

PEMBRIDGE

Neighbourhood Development Plan
2011 - 2031



Public Consultation Draft
April 2017

Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission public consultation on the Draft Pembridge Neighbourhood Development Plan will start at 8.00 a.m. on Friday 11th August 2017 for a period of 6 weeks ending at 12.00 a.m. on Monday 25th September 2017.

Pembridge Neighbourhood Development Plan has been developed to help deliver the local community's requirements and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of Parish residents.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Pembridge Parish.

Comments are invited on the Draft Plan. All responses received will be considered by the Neighbourhood Plan Steering Group and subsequently the Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at <http://www.pembridgeparishcouncil.gov.uk/#p=NDP> or be emailed to residents on request to rebeccabissell.pembpc@gmail.com

Paper copies of the Plan can be viewed at St Mary's Church, Pembridge; The Old Steppes or The Café on Bridge Street during their opening times and may be borrowed from the Parish Clerk, Firbanks, Lyonshall, Kington, HR5 3LN.

You should comment in writing and a comment sheet is available should you wish to use this. You can post your comments, email them or deposit any comment sheets/letters in a collection box at locations where the plan can be viewed.

Comments can be scanned and emailed to: rebeccabissell.pembpc@gmail.com

Posted responses should be sent to Parish Clerk, Parish Clerk, Firbanks, Lyonshall, Kington, HR5 3LN.

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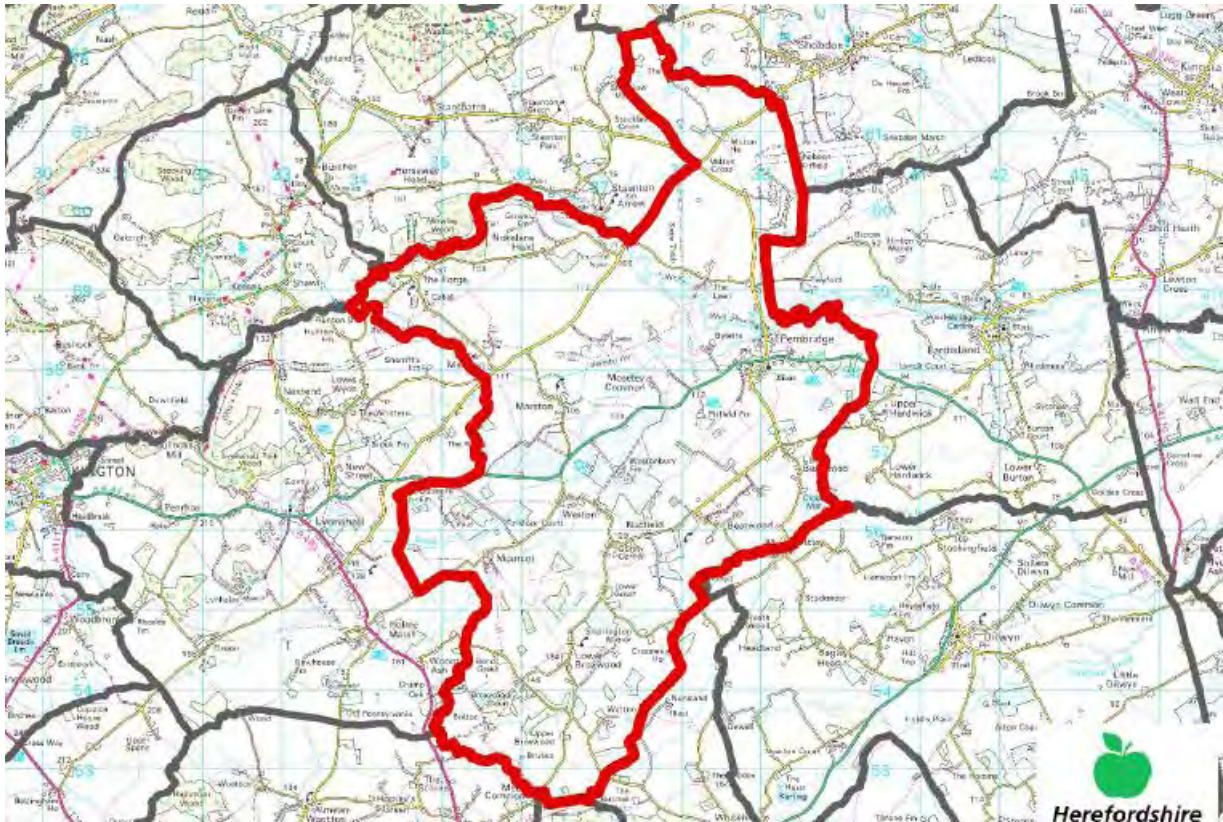
Acknowledgements

Thanks go to Bob Anderson for notes on the history of the Parish and photographs.

1. Introduction

- 1.1 Pembridge Neighbourhood Development Plan (the NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that will be needed to meet the requirements for development within their areas.
- 1.2 Pembridge Parish Council has agreed to prepare a NDP and made a formal submission to Herefordshire Council to designate the Parish as a Neighbourhood Plan Area under the Localism Act 2011 on 5th July 2012, with the intention of preparing this NDP. Following a consultation period this was approved on 28th August 2012. This draft NDP has been prepared following the adoption of Herefordshire Local Plan Core Strategy by Herefordshire Council on 16th October 2015.

Map 1 – Pembridge Neighbourhood Plan Area



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- 1.3 This draft NDP has been prepared based on the evidence gathered from a range of sources in relation to the Plan, a parish questionnaire survey¹ undertaken during September 2014 informed in particular by comments gained during an open day in July 2016, and a parish consultation event on objectives and policy directions held in at Pembridge Show during

¹ See Evidence Base on Pembridge Parish Council website under Neighbourhood Plan for the Residents' Survey Report

July 2016. The evidence utilised includes that used as the basis for Herefordshire Local Plan Core Strategy and other information arising from issues raised during the work of the Steering Group. The Neighbourhood Plan is considered to meet the requirement to comply with the broad criteria for sustainable development within Government's **National Planning Policy Framework (NPPF)** and also with Herefordshire Local Plan Core Strategy.

- 1.4 **Policies and proposals are set out in this document prefixed by 'PEM'** (i.e. for PEMbridge). These will become part of the development plan guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development.
- 1.5 The plan has been prepared by Pembridge Neighbourhood Plan Steering Group and approved by Pembridge Parish Council for consultation with the local community and other stakeholders.

Community Involvement

- 1.6 Pembridge Parish Council established a Steering Group to prepare the Neighbourhood Plan, which first met on 9th October 2012. This included members from the community as well as parish councillors. Pembridge Parish Council had previously prepared a Parish Plan in 2012 and an initial Open Day was held to both inform residents about the plan and to identify issues that might be covered. A general household questionnaire was circulated within the Parish during August and September 2014. The response to the **residents'** questionnaire was 35%. Working groups were established to consider aspects of the plan.
- 1.7 The Steering Group comprised members both from the Parish Council and the wider community, and a flexible approach was taken in relation to its membership. All Steering Group meetings were open to the public who could contribute as they wished.
- 1.8 The Steering Group has written these policies with professional support from Data Orchard and in consultation with **Herefordshire Council's Neighbourhood Planning Team**.

Background to the Plan Area

- 2.1 Work to prepare Herefordshire Council Local Core Strategy included the collection of a wide range of information that was included as an evidence base and which has been useful to the preparation of this NDP. It has been supplemented by further information collected by the Neighbourhood Plan Steering Group; primarily from the community itself through a resident's questionnaire and community consultation.
- 2.2 The Parish of Pembridge covers a substantial rural area within west Herefordshire upon the

A44 primary distributor route midway between the market towns of Kington and Leominster. The A44 route passes through the village of Pembridge, which sits upon the eastern edge of the Parish. The County town of Hereford lies to the south east and within relatively easy reach.



Figure 1 - Pembridge Primary School

Its People and the Community

- 2.3 Pembridge Parish had a population of 1056 at the 2011 Census, an increase of nearly 70 people since 2001 (985). This represents steady growth upon its 1991 population of 909. It sits within the Arrow Ward and the 2011 Census shows the age structure for this ward had a slightly higher proportion of elderly people present compared to the County as a whole. Correspondingly, the proportion of young adults was lower, as was the proportion of children of school age. The trend towards an older population appears to have increased further since 2011. Herefordshire itself had a higher proportion of elderly people compared to England and Wales as a whole. The village of Pembridge is the only settlement of any size and contains around half of the parish population. There is an extensive rural hinterland in the parish stretching north, west and south of Pembridge and containing a number of hamlets and small groups of houses such as Lower Broxwood, Marston, Weston, Bearwood and Lower Bearwood. Boundary changes occurred after 1981 resulting in a notable population increase. Home ownership accounts for approximately 9 out of 10 homes.
- 2.4 A variety of employment generating uses are present in and around Shobdon Airfield which straddles Pembridge and Shobdon Parishes. The Airfield remains an important employment

area containing storage and distribution, intensive livestock, manufacturing and leisure activities. It was previously a location for mineral extraction with sand and gravel. In addition, Agriculture is still an important employer. The historic character of Pembridge also draws a number of tourists to the area. However, more than half of the **Parish's adult population describe themselves as retired. The residents' survey identified 22% of adults to be self-employed, around 20% employed full time and 10% employed part time.**

Pembridge Village

- 2.5 Like the Parish, Pembridge village is located about midway between Leominster and Kington on the A44, a major traffic route into Wales. The village has developed mainly along the main road and around the minor roads running from Shobdon to the north and Dilwyn to the south. It was an important market town in medieval times and most of its fine buildings were constructed during this period. However, competition from Kington and Leominster prevented its expansion, which, although limiting to its prosperity, has left the settlement almost intact as a medieval village. On first appearance, the village appears to show little change with new development sitting to the rear of traditional frontages or set back behind high hedges. Pembridge village possesses a reasonable range of facilities and services for a rural area. These include a Village Hall with associated car park, Market Hall, Church and associated churchyard and separate bell tower, village greens and Millennium Meadow with play equipment, a public car park with associated visitor toilets, village Primary School and Pre-school, several shops and public houses, and a restaurant. The village Primary School, founded in 1866, serves the area comprising not only Pembridge Parish but also Staunton on Arrow, Titley and some of Eardisland Parish. It currently has a roll of 85 children. The catchment school for secondary education is Lady Hawkins in Kington. The village also has a public sewer.

Pembridge's- its History and Heritage

- 2.6 Pembridge is arguably the best preserved Medieval Village in England. It was first mentioned in the Domesday book, where it is stated that Earl Harald held it, although the Manor of Pembridge later changed hands falling to the control of the de Pennebrugge family. A moat and mound sit behind the church, where once Pembridge Castle stood, although all that remains of the building are some remnants of the foundations and stone walls following a site excavation. Most of the black and white houses in the village date from the 15th century and evidence suggests there was a major period of house building between 1425 and 1525. The many old cottages, in their black and white livery and crooked and weathered beams, still stand out from their later additions. In its hey-day Pembridge was a busy market town, with a population twice that which currently inhabits

the Parish as a whole. It was first granted a charter for a market and two fairs in 1239, and a market has been held there ever since. The early 16th century Market Hall still stands in the centre of the village, having been restored in 2005. The majority of the black and white houses along the main street date from the 15th and 16th century, when Pembridge was at its **most prosperous. Pembridge's proximity to the Welsh border** was a magnet for English wool merchants who came to trade with the Welsh and the village flourished as a trading centre. Subsequently, as there was less confrontation along the border **Pembridge's advantages became** fewer leading to its gradual decline. Although the houses from its heyday have remained, its prosperity has dwindled with the effects of this being very visible through the two sets of 17th century Alms Houses, which were built for the relief of the poor.



Figure 2 - West End Farm, Pembridge, one of the village's many Listed Buildings

- 2.7 **The majority of the Parish's many Listed Buildings are located along the main village street** and around its Market Hall, reflecting its significant retained history and forming a particular visual character. The village has many fine buildings including St. Mary's Church with its unusual detached Bell Tower, the Market Hall and New Inn. The importance of this character and appearance is reflected in the fact that the village was one of the first villages within the County to be designated a Conservation Area in 1974. For some time, it was considered one of the top 50 conservation areas within England. It encompasses a wide area outside the village because the landscape setting is equally important in defining the character of Pembridge. Unfortunately, and despite its significance, no character appraisal has been prepared for this Conservation Area. As a consequence, no list of locally important buildings is available although the significance of many in terms of their group value needs to be recognised.

- 2.8 There are also a significant number of Listed Buildings within the Parish located outside of Pembridge village and a number of these are associated with historic farmsteads and hamlets. Some 18 historic farmsteads are recorded within the Parish through work undertaken by Herefordshire Archaeology for the Herefordshire Historic Farmstead Project.
- 2.9 There are four Scheduled Ancient Monuments within the Parish. The most extensive is the Rowe Ditch which runs north-south to the north west of Pembridge village. The moat and mound behind the Parish Church is also an important monument. The others are the Bowl Barrow south-east of Milton Cross and the Dovecot at Luntley Court.
- 2.10 No Listed Building, Scheduled Monument or the Conservation Area is included on **Historic England's Heritage at Risk Register**.
- 2.11 A good network of public footpaths criss-crosses the parish and offers opportunities to continue in all directions including along the River Arrow as far as Eardisland to the east. To the west this route leaves the Arrow on the Parish border and continues on to Staunton on Arrow, Stansbatch and Titley, linking **with the Offa's Dyke Trail**.
- 2.12 No areas of derelict land have been identified, or areas of land suitable for regeneration. The extent of brownfield land has not been surveyed, but is understood to be limited.

