

Putley Neighbourhood Development Plan 2011-2031

Consultation draft

Regulation 14: Pre-submission consultation and publicity notice

In accordance with the Neighbourhood Planning (General) Regulations 2012, notice is given that a formal pre-submission public consultation on proposals for the Putley Neighbourhood Development Plan will start at 9.00 a.m. on **Monday, 6 November 2017** for a period of six weeks, ending at **5.00 p.m. on Monday, 18 December 2017**.

Where you can inspect the proposed Neighbourhood Development Plan

Copies of the proposed Putley Neighbourhood Development Plan will be delivered to households and businesses in the Neighbourhood Area (the parish of Putley). The proposed Neighbourhood Development Plan is also available:

- At <http://www.putley.org.uk/neighbourhood-plan>
- On request from the Clerk to Putley Parish Council, by email to putleyclerk@hotmail.co.uk or by post to The Clerk to Putley Parish Council, Donnington Court, Ledbury HR8 2HX.
- For inspection at Ledbury Customer Service Centre, The Master's House, St. Katherines, Ledbury HR8 1EA during opening hours.

Supporting documents are available at <http://www.putley.org.uk/neighbourhood-plan>

How to make comments on the proposed Neighbourhood Development Plan

Comments should be made in writing, and include the name and address of the person making the comments. A comments form will be delivered with copies of the proposed Neighbourhood Development Plan. It can also be downloaded from the website or collected at the drop-in session (see below). All comments will be publicly available. This includes the name and address of the person making the comments.

Please make comments as specific as possible, quoting the relevant policy or paragraph number(s).

If you wish to be kept updated on the progress of the Neighbourhood Development Plan, please also give an email address (which will not be published).

Send/make your comments:

- by email to: putleyclerk@hotmail.co.uk
- by post to: The Clerk to Putley Parish Council, Donnington Court, Ledbury HR8 2HX
- by hand to: Josephine Felton, 'Twynings', Putley Green HR8 2QN
- or at the drop-in session at Putley Parish Hall on Saturday, 25 November 2017, 10 a.m. to 12 noon.

All comments must be received by 5.00 p.m. on Monday, 18 December 2017. These will be considered by Putley Parish Council, and will help shape the Neighbourhood Development Plan.

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1. SETTING THE SCENE

Introduction

- 1.1 New planning powers were given to local communities by the Localism Act 2011. These include the ability to prepare Neighbourhood Development Plans, which then form part of the statutory planning framework for development in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Putley Parish Council has decided to prepare a Neighbourhood Development Plan to make use of the new planning powers and help ensure that decisions on future development are guided locally. A Steering Group has overseen work on the Neighbourhood Development Plan.

Format of the Neighbourhood Development Plan

- 1.3 The Neighbourhood Development Plan begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2). In line with national and County-wide planning policies, the Neighbourhood Development Plan seeks to contribute to sustainable development by addressing social, environmental and economic matters together.
- 1.4 The Neighbourhood Development Plan's vision for the future of the Neighbourhood Area up to 2031 is set out in chapter 3, together with more detailed objectives. This chapter sets an overarching policy for the future sustainable development of the Neighbourhood Area and explains how development is to be distributed in the parish.
- 1.5 The Neighbourhood Development Plan then sets out policies on the development and use of land, for housing (chapter 4); the local economy (chapter 5); the environment (chapter 6); and community facilities (chapter 7). A concluding chapter explains how the Neighbourhood Development Plan will be delivered.
- 1.6 The Neighbourhood Development Plan has been prepared using evidence gathered from a range of sources. Much information has been taken from reports and other documentation prepared by Herefordshire Council for the Local Plan Core Strategy. This has been supplemented by local sources, including a residents' survey in 2016 and an assessment of housing delivery. A summary of the resultant 'evidence base' for the Neighbourhood Development Plan is at Appendix A.

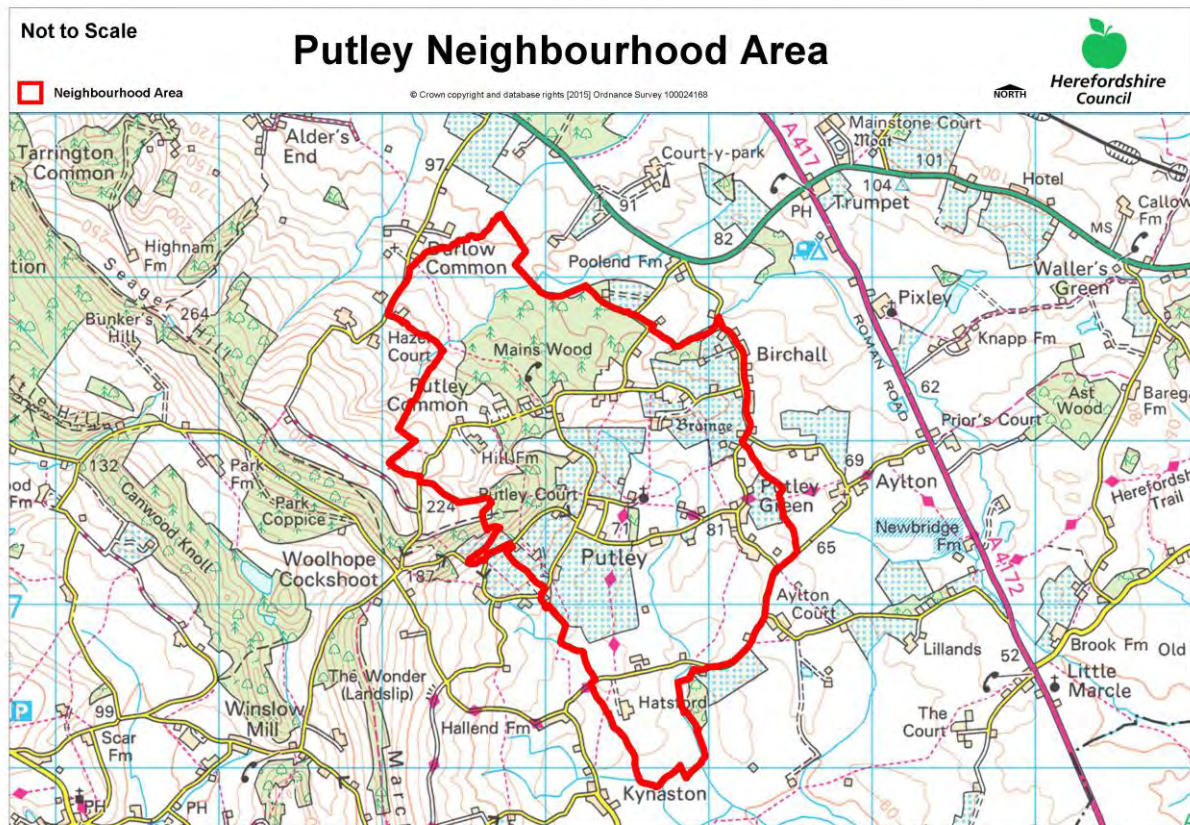
National and local planning policy context

- 1.7 The Neighbourhood Development Plan's policies need to be read alongside the existing national and County planning policies which apply in the Neighbourhood Area.
- 1.8 National planning policy is set out in the National Planning Policy Framework, published in March 2010. Planning Practice Guidance gives more practical advice as to how national policy is to be implemented.


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- 1.9 Herefordshire Council is responsible for preparing the Local Plan. The first document to be produced as part of the Local Plan is the Core Strategy. This sets out the strategic planning policies which will govern development in the County from 2011 to 2031. These cover such issues as requirements for new housing, the rural economy, the environment and community facilities. The Neighbourhood Development Plan has been written to complement rather than duplicate these existing policies, which are listed at Appendix B. Reference is made to relevant policies in the text of the Neighbourhood Development Plan.
- 1.10 The Neighbourhood Development Plan, like all development plans, is subject to an assessment process termed Strategic Environmental Assessment (SEA). The Assessment is undertaken independently, by Herefordshire Council. A scoping report in April 2017 concluded that further work would be needed as the Neighbourhood Development Plan proceeds. To this end, an Assessment of the Neighbourhood Development Plan is being published as part of this consultation.
- 1.11 Herefordshire Council have also assessed whether there is any European site within or in proximity to the Neighbourhood Area which could be affected by any future proposals or policies. This would include Special Areas of Conservation, of which there are several in and bordering the County. If so, the Neighbourhood Development Plan would need to be subject to Habitat Regulations Assessment. However, the screening concluded that European sites will not need to be further considered in the preparation of the Neighbourhood Development Plan.
- 1.12 A Parish Plan was produced in 2009. It introduces many of the themes and issues explored in the Neighbourhood Development Plan.
- 1.13 The Neighbourhood Development Plan covers the period 2011 to 2031, coterminous with the Local Plan Core Strategy.

