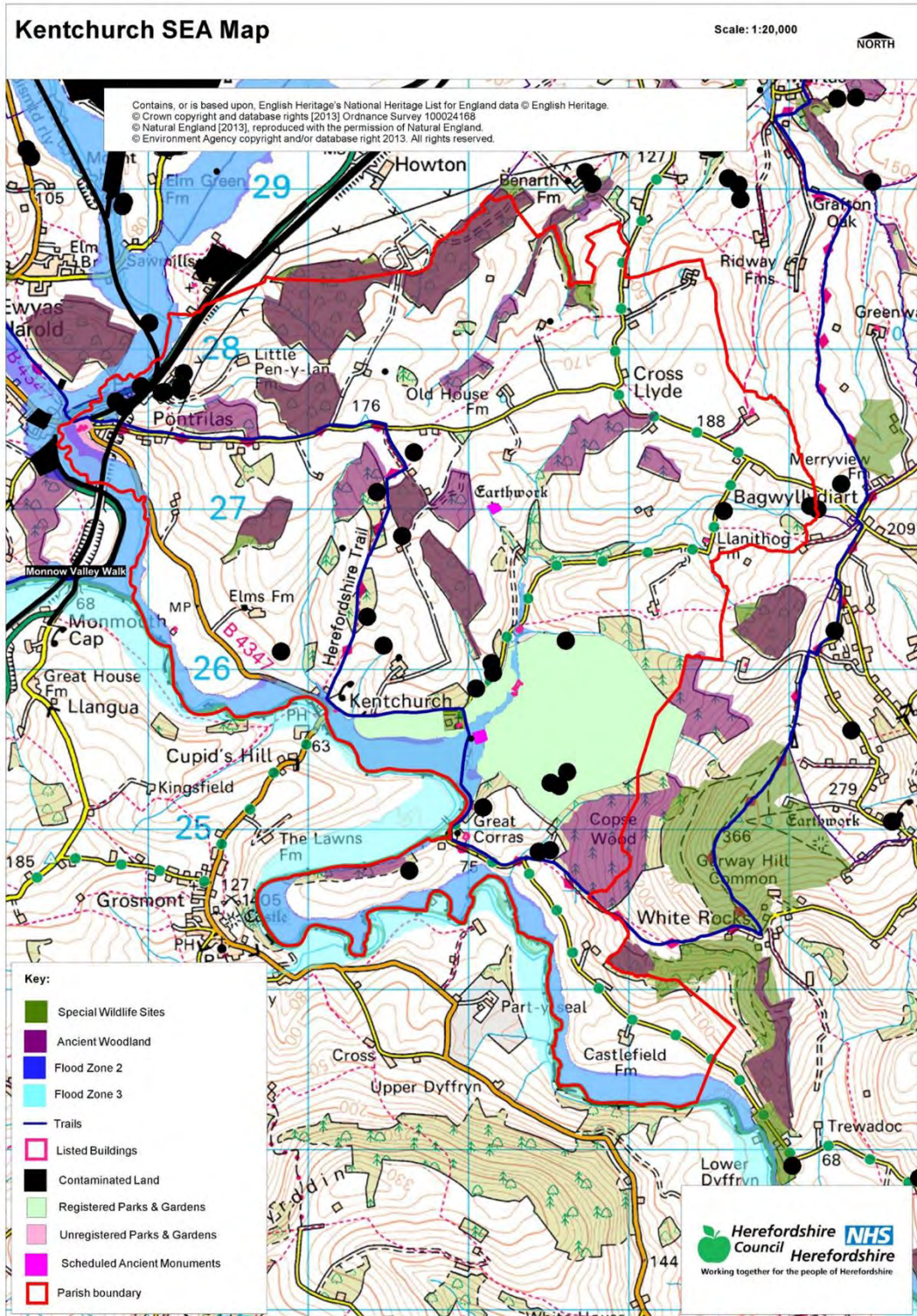


Figure 5 – Strategic Environmental Assessment for Kentchurch (Ewyas Harold Group Parish Council Licence Number 100055482)



2

Why are we preparing a Neighbourhood Plan for Abbeydore, Bacton, Ewyas Harold, Dulas, Llancillo, Rowlestone and Kentchurch?

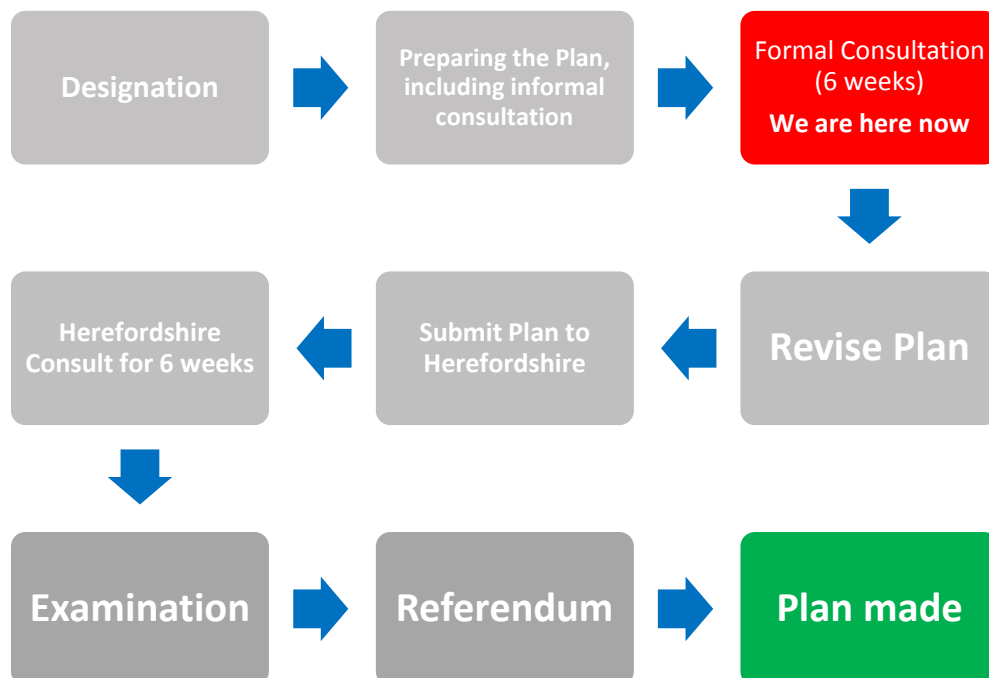
- 2.1 Neighbourhood Plans are a new part of the statutory development planning system. Just as local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. So, too, now, by preparing a Neighbourhood Plan, can parish councils.
- 2.2 Neighbourhood plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications.
- 2.3 The Parish Councils think this is an important right to exercise, and in October 2012 the Parish Councils came together and applied to be designated a neighbourhood planning body for the whole area covered by the parishes, see Figure 1. Herefordshire Council approved this application in November 2012. Since designation the Parish Councils' Steering Group have been preparing this Draft Neighbourhood Plan. A plan that when finalised will give local people more say in the future development of the Parishes.

3

How long will it take to prepare the neighbourhood plan?

- 3.1 Neighbourhood Plans have to be prepared following a procedure set by government (see Figure 6). At the moment we are in the early stages of plan preparation.

Figure 6 – The Neighbourhood Planning Process



- 3.2 This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire. The full process is shown above in Figure 2. The

Abbeydore and Bacton Group, Ewyas Harold Group and Kentchurch Neighbourhood Plan has now reached Draft Plan stage and this document is being consulted upon for six weeks.

- 3.3 After this six week consultation the Abbeydore and Bacton Group, Ewyas Harold Group and Kentchurch Neighbourhood Plan will be revised and submitted to Herefordshire Council. They will consult on this second Submitted Draft for a further six weeks.
- 3.4 The Abbeydore and Bacton Group, Ewyas Harold Group and Kentchurch Neighbourhood Plan will then, in all likelihood, be subject to independent examination. Once the Neighbourhood Plan has been examined it will have to be put to a vote, a referendum, of all those in the Parish, as to whether it should be made part of the statutory development plan system or not.
- 3.5 We hope to reach referendum stage by October 2015 and have a final Neighbourhood Plan by November 2015.