The Natural Environment within the Parish

- 2.13 The land within the parish rises up to the north and south of the River Arrow, which flows west-east through the Parish. To the north of the Arrow the incline is gentle and hardly noticeable at first then more discernible beyond Shobdon Airfield to its north-west. To its south, it is slightly more pronounced, particularly rising from the river to Pembridge village. The rolling landscape to the south is cut by a number of streams that eventually flow into the Arrow. The Arrow has an extensive floodplain primarily to the north of the A44, although its tributary streams are also prone to flood adjoining land to varying degrees. The areas of the Parish that are considered to be at risk of flooding according to the **Environment Agency's Flood Map are shown in Figure 1**.
- 2.14 The majority of agricultural land within the Parish is either Grade 2 (Very Good) or Grade 3 (Good to Moderate); the latter being along the Arrow valley and its tributaries. There are a few small pockets of Grade 1 land (Excellent). There are no areas within the Parish identified as mineral reserves that should be safeguarded.
- 2.15 The Parish encompasses principally two landscape types according to Herefordshire **Council's Landscape Character Assessment**. Significant parts of the Parish are identified as either 'Principal Settled Farmlands' or 'Principal Timbered **Farmlands**'. In addition, small

compartments of 'Riverside Meadows' (to east) and 'Wet Pasture Meadows' (to west) are located along the banks of the River Arrow.

- 2.16 As the title suggests, Principal Settled Farmlands are settled agricultural landscapes with dispersed scattered farms and small villages and hamlets served by small winding lanes. Tree cover is limited and thinly dispersed along hedgerows and streams and around dwellings. The scale of the field pattern is important as is the nature and density of settlements. In terms of the impact development may have on this landscape type, the hedgerow pattern, which is the most significant feature of this landscape, and tree cover should be retained or strengthened. Previous attempts to accommodate development pressures have resulted in an uncharacteristic nucleated or clustered settlement pattern. This pattern is considered capable of accommodating only limited new development with that in villages and hamlets needing to be modest in size to preserve settlement character. This landscape type is predominantly in the east of the Parish and the village of Pembridge sits within it.
- 2.17 Principal Timbered Farmlands often comprise deteriorating landscapes where pressures to convert to arable land use is resulting in the loss and fragmentation of hedgerows and tree cover. Associated development pressures have resulted in new dwellings that do not respect the characteristic settlement pattern which is frequent roadside dwellings and farmsteads set among winding lanes. New dwellings should generally avoid clusters. The emphasis should be upon conserving, restoring and enhancing tree cover and hedgerows, in particular along roadsides, streams and in other non-farmed locations. The hamlets of Bearwood and Broxwood fall within this landscape type.
- 2.18 Wet Pasture Meadows are flat, low-lying and largely uninhabited landscapes with poor drainage and wetlands resulting from the collection of water from surrounding hills. As a consequence, they have in the past been protected from change and remained as pastoral land. However, they are vulnerable to changing agricultural practices through improved drainage. They are generally unsettled landscapes. Notwithstanding that, the hamlet of Marston is shown within this landscape type. Riverside Meadows are linear riverine landscapes associated with a flat, generally well defined, alluvial floodplain, and in places framed by steeply rising ground. They are characterised by meandering tree-lined rivers flanked by riverside meadows that are defined by hedges and ditches. Settlement is typically absent and the landscape accommodates a degree of annual flooding. Where built development has been undertaken, the resulting risk of flooding has often been overcome by the construction of uncharacteristic structures such as bunds, flood walls or flood relief channels. The sense of unity in these landscapes relies heavily on extensive views along the length of river corridors. Built development within them is to be discouraged. No settlements exist within this landscape type within the Parish.

- 2.19 The Parish is rich in biodiversity, although only has one nationally designated site which is Mosely Common, a Site of Special Scientific Interest (SSSI) to the west of Pembridge. Its condition is considered to be unfavourable but recovering. The River Arrow is a tributary of the River Lugg which is an SSSI and also a Special Area of Conservation (SAC). **That river's** condition is considered to be unfavourable and the Environment Agency has prepared a Nutrient Management plan to address concerns; particularly in relation to its phosphate levels. The Environmental Scoping report prepared as a supporting document to the NDP identified 12 Special Wildlife Sites (SWSs) within the Parish. **Herefordshire Council's** Ecological Network Map emphasises the biodiversity corridors along not only the River Arrow but also the redundant railway line that crosses the Parish from east to west just to the north of Pembridge village. The two corridors cross each other at a point just to the north of Mosely Common and their buffer zones overlap. Extensive areas of lesser ecological corridors and stepping stones create an integrated network across the Parish. Hedgerows and some small areas of woodland add to the varied patchwork landscape.
- 2.20 The area surrounding Broxwood Court in the south of the Parish is an English Heritage Registered Historic Park and Garden, Grade II. There are also two unregistered parks and gardens – at Moor Court and Court of Noke identified by Herefordshire and Worcestershire Gardens Trust.
- 2.21 Pembridge village is served by a public sewer and Waste Water Treatment Works (WwTWs).

3. Issues and Options

- 3.1 The background information above provides an initial basis for further exploratory work undertaken to inform the plan. In addition, Herefordshire Local Plan Core Strategy prepared by Herefordshire Council has an extensive evidence base. Some of this evidence base has already been used to describe local conditions, including the local environment, and will also be referred to where necessary and relevant to issues which this plan seeks to address. Other sources of information have also been explored where necessary.
- 3.2 In addition, **the residents' survey has provided valuable information and views, for example** upon the level of housing development the community considers appropriate within the Parish.
- 3.3 A range of social, economic and environmental issues has been identified as of particular concern in formulating this NDP and require greater analysis – housing, the local economy, community facilities, local environment, and highway and transportation issues, although other matters are also addressed.

- 3.4 Pembridge Parish falls within Kington Housing Market Area defined in Herefordshire Local Plan Core Strategy. The purpose of this definition is to suggest a minimum target for new housing which the Parish should seek to accommodate. This growth is 12% based on the number of dwellings within the Parish at 2011. This equates to a minimum of 61 dwellings. However, between 2011 and 2016 some 5 houses were constructed and a further 11 dwellings received planning permission. One further dwelling received planning permission after March 2016 and consequently the minimum target remaining to be provided through the NDP is 44 dwellings. The intention should be for the NDP to plan positively for development and not to restrict unnecessarily the provision of housing.
- 3.5 When residents were surveyed about the level of housing that might be provided, around half considered the proportional growth to be about right while 22% felt it was too much and 17% not enough.
- 3.6 Past trends suggest a minimal **number of rural 'windfall' dwellings (i.e. those within the open countryside)** might be expected.
- 3.7 Residents views upon where houses should be located appeared to be flexible although the strongest support was given to determining location upon individual merits. Nevertheless, there was also a notable majority of those expressing a view that housing ought to be close to Pembridge and a small level of support for such development within outlying hamlets. Residents did, however, consider that any new housing developments should be small in scale. Herefordshire Local Plan Core Strategy requires most proposals for new dwellings to be located within or adjacent to the built-up area of Pembridge village. Some windfall development can however take place in the countryside under its policy RA3.
- 3.8 Sites that landowners would be willing to make available and would contribute towards **meeting the housing requirement were identified through Herefordshire Council's Strategic Housing Land Availability Assessment (SHLAA) process and a local 'call for sites'**. Herefordshire Council's (SHLAA) identified two areas where constraints were minor. Both sites were submitted by landowners and the assessment suggests they would in combination accommodate 27 dwellings. Three other sites submitted are indicated to have significant constraints and a further five to have no potential.
- 3.9 An initial **'call for sites' resulted in seven areas being suggested**, of which four were relatively small sites within or on the edge of the current settlement boundary. The three remaining were all at the south-west end of the village. Subsequently, a proactive approach was taken with owners of land surrounding the edge of the village being approached to determine whether they wished their land to be considered for development. This combination of approaches was used to identify sites that were assessed for inclusion in the NDP. All sites previously identified by Herefordshire Council through its Strategic

Housing Land Availability Assessment (SHLAA) were included within this approach. Appendix 3 contains an analysis of the sites presented.

- 3.10 Residents supported the need for more open market housing (61%). The forms of affordable housing that were considered most appropriate were for intermediate homes² (37%) and shared ownership (34%). There was considered to be no need for social rented housing. However, in all instances there were significant proportions that did not express a view.
- 3.11 **The residents' survey and subsequent consultation on objectives indicated that there is concern that new dwellings should be well designed, reflect local character, be within local infrastructure constraints, assists local community cohesion, support local facilities and achieve high levels of sustainability³.**

Supporting Economic Development

- 3.12 As a rural parish Pembridge is 15 minutes from Kington and Leominster and is within easy commuting distance of Hereford, Ludlow, Bromyard and Hay-on-Wye. Nevertheless, it does contain a range of businesses both within its village and across the Parish. It shares Shobdon Airfield (comprising a range of employment sites on its periphery) with Shobdon Parish although only the Kingspan complex⁴ at its south-west corner lies within Pembridge Parish. This is however, **by far the biggest of the airfield's five identified complexes of industrial buildings and the one in the best condition.** Kingspan is a major employer attracting employees from a wide area with only around 7% of its nearly 350 employees (2016) being Parish residents. It provides a wide range of semi-skilled, skilled, technical, service and managerial work. **Herefordshire Council's Employment Land Study does** however highlight the width of surrounding roads as creating potential issues for HGV access /potential for heavy congestion at peak periods. A number of smaller scale enterprises and employers, in a range of sectors including leisure, retail, technology and professional services are located in rural buildings across the Parish.
- 3.13 There are also a range of predominantly service related jobs within Pembridge village of which the village school is the most significant employer. Self-employment is significant with nearly one quarter of those working falling within this category and including work in

² Homes made available for sale below market value to eligible households. The resale of these homes would be restricted by legal covenant to ensure resale values remain discounted in perpetuity and the occupants are eligible e.g. through local connection. For other definitions of affordable housing see note 10.

³ The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

⁴ See Site 68 in Herefordshire Employment Land Study 2012: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/employment-land-study-2012>

the service sector, construction, Agriculture and tourism. Working from home is therefore notable requiring appropriate supporting infrastructure, in particular broadband.

- 3.14 Agricultural and tourism activities are also significant within the Parish with potential for further growth or development. Agricultural diversification has generally been supported, examples of which include at least 4 proposals involving anaerobic digestion. Although contributing little in terms of employment, they represent local support for both diversification and sustainable energy generation. A local issue however is whether the capacity for such measures to be accommodated within the Parish has been reached. There are currently no known pressures for new employment land to be found within the Parish although a number of business people living and working in the Parish have suggested they would wish to expand or diversify within it. In terms of obstacles planning issues are seen as the greatest hindrance. The unsuitability of buildings was also highlighted.
- 3.15 The need to protect good quality agricultural land is recognised as important for the retention of the existing pattern of land-use and to support farming and other associated agricultural enterprises.
- 3.16 Facilitating improved and faster broadband services is seen as essential. Increased traffic on rural roads, noise and environmental impact are factors that need to be considered and mitigated when trying to accommodate employment proposals.

Meeting Community, Social and Health Needs

- 3.17 The recent loss of the village surgery highlights the need for efforts to support and protect local services and facilities. The village primary school has a declining roll and support is needed towards efforts aimed at attracting more pupils; this might include enabling the further development of pre-school facilities. There is recognition that the market towns of Kington and Leominster can **generally meet the community's wider needs for many facilities** beyond those available within Pembridge village. The absence of facilities for young people has been highlighted through **the residents'** consultation. The degree to which housing growth will support existing facilities or produce pressure for additional, improved or enhanced facilities is unknown.
- 3.18 The public rights of way network is important to both the health of the local community and for tourism. The Parish is committed to its maintenance and enhancement and new development should contribute towards this.

Protecting the Local Environment

- 3.19 The ability to accommodate development within **the Parish's** environmental constraints is considered a significant issue. There are a range of such constraints that apply either

across the plan area as a whole or within its parts. The majority of new development is to take place within or adjacent to Pembridge village.