2. THE NEIGHBOURHOOD AREA

- 2.1 This part of the Neighbourhood Development Plan describes the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place.
- 2.2 The Neighbourhood Area was approved in February 2016. The qualifying body is Putley Parish Council and the Neighbourhood Area is the parish area (Plan 1).
- 2.3 Putley is a compact rural parish to the west of the market town of Ledbury. Set amongst woodland, orchards, pasture and arable farmland, the settlement pattern has developed organically. The focus of present-day village services is at Putley Green, in the east of the Area, where the Parish Hall is a venue for an outreach Post Office and a “pop-up” pub. A further area of settlement is at Putley Common to the west. There are significant areas of heritage interest at Putley Court and environs, including Putley Parish Church. Throughout the Area there are scattered groups of houses, wayside dwellings, and farms.



Plan 1: Putley Neighbourhood Area

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- 2.4 The main transport connections are to Hereford and Ledbury, via the A4172 and the A438, with a weekly bus service to both towns. There are other routes to adjoining villages such as

Much Marcle, and thence to Ross-on-Wye by the A449; and to Woolhope and Fownhope over the higher ground to the west. The Area is crossed by the Herefordshire Trail, a long-distance footpath, with many other public rights of way providing local access.

- 2.5 The population of the Area was 245 in 2011, compared to 262 in 2001 (a drop of 13%). In contrast, the number of households has risen, from 98 in 201 to 103 in 2011 (+5%). As a result of these trends, average household size has fallen in this period from 2.5 to 2.4 persons per dwelling.
- 2.6 In 2011, the age profile of the population was slightly older than the County average, with fewer younger people (16% aged 0-15 compared to a County figure of 17.1%) and a higher proportion of older people (22.4% aged 65 and over, compared to 21.3% at County level).
- 2.7 The population density in 2011 was 0.5 persons per hectare, reflecting the rural environs and less than that at County (0.8 ppha) or West Midlands (4.3 ppha) levels. In 2011 68% of homes were owner occupied, close to the County average (67.7%). The Area has a higher than average proportion of social housing, which stood at 21.4 % in 2011 (County 10.5%). Despite this, there is a relative preponderance of larger houses, with 34.9% of the stock having four or more bedrooms in 2011, compared to 24.8% in Herefordshire.
- 2.8 Locally-based employment is largely linked to agriculture or forestry, or is otherwise situated on established farm enterprises. Commercial apple, pear and soft fruit growing has been associated with the locality for many years and is still a notable feature of the farming economy and land use. It is also important to tourism, with the area the focus of the 'Big Apple' celebrations at blossom and harvest times in the spring and autumn. There are no industrial estates or similar employment areas. The rate of self-employment in 2011 was 26.2%, noticeably higher than in the County (14.4%) or the West Midlands (8.5%).
- 2.9 The landscape of the Area is important in defining local character and distinctiveness. The topography is defined by the location of the parish on the eastern-facing slopes of the Woolhope Dome, providing expansive views across the valley of the River Leadon to Ledbury and the Malvern Hills from the higher ground in the west.
- 2.10 A range of landscape types are distinguished in Putley by the County Landscape Character Assessment.¹ Principal Wooded Hills are to be found in the west. These are characterised by densely wooded, hilly landscapes with a steep topography and a significant cover of ancient semi-natural woodland. These give way to Wooded Hills and Farmlands to the east, where the steepness of slope is less severe and hence less of a constraint to agriculture. These are landscapes where blocks of woodland appear as discrete features within larger areas of enclosed hedged fields. In the south lie Principal Settled Farmlands, the rolling agricultural landscape typical of central Herefordshire with mixed farming, hedgerows, and more restricted tree cover.

¹ Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

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- 2.11 Woodlands such as Mains Wood, Commander’s Wood, Coombe Coppice and Lady’s Wood are key components of the landscape. They include coniferous and deciduous planting, with significant areas of ancient and semi-natural woodland/ancient replanted woodland. As a result, they are significant from a biodiversity as well as landscape point of view. They are shown as core areas on Herefordshire Council’s Ecological Network Map and are also designated as Local Wildlife Sites.² Part of Mains Wood is a Site of Special Scientific Interest, 8.75 ha of mixed woodland which was assessed being in an “unfavourable declining” condition by Natural England in 2010. Trees at Putley Common and Putley Court are subject to Tree Preservation Orders.
- 2.12 Other areas of biodiversity interest include a few remaining small-scale traditional orchards scattered throughout the Area, and an area of woodpasture and parkland at Putley Court. There are several records of the European protected species of Dormouse and Great Crested Newt, as well as numerous sightings of bats; a survey of the Parish Church in 2014 recorded six bat species. The diversity of wildlife documented in the Putley Biodiversity Action Plan reflects the variety of habitats available – woodland and copses, orchards, hedgerows, ponds and watercourses, and grassland such as at Putley Court and Putley Common.
- 2.13 The Neighbourhood Area has a range of heritage assets. There are numerous Grade II and II* listed buildings, with clusters at the Parish Church/Lower Court and Putley Green. The Church and the Churchyard Cross are Grade II*; the Cross is also a scheduled ancient monument. There is a scheduled Roman villa east of the Rectory. Putley Conservation Area encompasses Putley Court, Lower Court, Putley Parish Church, and Putley Court Lodge, together with intervening land. The bulk of the Conservation Area together with land to the west is an Unregistered Park and Garden.
- 2.14 The Neighbourhood Area is in the catchment of the River Leadon which flows to the east. Water quality issues in the Leadon have been identified by the Environment Agency due to elevated levels of phosphorus from diffuse and point sources. There is limited waste water treatment capacity at the Putley Green sewage treatment works, operated by Severn Trent Water. There are no issues with water supply, which is provided by Dwr Cymru Welsh Water.
- 2.15 Plans 2 and 3 are taken from the Environmental Reports produced by Herefordshire Council as part of the SEA process referred to above. The Plans show the many areas of heritage, landscape, minerals and biodiversity interest in the Neighbourhood Area.

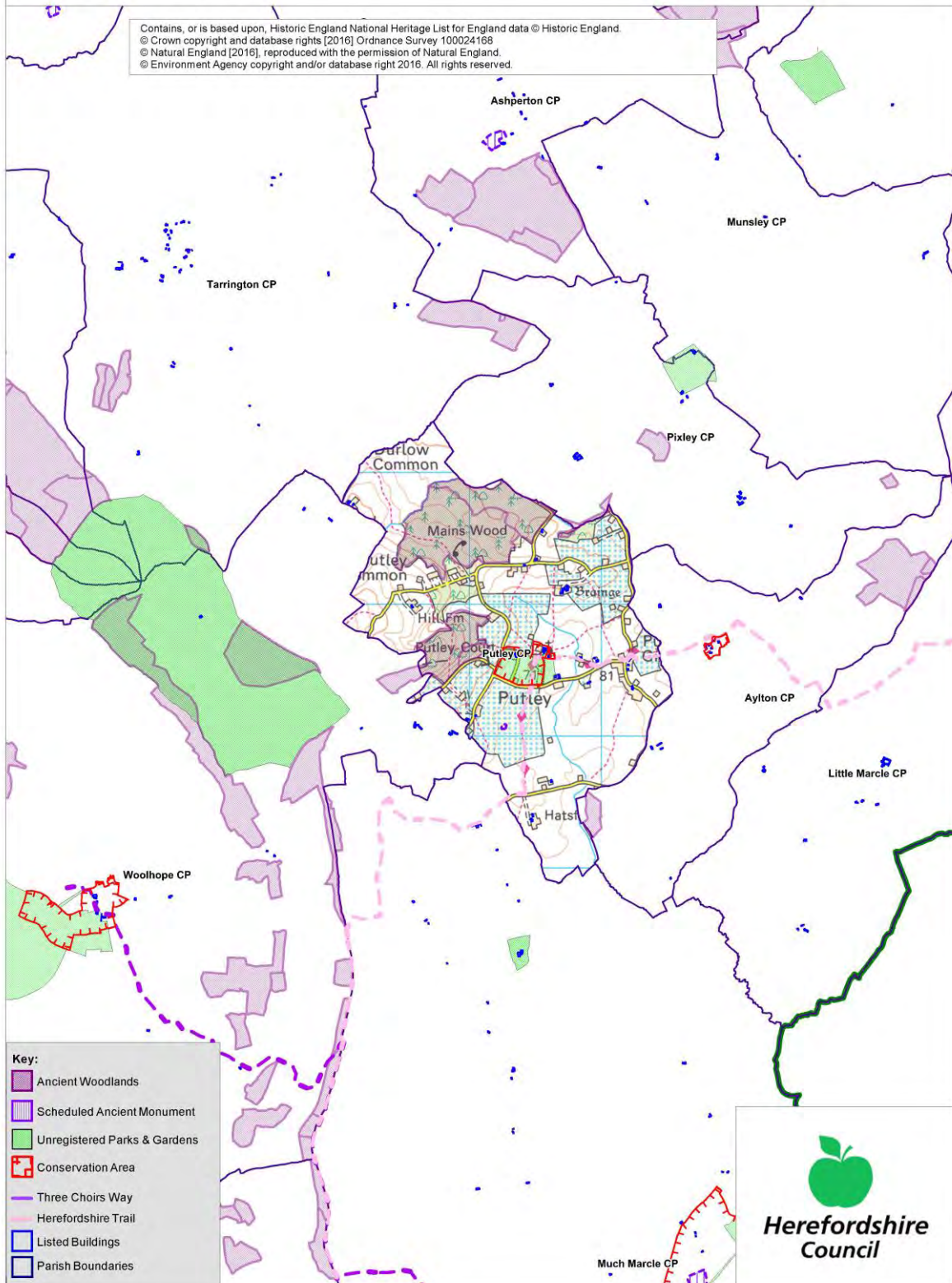
² Formerly known as Special Wildlife Sites.