4

Plan wide policies and proposals of the Neighbourhood Plan

- 4.1 There are a number of planning issues that affect all of the parishes. This section of the plan sets out the plan-wide policies and proposals to deal with these issues. Our overall vision for the area in 2031 is:

The Vibrant village centres act as a focus for the rural Neighbourhood Plan area, supporting local services and encouraging appropriate industry. The rural character of both village and countryside is preserved until 2031. New Development is integrated into its setting, whether at the heart of the villages or in the rural areas. All development has minimal impact on the area's setting and environment. All development is essential to support the needs and functioning of the local community.

- 4.2 The Plan-wide issues we have identified are:
- The need for suitable market and affordable housing to allow local people to continue to live locally.

Under the emerging Herefordshire Core Strategy the Neighbourhood Plan area will have to plan for an indicative growth target for the four villages of Abbeydore, Bacton, Ewyas Harold and Pontrilas. Broadly this means the following:

Dwellings in the four villages	Indicative growth target	Indicative target number of dwellings	Commitments
587	12%-14%	72	62

In this table the number of dwellings is the number of dwellings identified in Herefordshire’s Rural Settlement Hierarchy background paper; the indicative growth target is the percentage change each village should grow by over the period 2011-2031 as set out in the emerging Core Strategy; and the indicative target number of dwellings indicates how many new homes this would be. The final column - “commitments” shows how close, or far away we are to meeting this “indicative target”. This includes dwellings under construction and planning permissions. We also know there are 38 homes proposed at Callowside, Elm Green Road in Ewyas Harold. Our plan sets out a set of policies for how each of the four villages will meet this set of targets. As you can see most of this target can be met only three years in to the plan period.

- The need to provide opportunities for small scale local businesses, including tourism, to establish and thrive.
- The need to ensure that all development proceeds in such a way as to preserve the character of the parishes.
- The need to preserve buildings, sites and assets of historical importance.



Traffic School Lane

- The need to protect the sustainability of services, shops, businesses and transport network, and foster viability through the appropriate development of social and economic infrastructure.
- The need to protect the environment of the region by ensuring the viability of the current flood protection scheme, and sewage

provision.

- The need to support sports and outdoor activities for all age groups and to foster arts and educational activities.
- The need to improve the transport network together with the long term objective of re-opening Pontrilas Railway Station.
- The need to ensure all development is of high quality, sustainable and in sympathy with the environment.

4.3 This chapter of the plan includes a set of general policies to deal with these issues.

POLICY G1 - NEW HOMES IN THE COUNTRYSIDE

New housing development in the countryside, outside the villages of Ewyas Harold, Pontrilas, Abbeydore and Bacton, will only be permitted when it satisfies one or more of the following:

- a) It is essential housing for an agricultural, forestry or other rural worker to live permanently at or near their place of work;
- b) It accompanies and is necessary for the establishment or growth of an existing rural enterprise;
- c) It replaces an existing dwelling and is no larger than the dwelling to be replaced; or
- d) It re-uses an existing redundant building.



Mixed housing styles, Ewyas Harold (Liz Overstall)

Background/Justification

National and Herefordshire strategic planning policy seek to restrict the building of isolated new homes in the countryside.

This policy is in line with national policy and emerging policy in the Herefordshire Core Strategy. This policy will be used in future to assess any applications for new housing in the open countryside and will be used to ensure that such development is appropriately managed and controlled.

This policy will apply in the open countryside and those smaller villages within the open countryside such as Dulas, Rowlestone and Llancillo.

POLICY G2 – RURAL EXCEPTION HOUSING

Within the Neighbourhood Plan area proposals for small affordable (social rented, affordable rented and intermediate low cost or rented homes) may be permitted on land not normally considered appropriate for new housing when the proposal:

- a. Meets a proven need for affordable housing backed by appropriate evidence from a local housing needs survey;**
- b. Respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally this will restrict such housing to Ewyas Harold and Pontrilas;**
- c. Such housing is made available to, and retained in perpetuity for, local people in need of affordable housing.**
- d. The development does not increase traffic congestion, cause roadside parking or jeopardize road safety in any way.**

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

demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.

Background/Justification

National and strategic planning policy as set out in the Herefordshire Core Strategy allow for, in appropriate circumstances, the possibility of so called “rural exception housing”.

Policy G2 will be used to assess any applications for such housing and will ensure that such development is appropriately managed and controlled.



View to the Black Mountains (Peter Rostron)

POLICY G3 – PROTECTING AND ENHANCING THE LANDSCAPE OF THE GOLDEN VALLEY

To protect and enhance the landscape of the Golden Valley development proposals will have to demonstrate that:

- a. The character of the Golden Valley landscape has influenced the design, scale, form and siting of the development proposed;**
- b. They protect and enhance the differing settings of the various settlements in the Golden Valley;**

- c. They protect and enhance any designated areas such as wildlife sites, listed buildings, and ancient monuments;
- d. They retain and enhance and non-designated assets such as stone walls, wildlife sites and commons;
- e. They protect and enhance the natural, historic and scenic beauty of the Golden Valley;
- f. They incorporate appropriate landscaping schemes and future on-going management to ensure the proposal integrates in to the surrounding landscape;
- g. They maintain and extend native tree species, hedgerows, and other important vegetation; and
- h. They do not have an adverse impact on the environmental quality of the area's rivers, streams and brooks.

Background/Justification

Our local landscape is one of our strongest assets. The Golden Valley has been put forward elsewhere as a potential Area of Outstanding Natural Beauty. This policy identifies those aspects that make the landscape so important and will be used to assess all future planning applications so that new development preserves and enhances the Golden Valley landscape.



Stone in rural setting (Liz Overstall)

POLICY G4 – DESIGN

All new development in the area will be expected to be of high quality design. Proposals will be assessed against the following criteria:

- a. Contribution to improving and enhancing the distinctive built, historic and natural environment of the site and its surroundings;**
- b. The overall design of the proposal in terms of siting, scale, height, proportions, massing, orientation, mix of uses, detailing, and materials;**
- c. Development does not adversely impact on existing natural horizons, and has appropriate regard to existing roof lines;**
- d. Impact on residential amenity of existing and proposed residents;**
- e. Sustainable construction and design that minimises the use of resources and emissions and uses recycled materials, renewable energy and the natural treatment of waste water and the re-use of greywater, wherever possible;**
- f. The use of locally-sourced or recycled natural stone tiles for roofing and walling is encouraged;**
- g. Access and highway safety, including the provision of new and improved pedestrian footpaths and footways, permissive pedestrian rights of way and cyclepaths, and provide safe pedestrian road crossings where required.**

Background/Justification

Our Neighbourhood Plan seeks to encourage all new development to be of high quality design.

Para. 58 of the national planning framework states:

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

Policy G4 has been developed to set out the quality of development we expect and is based on a thorough understanding and evaluation of the area's defining characteristics. This policy will be used in the assessment of all planning proposals and will help secure high quality development in the future.

POLICY G5 – FLOODING

All new development in the Neighbourhood Plan Area is required to include adequate surface water drainage measures to protect existing and new development from flooding.

Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

All development of existing properties (including alterations) must demonstrate that surface water is diverted into suitable and adequate drainage systems and not sewers.

Background/Justification

In line with the National Planning Policy Framework (NPPF), inappropriate development in areas at risk of flooding will be avoided by directing development away from the areas at highest risk. Where development is unavoidable, measures should be included to make it safe without increasing flood risk elsewhere.

The parishes of Ewyas Harold and Abbeydore are susceptible to flooding on the River Dore and the Dulas Brook. Only a few dwellings are directly affected as settlements have traditionally been constructed above flood-prone areas, however, serious disruption of the road system occurs on a regular basis. This limits access to schools and businesses, and isolates many other rural communities, affecting hundreds of people.