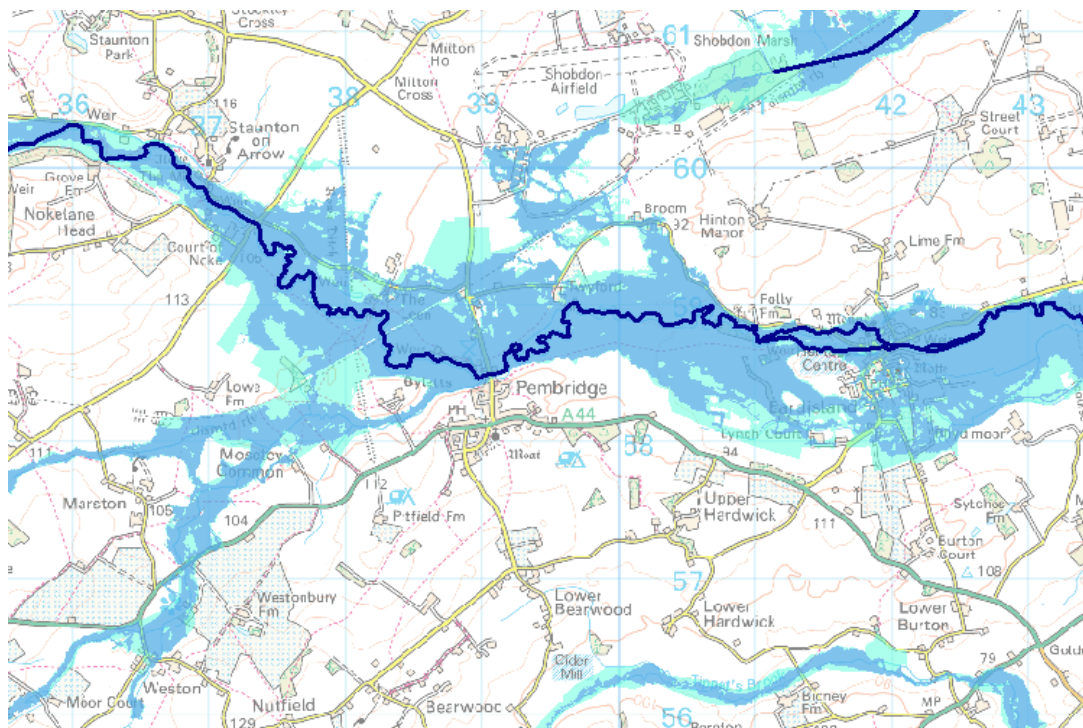
- 3.20 The maintenance and reinforcement of the **Parish's landscape** character and its natural environment are important considerations when determining whether, and how, new development should be accommodated. Residents rated visual appearance, protecting and enhancing existing features, effect on the wider landscape, and good design and landscaping the highest in terms of the all factors to be considered. The need for design to reflect local style, proportion, detail and scale also rated highly.
- 3.21 The natural beauty, amenity and wildlife value of the Arrow Valley is highlighted as a particular asset. The River Arrow flows into the River Lugg to the south of Leominster where it is an SSSI and just before it achieves Special Area of Conservation status (as part of the River Wye SAC). The River Lugg is in an unfavourable condition and measures to ensure its improvement might be affected by water quality within the River Arrow.
- 3.22 More generally the ecological network throughout the Parish comprises a range of locally important sites and features comprising corridors and stepping stones, including such features as hedgerows, water courses, tree-lines and traditional land use areas including old-growth meadows, commons and ponds. These need to be protected and strengthened.
- 3.23 Another critical constraint that affects Pembridge village in particular is the location and extent of land falling within Flood Risk Zones 2 and 3, defined by the Environment Agency⁵. This skirts the northern edge of the village and is quite extensive across the northern part of the Parish. It restricts development in that direction where it might fall within the flood plain. The extent to which climate change⁶ may increase flooding within this area is currently unknown but would need to be part of more detailed flood risk assessments should development in or close to the flood risk areas be contemplated.
- 3.24 The condition of the River Wye SAC is not considered to be favourable and concerns have been expressed about high levels of phosphate that affect its water quality and subsequently its ecological status. Point source pollution from Wastewater Treatment Works (WwTWs) is understood to be a significant contributory factor. It is understood works to Pembridge WwTWs are necessary⁷ and the funding for this will be considered by Welsh Water/Dwr Cymru under its AMP7 process for 2020-2025. However, it is also understood that the growth anticipated for Pembridge village can potentially be accepted. It may, however, be appropriate to take a precautionary approach to ensure phasing of development should there be any temporary limit on the ability to accommodate development across the catchment. There are some local concerns over the ability of the

⁵ http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=floodmap&layerGroups=default&lang=_e&ep=map&scale=7&x=531500&y=181500

⁶ See National Planning Policy Framework paragraph 100

⁷ See Herefordshire Water Cycle Addendum, February 2015

public sewer to accommodate development although this does not appear to have presented any problems in terms of pollution.



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

- 3.25 The absence of a character appraisal for Pembridge Conservation Area produced by Herefordshire Council to provide constructive support to the NDP is unfortunate. This would have provided an appropriate context for developing proposals that would achieve the requirement to preserve or enhance the character and appearance of the conservation area. Previously some areas were protected from development in order to safeguard the character of the Conservation Area, the setting of the Church and Scheduled Ancient Monument and to prevent backland or tandem development. The village is visible principally from the A44 and this route has a significant impact on its environment. Bearing in mind the Conservation Area designation, it is important that development proposals within the village and **also Pembridge's** setting along its main approaches are considered. A small part of the riverside area along the River Arrow falls within the Conservation Area. An extended length along its banks represents a locally important natural and wildlife area. A Verdun Oak tree is a major feature just inside the eastern entrance to the village within its main street
- 3.26 Previously a settlement boundary was defined for Pembridge based largely on defining a residential infill area. Development proposals will need to respect the historic character of the Conservation Area.

Addressing Highways and Transportation Issues

- 3.27 The amount of heavy traffic using the A44 which passes through the middle of the village is identified as a problem. Pavements and the carriageway are relatively narrow. Many local residents would like to see a by-pass constructed to remove much of the heavy traffic. Herefordshire Council has indicated it will work with local communities to design and deliver local improvements to support growth arising from the Core Strategy. Village gateways have been provided at the eastern and western entrances to Pembridge village and it is hoped that further measures could be introduced in **the light of the County Council's** commitment to local communities. There is considerable support for a 20mph limit through Pembridge village centre.
- 3.28 Other specific issues include:
- Parking at Primary School.
 - Safety of walkers along the village pavements.
 - The adequacy of the Bridge Street/High Street junction.
 - The amount and/or type of traffic travelling along the Bearwood Lane, Bridge Street and Rhyse Lane.
 - The general effect of traffic causing damage to pavements, walls and street **furniture, the degrading of the village's medieval buildings, and the eroding** of the Conservation Area character.
 - The poor condition of roads, verges and drainage ditches, made worse through their lack of capacity to accommodate the size of vehicles that use them.
- 3.29 It is understood Herefordshire Council will support measures to ensure access for all rural communities are brought forward through Neighbourhood Plans. These might include on and offsite measures to limit the traffic effects from new developments and to encourage active modes of travel and road safety. Reference is made to working in partnership with schools to develop and implement a Sustainable Modes of Travel to School Strategy to encourage more walking and cycling to school and reduce the numbers of short distance car journeys. Herefordshire Council also seeks to maintain the Public Rights of Way (PROW) network to help the tourist industry and residents.

Options

- 3.30 The options in terms of the approach to accommodate development within the Parish concentrate upon where new housing might appropriately be located, given the absence of expressed need for other uses. The options that were considered included:
Option 1 – seeking one or two large housing sites that might accommodate the Core Strategy target for the Parish.

Option 2 – identifying a number of small housing sites that would be in keeping with the scale of development within Pembridge and also enabling limited development within the **parish’s small hamlets**.

Option 3 – identifying a limited number of sites that form logical extensions to the current settlement boundary to provide for some of the required housing target, but setting criteria as the basis for the deficit in the light of currently limited acceptable options.

Option 4 - not to prepare a Neighbourhood Plan but rely upon Herefordshire Core Strategy, developer pressures and any subsequent Rural Areas Local Plan that Herefordshire Council might produce.

- 3.31 With regard to Option 1, most large sites that came forward through the various calls for land, including from Herefordshire SHLAA, would have significant adverse effects upon the landscape and Pembridge Conservation Area. Residents were also strongly opposed to an approach that would have resulted in large development sites.
- 3.32 With Option 2, spreading housing provision through Pembridge in scale with their character and size would offer a fair distribution within and around Pembridge and also its surrounding hamlets. However, insufficient small sites could be identified and Herefordshire Local Plan Core Strategy would not generally support locating new houses within the **hamlets. Housing outside of ‘named’ settlements must meet strict criteria.**
- 3.33 Option 3 has some merit provided it could be achieved without detrimentally affecting the landscape, character and appearance of the Conservation Area. However, it does not give the certainty required in terms of meeting the housing target. It would also require landowners to release parts of field parcels that fall adjacent to the settlement.
- 3.34 Not to prepare a Neighbourhood Plan (Option 4) was rejected on the basis that it would reduce the local community’s abilities to contribute fully to a process that was available to them to form a view about planning for their area. Although Herefordshire Council might subsequently produce a plan covering the villages the timescale for this is uncertain, and meanwhile even greater pressures to release land for development may come forward that could be difficult to resist.
- 3.35 The Neighbourhood Planning Steering Group chose to recommend a combination of Options 2 and 3 to the Parish Council and has based this Neighbourhood Plan upon that approach.

4. Vision, Objectives and Strategic Policy

- 4.1 In preparing Pembridge Neighbourhood Development Plan the following vision, guided by **responses to the Residents’ Survey and confirmed at the subsequent community**

consultation, sets the basis for what it is hoped to achieve within the Parish through the planning system by the end of the plan period:

"Pembridge is a vibrant rural community which wishes to flourish and retain its distinctive character comprising of historic buildings, other heritage assets and a unique environment – for the benefit of current and future generations"

- 4.2 This means that Pembridge Neighbourhood Development Plan will endeavour to deliver a wide range of well-designed and sustainable housing and enterprise opportunities that complement village character. These will be innovative, traditional, sympathetic and enhance the parish and contribute positively to a vibrant community. Special attention will be given to sustainable development, good design, minimising negative impact, protecting and enhancing the natural environment, supporting our facilities and amenities and safeguarding the unique heritage of the area; ensuring development is fundamentally considerate of the rural character of the parish and community.
- 4.3 To achieve our vision the Plan sets the following objectives:

Housing

- 1. To provide a variety of housing and development opportunities to meet the needs of a wide range of potential occupants, to support our existing services and facilities and contribute positively to our vibrant and mixed community.*
- 2. To ensure that the visual effect of all development proposals enhance the unique character of the parish and protect our landscape and historic environment.*
- 3. To encourage exemplary design and high standards in all elements of a development proposal – to reflect and enhance our historic environment and unique local distinctiveness.*
- 4. To ensure that all development is based upon sound environmental sustainability principles (ecological, social and economic).*

Enterprise, Local Economy & Business

- 5. To encourage and sustain the parish's currently thriving self-employed sector and to encourage small-scale staffed business development as and where appropriate.*
- 6. To ensure a suitable environment for Pembridge's larger business to flourish.*

Community Facilities, Amenities & Services

7. *To maintain and encourage new and existing community facilities and amenities for the benefit and enjoyment of all parishioners.*
8. *To ensure the physical facilities, amenities and services are adequate and are developed and expanded to meet the needs and future growth of the parish. Protect, enhance and provide appropriate facilities for existing and potential activities (including through the use of the Community Infrastructure Levy).*
9. *To ensure the public services (in particular roads, water, sewage system, the bus service and broadband) are adequate and are developed in advance of future needs.*
10. *To give a high priority to the retention and support of businesses that provide important community services such public houses, shops and catering establishments.*
11. *To improve communication and connectivity to parishioners to promote greater community involvement.*
12. *To protect public and local green spaces within the parish.*
13. *To seek improved access to services and facilities, particularly health and social care provision.*

Environment

14. ***To maintain and reinforce Pembridge Parish's natural environment and*** *landscape character. To achieve this, new development shall have regard to conserving and enhancing the natural beauty and amenity of the Arrow Valley and to respecting the setting, character, appearance and cultural heritage of the Parish in general through*
 - *Giving the highest priority to conservation and enhancement of the amenity, visual quality, natural beauty, wildlife and cultural heritage of the Pembridge Conservation Area.*
 - *Requiring development not to adversely affect landscape character but where appropriate include measures to conserve, restore or enhance this including green cover.*
 - *Seeking measures that contribute towards the ecological network of the area with measures, in particular, to support the biodiversity value of designated and local sites – the village green, conservation area, millennium meadow, the church yard, the Burgages (including small meadows).*
 - *Retaining important landscape and biodiversity features such as ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available. Retain the green ribbons currently tracing through the village of Pembridge.*

- *Ensuring the integrity of valued views and vistas is retained.*

Transport

15. To address community concerns about the speed and level of traffic through the village.

16. To ensure that traffic generated by development can be accommodated successfully.

17. To promote measures to make the roads safer for motorists, pedestrians and cyclists.

4.4 During consultations the community expressed support for the vision and objectives.

Strategy for Sustainable Development within Pembridge Parish

4.4 Sustainable development seeks to ensure proposals are advanced that will “meet the needs of the present without compromising the ability of future generations to meet their own **needs**”⁸. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities, which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.

4.5 In order to ensure these major concerns are taken into account when promoting sustainable development through this Plan the following policy forms the basis for the overall approach being pursued.