Putley SEA Map 1

Scale: 1:25,000



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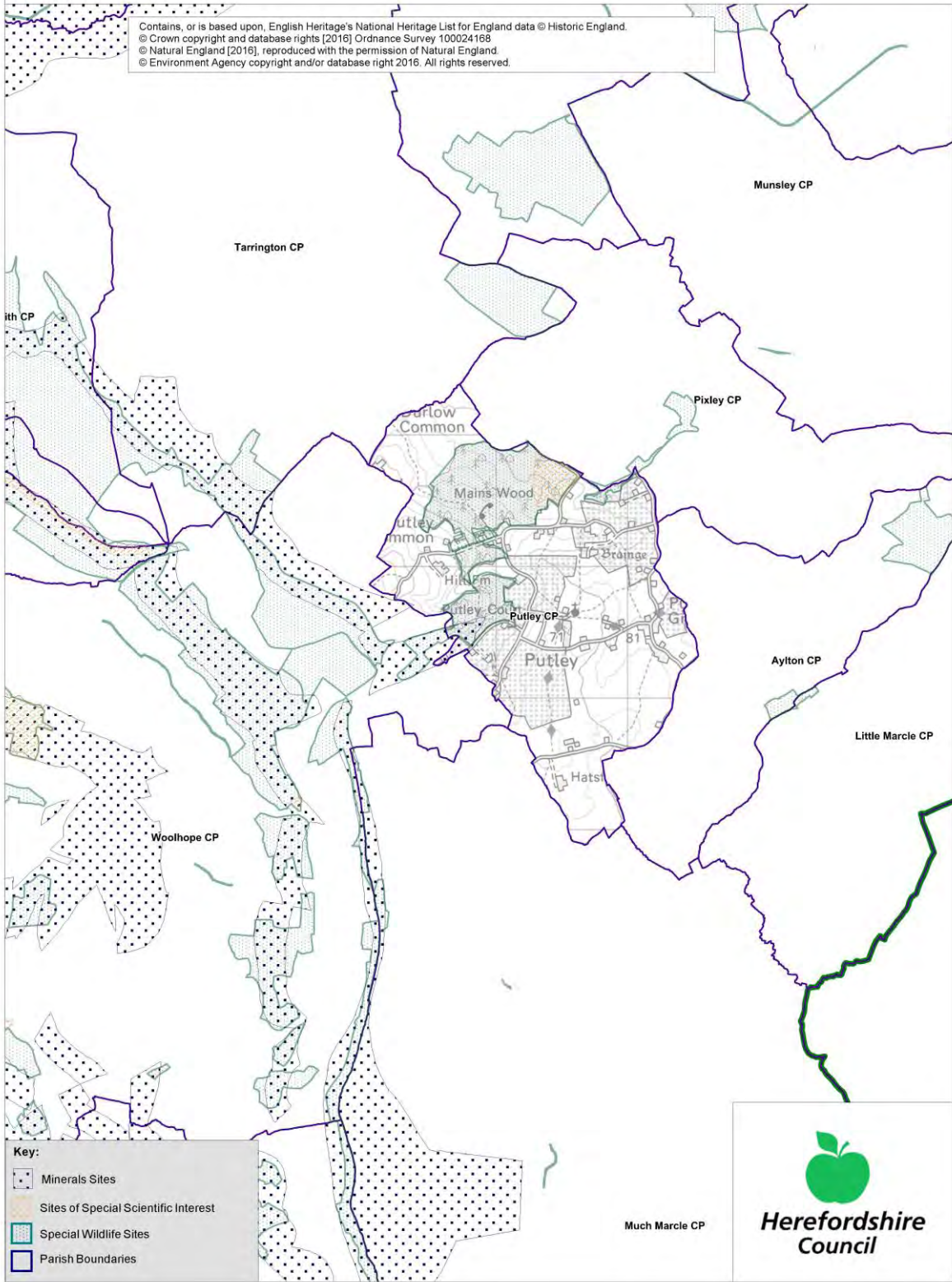
Plan 2: Putley SEA, Heritage and Landscape.

Putley SEA Map 2

Scale: 1:25,000



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Plan 3: Putley SEA, Minerals and Biodiversity.

3. VISION, OBJECTIVES AND STRATEGY

- 3.1 National and local planning policies place the achievement of sustainable development at the heart of the planning system. Sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations.
- 3.2 This chapter defines a vision and supporting objectives for the Neighbourhood Development Plan, together with strategic policies on sustainability and the delivery of development.

Vision and objectives

- 3.3 The Neighbourhood Development Plan has been prepared to deliver the following vision by 2031, as far as is possible through the planning system and in combination with national planning policies and the policies of the Local Plan Core Strategy. A draft version was consulted upon in the residents' survey and comments received have informed the vision as now set out:
- A thriving and balanced community meeting the needs of all ages for housing, including for smaller and lower cost housing, public transport, and other services;
 - A place where the next generation would want to raise their children;
 - A place where employment is available, particularly for the young, by positively supporting and encouraging farming enterprises, tourism, and other small businesses to adapt to survive; and
 - A tranquil rural parish whose landscape, wildlife and historic heritage is protected and sustainably managed; and
 - A place which recognises that human activity and the environment are inter-linked and that promotes best practice in construction, business, and land use to minimise environmental impacts.
- 3.4 The following objectives have been drawn up to help deliver the Vision.

Objectives for housing

- 3.5 The Neighbourhood Development Plan will ensure that new housing contributes to a thriving and balanced community by:
- Delivering new housing to meet the requirements of the Local Plan Core Strategy.
 - Defining settlement boundaries for Putley Green and Putley Common.
 - Encouraging new homes to be developed on small sites inside the settlement boundaries.
 - Requiring all new housing to provide a mix of size and type of properties to meet community needs.

Objectives for the local economy

- 3.6 The Neighbourhood Development Plan will provide opportunities for economic development by:
- Supporting rural diversification and other developments offering employment which are appropriate to their location and setting.
 - Working to improve electronic communications.

Objectives for the environment

- 3.7 The Neighbourhood Development Plan will ensure that the local environment is protected by:
- Providing for the protection, conservation and enhancement of the landscape, wildlife and historic environment in accordance with Local Plan Core Strategy policies.
 - Protecting the landscape setting of the settlements.
 - Ensuring that new development is in keeping with its surroundings and appropriately designed and accessed.

Objectives for the community

- 3.8 The Neighbourhood Development Plan will help meet community needs by:
- Supporting renewable energy, particularly community-led proposals.
 - Supporting the retention of existing community facilities and new provision.