Dulas Ford Low Water (Liz Overstall)



Dulas Ford in Flood (Liz Overstall)

In the rural Abbeydore, the flood meadows on either side of the River Dore retain water after heavy rain, which diverts over the A4347 road at Dore Bridge and Moorhampton Bridge. The water is often too deep to permit traffic, and can persist for some time. Regular dredging of the River Dore, on both sides of these bridges, is considered essential. For detailed maps of the areas considered by the Environment Agency to be at risk of flooding see the National and Local Planning Policy Assessment that accompanies this Plan.

In Ewyas Harold parish, the A4347 and the C1213 are frequently flooded at several points in the village after heavy rain. The causes of this flooding are complex. In the past, flooding was most severe in the areas of the bridges but dredging has improved this. Recent flooding

seems to be related to the inadequacy of the drainage system. One of the most serious concerns residents report, is that floodwater enters the sewage system on Elm Green Road and spreads faecal matter on to the roads. Flooding issues in Ewyas Harold urgently need further investigation and structural improvement, as well as regular monitoring and maintenance. Of particular concern is a drainage pipe that runs the length of the Pontrilas Road (Ewyas Harold,) following the line of the old Village Ditch. It is theoretically maintained by more than 20 landowners. But this arrangement is unsatisfactory and responsibility for the upgrading, repair and maintenance of this crucial drainage pipe should be transferred to Herefordshire Council, so that it can be made a functional single pipe of standard width throughout its length.

POLICY G6 – TOURISM

Proposals for new and to improve and enhance existing tourist facilities will be permitted when:

- a. They are appropriate within the local landscape setting;**
- b. They do not have a detrimental impact on the landscape, tranquility or views within the wider Golden Valley;**
- c. They do not lead to road safety, traffic congestion or car parking problems; and**
- d. They do not have a detrimental impact on residential amenity.**

Background/Justification

Tourism makes a small but important contribution to the local economy. This policy seeks to manage future tourism development in a way that does not compromise the area's significant environmental assets.

The intent is to promote development that will provide facilities for the use of local inhabitants as well as attract visitors to the region. A visitor's centre based at Dore Abbey focussing on the Abbey and the southern portion of the Golden Valley would be welcomed and the keepers of the Abbey have already signalled that they would consider this proposal favourably. This would require further car parking either along the road in Abbeydore or at a suitable nearby location.



The Parks, Dulas (Liz Overstall)

POLICY G7 – GOLDEN VALLEY GREEN INFRASTRUCTURE

Development proposals should protect, enhance and introduce new Green Infrastructure (open spaces, tracks, woodlands, streams, rivers etc.) by:

- a. Retaining existing open spaces, trees, hedgerows, woodlands, water courses, parks and gardens;**
- b. Providing on site new Green Infrastructure; and**
- c. By making links and connections to the surrounding network of Green Infrastructure and contributing, wherever possible, to the overall network of Green Infrastructure in the Golden Valley.**

Background/Justification

Our Green Infrastructure network is the open spaces, tracks, lanes, woodlands, rivers and streams. Our plan seeks to protect this network as a key asset in the Golden Valley for its recreational, tourism, landscape and wildlife value.



Most of the roads in the NP area are single track and present passing problems.
(Liz Overstall)

POLICY G8 – HIGHWAYS AND TRANSPORT

All new development proposals should include appropriate measures to minimise their impact on the Neighbourhood Plan Area by including:

- a. Safe and suitable access;**
- b. Measures to reduce road speeds;**
- c. Off-road car parking that avoids the use of large areas of hardstandings, particularly using materials more appropriate to urban locations. All car parking should be appropriately sited and screened within the landscape.**
- d. Access to public transport including the creation of permissive footpaths to bus stops.**

Background/Justification

One of the issues raised consistently during our consultations on the neighbourhood plan has been the problems associated with car traffic. Through this policy we will seek to ensure such problems do not get any worse, and, where possible, are reduced.

POLICY G9 – RURAL ENVIRONMENT AND TRANQUILITY

To protect the integrity of the rural environment and the tranquility of the Golden Valley development proposals will be permitted when they do not give rise to adverse impacts. The following criteria will be used to assess proposals:

- a. The use, nature, scale, type of activity and opening hours (where appropriate) of any proposal.**
- b. For most business and tourism proposals a Noise Impact Assessment will be required with any planning application, and may be required, in certain circumstances, for other forms of development; and**
- c. Inclusion of suitable mitigation measures to reduce to a minimum any adverse impact. Such measures will be conditioned where necessary.**

Background/Justification

Key characteristics of the area are the rural environment and its tranquility. This policy seek to protect these characteristics by seeking to ensure that development is appropriate in terms of its use, scale and type of activity suitable to a tranquil, rural environment.



Grey Valley (Peter Rostron)

POLICY G10 – DARK SKIES

Obtrusive lighting installations can have a devastating impact in a community, causing nuisance to neighbours, and obscuring views of the night sky, as well as wasting energy. Well-designed lighting installations reduce the risk of crime, and improve public safety.

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

- a) They have undertaken an appropriate assessment and can demonstrate the need for the lighting proposed;**
- b) That care has been taken to provide appropriate lighting, using systems designed to prevent obtrusive lighting nuisance, minimise light pollution and reduce energy consumption.**

Background/Justification

The group's rural environment means that we benefit from "dark skies", this means when skies are clear we can see the stars constellations in all their glory. To ensure that this will be the same in the future this policy will be used to assess the light generated from development proposals. Light pollution from the ground is one of the reasons many areas do not enjoy the type of "dark skies" we have. In limiting or reducing light pollution there may also be benefits to the owners and users of development through reduced energy bills as a result of lower energy consumption.



Ewyas Harold residents voted Island Field top of the list of green areas needing protection. (Liz Overstall)

POLICY G11 – RURAL BUSINESSES AND HOMEWORKING

Proposals for new rural businesses and homeworking will be encouraged when they meet the following criteria:

- a. They do not have an adverse impact on residential amenity;**
- b. They do not have an adverse impact on the landscape, tranquility or Green Infrastructure network of the Golden Valley; and**
- c. They include suitable access and car parking.**

Background/Justification

To ensure that our community continues to thrive we will encourage suitable new rural business and homeworking. Such proposals will be looked on favourably when they do not have an adverse impact on residential amenity; landscape, tranquility, green infrastructure and where they do not lead to access or car parking problems.

5

Abbeydore and Bacton

- 5.1 This section of our Neighbourhood Plan sets out the Vision, Key Issues, Objectives and Policies and Proposals for Abbeydore and Bacton.

Vision

- 5.2 The rural character of Abbeydore and Bacton is preserved until 2031 and beyond. New development is integrated into the rural setting of the area and has minimal impact on the area's setting and fragile environment. All development is essential to support the needs and functioning of the local community.