Policy PEM1: Promoting Sustainable Development

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

- a) New housing should, in particular, meet the needs of the local community in terms of size, type and tenure; achieving a high standard of architecture and sustainable design that fits sensitively into the landscape, the settings of its hamlets and Pembridge village Conservation Area, especially its street scene.
- b) Development supporting local businesses and diversification of the rural economy of the Parish shall reflect the scale of their surroundings, and provision made to enable working from home within new developments, whilst ensuring residential amenity is protected.

⁸ National Planning Policy Framework, page 2.

- c) Measures to retain community facilities and services will be supported, and new development should incorporate measures to strengthen community cohesion and improve health and wellbeing both for new and existing residents.
- d) A high priority will be given to protecting the landscape of the Arrow Valley, in particular its character, its important natural and wildlife network and its historic features.
- e) Measures should be introduced, including in association with the development of sites, to minimise the effects of vehicles on the local road network and residential amenity, to improve provision for pedestrians and cyclists and to promote sustainable transport initiatives. Traffic generated by new development should avoid adversely affecting the amenity and safety of residents.

Development proposals must comply with the policies in this Neighbourhood Plan. In all instances, sufficient detail should be provided as part of any planning application to show how development will meet **this Plan's requirements**, especially those seeking to ensure the character and appearance of Pembridge Conservation Area is preserved or enhanced. Any decision should reflect the **community's sustainable development priorities set out in this policy**. Where there are overriding material considerations that indicate policies in this plan should not be followed then compensatory or mitigation measures will be sought as part of the development proposal to ensure priorities set out in this policy are still met.

- 4.6 Section **38(6) of the Planning and Compulsory Purchase Act 2004** requires all planning applications to be determined in accordance with the adopted Development Plan unless **material considerations indicate** otherwise. This overarching strategic policy sets out the essential sustainable development requirements which the local community considers important to achieve its vision and objectives. In particular, the provisions within this Neighbourhood Plan will be measured against this policy. Where exceptional reasons for development are advanced that might over-ride the policies in this Plan then the principles that this policy sets out should be used to determine what mitigation or compensation measures should be brought forward. Outline planning applications will not normally be accepted for development proposals within Pembridge Conservation Area.
- 4.7 Herefordshire Local Plan Core Strategy indicates a preference for a settlement boundary to be defined which provides sufficient development opportunities to meet the required housing target. This would require the previous boundary defined in the former Herefordshire Unitary Development Plan to be extended to accommodate the indicative proportional growth. An approach that would utilise development to achieve enhancements to Pembridge Conservation Area has also been used in several locations. It is considered that in combination this meets **the community's aspirations for sustainable development** while representing a flexible approach and is set out in the following policy.

Pembridge will be the focus for development during the Plan period although specific needs may be accommodated in other parts of the Parish. The level and extent of housing development will meet identified needs in particular in relation to the range of house types and tenures while ensuring this occurs within local environmental capacities and other constraints. Limited small-scale employment opportunities will be promoted through enabling all appropriate forms of rural enterprise and diversification. The accommodation of development to meet the needs of the Parish and contribute to County requirements will be based upon the following approach:

- a) A settlement boundary is defined for Pembridge incorporating a number of housing sites and within which other appropriate forms of development may take place where this would retain the village's **local distinctiveness** and the character and appearance of its Conservation Area. In addition, locations are defined where development would only be permitted should proposals involve enhancement measures to the Conservation Area.
- b) Housing development outside of Pembridge village should be exceptional and located in accordance with relevant policies in Herefordshire Local Plan Core Strategy, in particular, but not exclusively Policy RA3. The countryside will continue to accommodate economic development and particularly that associated with agricultural, tourism and other rural enterprises where these reflect the scale and nature of the landscape within which they sit and can be accommodated on the road network.
- c) Economic development associated with the complex of Shobdon Airfield falling within the Parish will be supported provided this does not result in increased traffic through Pembridge village.

- 4.8 With the exception of housing, no specific strategic development requirements are identified for the Parish within Herefordshire Local Plan Core Strategy. This strategy directs where most forms of development should take place that are likely to occur within the Parish. Most will be located within or adjacent to Pembridge village. The approach also recognises that limited housing development can take place in the countryside where this will support the rural economy, the historic environment and specific needs of the community for affordable housing. That part of Shobdon Airfield falling within the Parish which accommodates a significant employment complex is considered to be of sufficient local importance to require a specific policy approach which is set out in greater detail within this NDP.

- 4.9 The other forms of development that may come forward within the Parish include land and premises for employment, services, facilities and infrastructure. Some of these are covered through more detailed policies included later within this plan or through Policies in Herefordshire Local Plan Core Strategy.

5. Housing Policies

- 5.1 Herefordshire Core Strategy sets out target levels for new housing within parishes that have settlements. These targets are considered a minimum although apply across the whole of the parish to the extent that an allowance can be made for windfall development within the countryside.
- 5.2 The indicative minimum housing growth for the period 2011 to 2031 set for the Parish is 61 dwellings although completions and outstanding planning permissions since 2011 provide 17 of these. This NDP includes policies that would seek to provide the remaining minimum target of at least 44 new dwellings between 2016 and 2031 and for this to be achieved both without having a significant adverse effect on the local environment and to meet the **Parish's needs and ambitions** in terms of sustainable development.
- 5.3 The approach adopted recognises there are sufficient suitable and available sites that would bring forward enough land to achieve and exceed the minimum target within or adjacent to the built-up area of Pembridge village. Suitability is a critical factor in terms of ensuring that the historic, architectural and cultural qualities of Pembridge Conservation Area are preserved or enhanced. An analysis of the Conservation Area and how it has managed to accommodate development successfully in the past suggests any further housing development should be through a number of small and medium sized sites.
- 5.4 Accordingly, considerable thought and care has been given to determining an acceptable approach to achieving the housing required. This is based upon:
- i) Retaining and, in places, extending the settlement boundary within which a limited number of infill or enhancement opportunities may exist where they meet the requirements in relation to Pembridge Conservation Area.
 - ii) Allocating a number of suitable small and medium sized sites within an extended settlement boundary where the level of development should be acceptable with appropriate care taken to safeguard **the village's unique character and appearance**, in particular characterised by its form, density and scale of buildings.
- 5.5 Consultation with the community identified that it wished to see sites of modest size released over the plan period, preferably of up to 5 dwellings in different locations. However, it has not proved possible to find a sufficient number of small sites to achieve this objective in full within the potential plots available. The community also identified a local

housing need for a range of house types and sizes. **To meet the community's concerns** whilst recognising that the housing target is a minimum, a range of policies are set out to direct housing development in what is considered the most appropriate way.

Policy PEM3: Housing Development in Pembridge Village

New housing within Pembridge will primarily be restricted to sensitive infilling within a settlement boundary and sites identified for development shown on Pembridge Village Map.

Within the settlement boundary infilling will be permitted where it meets appropriate design and other criteria set out within relevant policies contained within this plan, in particular, PEM6 and PEM20, and also address policies set out in Herefordshire Local Plan Core Strategy.

- 5.6 The settlement boundary includes that previously identified in Herefordshire Unitary Development Plan with some additions. In parts of the settlement boundary it may be possible for limited infilling to take place provided it can be designed to fit sensitively into the village street scene and meet several other requirements. It excludes the area that is prone to flooding along the northern edge of the village and this forms its natural edge in that direction, although any development proposals within this vicinity may need to undertake a detailed flood risk assessment in accordance with Policy PEM21 to ensure that the effects of climate change have been taken into account. Extensions comprise a number of site allocations where these are considered suitable, taking into account the character and appearance of the Conservation Area (see Appendix 1). A number of amenity areas are included within the boundary where they form part of its structure. Generally physical boundaries are followed, although there are two exceptions – these are for land to the west of Manley Lane and the site adjacent to the Village Hall. The reasons for the determining of these particular boundaries are explained under their site headings later in this NDP.
- 5.7 A limited number of other areas forming extensions to the previous settlement boundary, although not shown as allocated sites, are also included within the new boundary. These should only be developed if suitably sensitive access arrangements can be provided and they incorporate measures to enhance the Conservation Area. These include land to the east of Oak View and land to the north of Trafford Cottages.

Land to east of Oak View

- 5.8 This is a brownfield site comprising several small barns set back behind existing development. Restricted access and the need to protect the Verdun Oak would limit development potential. The Verdun Oak is protected through being within the Conservation Area, although the making of a Tree Preservation Order for this tree would protect it from

wider threats. It is expected that only a small number of dwellings would be capable of fitting sensitively into the character of this location reflecting the current vehicular traffic associated within the brownfield use. The existing industrial/barn type buildings should be removed and the opportunity taken to enhance the setting of the historic Almshouses through the provision of discreet parking spaces that might serve these properties. A public right of way passes immediately adjacent to the curtilage of Oak View, which enables a circular walk around the village and attractive views eastwards of the open countryside would need to be maintained. Supporting impact analysis would need to show that development is capable of being achieved within the identified constraints; particularly the enhancement of this part of the Conservation Area.

Land to north of Trafford Cottages

- 5.9 There is concern that the small parcels of land with limited agricultural value on the north-eastern village fringe might deteriorate in appearance, degrading the Conservation Area. A public right of way travels along its eastern edge. To the west is the Millennium Meadow **where increased public access and children's play is anticipated, and new housing is** proposed to the south. Access may be a restriction although the land might form part of a wider scheme in association with the proposed housing site to the rear of the Old Surgery Building (PEM4 iv) provided a junction with sufficient capacity can be achieved. Public access through this land and the Old Surgery site would increase accessibility to the Millennium Meadow from the east of the village. In addition to landscape and design impact studies, the heritage analysis would require archaeological investigations to determine whether there **is any evidence of the village's past on this land.** The northern and eastern edge of the two fields should be maintained as a buffer and rural edge to the village. The design should not restrict the ability to use the Millennium Meadow **for children's play.**
- 5.10 A range of design requirements are covered by other policies. There may be instances where it is necessary to show in detail how a development has addressed important design requirements. For example, Policy PEM20 requires development to fit sensitively into the Conservation Area. Policy PEM6 also covers essential design elements that should be addressed.



Figure 4 – Verdun Oak in front of Trafford Almshouses.

- 5.11 A modest estimate of 7 windfall dwellings within Pembridge village has been made for the purposes of indicating the contribution this may make towards the minimum housing target based upon the opportunities available. There is considerable uncertainty that some infill opportunities can be delivered and therefore the achievement of the housing target set by Herefordshire Local Plan Core Strategy does not depend upon any windfall allowance.

Policy PEM4: Housing Sites in Pembridge

The following areas of land are identified on the Pembridge Village Map where new housing development may take place, provided they meet the requirements set out in relevant design and detailed policies within this plan:

- i) Land of approximately 1.80 hectares to rear and south of the Village Hall, Bearwood Lane;
- ii) Land of approximately 0.8 hectares off Manley Crescent;
- iii) Land of approximately 0.6 hectares off Sandiford Ploc;
- iv) Land of approximately 0.25 hectares to rear of the Old Surgery Building;
- v) Lane of approximately 0.65 hectares to the rear of The Gables;
- vi) Land of approximately 2.00 hectares at Townsend;
- vii) Land of approximately 0.8 hectares to the west of Manley Lane

Housing development on these sites shall address the relationship with the **village's heritage assets**, especially Pembridge Conservation Area and its Listed Buildings, in accordance with policies PEM19 and PEM20, highway requirements in accordance with policy PEM25, and provide a variety of housing in accordance with policy PEM5. In order to comply with the objectives and policies within this

Plan, proposals should address specific site requirements in a comprehensive manner.

- 5.12 For the purposes of contributing to the minimum housing requirement indicated for Pembridge the seven areas proposed should enable a minimum of 67 dwellings to be provided. Consequently, with the addition of dwellings already built or committed through planning permissions, and windfall developments within Pembridge settlement boundary, and elsewhere within its rural area under Herefordshire Local Plan Core Strategy Policy RA3, the target of 61 dwellings is expected to be met and exceeded.
- 5.13 The assessment of sites considered those identified and previously assessed through Herefordshire SHLAA and the local call for sites. Selection was based upon suitability, for which then assessment of Conservation Area character and appearance, set out within Appendix 1, was a significant influence. In addition, availability and achievability were issues considered. For the chosen sites, specific requirements are identified to comply with design and other detailed policies within the NDP. These factors should be addressed through Heritage Impact Statements and Design and Access Statements.
- 5.14 Relatively low development densities are expected upon most sites and this should be seen within the context of the environmental and highway constraints to which significant regard must be given; in particular because of the widespread presence of heritage assets, the conservation area designation and the protection of residential amenity within a tightly knit village. This NDP contains a range of detailed design policies in view of the importance that should be given to these issues within such a sensitive environment, and hence specific and detailed advice upon the requirements for each site are set out.