Sustainable development

- 3.9 Sustainable development requires planning's environmental, social, and economic aspects to be considered together, as they are mutually dependent. Gains in all three areas are to be sought jointly and simultaneously.
- 3.10 The Neighbourhood Development Plan plays an active role in guiding development in the Neighbourhood Area to a sustainable solution. Responses to the residents' survey show that there are a range of concerns: to deliver new housing to meet local needs, encourage local employment, improve facilities and services, and protect the environment. Individual development proposals will inevitably entail a mix of costs and benefits when assessed against these differing priorities. The aim will be to consider how individual projects contribute overall to sustainability, to best deliver the Neighbourhood Development Plan's vision and objectives.

Policy PUT1: Sustainable development

The following principles will be sought and balanced in considering the overall contribution of development proposals, in terms of their costs and benefits, to the achievement of the sustainable development of Putley:

- 1. enabling new housing to meet the needs and requirements of the Local Plan Core Strategy and the community; and**
- 2. supporting proposals to deliver new and diversified employment opportunities which are compatible and in scale with the rural nature of the area; and**
- 3. wherever possible, retaining and enhancing community infrastructure and promoting and enabling viable new provision to meet a range of needs and foster quality of life; and**
- 4. taking all opportunities to protect and enhance the distinctive natural, historic and built environments, with development avoiding undue loss of visual amenity or impacts on landscape character.**

Development needs and requirements

- 3.11 The main type of development for which provision needs to be made in the Neighbourhood Development Plan is housing. Under the Local Plan Core Strategy, the Neighbourhood Development Plan needs to make provision for housing growth of 14%, equivalent to at least 15 new homes between 2011 and 2031. Four new dwellings (excluding replacements) have been completed in Putley since 2011, and there were two more with planning approval at April 2017.
- 3.12 The Local Plan Core Strategy also states that where appropriate settlement boundaries (or a reasonable alternative) will be defined in Neighbourhood Development Plans for those villages such as Putley which are earmarked for proportionate housing development. This is so that new housing can be best situated in relation to existing services and facilities; and to avoid unnecessary, isolated development in the open countryside, in line with national planning policy.
- 3.13 In preparing the Neighbourhood Development Plan, detailed consideration has been given to defining the main settled areas of Putley. A report on Housing Delivery has been prepared and consulted upon, reaching the conclusion that the principal areas of settlement are at Putley Green and Putley Common. This reflects the approach taken in the Parish Plan.
- 3.14 The area around Putley Court was considered as a possible area of settlement in the Housing Delivery Report, but discounted. This conclusion was reached having regard to its predominantly rural character and the well-scattered pattern of development in the locality. Account was also taken of the considerable number of statutory and non-statutory heritage and biodiversity interests in the environs. These include Priority Habitat Inventory habitats, an unregistered historic park and garden, protected species records for bats and dormice, and

woodland subject to a Tree Preservation Order. The heritage interests are listed buildings, the Putley Conservation Area and a scheduled ancient monument.

- 3.15 The Neighbourhood Development Plan defines settlement boundaries for Putley Green and Putley Common. No site allocations are proposed, given the modest scale of housing growth needed, the limited availability of services and the prevailing settlement character. Instead, criteria-based policies are used to guide development at Putley Green and Putley Common. These policies are supportive of organic and infill housing growth. It is estimated that there is capacity for four such dwellings at Putley Common with the remainder expected to be delivered at Putley Green.
- 3.16 The Local Plan Core Strategy allows new housing to be provided in rural locations outside settlement boundaries in a range of exceptional circumstances. These are detailed in Core Strategy policy RA3. In Putley, such dwellings are mainly expected to arise through the re-use and conversion of redundant or disused farm and other buildings. Policy RA5 supports the re-use of rural buildings for rural businesses and enterprise, or otherwise for residential purposes. Dwellings to meet essential agricultural, forestry and rural enterprise requirements may also come forward under policy RA4. The Neighbourhood Development Plan is supportive of this approach.
- 3.17 In terms of how many of these rural area “windfalls” may arise,³ the six dwellings which have already come forward since 2011 are all situated in the open countryside of the Neighbourhood Area. A conservative estimate is made that the provision in the first six years will be at least equalled in the remaining 14 years of the plan period.
- 3.18 Table 1 shows that there is potential to deliver at least 22 dwellings across the Neighbourhood Area, exceeding the minimum requirement of 15 dwellings set in the Local Plan Core Strategy.

PUTLEY NEIGHBOURHOOD AREA HOUSING REQUIREMENT	15
Dwellings completed since 2011	4
Dwellings with planning permission, April 2017	2
Estimated new homes to be provided within the settlement boundaries at Putley Green and Putley Common	10
Rural area windfalls estimated on basis of planning permissions/approvals since adoption of Local Plan Core Strategy	6
POTENTIAL TOTAL HOUSING DELIVERY	22

Table 1: Housing delivery

- 3.19 As well as meeting the overall requirements for new housing, it is also important to make sure that the right kind of housing is provided to meet local needs.

³ This term refers to new homes which are not specifically identified in the Plan but which are enabled by criteria-based policies.

- 3.20 There are no up to date surveys of affordable housing requirements in the parish. The most recent survey in 2012 found only three households needing affordable housing up to 2015. Social housing was the least favoured form of new housing provision in responses to the residents' survey, and as noted above is already well-provided for. Should more affordable housing be sought, there is a route for this to be provided as rural exception housing. Local Plan Core Strategy policy H2 makes provision for such schemes on land which would not normally be released for housing, where this is a proven local need.
- 3.21 Comments made to the residents' survey pointed to a desire for more housing in the form of lower cost, smaller and starter homes to enable young people and families to stay in the village. This is less about providing more social or intermediate affordable housing as building relatively lower cost, smaller properties for sale on the open market, to enable social well-being and to help deliver a more balanced supply of houses which at present favours larger properties over smaller.
- 3.22 The Local Plan Core Strategy recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities (policy H3). Housing developments should be informed by and respond positively to this issue, whilst not being over-prescriptive in the case of smaller schemes. Evidence from the Herefordshire Local Housing Market Assessment⁴ on the size and type of dwellings needed in the Ledbury Rural Housing Market Area (which includes Putley) is set out in Table 2 and confirms that the main requirements are for two- and three-bedroom houses.

House type	Market Housing	Affordable housing
Houses	99.3%	66.9%
Flats	0.7%	33.1%
House size		
1 bedroom	5.2%	29.7%
2 bedroom	37%	39.4%
3 bedroom	66.4%	28.4%
4+ bedroom	-8.7%	2.5%

Table 2: Requirements for house types and sizes, Ledbury Rural Housing Market Area

- 3.23 New housing proposals in Putley will be expected to address the local need for two- and three-bedroom accommodation. This will help meet housing market pressures and the locally expressed desire for less expensive open market homes.
- 3.24 Local community needs also include new housing for older people, to enable downsizing and so the release of existing larger homes for family occupation. All forms of housing development, including conversion and sub-division schemes as well as new development, will be expected to show that they are contributing to meeting local housing needs.

⁴ Herefordshire Council, Herefordshire Local Housing Market Assessment – 2012 update, November 2013, tables 83 and 84.

3.25 Proposals for new businesses and other forms of economic development supporting the diversification of the rural economy are expected to be made. Suitable schemes which are in scale and character with the rural context will be supported, both in the settlements and the countryside. Proposals for other types of development will be assessed in terms of their locational suitability against the following policy, together with other policies of the Neighbourhood Development Plan and the Local Plan Core Strategy.

Policy PUT2: Development needs and requirements

The main focus for meeting housing and other development needs and requirements in the Neighbourhood Area will be Putley Green and Putley Common. This will be enabled by:

- 1. Defining a settlement boundary for Putley Green and Putley Common; and**
- 2. Supporting housing and other development in these settlements where this is appropriate in scale and in keeping with their established character.**

Outside these settlement boundaries, proposals for new residential development will need to satisfy the requirements of Local Plan Core Strategy policy RA3 and allied policies. In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties. This includes providing starter homes (up to two bedrooms), smaller family homes (up to three bedrooms) and dwellings to meet the needs of older people.

Proposals to generate employment and to support and diversify the rural economy will be supported in the countryside where they are of a scale and nature appropriate to their location and setting.

4. HOUSING

- 4.1 This chapter of the Neighbourhood Development Plan sets out the approach to enabling housing development at Putley Green and Putley Common which is appropriate to its context and meets local needs and demand.