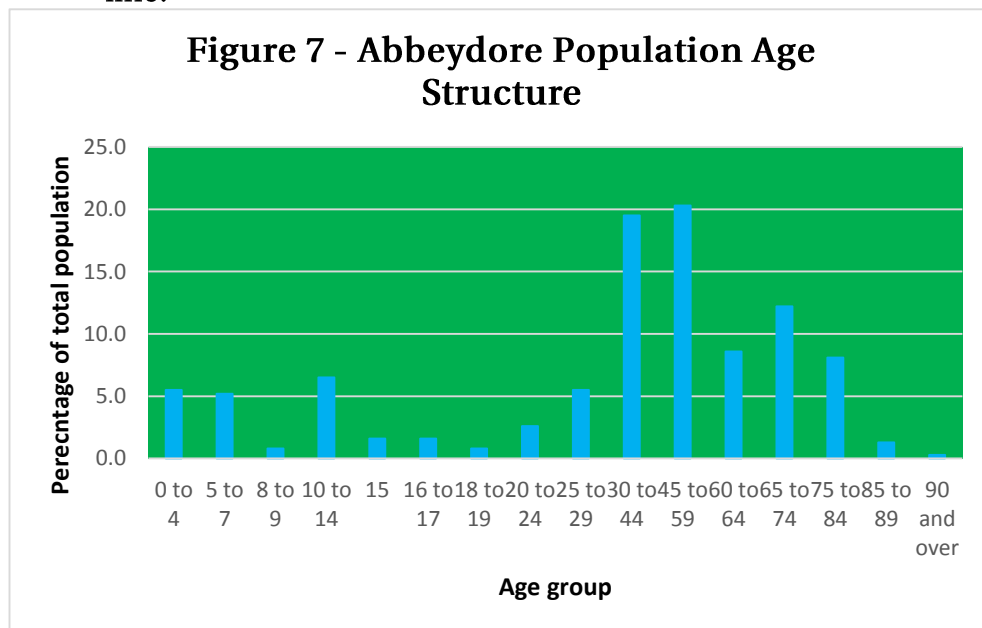


Dore Abbey (Geoffrey Hollom)

Key Issues

5.2 The following key issues have been identified for Abbeydore and Bacton:

- The need for suitable market and affordable housing to allow local people to continue to live locally.
- The need to provide opportunities for small scale local businesses, including tourism, to establish and thrive.
- The need to ensure that all development proceeds in such a way as to preserve the rural character of the parishes, and the integrity of the natural environment with particular regard to protected and endangered wild species.
- The need to preserve buildings and sites of historical importance, including assets Listed by English Heritage, and Herefordshire Council’s Monuments Record such as Dore Abbey, Bacton Church, both Abbeydore and Bacton Village Halls; and buildings associated with the Golden Valley Railway line.



5.3 Any development in the Abbeydore area would include a requirement to contribute to traffic calming on the B4347 through the village.

5.4 There is a majority of the local community who are concerned that there are insufficient facilities for young people in the immediate locality. Any plans to develop such facilities would be welcome but it should also be noted that demand is likely to be relatively small due to the small population and demographic of the parishes.

- 5.5 There is strong local support for a cycle path through the parishes. Two suggestions for routes are either along the old Golden Valley railway line or along the Herefordshire Way.
- 5.6 Response to the questionnaire has shown overwhelming support for the retention of the Parish's quiet, rural, character. There is considerable support for the area's inclusion in any future Black Mountains/Golden Valley Area of Outstanding Natural Beauty.
- 5.7 Abbeydore and Bacton is blessed with a beautiful landscape, enhanced by views to the majestic Black Mountains, Orcop Hill, the Skirrid, and the iconic view northward up the Golden Valley to the spire of Peterchurch. From Bacton, the view over Paradise Wood to Holling Grange and beyond is incomparable, and from the Cockyard, Grey Valley's tranquillity is very special. This landscape is integral to the character of the Parish and must not be impaired.

Objectives

- 5.9 To attain our Vision and address these key issues we have identified these objectives for Abbeydore and Bacton:

OBJECTIVE 1 - To ensure that the housing and employment needs of the local community are met in such a way that minimises the impact of development on the rural nature of the parishes.

OBJECTIVE 2 – To control and guide how new development is designed and integrated in to the existing fragile rural setting of Abbeydore and Bacton.

Policies and Proposals for Abbeydore and Bacton

Housing

- 5.10 Under existing planning policy in the 2007 Herefordshire Unitary Development Plan (UDP) new housing development in Abbeydore and Bacton has been strictly controlled.
- 5.11 But planning policy in Herefordshire is changing with the merging Core Strategy and the villages of Abbeydore and Bacton will have to help meet a new indicative growth target over the plan period of 2011 to 2031 for the whole Golden Valley of 12%.
- 5.12 This changing planning policy is also very specific that these new homes will be restricted to market homes which meet the needs of people with local connections or affordable housing.

- 5.13 There are a significant number of people who have identified a need for more housing for family and workers over the next 25 years and it is important that the NDP include provision for suitable development to meet this need within the framework provided by these two policies.
- 5.14 The majority view is that the housing should focus on small to medium sized family houses. The intent being to provide housing for those who wish to live and work in the community and which blends in with the current housing stock.
- 5.15 The overwhelming view is that any development should be in keeping with the local environment. This includes but is not restricted to using red brick or Herefordshire stone for the primary building material; no disproportionately large properties; suitable screening be employed where possible to ensure the character of the landscape is maintained including any concerns under the provisions of an Area of Outstanding Natural Beauty. There is also a majority in the community in favour of domestic solar panels being fitted to properties.

Policy AB1 – NEW HOUSING DEVELOPMENT IN ABBEYDORE AND BACTON VILLAGES

New market and affordable housing to meet local needs will be permitted within the villages of Abbeydore and Bacton when it is appropriate and proportionate to the size of the existing villages. To ensure this is managed appropriately proposals must satisfy the following criteria:

- a. Relate well to the existing built-up area of the village and are proportionate;**
- b. They are small scale developments of 1 and 2 homes;**
- c. Cumulatively development does not lead to the erosion of the villages existing character and setting;**
- d. Re-use brownfield land, where possible;**
- e. Enhance the character of the area;**
- f. Do not lead to isolated homes, detached from the main village in the open countryside;**
- g. They are of high quality sustainable design appropriate to its context;**
- h. They make a positive contribution to the surrounding environment and rural landscape.**

To ensure such housing is truly to meet a local need arising in the parish appropriate evidence will have to be

submitted to the local planning authority to demonstrate the housing will provide accommodation for any of the following:

- i. Existing residents of the parish requiring separate accommodation;**
- j. Immediate family members (parents, siblings, and adult children) who have current and longstanding links with the parish;**
- k. Other family members (grandparents, grandchildren, aunts and uncles) where the local planning authority consider it necessary for the applicant to live in the parish to receive medical or social support from a relative;**
- l. People with permanent, full time employment based mainly within the parish who require housing to enable them to fulfill their occupation.**

Unless medical needs indicate otherwise dwelling sizes will be limited to the following:

1 or 2 bedroom house – 80 sq. m net internal floor area

3 bedroom house – 90 sq. m net internal floor area

4 bedroom house – 100 sq. m net internal floor area

To safeguard occupation of homes granted under this policy for identified local housing needs in perpetuity planning obligations will be used.

Conditions will also be attached to planning permissions granted under this policy to:

- m. Remove permitted development rights for the erection of extensions or detached buildings within the curtilage of the dwelling; and**
- n. Restrict conversion of ancillary garage in to habitable accommodation.**

Applications to vary these conditions will only be

approved in exceptional circumstances.

Background/Justification

Abbeydore and Bacton are identified in the emerging Herefordshire Core Strategy as villages where new housing development will be limited to “market homes which meet the needs of people with local connections or affordable housing”. This policy is in line with this strategic planning policy and will be used to assess and manage future development proposals in the two villages.

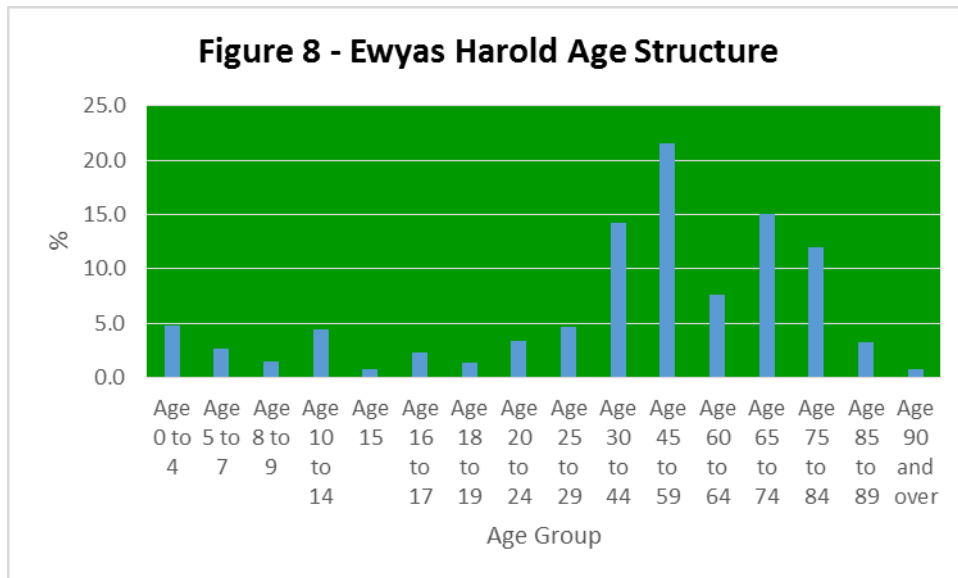
6

Ewyas Harold, Dulas, Llancillo and Rowlestone

- 6.1 This section of our Neighbourhood Plan sets out the Vision, Key Issues, Objectives and Policies and Proposals for Ewyas Harold, Dulas, Llancillo and Rowlestone.