Land to Rear and south of the Village Hall, Bearwood Lane

- 5.15 This comprises a part of a larger site considered to have major constraints by Herefordshire Council SHLAA 2012. However, it is felt that a reduced parcel of land might be developed which would fit sensitively into the village and screen the suburban appearance of buildings along Manley Crescent. The site is not in an area where regard needs be given to protecting the setting of architecturally or historically important buildings. There is, nevertheless, a need to ensure the character and appearance of Pembridge Conservation Area is preserved or enhanced through improving the approach and entrance to the village from the south. The site offers the opportunity for high quality innovative building design, provided certain locally distinctive features are retained and the wider context appreciated. In addition, it might contribute towards measures aimed at enhancing the views from surrounding roads and public rights of way. Design would also have to protect residential amenity and the utility of the village hall, which should continue to serve its community purposes, including car parking. The site should provide an element of affordable housing and consideration should

be given to make these available through a wide range of approaches, including self-build. A roadside hedge should be provided together with structural tree planting to reduce the effect on the village setting. A footpath link from the village hall through to the public right of way along the west side of the site should be provided.

- 5.16 Site capacity will be influenced by the level of traffic that can be accommodated by junctions within the centre of the village. Only part of a substantially larger field is included within the settlement boundary in order to protect heritage assets, including the Market Hall, from the effects of excessive traffic, and leaving a viable area to continue in agriculture. In this regard, the settlement boundary continues the alignment of a small field at its western corner extending towards Bearwood Lane, reflecting the current Conservation Area boundary.



Figure 5 – Restricted road width within village core along Bearwood Lane.

Land off Manley Crescent

- 5.17 Previously this land was protected from development as open/green space. However, it is understood that protection of similar land in villages elsewhere has been determined as not sustainable. It is considered that the land would not qualify to be protected as Local Green Space in accordance with NPPF paragraph 77, as the area cannot be shown to be demonstrably special to the local community, not being visible to the community at large. However, the feature that requires protection, as indicated in the Assessment of Conservation Area Character and Appearance (Appendix 1) is the character of Suckley Lane. This needs to be maintained, with an appropriate buffer to development, both in terms of its unique historic

character as a rural sunken lane within the village core and also its value as a natural habitat, particularly within its hedgerows and overhanging trees. Consequently, there shall be no direct access between the site and Suckley Lane and access shall be from Manley Crescent.

Land off Sandiford Ploc.⁹

- 5.18 The major part of this site is identified by Herefordshire Council SHLAA as having low or minor constraints. It has been slightly enlarged to include a small paddock at its western end. It is understood an archaeology evaluation has revealed that there are no heritage assets on the site that need to be protected or recorded.
- 5.19 The principle concern in relation to this site is the effect on the village setting as you approach from the north and consequently there should be an emphasis on its appearance from that direction and a need for a high-quality landscape scheme.

Land to rear of the Old Surgery Building

- 5.20 Removal of the former surgery building and its replacement offers an enhancement opportunity, although the viability of such a project would require some enabling development. A limited scheme involving development to the rear might increase its likelihood although a vehicle access would be needed through the gap that would result **from the surgery's removal. It is considered that a scheme might be possible that would** enable such an access with appropriate treatment of the frontage at this point. It is understood that the burgage plots do not extend to the land at the rear of the Surgery. Although development is dense on the frontage, development to the rear would need to be less so. Care would be needed to ensure it is consistent with the historical form of a medieval village and this must be shown through a full and detailed Heritage Impact Statement that would include, in particular, how the design of the street frontage might be addressed.

Land to the rear of The Gables

- 5.21 This site was identified through the NDP process. It is located at the eastern approach to the village where development is at a relatively low density. This would need to be reflected in the site layout and amount of development accommodated. The primary concern is to ensure the visual effect of development upon the entrance to the village is positive, not only in relation to the proposed housing but also any access arrangements. An open aspect view should be maintained between The Gables and The Stables that protects views of the parish church and open countryside beyond. Any scheme should include a

⁹ Part of this received planning permission just before this plan was agreed at the Regulation 14 stage. It remains a proposal in the event that the site is sold to a developer who might wish to amend the current permission in order that the design and other parameters covered by this plan are to be taken into account.

biodiversity buffer along its south side between the built-up area of the village and open countryside.

Land at Townsend

- 5.22 Although this land was considered to have no potential for housing within Herefordshire SHLAA, the Council subsequently granted planning permission on land opposite, which was similarly described. The potential of this land was reviewed through this NDP process and it has been concluded that a low-density scheme behind a strong landscaped screen would be suitable. Proposals should provide a range of house sizes in terms of 2, 3 and 4 bedroomed properties. A phased approach enabling self-build and custom-build houses would also be encouraged on this site.



Figure 6 – Eastern entrance to village

- 5.23 A high standard of design and landscaping is required for this site. As with the development of land at The Gables, the primary concern is the visual effect upon the entrance to the village, not only in relation to the proposed housing but also the access arrangements. A comprehensive yet attractive access arrangement is required to serve the site, the existing caravan/farm shop and possibly land at The Gables.



Figure 7 – Western entrance to village

Land to the west of Manley Lane

- 5.24 The western approach to Pembridge is clearly marked by West End House; although to the south of this property the modern houses along Manley Lane present an uncharacteristic suburban form and edge. A proposal that screens this feature yet retains the appearance that West End House marks the entrance point to the village would enhance the Conservation Area. Access to this area should be from the A44 although development should be set back in order to address the point made about West End House. A high-quality landscape scheme will be required and development should not extend southward up to and over the brow of the rising land. The building frontage and inter-relationship between roof-lines will be important in that this should not present a linear feature which characterises the current suburban arrangement. A relatively low density of development is expected as a consequence of the design requirements.
- 5.25 The key determinant of whether any scheme is acceptable for this location will be whether it results in an enhancement of the approach to the historic village. To achieve this, development should remain tight and nucleated rather than sprawl outward but nevertheless be of low density overall. To ensure the current suburban edge is enhanced significant tree planting shall be required both along the northern and western edges of the site. The boundary has been defined to encompass the eastern half of the field, include land that would afford access from the A44, and ensure development remains below the brow of the rising land. From discussions, it is understood the area allocated and need for tree screening meets with the approval of the landowner. A strip of land between the main field parcel and Manley Lane, understood to be in separate ownership, is included, and access to this from the main field would be beneficial.

Achieving the Housing Target

- 5.26 Over the period 2001-2016 some 22 dwellings were granted planning permission within the rural parts of the Parish, equating to 1.5 dwellings per annum. However, for the purposes of this NDP a more modest estimate for rural windfalls is suggested, based upon 19% of total housing which is the proportion estimated by Herefordshire Council for housing within the rural areas outside of settlements. This would equate to 12 dwellings over the plan period, of which 3 have received planning permission, leaving a potential further contribution of 9 towards the proportional growth target.
- 5.27 Table 1 below shows how it is intended that Herefordshire Local Plan Core Strategy housing target should be met through the approach adopted.

Table 1: Achieving the Housing Target 2011-2031

		Number of Dwellings
HC Core Strategy Requirement 2011 – 2031: 61 Dwellings		
1	Number of Completions 2011-2016	5
2	Dwellings with outstanding planning permissions 2016 (end)	12
3	Site Allocations (67)	
	i) Rear of Village Hall	20
	ii) Off Manley Crescent	5
	iii) Off Sandiford Ploc	10
	iv) Rear of Old Surgery	4
	v) Rear of The Gables	5
	vi) Land at Townsend	16
	vii) Land west of Manley Lane	7
4	Pembridge Village Windfall Estimate	7
5	Rural Windfall Estimate	9
6	Potential Total during Plan Period	100

* The estimate of dwellings under each heading is for the purposes of showing how Herefordshire Local Plan Core Strategy target for the Parish might be met. It is based upon the lower end of a medium density and seeks to consider amenity, Pembridge Conservation Area designation and other site specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

Policy PEM5: Meeting Housing Needs

Developers will be required to make a meaningful contribution to the housing needs of the community in terms of size, type, tenure and, in particular, local housing need. Provision should be made for the following needs that have been identified:

- (a) A combination of 2, 3 and 4 bedroom properties both detached and semi-detached;
- (b) Self-build or custom build dwellings;
- (c) An element of affordable housing to meet local needs, in particular those for shared ownership and reduced open market value;
- (d) Social rented accommodation;
- (e) Housing for elderly people;
- (f) Mobility housing;
- (g) Properties that enable people to work from home, including live/work units where this will not affect the amenity of adjacent properties;

Regard should be given to the Herefordshire Local Housing Market Assessment 2012 Update or any further update, up to date housing needs evidence and approvals and completions that provide guidance upon the proportion of dwellings of various sizes. Developers should, within their Design and Access Statements, indicate how they propose to contribute towards the needs identified, particularly in terms of house size. Departure from proportional needs may be accepted where development provides especially for local community needs, such as housing for the elderly or starter homes.

5.28 A survey of the local community identified support for a variety of properties, especially to serve local housing needs (see Policy PEM7). There was significant support for a range of house sizes comprising 2, 3 and 4 bedrooms and for these to meet all needs, in particular both detached and semi-detached. Housing comprising young family starter homes, family homes or homes for the elderly, such as bungalows, were identified as appropriate. This reflects analysis undertaken by Herefordshire Council for the Kington Housing Market Area¹⁰. Consequently, any further planning permissions should reflect the balance in terms of housing mix and range, including that shown for affordable housing, in order to comply with the provisions of this policy and also Herefordshire Core Strategy policy H3. Table 2 indicates the current housing need analysis for the local housing market area. Developers should ascertain the most up-to-date information in relation to this at the time they put forward proposals. Opportunities for self-build and custom-built housing, including those with the potential to be live-work accommodation will be encouraged as a way of meeting local housing need within the Parish.

¹⁰ https://www.herefordshire.gov.uk/media/7673526/herefordshire_local_housing_market_assessment_final_amended.pdf

Table 2: Proportion of Houses required by Size within Rural Part of the Kington Housing Market Area

House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required
1 Bedroom	7.0%	21.6%
2. Bedrooms	23.2%	39.8%
3 Bedrooms	48.1%	34.5%
4+ Bedrooms	21.7%	4.1%

(Herefordshire Local Housing Market Assessment 2012 Update)

Policy PEM6 – Design Criteria for Residential Development

Particular emphasis will be placed on achieving high quality residential design and environments within the Parish. To achieve this such development should:

- a) Achieve a high standard of architecture;
- b) Buildings should be designed to avoid repetition of form and features that would result in an urban appearance, and utilise a mixture of materials, styles and aspects that reflect the existing village character. In addition, they should be consistent in terms of scale, massing, proportion and detail with surrounding properties and the area generally;
- c) Particular regard should be given to ridge heights, roof profiles and number of storeys, in terms of variety while generally not exceeding those of surrounding dwellings;
- d) Avoid appearing to be isolated, incongruous, detached or **'exclusive'** through design, lack of connectivity, layout or location;
- e) For development within it, preserve or enhance the character and appearance of Pembridge Conservation Area in accordance with Policy PEM19;
- f) Incorporate locally distinctive features, although new innovative design or features will not necessarily be resisted where they are exemplary in terms of fitting sensitively within the particular village frontage and street scene and incorporate a number of locally distinctive features to maintain the areas cohesive character;
- g) Not adversely affect the amenity of adjacent properties;
- h) Avoid inappropriate development of residential gardens, especially where this crams development unreasonably within existing curtilages;
- i) Ensure parking arrangements are in accordance with Herefordshire **Council's standards and not detract from the village street scene but be** an integral part of the overall design;

- j) Provide sufficient garden space to enable residents to enjoy their use with appropriate degrees of privacy;
- k) Provide or contribute to the provision of open space in accordance with **Herefordshire Council's open space** requirements. Where such space cannot be provided on site, contributions should be made to the provision, improvement/replacement, operation or maintenance of open space and play areas elsewhere within the Parish;
- l) Retain important features such as tree cover, ponds, orchards, hedgerows, small frontage gaps and green spaces that contribute to the unique character of the village or Parish as well as adding to the natural assets of the Parish where opportunities are available;
- m) Where appropriate an integrated and high-quality landscape scheme **shall form part of the site's design** which, in particular, contributes towards mitigating the effects of climate change; incorporates an appropriate range of biodiversity measures; and links with the wider landscape to enhance green corridors and stepping stones.

5.29 Design is critical to housing proposals; not just those within Pembridge Conservation Area, but within the attractive rural landscape also. Community consultations identified the importance to many residents of site and building design in maintaining the character of their neighbourhood. In addition, there are other criteria that contribute towards the amenity of residential areas. The policy therefore seeks to ensure building design, layout and residential features are at the forefront and of a high standard. These are especially important given the architectural qualities of Pembridge village. An example of matters that should be addressed is roof heights and these should be informed by those of surrounding dwellings. Innovative design or features are not necessarily to be resisted but must be of sufficient quality and sensitively into their surroundings. All the features referred to should be addressed within the Design and access statement prepared to accompany any planning applications.

5.30 Repetitive forms of regimented or suburban layouts and detailing should be avoided and the layout should reflect either the historic medieval plan form within or close to the village core and along the main village street, or be organic and loose where the prevailing density on the edges of the village is generally lower. This policy should be read in association, in particular, with Policies PEM20 and PEM23.

Local Housing Need

5.31 Provision for affordable housing made through Herefordshire Local Plan Core Strategy policies H1 and H2 should aim to meet local needs. These policies allow for both affordable

and intermediate housing¹¹. Currently there is no up-to-date evidence about the level and type of local need within the Parish and it would assist provision greatly should an appropriate survey be undertaken.