Putley Green

- 4.2 Putley Green has a nucleated form, comprising dwellings of various ages and types clustered around the junction of the C1303 Aylton to Woolhope Cockshoot road and the C1305 from Birchall. There are two developed frontages. West of the C1303, development extends from New House Farm in the south to No. 1 Putley Green in the north. There is no development in depth save for ancillary uses comprising a garage block, play area and the sewage treatment works. Modern social housing is set back from the C1303 by a service road, Near Green Close. There is one listed building in the frontage (New House, now known as Old Newhouse Farmhouse, grade II).
- 4.3 On the east side of the C1303 and C1305, a shorter length of frontage development extends from “Club House” in the south to “Twining” in the north. This is the older part of the settlement, with five listed buildings arranged along the road (all grade II). The former Putley Green Fruit Farm extends eastwards. Land opposite Near Green Close, south of “Club House”, is shown as Traditional Orchard in Natural England’s Priority Habitat Inventory.
- 4.4 North of the road junction lies the Parish Hall. A post office service is available at the Hall between the hours of 1300-1500 hours on Mondays. There is limited public transport provision allowing one return weekly bus service to Ledbury (Tuesdays) and to Hereford (Wednesdays), with a bus stop outside the Hall.
- 4.5 Putley Green is the most recognisable area of settlement in the Neighbourhood Area, with a historic core which has been extended through more recent development, and is the focus of local services.
- 4.6 The clustered, nucleated form of the settlement means that its extent may be readily defined by a settlement boundary (Plan 4). The boundary has been drawn having regard to criteria in HC guidance,⁵ as well as to the Housing Delivery Report. The boundary includes open land at the former Putley Green Fruit Farm. The field opposite to Near Green Close is excluded because of its Traditional Orchard status.
- 4.7 The following policy sets out the approach that will be taken to new housing development at Putley Green. It is expected that such housing will arise either as single dwellings or on smaller infill plots. In the case of the latter, an upper size limit of four dwellings is set, to

⁵ Herefordshire Council, Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, June 2015.

provide clear guidance and to protect the character of the settlement. For requirements in respect of housing design, including sustainability, see policy PUT8.

Policy PUT3: Putley Green

Proposals for housing to be provided as individual properties or small developments of up to four dwellings on infill sites within the settlement boundary at Putley Green will be supported where they can be shown to be of a size and type to meet local requirements and improve the mix of housing.

Putley Common

- 4.8 Putley Common comprises 4 hectares of grassland and woodland in the north-west of the parish. The Common is bisected by the C1323 Putley Common Road heading towards Woolhope. Dwellings are grouped around and to the east of the Common on both sides of the road. The houses are dispersed and sited irregularly in their respective and often generous plots. There is only a loose semblance of a building line and no development in depth.
- 4.9 The Common and environs are of local environmental and biodiversity interest. The Common itself is the subject of a Tree Preservation Order, and it is part of a much larger Local Wildlife Site which includes areas of woodland to the north and south.⁶ The biodiversity interest of the Common is recorded by a 2011 field survey.⁷ The woodland areas are identified in the National Forest Inventory and the Priority Habitat Inventory. There are areas of ancient and semi-natural woodland at Coombe Coppice to the south, and of ancient replanted woodland forming part of Mains Wood to the north (includes common land). There are no listed buildings or other heritage assets.
- 4.10 There are no local services except for the weekly public transport provision as noted above.
- 4.11 The arrangement of dwellings around the fringes of the Common is characteristic and reflective of the historic pattern of land use. The County Landscape Character Assessment notes in respect of unenclosed commons that:

*“where settlement is present, it is usually restricted to wayside dwellings around the perimeter of the Common. The style, scale and pattern of these is particularly distinctive...The cottages are often whitewashed and set in small, irregularly shaped gardens with occasional paddocks...The unity of built vernacular and settlement pattern should be conserved through planning control...[to] conserve the spatial pattern, scale and individual character of the wayside dwellings”.*⁸

⁶ The Putley Common and Surrounding Woodlands Local Wildlife Site.

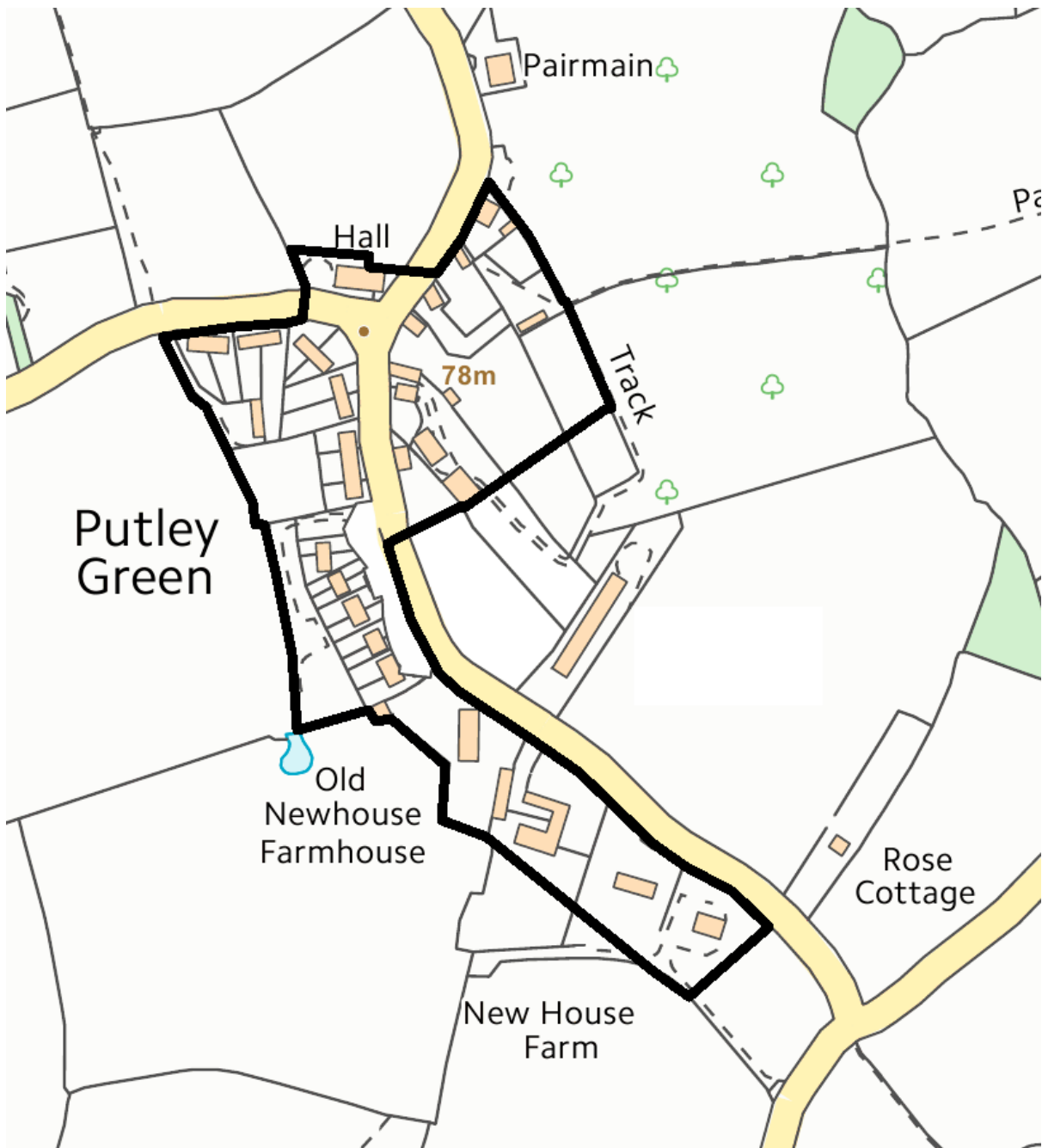
⁷ Ledbury Naturalists Field Club, Putley Common Field Survey 2011, February 2012.

⁸ Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009, pp. 37-38.

4.12 The pattern of development at Putley Common is locally distinctive and reflects its evolution over time. It should be respected in considering the potential for new development. There are other constraints ruling out development on any significant scale. These are the areas of ancient replanted woodland, other recognised woodland habitats, a Tree Preservation Order, and an extensive Local Wildlife Site. There are also legal issues regarding access rights across the common land. Nonetheless, there is scope for limited infill development which respects the settlement pattern and the local wildlife interests. This is most likely to be in the form of single dwellings on individual plots, reflecting the historic pattern of development. To this end, a settlement boundary is defined around existing development at the eastern end of the Common where there is public highway access (Plan 5). Policy PUT8 sets out requirements in respect of housing design, including sustainability.