Aims

- 6.2
- Work with neighbouring parishes and towards a joint vision of a sustainable future for our rural communities.
 - Move the school to a larger, and more accessible site on Pontrilas Road, Ewyas Harold as requested by residents and the Governors of Ewyas Harold Primary School.



- Protect the sustainability of services, shops, businesses and transport network in and around Ewyas Harold, and foster main village viability through the appropriate development of a vibrant social and economic infrastructure.
- Ensure housing provision to meet local needs, and permit housing development based on an agreed figure that takes into account current planning commitments and windfall.
- Enhance the rural village character of Ewyas Harold, and promote the recommendations of the Ewyas Harold Design Statement.
- Protect the quiet rural character of areas outside the Settlement Boundary of Ewyas Harold, and the rural parishes of Rowlestone, Llancillo and Dulas.
- Improve all aspects of road safety and maintenance, including pedestrian crossing and pavement provision, to create a safe roadscape.
- Reduce traffic congestion in Ewyas Harold village centre, School Lane and Dark Lane.
- Protect the environment of Ewyas Harold village by ensuring the viability of drains, the current flood protection, and sewerage provision.
- Support sports and outdoor activities for all age groups.
- Foster arts and educational activities.
- Improve transport network.



Ewyas Harold Shop and Post Office (Liz Overstall)

Key Issues

- 6.3
- **Size of individual housing developments:** To protect the rural nature of the Ewyas Harold village, residents have stated that the new residential developments should be limited in size. In the Ewyas Harold Parish Plan (2012) 29% of residents preferred single housing developments of 1-5 homes; 30% preferred developments of 6 – 10 homes, and 21% preferred developments of 11-20 homes.
 - **Encouraging a community of mixed age groups:** In the Ewyas Harold Parish Plan (2005), residents said they did not wish to live in a retirement village. In the Ewyas Harold Parish Plan (2012) they asked developers to provide a range of different sized housing, to encourage a community of mixed age groups.
 - **Design and build quality:** Development should take account of the objectives of the Ewyas Harold Village Design Statement, and display high standards of construction, design and sustainability.
 - **Rural parish character:** The quiet rural nature of the parishes of Dulas, Llancillo and Rowlestone is felt to be under threat and residents have asked in their Parish Plan, that it should be respected and protected.
 - **Rural Parish Housing needs:** to permit development to meet local needs where it does not compromise the quiet rural nature of the parish, and where it complies with RA3.
 - **Rural Village character:** Permitted development should seek to enhance the rural village character of Ewyas Harold, taking heed of the recommendations of the Ewyas Harold Village Design Statement. Protection should be given to assets listed by English Heritage and Herefordshire Councils Monument Record as well as valued green spaces, natural horizons and semi-natural wild

areas in the parishes.



Ewyas Harold Primary School (Liz Overstall)

- **Overcrowded school and related road safety problems:** Residents are afraid that extra housing development will place intolerable burdens on Ewyas Harold Primary School which is already over-crowded. The problem cannot be solved by further building on site, as the school site is too small for the number of children attending at present.
- **School-related road traffic problems:** The large number of parents dropping off and picking up their children by car creates road safety and access problems immediately around the school, and in nearby roads. Residents fear that emergency services would be unable to reach them at busy times of the day because of congestion. The school has tried to relieve the congestion by encouraging children to walk to school; even setting up pedestrian School Crocodiles but this is not successful as the main problem is the absence of pavements and the extremely narrow nature of Dark Lane. A one-way system has been considered, but met with opposition by residents. **A larger, and more accessible site should be found for the school, as a matter of urgency.**
- **Flooding, drainage and sewerage:** Residents point to regular flooding due - it is believed - to inadequate drainage and flood prevention measures. Sewerage has been forced on to the road by floodwater in Elm Green Road. Checks with service providers show that these outages have not been recorded.
- **Buses:** Residents complain of poor bus service provision. The bus timetable is inconvenient and does not serve all age groups.
- **Rail link:** The long-term objective of re-opening Pontrilas Railway Station should be promoted, with the aim of reducing road use and for the wider economic benefit of SW Herefordshire.



Pontrilas Rail Halt (Liz Overstall)

- **Sport and Recreation:** The Recreation Ground in Ewyas Harold is highly valued and much used. There are requests for more sporting provision, but no land to spare for it. Dog walkers are in conflict with sports activities on the Recreation Ground. More land for recreation should be sought, as a long-term objective.
- **Further education, recreation, art and culture:** to support the various halls that provide facilities for meetings, and to encourage the provision of cultural and educational events.

Objectives

- 6.4 To attain our Vision and address these key issues we have identified these objectives for Ewyas Harold, Dulas, Llancillo and Rowlestone:

OBJECTIVE 1 - To ensure local housing needs are met in Ewyas Harold, and to permit housing development in line with the Core Strategy taking into account current planning commitments and windfall.

OBJECTIVE 2 – To permit housing development in Dulas, Llancillo and Rowlestone that meets purely local needs; does not compromise the quiet rural nature of the parish; and complies with Policy RA3.

OBJECTIVE 3 – To promote the Ewyas Harold Design Statement objectives, and to encourage all development to be appropriate, and of high quality design; achieving the best sustainable development standards available at the time.

OBJECTIVE 4 – To improve service provision, and develop Ewyas Harold as the main service provider in south west Herefordshire. This will include (but is not limited to) developing health and well-being services; bus and transport services; encouraging shops and commercial businesses; assisting B&B and other tourist provision.

OBJECTIVE 5 – To redevelop the former Catholic Church of St John Kemble for use as a Community Health and Wellbeing Centre

OBJECTIVE 6 – To use development agreements/funding to finance the improvement of Trappe House corner on the Abbeydore Road. This will provide a safe pedestrian crossing, with adequate pavements on all sides, and appropriate traffic calming measures.

OBJECTIVE 7 – To install a pedestrian road bridge across the A465 to link Ewyas Harold and Pontrilas villages, or (as an alternative) provide a suitable foot crossing to improve pedestrian safety over this road.

OBJECTIVE 8 – To work with Herefordshire Council to improve the vehicular turning on/off the A465, at the junction with the Rowlestone Road.

OBJECTIVE 9 – To improve road, cycleway and pavement facilities to a standard that enables children to walk and cycle safely to school, thus safeguarding the system for the use of the whole community.

OBJECTIVE 10 – To improve facilities for families with young people and children in Ewyas Harold to encourage young families to live in the village.

Policies and Proposals for Ewyas Harold, Dulas, Llancillo and Rowlestone

Housing

- 6.5 Existing planning policy in the 2007 Herefordshire Unitary Development Plan (UDP) identifies different functions for the four settlements in the Parish.

Ewyas Harold is identified as a main village with a settlement boundary. Under Policy H4 of the UDP:

“The provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.”

Dulas, Llancillo and Rowlestone are considered to be smaller settlements where housing development in the countryside will not be permitted except under certain strict conditions under Policy H7 of the UDP, see above para 5.11.