Policy PEM7: Providing for Local Housing Need

Where affordable or intermediate dwellings are to be retained for that purpose under Section 106 agreements, the priority for their allocation, on the initial and all subsequent lettings, should first be given to those demonstrating a local housing need within Pembridge Parish. Should at the time of allocation there be nobody with such a connection the accommodation may be allocated to those from the adjacent parishes and subsequently to those within the Kington or Leominster Housing Market Areas, and then Herefordshire.

For the purposes of identifying a local need these shall be:

- (a) Those who live within the Parish.
- (b) Those who have lived within the Parish within the past 10 years.
- (c) Those who work or are coming to work within the Parish.
- (d) Those with an essential need to support or be supported by a current resident within the Parish.

5.32 Affordable housing should in the first instance ensure local housing needs are met, especially those of local people unable to compete within the general housing market. The criteria set out in this policy are considered generally consistent with the approach adopted across Herefordshire. Developers are encouraged to assist in meeting local housing needs and may wish to provide such housing, even if sites fall beneath the threshold set by Government for this purpose. There is significant emphasis upon promoting self-build dwellings within this NDP and it is hoped that elements of such provision can be included upon many sites that will address local needs. This approach increases flexibility within the local housing market to the benefit of the wider community.

¹¹ Affordable housing comprises social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Social rented housing is owned by private registered providers. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared, other low cost homes for sale and intermediate rent, but not affordable rented housing.

6 Policies for Enterprise, Local Economy and Business

- 6.1 The community supports the encouragement of economic development of a suitable scale for rural areas in order to support the rural economy. The Parish already contains an important employment site located on the periphery of Shobdon Airfield that should be both protected and supported as an employment area, provided it can be serviced within the capacity constraints of the local highway network and environment. The quality of the landscape, the absence of any specific local and national pressures from business are such that it is not proposed to identify any further specific site or sites for business use. The approach will be based upon supporting agricultural diversification, tourism and encouraging small businesses; particularly through the re-use of rural buildings and brownfield land, and by enabling working from home. These are measures for which there is community support. There does however need to be an emphasis upon scale of the operation to protect the local environment, to fit into the capacity of the road network, and to protect residential amenity.
- 6.2 In relation to specific operations of local concern, scale is considered a major factor in terms of community support for renewable energy. The Parish already accommodates a number of anaerobic digestion schemes and there is concern that the maximum level that should be accommodated has been reached. There is however support for small scale locally based methods by individuals or the community, particularly solar energy, natural heat through ground pumps, water power and wood burning. Residents were also concerned that appropriate technological infrastructure such as superfast broadband should be made available as quickly as possible.

Policy PEM8: Reuse of Rural Buildings and Brownfield Land for Employment Enterprises

The development or suitable expansion of employment generating enterprises through the conversion of rural buildings, including country houses, or redevelopment of brownfield sites will be supported where:

- (a) The design, scale and siting of any new development respects the character and appearance of any adjacent settlement or the landscape character of the surrounding countryside;
- (b) There is no harm to the amenities of nearby residents or other users;
- (c) Proposals can demonstrate that they can be accommodated safely and satisfactorily upon the highway network;
- (d) Proposals should not adversely affect heritage assets, or result in the loss of good quality agricultural land;

- (e) The use of rural buildings for business may include extensions provided they do not detract from their historic or architectural character. Where buildings do not possess any such character extensions should not significantly alter the scale of any building complex within the landscape;
- (f) Proposals involving new buildings to enable farm diversification should result in a consolidated form, preferably in association with an existing complex of buildings;
- (g) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused.

6.3 This policy encourages the forms of sustainable economic growth through business enterprises utilising existing buildings or brownfield land that is not being used for agriculture. Such development is **considered appropriate to the Parish's landscape, highway network and countryside setting**. It will support agricultural diversification and tourism enterprises in particular. Other economic activities, such as small workshops and the development of services and facilities, would also be covered by this policy where they are of an appropriate scale and would normally utilise existing buildings or brownfield land. The policy seeks to provide flexibility by keeping the extent to which business development is constrained to a minimum. However, some safeguards are necessary to protect the environment and residential amenity. It does provide for extensions to buildings where they are used for business, again with limits set to ensure they remain at an appropriate scale and to protect agricultural land. The extent to which proposals generate traffic on local roads is also an important consideration and, depending upon scale, a local transport assessment may be required accompanied by measures to ensure traffic movements and the routes taken to premises do not adversely affect local amenity. This approach sets out a policy that would add to, and yet be consistent with, **Herefordshire Local Plan's Core Strategy approach**.

Policy PEM9: Working from Home

The provision of live-work units will be supported provided:

- (a) There is no significant adverse effect on the amenity of adjacent dwellings by virtue of noise, pollution or residential character;
- (b) Traffic generation and parking will not adversely affect residential amenity;
- (c) The use does not comprise Class B2 (General Industry) or Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended);
- (d) The use can take place within the confines of the dwelling curtilage;
- (e) Include dwellings associated enterprises permitted through Policy PEM8 and Herefordshire Core Strategy policies RA3 and RA4.

- 6.4 There is support for the ability to work from home and the extent to which this takes place within this and many other rural areas is significant. In the majority of instances this does not achieve the level at which planning permission is required. However, should such businesses or use expand to the extent that planning permission is required then there needs to be safeguards. Those indicated are considered appropriate to ensure residential amenity of neighbouring properties is fully protected.
- 6.5 Other measures are proposed to assist working from home through encouraging developers to make provision for appropriate infrastructure such as high speed broadband.

PEM10: Agricultural Diversification and Tourism Enterprises

Proposals for sustainable rural tourism and leisure developments, and for agricultural diversification that benefit rural businesses and communities will be supported where they do not harm the character of the **Parish's** countryside and Pembridge village, and the traffic generated can be accommodated upon the local highway network. Proposals that will be encouraged include:

- (a) The provision and expansion of tourist and visitor facilities or diversification proposals that do not adversely affect landscape character and features or environmentally sensitive sites and are appropriate in scale to the rural location; in particular where these ensure the future viability of such businesses.
- (b) The use of existing buildings which are in accordance with policy PEM8.
- (c) New buildings in the countryside that support existing facilities or premises where they are provided in conjunction with the particular tourism or leisure attraction or existing agricultural diversification business and no suitable existing buildings are available for re-use.
- (d) New or expanded holiday and touring caravan sites and chalet developments which are not prominent in the landscape or visually intrusive and accompanied by effective, high-quality screening. They should not be located on visually or environmentally-intrusive sites or sensitive areas.
- (e) Agricultural diversification and other proposals that will remedy any identified deficiencies in local shopping and other facilities that serve **people's day**-to-day needs and help address social exclusion.
- (f) Equine enterprises, providing for a range of suitably located recreational and leisure facilities and the needs of training and breeding businesses that maintain environmental quality and countryside character.

- 6.6 Residents generally support a wide range of economic activities within the Parish although support for the tourism sector and agricultural diversification are seen as very important to the local economy. This policy seeks to encourage such activity. Again, it seeks to be as positive and flexible as possible but recognises that there are a number of important considerations that should be taken into account. Two are of particular concern and the **first of these is to ensure the Parish's rural character is not adversely affected, with scale** being particularly important in this regard. The capacity of the local highway network may also be a constraint and this should protect all the components that contribute to the network, including drainage, ditches and soft verges.
- 6.7 The specific activities referred to are those considered most appropriate to a rural location. However, it is acknowledged that new forms of activity, in particular related to new technologies, are not location specific and may be undertaken without adversely affecting local amenity. It is more likely that these would be covered by the previous two policies.

Policy PEM11: Intensive Livestock Units

Proposals for intensive livestock units and associated structures should be sited where:

- a) They do not intrude into the landscape or adversely affect important views. Proposals seeking to utilise tree screening and choice of materials to reduce the environmental effects should only be permitted where these can achieve full mitigation.
- b) Any traffic generated can be accommodated safely upon the local highway network, should not adversely affect residential amenity, and avoid adverse effects upon the historic environment.
- c) Proposals, including associated earth walled storage compounds or lagoons, should be sited no closer than 600 metres from Pembridge village, Elsewhere, such development should be no closer than 400m from a residential property.
- d) There are no other potentially polluting effects upon local amenity, including from outside lighting.
- e) Sufficient suitable land is available for spreading manure either under an applicant's own control or by contractual agreement with another farmer/landowner. The installation and use of an effective purification system will be taken into account when assessing the suitability of available land.
- f) Proposals should not be sited where they, or their related slurry or manure spreading areas, would have a significant adverse effect on the River Wye Special Area of Conservation, including tributary streams. **The 'in combination effect' of such operations will be a consideration.**

- 6.8 Support for the retention of agricultural businesses where these meet a range of criteria is provided through Herefordshire Local Plan Core Strategy policy RA6. This policy does not

seek to restrict such development, but to ensure that it reflects the environment and local amenity. Scale is considered to be important, but additional criteria are also mentioned such as traffic generation, maintaining water quality, and effect on residential amenity. This policy clarifies, more specifically, related concerns. **The importance of the area's landscape** character and appearance must be recognised in terms of its wider economic benefits, especially for tourism and this should be given significant weight. In addition to design and location being important, potentially polluting effects need to be considered, such as noise, smell, dust and lighting. A working method statement setting out provisions and appropriate agreements is necessary to ensure the provisions of NPPF 120-124 are taken into account and this should cover all forms of pollution including noise, emissions to air and light pollution. In addition, it may be necessary to restrict hours when certain activities are undertaken to ensure residential amenity is protected. Protection zones for units, storage and spreading areas also need to ensure that acceptable levels of residential amenity are maintained and 600m has commonly been used as an appropriate buffer area in relation to settlement areas¹². Normally a protective distance of 400m should be maintained as the protective distance around isolated dwellings. These considerations affect not only general amenity, but also human health, the natural environment and the potential sensitivity of the area (NPPF paragraph 120). Special regard is given to the need to protect local watercourses, all of which flow into the River Wye, which is a Special Area of Conservation. This nationally important river already suffers from high levels of phosphates to the extent that it is in unfavourable condition and a Nutrient Management Plan is being prepared to address this concern. This policy will contribute towards measures aimed at ensuring agriculture does not add further to the current phosphate and other nutrient loads.

Policy PEM12: Supporting Infrastructure

Proposals to provide broadband infrastructure and mobile telephone equipment infrastructure will be supported through:

- (a) Seeking well-designed and unobtrusively and appropriately located development associated with the introduction of appropriate super-fast broadband and mobile telephone equipment that provide high quality internet connectivity especially for business and also for residential users.
- (b) Encouraging new development proposals to connect to high speed broadband as a minimum by means of providing suitable ducting for fibre connectivity within development sites, linked to the local/national network, as appropriate.

¹² See https://www.eastriding.gov.uk/planning/pdf/beverley_final/beverley/written_state/section10.html

- 6.9 The community has highlighted the need for improved broadband as important to attracting and supporting local business with over three quarters of all respondents to the **residents' questionnaire raising this as an issue. This policy supports measures that** would provide not only superfast broadband but also improved mobile telephone equipment. One particular concern however, is to ensure any aerials that might be required are appropriately located, in particular to avoid placing them close to the village primary school as a precautionary approach.

Policy PEM13: Development on Shobdon Airfield

Proposals for change of use of existing business premises on the south west periphery of Shobdon airfield away from employment activity will need to demonstrate that the existing use is no longer economically viable.

The expansion of business within this complex upon Shobdon Airfield will be supported provided:

- (a) The amenity of nearby residents should not be adversely affected;
- (b) There will be no significant detrimental effect upon the local highway network as a consequence of traffic generated by the proposal and in particular heavy vehicles should not normally pass through Pembridge village;
- (c) Proposals should avoid obtrusive external storage and paraphernalia but provide effective screening where this is necessary;
- (d) Landscape measures are undertaken to mitigate the effect from distant views in particular;
- (e) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused.

- 6.10 Shobdon Airfield falls within three parishes, although it may benefit from a comprehensive approach at some stage to determine how it might develop. The aerodrome's perimeter lies approximately 1 km from Pembridge village centre and access from the south would be through the village and over a narrow historic bridge. However, even though the Kingspan **complex which lies at the Airfield's south west corner, is closest to** the A44 which passes through Pembridge, it is understood that most heavy vehicles servicing the business use the B4362 through Shobdon because of highway restrictions. Herefordshire Council consider the premises that are occupied by Kingspan to be in good condition, such that they should be retained in employment use if at all possible.
- 6.11 The continued use of premises within the Airfield, including expansion and enabling economic growth at the Kingspan site, is supported but it needs to reflect the scale of the area and also residential and local amenity that may be affected by increased noise or excessively high levels of traffic, including beyond Pembridge Parish. The conditions indicated are considered important and continue the planning policy approach set out in previous plans, which have in the past specifically referred to the Airfield. In terms of local area character, it is recognised that the landscape already

accommodates significant industrial buildings within a substantially flat plain although there are distant views, in particular from the Mortimer trail to the north. Landscape measures should be introduced in association with any expansion in order to mitigate any landscape effects.