Policy PUT4: Putley Common

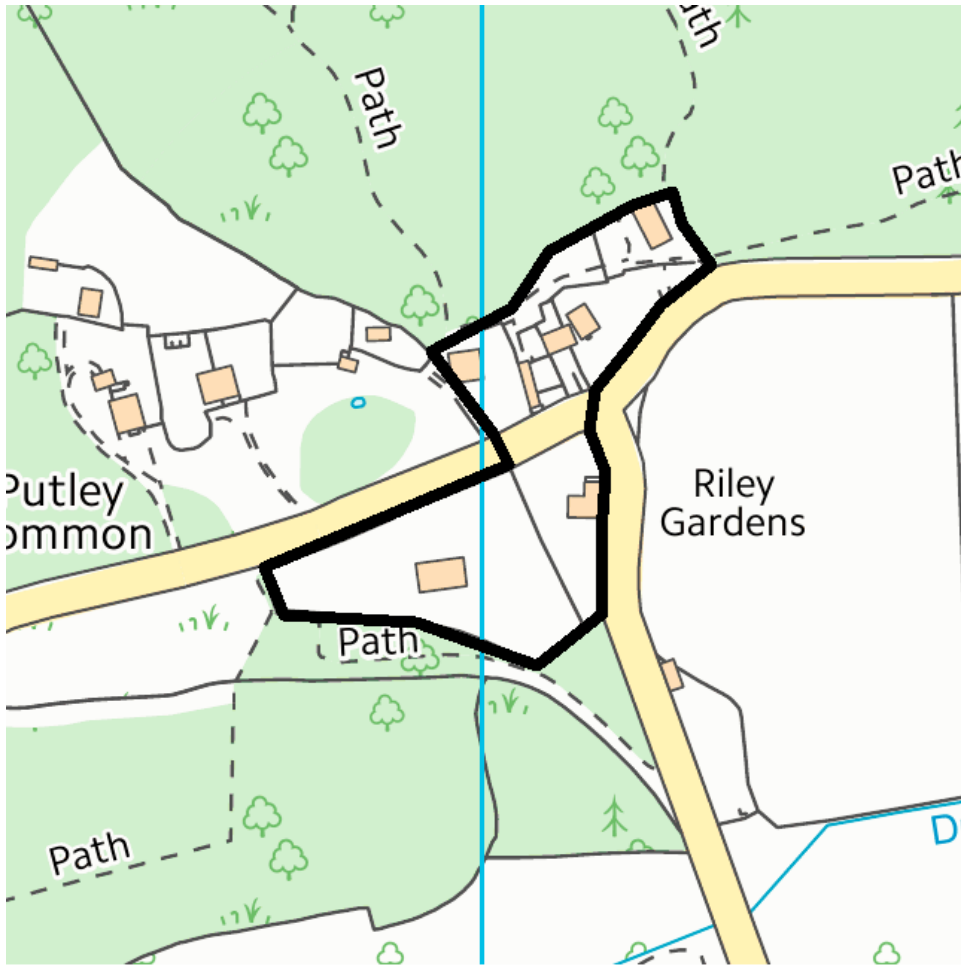
Proposals for housing on infill sites within the settlement boundary at Putley Common will be supported where they respect the settlement pattern, and can be shown to be of a size and type to meet local requirements and improve the mix of housing.



Settlement boundary


Plan 4: Putley Green settlement boundary

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Settlement boundary

Plan 5: Putley Common settlement boundary

 **NORTH** © Crown copyright and database rights (2016) Ordnance Survey (0100054741). Not to scale.

5. THE LOCAL ECONOMY

Economic development in Putley

- 5.1 Employment in Putley includes mixed farming, forestry, small businesses and home working, with many residents working outside the area in Ledbury, Hereford and elsewhere. Apple and soft fruit growing and processing is a notable feature of the local economy and landscape, contributing to the sense of place. Respondents to the residents' survey thought that the Neighbourhood Development Plan should encourage agriculture, food and drink processing and production, forestry, livery and stabling, tourism and leisure, and offices and small businesses. Larger-scale types of employment such as light industry, manufacturing, and storage and distribution were less favoured, as were intensive livestock units.
- 5.2 In making provision for jobs and the local economy, survey replies emphasised the importance of broadband to business development (see policy PUT6 below). Facilitating home working, providing live/work units, converting existing buildings, and extending business premises were all seen as suitable ways to sustain and grow the local economy.
- 5.3 Overall, continuing support for self-employment, working from home, farm diversification, food and drink production, tourism, and the expansion of existing businesses, supported by improvements to broadband and other facilities and services, was seen by residents as the way forward.
- 5.4 The Local Plan Core Strategy recognises the role of the rural economy, with policy RA6 giving support for a wide range of employment uses in the County's rural areas including through the re-use of redundant rural buildings (policy RA5), homeworking (policy E3) and tourism projects (policy E4). Policy E2 safeguards existing employment land and buildings from redevelopment for other purposes.
- 5.5 The Neighbourhood Development Plan supports proposals to generate employment and to diversify the rural economy where they are of a scale and nature which are appropriate to their location and setting (policy PUT2). Planning requirements to safeguard the character of locations and their settings, residential amenity, highway safety, and water quality are set out in policy RA6 of the Local Plan Core Strategy. To complement this strategic approach, the following policy positively supports sustaining existing operations and securing more employment in sectors such as farming, business, and tourism and leisure. The aim is to enable small-scale employment in Putley to continue to evolve, with a flexible approach to developing enterprises.
- 5.6 Tourism proposals of a scale and nature which are both proportionate and appropriate to the rural location and setting of the Neighbourhood Area will be supported. Putley's strengths in this respect are tranquillity, its heritage assets and a diverse range of countryside, woodland and wildlife habitats in a compact area accessible by footpaths including the Herefordshire

Trail. The 'Big Apple' uses seasonal events in spring and autumn to celebrate the contribution made by apple and pear orchards to landscape and rural heritage, promoting local food and drink producers including cider and perry. Residents' survey replies favoured various forms of low-key and low-impact provision linked to furthering enjoyment and appreciation of the countryside, such as walking and riding. This is in line with Local Plan Core Strategy policy E4, which supports the development of long distance walking and cycling routes, food and drink trails and heritage trails. There was little support in the residents' survey for a camping site.

- 5.7 The Neighbourhood Development Plan does not identify new employment land. Suitable larger-scale provision is made in the Local Plan Core Strategy at Ledbury, six miles to the east via the A438. Here, there are proposals for 12 hectares of new employment land to the south of Little Marcle Road. Both this allocation and the town's many existing employment areas are readily accessible from the Neighbourhood Area.
- 5.8 The provision of a village shop and allied facilities such as a tea room were referred to in the residents' survey. The village shop at Putley Green closed in 2002 and its re-opening was a priority for many at the time of the Parish Plan. In response, a feasibility study was carried out for the Parish Council in 2009. This concluded that running the shop as a commercial enterprise was not a viable option due to a lack of premises, the low catchment population and the proximity and accessibility of Ledbury and other local shopping facilities at Little Verzons Farm Shop (now The Nest). These factors also militated against community provision. There have been no significant changes in circumstances since this time and so no justification for any planning policy provision in the Neighbourhood Development Plan.

Policy PUT5: Economic development in Putley

Proposals for small-scale employment development which are appropriate to and in keeping with the rural location and setting of Putley will be supported, including:

- 1. extensions to existing dwellings to enable home working;**
- 2. the re-use of rural buildings for business use including for live/work units;**
- 3. the small-scale extension of existing business premises;**
- 4. the development and diversification of existing farm, forestry and other land-based rural businesses, including for food and drink processing and production;**
- 5. rural tourism and leisure proposals, particularly those which serve to sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.**

Economic and social infrastructure

- 5.9 The residents' survey highlighted several local services where there were calls for improvement. Many of the matters raised either fall outside the planning system, or are already dealt with through policies in the Local Plan Core Strategy.