Dulas Church (Liz Overstall)

- 6.6 Emerging planning policy in the Core Strategy proposes to change these functions as follows:

Ewyas Harold remains a main settlement in the Golden Valley that will be the main focus of proportionate housing development. Herefordshire Council have declared an aspiration that the Golden Valley Housing Market Area of grows by 12%.

Whilst Rowlestone is identified as a village where housing development will be restricted to market homes which meet the needs of people with local connections or affordable housing in the emerging Core Strategy under Policy RA2, the inclusion of Rowlestone under this policy is the subject of an objection from the parish council. The Neighbourhood Plan will limit new homes to those acceptable in the open countryside, see Policy G1 above.

Dulas and Llancillo remain as countryside areas in the emerging Core Strategy where housing development will be more strictly controlled under Policy RA3, see Policy G1 above.

POLICY EH1 – HOUSING IN THE VILLAGE OF EWYAS HAROLD

Within the defined settlement boundary for Ewyas Harold village, see the Ewyas Settlement Boundary Map, new housing development proposals will be permitted when they:

- a. Re-use brownfield land, where possible;**
- b. Are appropriate in size and scale to the village;**
- c. They provide a range and mix of house sizes, types and tenures;**
- d. Enhance the character of the area, are in line with the design policy in this plan, and the Ewyas Harold Village Design Statement;**
- e. Do not increase traffic congestion, encourage on-street parking, or jeopardize road safety.**
- f. Do not lead to the loss, damage or detriment of existing community facilities, green space or assets listed by English Heritage and the Herefordshire Council’s Monuments Record;**
- g. Do not lead to the loss of local employment opportunities, including tourism;**
- h. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere; and**
- i. They provide appropriate affordable housing either:**

- i. For sites of 3 or more dwellings on site; or**
- ii. For sites of 1 or 2 dwellings by providing a financial contribution to affordable housing off-site.**

Proposals for development beyond the settlement boundary will only be permitted when:

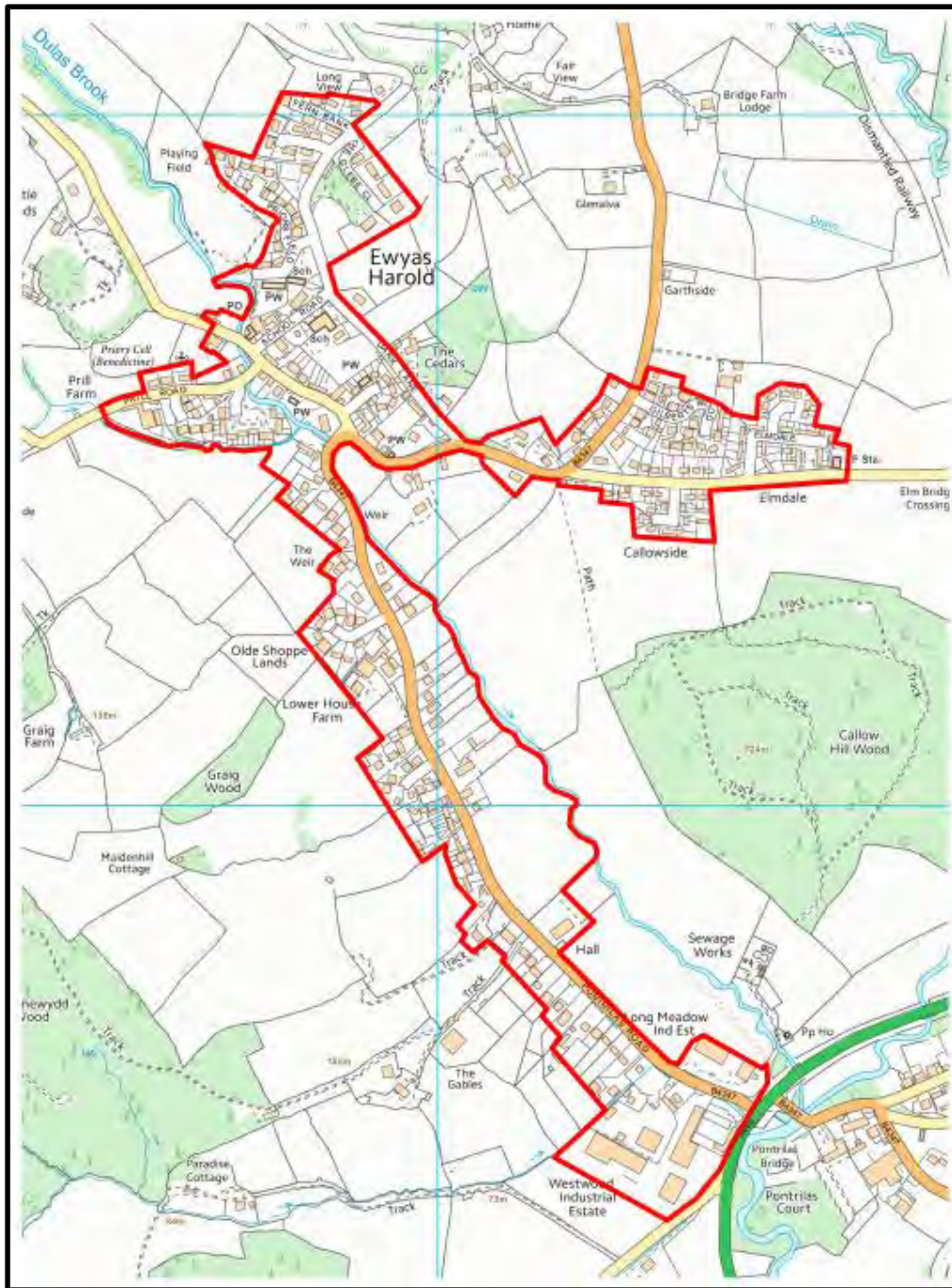
- j. They adjoin the settlement boundary;**
- k. They can easily be integrated in to the wider village and rural environment;**
- l. There are no allocated or brownfield sites within the settlement boundary;**
- m. They would not lead to disproportionate growth of the village beyond the indicative 12% growth target for the Golden Valley housing market area; and**
- n. They meet criteria b to f above.**

Background/Justification

Ewyas Harold is identified in the emerging Core Strategy as the village within the neighbourhood plan area that will be the main focus for proportionate housing development.

This policy will be used to assess new housing development proposals in Ewyas Harold village. Various options were considered and consulted upon during the development of this neighbourhood plan. It has been decided that the most appropriate course of action for the future is to retain the settlement boundary originally defined in the Herefordshire Unitary Development Plan. This will allow future development to be controlled in an appropriate manner so that it does not lead to disproportionate growth beyond the existing settlement boundary, whilst allowing landowners and developers to bring forward suitable, proportionate development when it is in line with the criteria defined in Policy EH1.

Ewyas Harold Settlement Boundary Map (Ewyas Harold Group Parish Council Licence Number 100055482)



Housing Design and Sustainability

POLICY EH2 - HOUSING DESIGN IN EWYAS HAROLD AND ROWLESTONE

Where housing development meets the key development principles it will be permitted when:

- a) It maintains the integrity and sustainability of the rural environment by safeguarding natural horizons, views and open spaces;
- b) Hard standing is kept to a minimum;
- c) Designs make significant effort to use local materials, respecting the Ewyas Harold Village Design Statement recommendation to offer modern innovation that respects local character;
- d) Designs take account of existing roof lines, and respect existing buildings, and the historical development of the village;
- e) Designs use recycled old stone tiles as roofing material, to provide habitat for rare bryophyte, *Grimmia ovalis*, and other wildlife.
- f) Density and plot ratios respond to the different character areas of the village - spacious at the village edges; more densely developed in the village centre;
- g) Housing development on the village edge should be suitably landscaped with native tree species and hedges;
- h) Developers must demonstrate that care has been taken to provide adequate lighting, using systems designed to prevent obtrusive lighting nuisance, control light pollution and reduce lighting energy consumption.
- i) Developers use existing site features in a sympathetic manner, including trees, stone walls, watercourses and open spaces.