Policy PEM14: Renewable and Low Carbon Energy Generation

Renewable energy proposals of a domestic scale for individual properties will be encouraged where they do not have a significant adverse effect upon local amenity or heritage assets, including their settings.

Small scale renewable or low carbon energy proposals that will benefit the community will also be encouraged but they should ensure:

- (a) Any traffic that is generated can be accommodated safely upon the local road network;
- (b) They do not adversely affect landscape character or features;
- (c) They do not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;
- (d) They will not adversely affect biodiversity;
- (e) Any potential pollution effects are fully mitigated;
- (f) Local and residential amenity is protected, including from any significantly adverse traffic effects;
- (g) **Their scale reflects the community's needs.**

No sites are identified as suitable within the parish for large or medium scale energy generation through wind power. Individual small-scale turbines serving a local need may be permitted where they meet the above criteria.

- 6.12 The Parish is contributing to the generation of renewable and low carbon energy through a number of anaerobic digestion operations, and these generate substantially more energy **than is required for the Parish's own purposes. However, there is still support for both** individual and community scale schemes. In relation to the latter there are schemes whereby the community can buy into proposals and obtain cheaper electricity. Although there are currently no specific proposals for such a scheme within the Parish their provision should not be ruled out in the event that one or more groups or organisations wish to pursue such a venture. There are constraints that might affect their location within the parish. These are however constraints to ensure any proposal fits sensitively into the landscape and local environment. Criteria are set out in the policy that are considered consistent with planning practice guidance and these include matters that are relevant for a range of renewable/low carbon energy developments.

- 6.13 Herefordshire Core Strategy Policy SD2 requires proposals for wind turbines to receive local backing. In terms of local opinion, it is considered unlikely that medium or large scale wind turbine proposals would receive a positive response.

7 Policies for Community Facilities, Amenities and Services

- 7.1 Parish residents greatly value both the individual and range of community facilities and services within Pembridge village in particular. These include its Primary School, pubs, the village hall, play areas, local walks and the village shops. At least three quarters of **respondents to the Residents' Survey valued** each of these. This support suggests that any funds accrued through development should be concentrated upon ensuring the retention, improvement and operation of existing facilities. In terms of recreation facilities, the response suggests that existing facilities should be retained and improved rather than new ones provided. Hence within the Plan period it is expected that the emphasis will be upon retaining and enhancing existing facilities. In particular, contributions towards enhancing the effectiveness and sustainability of the village hall would be beneficial, as would resources to ensure key areas of accessible green space are well-maintained and expanded, particularly where this will support activity by young people.
- 7.2 The considerable support for the whole range of facilities and services available within Pembridge village indicates their retention should be given a high priority and measures to enhance them would no doubt similarly be welcome; in particular where housing growth may be expected to increase pressures upon their use.

Policy PEM15: Protection and Enhancement of Community Facilities and Services

Existing community facilities shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy. The retention of key services will be supported where possible through enabling development that would enhance their viability.

Proposals to enhance existing, or provide new, or additional community facilities and services within the Parish will be supported where:

- (a) They do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties.
- (b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads.

- (c) Access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses.
- (d) They include measures that encourage and promote active travel to and from the facility.
- (e) They would not adversely affect the natural environment or heritage assets.
- (f) Development within Pembridge Conservation area would preserve or enhance its character and appearance

The loss of key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.

- 7.3 Parish residents value the present level of services and facilities available and would not wish to see their loss if it could be helped. They would not wish to see development take place that would reduce the utility and effectiveness of these through, for example locating new development where this might result in calls for restrictions on community use. Currently there are no firm proposals for sites or funding arranged for new facilities. The need for new and improved facilities may be expected to arise during the plan period as a consequence of growth. This policy enables sites and proposals to be brought forward in the future subject to appropriate safeguards.

Policy PEM16: Safeguarding Local Green Space

The following areas also identified upon Pembridge village Map are designated Local Green Space. Development that would result in the loss of these sites or unnecessarily restrict their current use or value will not be permitted. Proposals that will benefit their current utility will however be permitted provided there is no significant adverse effect on residential amenity:

- i) **Churchyard at St Mary's Church.**
- ii) The Millennium Meadow.
- iii) Pembridge Village Green.
- iv) Riverside Walk.
- v) Community Open Space adjacent to the Village Hall.
- vi) The Green surrounding the War Memorial in West Street.



Figure 8 - The Green surrounding the War Memorial

7.4 The areas identified as Local Green Space are shown on Pembridge village Map. The spaces are locally important and located within, or adjacent to, Pembridge village. Their special importance and significance to the community are as follows:

- i) **Churchyard at St Mary's Church** – an area of approximately 0.8 ha, which serves not only as a graveyard but also as a tranquil setting for the parish church and within the historic urban fabric of the village close to its busy centre. It also contributes to the setting of the adjacent Scheduled Monument.
- ii) Millennium Meadow – **a children's play area**, a significant local open space and an area for recreation of approximately 0.9ha serving the whole village.
- iii) Pembridge Village Green – a registered village green of approximately 0.6ha providing for informal recreation that contributes to the character of the Arrow Valley and the visual approach to the village.
- iv) Pembridge Riverside Walk – an area of approximately 0.7ha associated with a public right of way reflecting the village green on the opposite side of Bridge Street, providing for informal recreation and contributing to the character of the Arrow Valley and the visual approach to the village.
- v) Community Open Space adjacent to the Village Hall - green area of open space, of approximately 0.2 ha, serving the whole community in association with the village hall and previously protected for this purpose in earlier Local Plans.

- vi) The Green surrounding the War Memorial in West Street – this area in front of the Pembridge Primary School is small but visually and historically important to the whole community; forming the setting for the war memorial and representing a unique relationship between generations.

See Appendix 1 which describes the character of the various character areas of the village and the importance of these areas in greater detail.

Policy PEM17: Contributions to Community Services, Youth Provision and Recreation Facilities

Where appropriate, new development within Pembridge Parish should contribute towards necessary community infrastructure in order to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions should be made through Section 106 Agreements, CIL or other developer contribution mechanisms that may be available during the period of the Plan.

- 7.5 Increasing demands resulting from growth will put pressure upon existing facilities, requiring their enhancement and improvement to ensure continued performance of their function. Additional facilities may also be required. Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the plan period. Currently it operates a system for related payments through Planning Obligations. The pressure from growth will have effects upon community infrastructure such as Pembridge Village Hall, the Millennium Meadow, public toilets and public car park, amongst others. Contributions should be made towards their improvement either through the CIL process, should this come into operation, or in accordance with sections 3.4 and 3.9 of **Herefordshire Council's Supplementary** Planning Document on Planning Obligations, in particular, paragraphs 3.4.8. and 3.9.12. The Parish Council will use the contribution it receives from either of these primarily to ensure its existing facilities are improved, maintained or capable of meeting increased pressures in accordance with the legislative requirements. Herefordshire Council should seek advice from the Parish Council upon what contributions are needed towards local community facilities and infrastructure at the time any relevant planning application is made. Appendix 2 sets out the current assessment of enabling actions and community infrastructure required to support the community as it grows.
- 7.6 In relation to open space provision associated with new development, Herefordshire Local Plan Core Strategy polices OS1 to OS3 are considered relevant although it is recognised that currently there are no adopted standards and consequently it is felt that for

development within Pembridge developers should take into account the 'Fields in Trust' Guidance for Outdoor Sport and Play¹³.

8 Environmental Policies

- 8.1 Protecting and enhancing the landscape, natural environment and local heritage, is given a high priority by the local community and general policies for this are set out in Herefordshire Local Plan Core Strategy, including LD1, LD2 and LD4. However, this NDP includes policies that are considered to be of local importance. These may be specific environmental policies or components of policies covering other matters where the environment might be a constraint or a matter that needs to be addressed positively, such as enhancement measures. In addition, the need for high quality design is strongly supported by the community and it is considered that this would include sustainability elements that would help mitigate the effects of climate change. The following policies seek to address the environmental objectives set out in this NDP.

Policy PEM18: Retaining the Natural Environment and Landscape

Measures to maintain and reinforce the natural environment and landscape character within Pembridge Parish will be promoted wherever possible.

To ensure development contributes positively to the area's rural character and does not adversely affect it, proposals should:

- a) Not adversely affect landscape character of the areas within the Parish, in particular ensuring the features contributing to their identification as Principal Settled Farmlands, Riverside Meadows, Principal Timbered Farmlands or Wet Pasture Meadows as appropriate, are conserved, restored or enhanced through measures consistent with their particular characterisation;
- b) Contribute towards the wider ecological network within the Parish through measures, in particular, to maintain and enhance the ecological corridors of **the River Arrow's tributaries and stepping stones elsewhere throughout the Parish** through its centre;
- c) Protect and enhance the natural and visual integrity of the River Arrow and the valley as a whole, which should include considering the cumulative effects of development on these watercourse habitats and utilising development where appropriate to improve their ecological value;
- d) Ensure the integrity of the Moseley Common SSSI is maintained and its continued improvement in conservation status;
- e) In addition, the biodiversity value of local sites and green infrastructure within the parish, and in particular around and within Pembridge village, should be protected, particularly from the adverse effects of development. New

¹³ <http://www.fieldsintrust.org/Upload/toolkit/pdfs/Guidance-for-Outdoor-Sport-and-Play-Oct-2015.pdf>

development should also seek to add to the green infrastructure network where possible;

- f) Retain important features such as ponds, orchards and hedgerows, and maintain and preferably extend tree cover, adding to the natural assets of the Parish where opportunities are available;



Figure 9 – River Arrow and Riverside Walk

8.2 The natural environment and landscape of the Parish should be given a high priority, not just in terms of its protection, but also its restoration and enhancement. Its ecological network is highlighted in paragraph 2.19. The character of the Arrow Valley varies between four particular character areas and their characteristics and features are highlighted in paragraph 2.18. The basis for this policy is therefore to seek the maintenance and reinforcement of its natural areas, features and landscape. Although the protection of the designated Moseley Common SSSI and a range of other locally important habitats and features is fundamental to **the Parish's environment, the need for positive works is also a significant concern** which developers and others should address. There should certainly be no net loss in biodiversity and landscape character, and where features must be removed full compensatory measures must be proposed within any planning application and preferably additional measures included where either or both landscape character and biodiversity need to be restored. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Document that needs to be taken into account. The use of landscape impact assessments techniques to

show how developments will fit into the landscape and reflect local landscape character is encouraged. **Similarly, Core Strategy Policy LD2 and Herefordshire Council's Biodiversity Supplementary Planning Guidance** are relevant to ensuring the natural environment is properly planned and managed. Statements providing supporting ecological information and analysis should show how important an area might be and what measures are necessary to enhance the local ecological network.

Policy PEM19: Protecting Heritage Assets

The significance of heritage assets and their settings within the Parish will be conserved and enhanced in particular through:

- a) Resisting development that would adversely affect Scheduled Ancient Monuments and their settings, more specifically the Rowe Ditch, Moated Site at Court House Farm, the Bowl Barrow south-east of Milton Cross, and the Dovecot at Luntley Court.
- b) Protecting the burgage plan form to the north and south of the A44 (West Street, High Street and East Street) through the village.
- c) Requiring appropriate development proposals elsewhere to be accompanied by full archaeological investigations, and in the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible.
- d) Resisting development that adversely affects features or the setting of Listed Buildings and other similar heritage assets. In particular, the Market Hall and its setting should be protected, including from the impacts of traffic upon its fabric.
- e) Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings, and groups of buildings that contribute to the character and appearance of Pembridge Conservation Area.
- f) Resisting development that would adversely affect a Registered Park and Garden.
- g) Only allowing development within unregistered parks and gardens to proceed if an assessment has shown the effects of works will fit sensitively into the garden design. In addition, the contribution that such parks and gardens make to the wider landscape will be relevant to this consideration.
- h) Promoting development that **would conserve the character of the Parish's** historic farmsteads through allowing sensitive conversions where appropriate.

8.3 **The area's heritage is reflected in the presence of** a number of Scheduled Monuments, Listed Buildings, Pembridge Conservation Area and other locally important monuments, buildings and other heritage assets. There are also potential archaeological sites and historic **landscapes that contribute to the area's character. These assets and, where appropriate,**

their settings¹⁴ are important and need to be preserved. Features such as the Market Hall and grouping of the many Listed and other buildings forming the main street in Pembridge are important to local economy and cultural heritage, and should be retained and enhanced where appropriate. The Market Hall, in particular is highlighted by the community in the **Resident's questionnaire with 86% of those responding indicating they value this asset**. This policy also retains the protection of burgage plots on either side of the A44 which has been a long-standing policy included in previous plans, reflecting the importance of this feature to the character of the Conservation Area. The contribution of locally important buildings, archaeology, parks and gardens and other assets should be recognised for their contribution **to the Parish's landscape character** and Pembridge Conservation Area, in particular. This policy should not restrict development but influence the approach taken and even stimulate development where their re-use and regeneration brings benefits. Where a proposal is likely to affect a heritage asset, developers should consider very carefully what these effects might be and how they should be mitigated. It is recommended that in such instances they prepare Heritage Impact Statements to support their planning and related applications. In relation to parkland, this should include the contribution made to the green infrastructure network of the Parish.