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- 5.10 Particular areas of concern in respect of highways and transport were the maintenance of roads, hedges, and ditches, together with road safety for all users. Over half of respondents called for traffic calming and speed reduction. There were also comments on the use made of the narrow lanes by heavy goods and farm vehicles; for more selective hedge trimming, focusing this around road junctions in the interests of visibility and highway safety whilst minimising impacts on wildlife elsewhere; for improvements to bus services; and for better provision for walkers, cyclists, and horse riders.
- 5.11 Local Plan Core Strategy policy MT1 sets out Herefordshire Council's requirements for traffic management, highway safety and promoting active travel (walking and cycling). Other areas of concern are outside the scope of the Neighbourhood Development Plan; for instance, speed limits are set by Herefordshire Council as highway authority, and are enforced by the West Mercia Police and the Roads Safety Partnership. Locally, the Parish Council will continue to work with Herefordshire Council and others to identify and implement measures to address the issues raised where possible. This may include seeking traffic calming and the further introduction of speed limits.
- 5.12 The water supply to the Neighbourhood Area is provided by Dwr Cymru Welsh Water. No issues with the supply network have been identified. There is limited waste water treatment capacity at Severn Trent's sewage treatment works serving Putley Green. Outside the area served by mains sewerage, development proposals will need to satisfy Local Plan Core Strategy policy SD4 in respect of specifying alternative foul drainage options and supplying the required information on the implications for the water quality of receiving watercourses. The Neighbourhood Area is in the catchment of the River Leadon, where elevated levels of phosphorus have been identified as an issue by the Environment Agency to be addressed.⁹
- 5.13 Local Plan Core Strategy policy SD3 deals with sustainable water management and water resources and sets out a range of requirements to be followed with regard to flood risk and water resources. There are only limited areas of flood risk in the Neighbourhood Area and no significant watercourses. However, compliance with policy SD3 will ensure that development maintains any open watercourses, avoiding culverting and opening up existing culverts wherever possible; includes sustainable drainage, with no increase in surface water runoff and if feasible, achieving betterment; incorporates water conservation and efficiency measures to the standards given; and meets other requirements for water resources and quality.
- 5.14 Responses to the residents' survey emphasised that improvements to broadband services and mobile phone reception would encourage new businesses to locate in the parish, as well as allowing effective home working. Broadband services are subject to a County-wide investment programme under the Fastershire project, with work in the Neighbourhood Area already underway. Such infrastructure improvements will support the Neighbourhood Development Plan's policy on local business and economic activity, including enabling working from home, as well as many other aspects of village and community life, and are welcomed

⁹ Environment Agency and Natural Resources Wales, Severn river basin management plan, 2016.

for these reasons. New residential and business development should be future-proofed by making advance provision for connectivity, such as ducting. Provision for this is made in policy PUT8. Communications infrastructure needing planning permission should be in keeping with the rural environment and character of Putley.

Policy PUT6: Communications and broadband

Proposals for the provision of communications and broadband infrastructure for home and business purposes will be supported by ensuring that development for communications and broadband services is well-designed and sited, where this is consistent with technical and operational requirements and the delivery of service improvements.

6. ENVIRONMENT

Natural and historic environment

- 6.1 The Neighbourhood Area includes a wide range of natural environment and historic features (Plans 1 and 2). Many of these are identified under national legislation and so enjoy statutory protection:
- Mains Wood Site of Special Scientific Interest;
 - European and nationally-protected species;
 - Scheduled Ancient Monuments;
 - Listed buildings; and
 - Putley Conservation Area.
- 6.2 Other habitats of importance include:
- traditional orchards, deciduous woodland, and woodpasture and parkland at Putley Court. These are “habitats of principal importance” identified in the Priority Habitat Inventory maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006;
 - ancient and semi-natural woodland and ancient replanted woodland.
- 6.3 The principal areas of woodland are designated as Local Wildlife Sites. Herefordshire Councils’s Ecological Network Map identifies these and other habitats as core areas, corridors and stepping stones. The Putley Biodiversity Action Plan records the mix of habitats in the Area and provides recommendations for both habitats and species. These are mainly aimed at management rather than land use, but should be considered in formulating and considering development proposals.
- 6.4 The woodlands are part of a varied rural landscape of orchards, hedged fields, and scattered dwellings. Although there is no formal designation, the landscape is valued locally. This is shown by responses to the residents’ survey which emphasise the importance of protecting landscape character, features such as hedgerows, and views and vistas. Despite its compact size, the Neighbourhood Area includes several landscape types as defined in the County Landscape Character Assessment. The characteristic topography on the eastern-facing slopes of the Woolhope Dome offers a changing sequence of views, including dramatic open vistas from the higher ground across the valley of the River Leadon to Ledbury, the Malvern Hills and May Hill, to more secluded scenes in the east. Overall, the Area’s natural environment and its historic assets combine to produce a locally distinctive environment.
- 6.5 The Local Plan Core Strategy includes policies to protect landscape and townscape (policy LD1), biodiversity and geodiversity (policy LD2), green infrastructure (policy LD3), and the historic environment and heritage assets (policy LD4). These policies, together with national policy and guidance, give an overall framework for environmental protection which is

proportionate to the status and significance of the features involved. These provisions do not need to be repeated here, but are given local focus in the following policy.

Policy PUT7: Natural and historic environment

Proposals should be able to demonstrate that they protect, conserve and enhance the local natural, historic and built environment in accordance with the principles in Local Plan Core Strategy policies LD1 to LD4. This includes the following, as is relevant to the proposal:

- 1. providing for the protection and recovery of European and nationally protected species; and**
- 2. protecting and enhancing the Mains Wood Site of Special Scientific Interest; and**
- 3. conserving, restoring and enhancing other sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, woodland, veteran trees and watercourses; and**
- 4. taking into account the contribution of habitats to the coherence of the Herefordshire Ecological Network, their role as green infrastructure, and the recommendations of the Putley Biodiversity Action Plan; and**
- 5. protecting, conserving and where possible enhancing Scheduled Ancient Monuments and listed buildings in a manner appropriate to their significance; and**
- 6. protecting and enhancing the character and appearance of the Putley Conservation Area; and**
- 7. ensuring that proposals respect the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated views, trees and hedgerows and local features of interest, and serve to protect and enhance the setting of the settlements of Putley Green and Putley Common.**

Building design and access

- 6.6 A further aspect of local distinctiveness is the sense of place given by the design of individual buildings and their relationship to each other and their surroundings. Local Plan Core Strategy policy SD1 deals with sustainable design and energy efficiency, and details a wide range of factors to be assessed in this respect. This includes safeguarding residential amenity for existing and proposed residents. Policy SD3 addresses sustainable water management and water resources.
- 6.7 Replies to the residents' survey emphasised that new development should be in keeping with its surroundings, avoid creating noise and light pollution, and make provision for wildlife. Policy PUT8 identifies various aspects of local concern to supplement the Local Plan Core Strategy policies, and is applicable to all forms of development as relevant. This includes reference to protecting the amenity of future occupants of new housing from the impact of existing farm and business operations.
- 6.8 Reference is also made in policy PUT8 to the need to ensure that the environmental impacts of new accesses are fully considered. The rural lanes which form the highway network in

Putley are narrow, winding and typically closely bordered by hedgerow, with limited forward visibility. In this context, achieving the required sightlines for new or improved junctions may lead to undue impacts on local character through the loss of roadside vegetation, the need to enable vehicles to negotiate changes in level to access sites, or the general “opening up” of what has been hitherto a relatively closed and domestic scale landscape setting. Proposals which cannot satisfactorily mitigate such environmental impacts will not be permitted. Local Plan Core Strategy policy MT1 deals with technical highway and travel requirements.

- 6.9 The need for new development to avoid creating noise and light pollution was rated highly in survey responses. To this end, external lighting should be kept to a minimum and be designed to avoid light pollution, so as to help ensure the protection of dark skies, an important aspect of the rural character and local distinctiveness of the parish.
- 6.10 Putley has a diverse range of property as to age, size and architectural style. This existing individualistic approach offers considerable opportunity for imaginative and innovative designs which add to the overall character of the village, whilst respecting surrounding development. One way this may be achieved is by using traditional materials in a modern idiom, provided this serves the design as a whole.

Policy PUT8: Building design and access

Development proposals should:

- 1. respect the character of adjoining development and the wider landscape, having regard to the siting of buildings on plots, scale, height, massing, architectural detailing and the choice of traditional materials; and**
- 2. incorporate relevant sustainability measures to include building orientation and design, energy and water conservation, the use of sustainable construction methods and materials, provision for the recycling of waste, cycle storage, communications and broadband technologies, and the generation of renewable energy; and**
- 3. in the case of proposals for new housing, include adequate off-street parking for residents and visitors, and be sited and designed to avoid adverse impacts on the amenity of future occupants from the operation of existing uses, including agricultural and business operations; and**
- 4. be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access should include provisions for pedestrians and cyclists to encourage active travel; and**
- 5. avoid creating unacceptable impacts on residential amenity as a result of noise, volume and nature of traffic generated, dust or odour; and**
- 6. where external lighting is proposed, avoid adverse amenity and environmental impacts occurring through light spillage; and**
- 7. retain and incorporate existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and**

-
- 8. provide for new landscaping to integrate new buildings within their surroundings and to support the green infrastructure of the area.**

Modern design approaches which take an innovative approach will be welcomed where they make a positive contribution to the character of the area and contribute to local distinctiveness.