Background/Justification

This policy seeks to promote quality design in Ewyas Harold village. It has been developed after assessing the key characteristics of what makes the village distinctive and develops from work undertaken previously on the Village Design Statement.

POLICY EH3 – DEVELOPMENT AFFECTING HIGHWAYS AND STREETSCAPES

To improve and enhance the highways and streetscapes in Ewyas Harold development proposals will be required to:

- a) Maintain and improve views and vistas within the village;**
- b) Maintain, improve and create high quality public spaces, semi-natural wild spaces and wildlife habitats;**
- c) Include footways and footpaths, providing safe pedestrian road crossings where required;**
- d) Includes links to existing footways and footpaths;**
- e) Make provision for off-street car parking;**
- f) Improve safety for all highway users;**
- g) Use appropriate local materials and planting to maintain village character;**
- h) Include measures to reduce speeding of vehicles;**
- i) Include suitable lighting; and**
- j) Where signage and street furniture is used this should avoid unnecessary duplication, be of high quality and not lead to clutter.**

Background/Justification

Policy EH3 has been developed from earlier work in the Village Design Statement. This policy will allow new development proposals to be assessed for both their impact on traffic and highway safety but also for the contribution they will make to the built environment, and, in particular, including measures that seek to avoid the further urbanisation of that environment. Taken together this approach will allow the plan to support the maintenance of an overwhelmingly rural environment in the village.

POLICY EH4 - EWYAS HAROLD PRIMARY SCHOOL

Proposals for a new primary school will be encouraged on the site identified on the map below. The development will be required to:

- a) Be of high quality and sustainable design;**
- b) Within or on the edge of the settlement boundary;**
- c) In close proximity to existing houses;**
- d) Offer facilities for children, parents, staff and other users to walk and cycle to the site;**
- e) Provide adequate off-road waiting/pick-up space for buses and cars;**
- f) Be well related to public transport services and facilities;**
- g) Include provision for wider community use;**
- h) Have been subject to an appropriate flood risk assessment, and, where necessary, incorporates suitable mitigation measures; and**
- i) Any planning application includes an assessment of the impact on the Dulas Brook Special Wildlife Site, and, where necessary, includes suitable mitigation measures.**

Background/Justification

The Governors of Ewyas Harold Primary school have discussed moving the school to a larger, more appropriate site in a number of meetings since 2013. They have examined all the possible sites in the village and reached the conclusion that the site to the north of the Memorial Hall is the best option. In a letter to the NDP Steering Group the Governors say:

"In identifying a preferred site for a new school building, the Governors considered several options and came to the conclusion that the field on the north side of the Memorial Hall (on the left when facing the front of the hall), was the best. It was decided that the site chosen offered outstanding advantages that could not be met by the others, specifically by reducing traffic congestion up through the village and alleviating the parking difficulties in and around the current site."

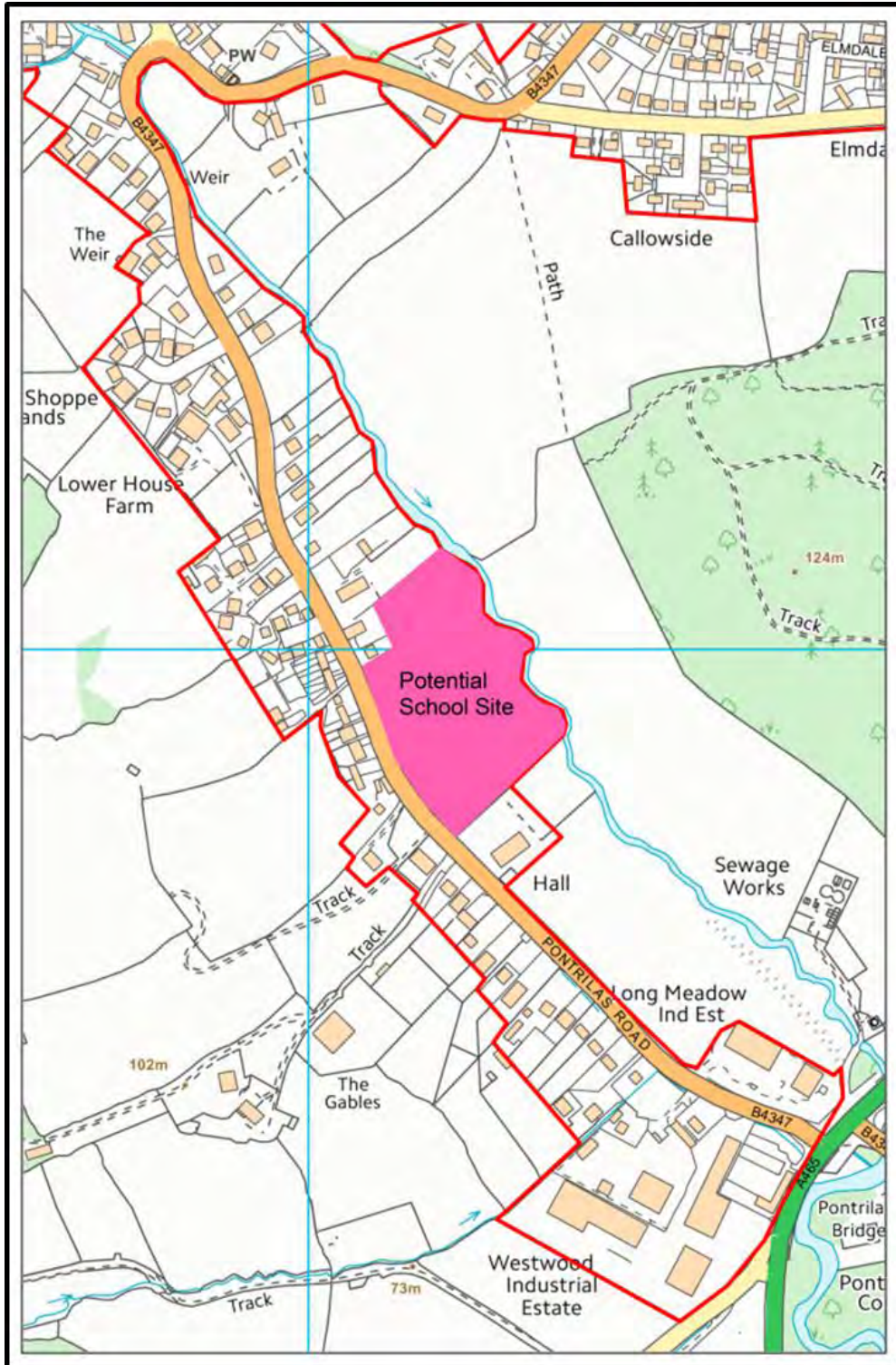
The owner of the site in a response on the neighbourhood plan has indicated that such a use may be possible on this site, possibly with some associated housing development.

Herefordshire Council is currently undertaking a *School Estates Review*. The preferred approach outlined in this Neighbourhood Plan will be put forward as a key input to this review. A final decision on the future re-location of the school will depend on that review.

The SEA Environmental Report concluded that:

“This proposal is within flood area 2 and 3 according to the Environment Agency flood maps. The site is also adjacent to the Dulas Brook, which is a SWS [Special Wildlife Site]. However the policy does not include any reference or mitigation relating to these issues. It is considered an assessment needs to be undertaken regarding the flooding aspects of this site and the potential impact on the SWS and watercourse.”

Policy EH4 has been amended to take account of these issues.