7. COMMUNITY

Renewable energy

- 7.1 National planning policy and guidance supports positively expressed and balanced policies in Neighbourhood Development Plans that allow the need for renewable or low carbon energy to be considered alongside environmental factors, cumulative impacts and the implications for heritage assets and local amenity. Local Plan Core Strategy policy SD2 on renewable and low carbon energy generation includes protection for amenity and the natural and historic environment.
- 7.2 The residents' survey canvassed opinion about the scope for renewable energy schemes. Support was shown for solar panels (but not for larger-scale solar farms) and for ground and air source heat pumps. Wind turbines received little support, either as individual structures or wind farms. Comments generally supported schemes for renewable energy generation provided that they were appropriate in scale and in location.
- 7.3 In supplementing the County-level approach reference is made below to highway safety and capacity as another issue to be considered, because of the narrowness of many of the rural lanes; and to cumulative impacts. Support is given for a community-led scheme. Renewable energy micro-generation, through for instance photo-voltaic panels, should be included in new development as part of the overall approach to a scheme's sustainability (see policy PUT8). Considering the results of the survey consultation and the lack of backing for wind energy from the local community, the Neighbourhood Development Plan does not identify sites or areas as suitable for wind energy development.

Policy PUT9: Renewable energy

Proposals for renewable energy generation will be supported where it is shown that the individual and cumulative impacts on the natural and historic environment, amenity and highway safety and capacity are or can be made acceptable. Community-led renewable energy proposals where benefits can be demonstrated are encouraged.

Community facilities

- 7.4 Local community facilities are important in meeting the current and future needs of residents. Broadband and mobile phone reception have been considered above. The residents' survey identified that local bus services, the Parish Church and the Parish Hall were important, followed by the pop-up pub (held monthly at the Parish Hall) and the Putley Green playground. The outreach Post Office service (weekly at the Parish Hall) was regarded as least essential. Where development and land use proposals arise, local facilities will be retained, and enhancements and proposals for new provision supported, all in line with Local Plan Core Strategy policy SC1. This provides that existing facilities will be retained unless an equivalent alternative is available, or that the facility is no longer required, viable or fit for purpose.

Where appropriate, it must have been vacant and marketed for community use without success.

- 7.5 Local Plan Core Strategy policy ID1 proposes a co-ordinated approach to the delivery of infrastructure to support development and sustainable communities. This is to be undertaken by securing developer contributions through legal section 106 agreements and a future Community Infrastructure Levy (CIL). The CIL can be used to fund a wide range of infrastructure needed to support the development of the area. This may be new provision or improvements to the capacity of existing infrastructure. Section 106 agreements will still be used for site-specific matters where necessary to make individual schemes acceptable in planning terms.
- 7.6 The limited amount and nature of development anticipated in the Neighbourhood Area, coupled with various thresholds below which developer contributions are not payable, suggest that the funds arising for community use are unlikely to be significant. Whilst many ideas for new and better community facilities were mentioned in the residents' survey, most comments were made about improvements to the Parish Hall and the Putley Green playground.

Policy PUT10: Community facilities

Proposals for the enhancement of community facilities, and for new provision which is accessible by a choice of transport modes, will be supported, particularly in and adjacent to Putley Green. Proposals should take account of the potential for the co-location of services in achieving viability. Support will be given to diversification proposals where these can be shown to enable or increase the viability of services and facilities.

8. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN

8.1 The Neighbourhood Development Plan is a long-term planning document, which will be implemented in the period up to 2031 primarily via decisions on planning applications, but also by the actions and investments of other agencies and parties. Putley Parish Council will seek to implement the objectives of the Neighbourhood Development Plan as follows in delivering the sustainable development of the Neighbourhood Area.

Housing

- Working with Herefordshire Council, landowners, developers, and the community to secure housing growth which meets community needs.
- This includes seeking decisions in favour of proposals for housing development which meet the Neighbourhood Development Plan's housing policies, and against proposals which would conflict with the Neighbourhood Development Plan, including in respect of the setting of Putley Green and Putley Common, and the wider countryside.

The local economy

- Working with businesses to improve local employment opportunities in line with the Neighbourhood Development Plan.
- Supporting improvements to communications infrastructure advanced by partnerships and network operators.

Environment

- Working with Herefordshire Council to secure decisions on planning applications in accordance with the Neighbourhood Development Plan so as to protect and enhance landscape character, biodiversity and heritage assets.
- To deliver sustainable building design which respects local distinctiveness.

Community

- Supporting proposals for renewable energy and encouraging community-led initiatives.
- Working with Herefordshire Council and local community and voluntary organisations to protect, retain and enhance local facilities.

APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the Neighbourhood Development Plan.

HC = Herefordshire Council

National level evidence

Department for Communities and Local Government, National Planning Policy Framework, March 2012.

Department for Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Natural England, National Character Area profiles, 100: Herefordshire Lowlands, 2013, and 104: South Herefordshire and Over Severn, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, updated December 2015, 2016.

Environment Agency, Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

County level evidence

HC, Herefordshire Unitary Development Plan, 2007.

HC, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

HC, Green Infrastructure Strategy, 2010.

HC, Herefordshire Ecological Network Map, 2013.

HC, Herefordshire Local Housing Market Assessment 2012 update, 2013.

HC, Herefordshire Local Plan, Core Strategy 2011-2031, 2015.

HC, Strategic Housing Land Availability Assessment, Rural Report, 2015.

Parish and local level evidence

Putley Celebrates the Millenium, undated.

Putley Parish Council & Parish Plan Working Group, Putley Parish Plan, 2009.

J. Currie, Three Centuries of a Herefordshire Village: Putley, 1685 until now, 2009.

V. Hamilton, A Feasibility Study into re-opening the village shop in Putley, June/July 2009.

G. Cook, Putley Parish Biodiversity Action Plan, July 2009.

Ledbury Naturalists Field Club, Putley Common Field Survey 2011, February 2012.

HC Research Team, Local Housing Needs Survey for Putley parish, 2012.

HC, Strategic Environmental Assessment, Putley Neighbourhood Area Scoping Report, 2017.

Reports by DJN Planning Limited for NDP Steering Group:

- Evidence base and strategic planning policy review, 2016
- Resident's questionnaire survey, Results report and comment listings, 2016
- Housing delivery, 2017.

HC, residential commitments and completions data for Putley, 2017.

APPENDIX B: NATIONAL AND LOCAL PLANNING POLICIES

B.1 A number of planning policies apply to the Neighbourhood Area, courtesy of the National Planning Policy Framework and County-level plans. The principal documents and their provisions are summarised below.

National Planning Policy Framework

B.2 The Framework sets out national policy statements on the full range of planning matters, including both development and environmental protection. Relevant chapters are:

- Supporting a prosperous rural economy (Chapter 3)
- Delivering a wide choice of high quality homes (6)
- Requiring good design (7)
- Promoting healthy communities (8)
- Meeting the challenge of flooding (10)
- Conserving and enhancing the natural and historic environment (11,12)

B.3 The Framework is supported by Planning Practice Guidance which sets out more detail on how the national policies should be implemented.

Herefordshire Local Plan, Core Strategy 2011-2031, 2015

B.4 This sets out a County-level spatial strategy and policies on a wide range of planning matters, with the following of particular relevance and importance to the Neighbourhood Development Plan:

- SS1 Presumption in favour of sustainable development
- RA1 Rural housing distribution
- 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
- H1 Affordable housing
- H2 Rural exception sites
- H3 Ensuring an appropriate range and mix of housing
- SC1 Social and community facilities
- OS1 Requirement for open space, sports and recreational facilities
- MT1 Traffic management, highway safety and promoting active travel
- E3 Home working
- E4 Tourism
- LD1 Landscape and townscape
- LD2 Biodiversity and geodiversity

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- LD3 Green infrastructure
 - LD4 Historic environment and heritage assets
 - SD1 Sustainable design and energy efficiency
 - SD2 Renewable and low carbon energy generation
 - SD3 Sustainable water management and water resources
 - SD4 Wastewater treatment and river water quality
 - ID1 Infrastructure delivery