(Ewyas Harold Group Parish Council Licence Number 100055482)

Maintaining Rural Services and Ewyas Harold Local Centre

POLICY EH5 – EWYAS HAROLD LOCAL CENTRE

Ewyas Harold’s role as a local centre will be enhanced by protecting valuable services and facilities. When considering proposals the following criteria will be applied:

- a. The change of use of shop, pub, post office or other community facilities to residential uses will not be permitted unless equivalent or better provision for the facility to be lost is made elsewhere within the settlement boundary.**
- b. Development proposals for new, expanded or improved retail, commercial and community facilities will be permitted when:**
 - i. They do not have an adverse impact on residential amenity;**
 - ii. They enhance the character of the immediate surrounding area and wider village; and**
 - iii. They do not lead to traffic management problems.**

Background/Justification

Ewyas Harold is a key local centre providing valuable local services to wide area.

To ensure that this important function is maintained and enhanced, where possible, existing facilities will be protected from inappropriate development; and proposals for new, expanded or enhanced facilities will be encouraged.

7

Kentchurch

- 7.1 This section of our Neighbourhood Plan sets out the Vision, Key Issues, Objectives and Policies and Proposals for Kentchurch and Pontrilas.

Vision

- 7.2 Our vision for 2031 is to preserve the rural nature of the parish of Kentchurch. To that end all development should proceed in a way to minimise impact on the environment and adjoining parishes. Development will be encouraged that supports the local community, including suitable provision of housing, small scale local business and the development of appropriate infrastructure to support these enterprises.



Pontrilas (Liz Overstall)

Key Issues

7.3 The following key issues have been identified for Kentchurch:

- The need for suitable housing to allow local people to live locally.
- The need to provide opportunities for small scale local businesses, including tourism, to establish and thrive.
- The need to ensure that all development proceeds in such a way as to preserve the rural character of the parish.
- The need to preserve buildings and sites of historical importance, including but not restricted to Kentchurch Church, Kentchurch Court, Pontrilas Court and all green lands.



Kentchurch Court Garden (Liz Overstall)

Objectives

7.4 To attain our Vision and address these key issues we have identified these objectives for Kentchurch:

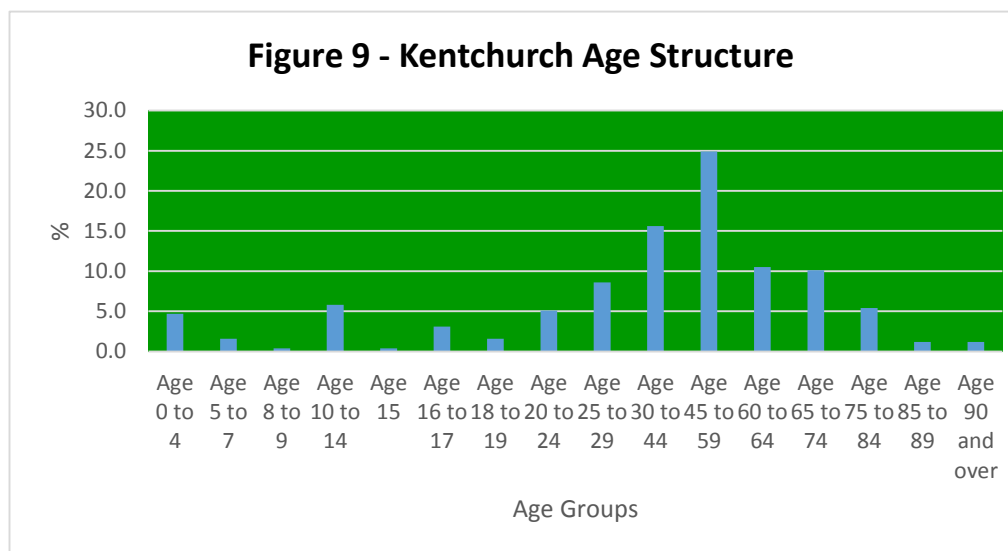
OBJECTIVE 1 - To ensure that the housing and employment needs of the local community are met in such a way that minimises the impact of development on the rural nature of the parishes.

OBJECTIVE 2 – To control and guide how new development is designed and integrated in accordance with the wishes of the local community and clearly highlight all areas where special consideration needs to be given.

Policies and Proposals for Kentchurch

Housing

- 7.5 Under existing planning policy in the 2007 Herefordshire Unitary Development Plan (UDP) new housing development in Kentchurch has been controlled in Pontrilas by Policy H6 – Housing in Smaller Settlements.



- 7.6 Saved Policy H6 of the UDP only allows housing proposals for residential development on plots arising from the infilling of small gaps between existing dwellings within the settlement will be permitted, where:
- the dwelling size is limited to a habitable living space of 90 sq. m (3 bedroom house) or 100 sq. m (4 bedroom house);
 - the plot size is limited to a maximum area of 350 sq. m; and
 - the infill gap is no more than 30 metres frontage.
 - In considering such planning applications 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.
 - Planning permission for the extension of dwellings approved under this policy will not be permitted. Planning permissions will be subject to a condition removing permitted development rights for the conversion of an ancillary garage into habitable accommodation, or for erection of any extension or detached buildings within the curtilage.
 - Proposals should be compatible with the housing design and other policies of the Plan and respect the character and scale of the settlement concerned.

- 7.7 The emerging Core Strategy elevates the position of Pontrilas in the settlement hierarchy to the position of a main settlement. An aspirational growth target is identified for the Ross on Wye Housing Market Area of 14%.
- 7.8 The following policy will be used to manage this future development.

POLICY K1 – HOUSING IN THE VILLAGE OF PONTRILAS

Within the village of Pontrilas new housing development proposals will be permitted when they:

- a. Re-use brownfield land, where possible;
- b. Are appropriate in size and scale to the village;
- c. They provide a range and mix of house sizes, types and tenures;
- d. Enhance the character of the area, are in line with the design policy in this plan;
- e. Do not increase traffic congestion, encourage on-street parking, or jeopardize road safety.
- f. Do not lead to the loss, damage or detriment of existing community facilities, green space or assets listed by English Heritage and the Herefordshire Council's Monuments Record;
- g. Do not lead to the loss of local employment opportunities, including tourism;
- h. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere; and
- i. They provide appropriate affordable housing either:
 - i. For sites of 3 or more dwellings on site; or
 - ii. For sites of 1 or 2 dwellings by providing a financial contribution to affordable housing off-site.

Proposals for development beyond the village will only be permitted when:

- j. They adjoin the existing built-up area of the settlement;

- k. They can easily be integrated in to the wider village and rural environment;**
- l. There are no allocated or brownfield sites within the settlement boundary;**
- m. They would not lead to disproportionate growth of the village beyond the indicative 14% growth target for the Ross on Wye housing market area; and**
- n. They meet criteria b to f above.**

Background/Justification

Pontrilas is identified as falling within the Ross on Wye Housing Market Area and is a main village considered suitable for proportionate housing development.

Policy K1 will be used to assess and manage future development proposals so that they are suitable and proportionate. In developing this policy a number of options were considered from “do nothing”, through to identifying sites and/or a settlement boundary. Community consultations revealed the preferred approach was to adopt a policy-lead development management approach as set out in Policy K1.

8

How to comment on this document

- 8.1 This is the first Draft of the Abbeydore and Bacton Group, Ewyas Harold Group and Kentchurch Neighbourhood Plan. To comment on this Draft you can:
1. Fill in the comment form online at <http://neighplan.wordpress.com>
 2. Download a comment form from <http://neighplan.wordpress.com> and email the completed version to clerk@ewyasharoldgpc.org.uk
 3. [Complete a comment form and post the completed version to the address in the form.](#)
 4. [Complete](#) a comment form and return the completed version to the collection box in Ewyas Harold Shop or Pontrilas Post Office.

If you have any further questions please contact one of the following.

Abbeydore and Bacton: Toby Murcott on 01981 240 933 or tobymurcott@gmail.com

Ewyas Harold: Carla Boyles on 01432 271209 or clerk@ewyasharoldgpc.org.uk

Kentchurch: John Pring on 01981 240564 or gwrstation04@tesco.net

All comments must be received by midnight on March 29th 2015.



Kirkwells

The Neighbourhood Planning People