Figure 10 - Pembridge Market hall and The New Inn

- 8.4 Historic England has sponsored a project to characterise the historic farmsteads within the County and it is understood that it would like to see a positive approach to their conservation. Historic farmsteads are particularly important to the local settlement pattern, reflecting its particular dispersed character. The project study has identified that **Herefordshire's landscape has one of the most intact anciently enclosed landscapes with farmsteads comprising loose courtyard forms within its lowlands and regular courtyard plans**

¹⁴ NPPF paragraph 128

on its great estates. The agency promotes designs that will conserve, protect and sustain these forms, protecting their features, settings and cultural significance.

Policy PEM20: Development within Pembridge Conservation Area

Development should preserve or enhance the character and appearance of Pembridge Conservation Area by, in particular, complying with the following detailed requirements:

1. The form of development should respect and continue **Pembridge's** historical evolution:

Pembridge is a medieval settlement based upon curved main streets, staggered cross roads and historical market place. Its historic origins are clearly visible and of significant importance. The main street is particularly narrow in places. Buildings within its historic core are substantially timber framed and of domestic scale, with many actually sitting immediately on the back of the village footpath. The importance of scale, size, materials, orientation and inter-relationships is evident with the prevalence of frontage development representing a particularly constant form. Modern development sits predominantly behind the historic street frontages, being generally well hidden from the most sensitive historical parts of the village, in particular along the main village street. A number of more recent developments within this frontage have however taken place, with only some undertaken in a sympathetic manner.

2. The Conservation Area features, settings and views within, into and from the village should be preserved:

The second important characteristic is the quality of the setting of the Village, with a variety of views and vistas, both urban and rural in nature. Proposals for development should preserve important views within, into and from the Conservation Area. In particular the main entrances to the village present important yet individually different characters that should be maintained. The views and vistas should remain protected from inappropriate forms of development. Important features, views and settings include:

- the setting of the Market Hall within Market Square;
- the village entrance from the east along the A44 where, although less dense than along the main street, it gives an indication of what might be expected within the main part of the historic village.
- the rural entrance from the west where the main village street has an immediate visual impact at the juncture between village and countryside;
- the Bridge Street entrance where the attractive bridge and riverside banks mark the change from the relatively flat and open landscape of the Shobdon plain to the more heavily vegetated village slopes;
- the ever-changing views along the main village street in both directions towards the New Inn;
- Suckley Lane, a seemingly sunken green lane, which forms a particularly unusual rural feature within the village core area;

- The medieval burgage plots, many of which are now long rear gardens either side of the main village street.

These are not the only important features, settings and views and there are others which will need to be assessed at the time any planning application is submitted that might affect them.

3. New development should contribute positively to the village and Conservation Area:

There should be a high quality of design for new buildings, alterations or extensions to existing buildings and for changes to external areas within the Conservation Area. Proposals should seek to incorporate traditional building features present within the village. However, new innovative building design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene. Developers should demonstrate how their proposals contribute to village character, in particular the relationship with the village street and its associated spaces. The introduction of modern highway features such as suburban cul-de-sacs and engineered 'hammer heads' should be avoided, particularly within the most sensitive locations and on small sites. The height, size, massing and scale of buildings and plot width and form should respect those surrounding the development. Choice of materials will also be important to the character of the village. This includes ground surface and roofing materials as well as those for external building walls. Landscape proposals should form an integral element within the design of proposals for all but minor works.

4. Tree cover and hedgerows are essential components of the character of Pembridge, both within the village and also its setting:

Tree cover that contributes to the character of the Conservation Area should be retained, where appropriate, by making Tree Preservation Orders. Trees that die should be replaced and new development should retain as many valuable trees on site as possible. Similarly, hedgerows support the historic pattern of the village setting and development should not result in their removal. The use of traditional hedgerow species should be the preferred choice and evergreen species should be replaced where possible. Both tree and hedgerow planting can assist measures to reduce the effects of suburban development forms where they detract from the traditional village character.

5. Street furniture should be minimal and consistent:

The general absence of such clutter, in particular in the form of street furniture, is a unifying factor that should be retained and the Highway Authority should minimise signage, markings and other traffic management elements. New development should be designed to minimise the requirement for street furniture.

6. Measures to address unattractive areas will be supported and where possible promoted:

Pembridge has few unattractive open areas, but areas can deteriorate over time. Measures may include, as a minimum, enhancements to soften and improve their visual appearance of unattractive areas.

Developers should use Heritage Impact Statements to support their applications within Pembridge Conservation Area and these should include street scape impact analysis to inform their designs where appropriate.

- 8.5 Pembridge Conservation Area, designated in 1974, is truly outstanding and merits this status. It includes many Listed Buildings. The many groups of buildings contribute significantly to **the Conservation Area's** character and appearance and therefore although it is surprising that not more are Listed, including many along the main village street, they should be noted as buildings of considerable local interest. There is a duty upon the Local Planning Authority to conserve or enhance the character and appearance of the Conservation Area. An assessment undertaken as part of the preparation of this neighbourhood plan has identified a set of requirements. The assessment might also inform heritage impact or other site appraisal statements which should be prepared to assist in ensuring the conservation area duty is met and this is set out in Appendix 1.



Figure 11 – East Street frontage

Developers preparing heritage impact statements should include a street scene impact analysis within this to show how they have taken into account the character and appearance of the particular setting. It is noted that planning applications for development within a conservation area should include design details and ought not to be considered in outline form. The criteria covered in this policy are included to support Herefordshire Local Plan Core Strategy policy LD4.

New development shall be subject to the **Flood Risk 'sequential' and 'exception'** tests set out in the National Planning Policy Framework, and housing development, in particular, will not be permitted in areas identified as flood zones 2 and 3. Where other forms of development are necessary in areas at risk of flooding, full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere.

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

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

- 8.6 Substantial areas within the Parish fall within areas identified by the Environment Agency to be at risk of flooding. Such areas are not just associated with The River Arrow, but also its tributaries. Although efforts have been made to exclude such areas from Pembridge village settlement boundary, development elsewhere may be both affected by flooding and also potentially increased flooding elsewhere. Surface water run-off from fields and the highway can also be a problem in some areas. Where appropriate, developers must show that the flooding issue has been fully addressed and includes measures brought forward as necessary to protect development without adversely affecting other properties. This reinforces Herefordshire Local Plan Core Strategy Policy SD3.
- 8.7 In addition, given the extent of flooding, in particular to the north of Pembridge village, it is important that storm water drainage from development does not increase the level of run off and that these reflect greenfield flows. Consequently, developers should ensure sustainable drainage systems (SuDS) are utilised to make sure run-off levels are acceptable. A range of SuDS systems are available and should be considered. These include retention ponds, infiltration trenches and basins, rain gardens, sand filters, detention basins, swales, rainwater harvesting, permeable paving and green roofs. In addition, such systems as wetlands, for example shallow ponds, and bio-retention/filter strip, including tree pits, can have biodiversity benefits and measures to benefit wildlife are to be encouraged.

Policy PEM22: Sewage Infrastructure

Should there be a temporary lack of capacity at Pembridge WwTWs, development upon sites within Pembridge village may need to be delayed until such time as works are carried out to provide sufficient sewage treatment capacity. Developers may contribute towards remedial works to the WwTWs in order to expedite measures to address any under-capacity in order to advance their proposals more swiftly.

8.8 This policy is considered consistent with Herefordshire Core Strategy policy SD4 given the particular circumstances at Pembridge WwTWs. Dwr Cymru/Welsh Water has identified works are necessary,

although not in its current programme. The review of the programme will consider whether such works may be included in the 2020-2025 period. There may, as a consequence, be a temporary shortfall depending upon development rates and this is a precautionary policy. Developers may contribute towards works to advance their proposals and such measures might include retrofitting existing properties with SuDS where they are currently part of a combined storm and foul drainage system.

8.9 Where foul drainage can be connected to the village sewerage system, alternative arrangements should be avoided and it is understood the Environment Agency would object to such arrangements in any event. For development that cannot connect to the village sewerage system, appropriate provision for the treatment of foul drainage should be utilised in accordance with Herefordshire Local Plan Core Strategy policy SD4

Policy PEM23: Sustainable Design

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

- (a) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, storage for waste including provision for recycling, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings;
- (b) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and

- shelter, and minimising the use of external lighting to that which is necessary;
- (c) With regard to housing development the new homes are fully integrated into the existing neighbourhood and support a more pedestrian friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using a mobility scooter;
 - (d) Encouraging sustainable modes of transport and reducing the effect of traffic on the environment through suitable storage for bicycles and efficient footpath layouts and links;
 - (e) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist;
 - (f) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;
 - (g) Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow; and
 - (h) Minimising construction traffic and reducing waste.

8.10 Sustainable design requires a co-ordinated approach undertaken in an integrated way to address measures related to individual buildings, site layout and landscaping, and support for off-site measures where these are appropriate; such as links to the public footpath network and supporting public transport through facilities, such as providing bus shelters. Measures to promote the health and wellbeing of residents should also be undertaken, for example by providing links to the Public Rights of Way network and provision of open space. These are detailed design issues that would support Herefordshire Local Plan Core Strategy SD1.

8.11 In addition to minimising construction traffic and reducing waste, developers are encouraged to use natural materials and adopt local purchasing, so far as may be possible, in order to support sustainable work practices; especially where this will achieve low transport miles.

9 Transport Policies

9.1 Over three quarters of residents consider there are traffic problems within the Parish. The principal concerns are speed of traffic through Pembridge village and the danger to pedestrians. There is significant support for a Pembridge By-pass.

Policy PEM24: Traffic Measures within the Parish

Pembridge Parish Council will work with Herefordshire Council and developers to introduce measures to improve the road network, in particular to ensure greater safety, increase transport choices and reduce the impact of vehicles resulting from development upon its residents. Development proposals should propose positive measures to address the problems caused by vehicles through:

1. Slowing vehicle speed on entry to Pembridge village;
2. Managing vehicle speed through village;
3. Reducing the traffic effects of any proposed development upon village and residential amenity;
4. Providing better access to and use of public transport, cycling and walking links to serve the community and provide safer routes to Pembridge Primary School;
5. Improving safety at dangerous junctions;
6. Ensuring narrow lanes are capable of accommodating traffic generated by new proposals while protecting their character and drainage.

Proposals will be introduced progressively during the Plan period in association with Herefordshire Council and include utilising developer contributions resulting from development within the Plan area. The Parish Council will continue to press for a Pembridge By-pass.

- 9.2 Highway issues associated with the A44 route through Pembridge have been acknowledged for some considerable time and a By-pass was even included in an initial programme a number of years ago. This policy seeks to enable measures to address the problems for the short and medium term until a By-pass can be provided. The need to improve road safety and the speed of vehicles should at least be addressed, and the community would support a 20-mph speed limit as an initial measure. The policy also supports Herefordshire **Council's** desire to offer greater transport choices in accordance with Herefordshire Local Plan Core Strategy policy SS4, although it remains to be seen whether such measures are practicable within such a rural parish.

Policy PEM25: Highway Design Requirements

Where development proposals are advanced, these should ensure:

- a) There can be safe access onto the adjacent roads;

- b) Proposals do not result in on-street parking, but should provide adequate off-street parking for residents and visitors, and preferably address the reduction of any on-street parking problems that may exist within the vicinity;
- c) Appropriate provision in the design and layout of roads should be made to accommodate service vehicles such as refuse lorries, and in particular their turning requirements;
- d) Proposals do not lead to a significant increase in speed or the volume of traffic travelling through Pembridge village and hamlets within the parish or on roads that do not have sufficient capacity.
- e) The nature of the development does not lead to pressure for the provision of street lighting where this is not currently present within the particular locality.
- f) Internal circulation arrangements are designed to prioritise safe and practical connections to the existing pedestrian and cycle network through providing new footpaths and cycleways and, where appropriate, shared space surface treatments that also include provision for those with disabilities.

9.3 With the need to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the network can cope with increases in traffic generated. This applies not only in the Pembridge where growth is proposed, but also elsewhere in the Parish. It is also important that local amenity is protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards to ensure that the network can accommodate new development and this policy supports their use outlining important issues that should be addressed as part of any planning application where traffic is generated. In a number of instances, sites will require comprehensive treatment of access arrangements to take into account adjacent development where there is a need to minimise the effect on amenity, the historic environment and village character. Appropriate levels of car parking will be required, but locations should be screened to reduce any effect on the street scene. Opportunities for new/enhanced footpath links should be explored where possible.

Policy PEM26: Protection and Development of Public Rights of Way

Development proposals should not detract from the Public Rights of Way network within the Parish and where possible should include measures to improve and add to the network.

9.4 The Parish Council is keen to protect and enhance the Public Rights of way network within its area to support tourism, encourage an active lifestyle, and improve their utility as a local service. Consequently, it would like to ensure not only that the network is maintained but also to encourage developers to connect to such rights of way where the opportunity exists. Should the opportunity arise to increase links in other locations, this will be

encouraged, particularly where this might result in circular walks or links to longer trails.

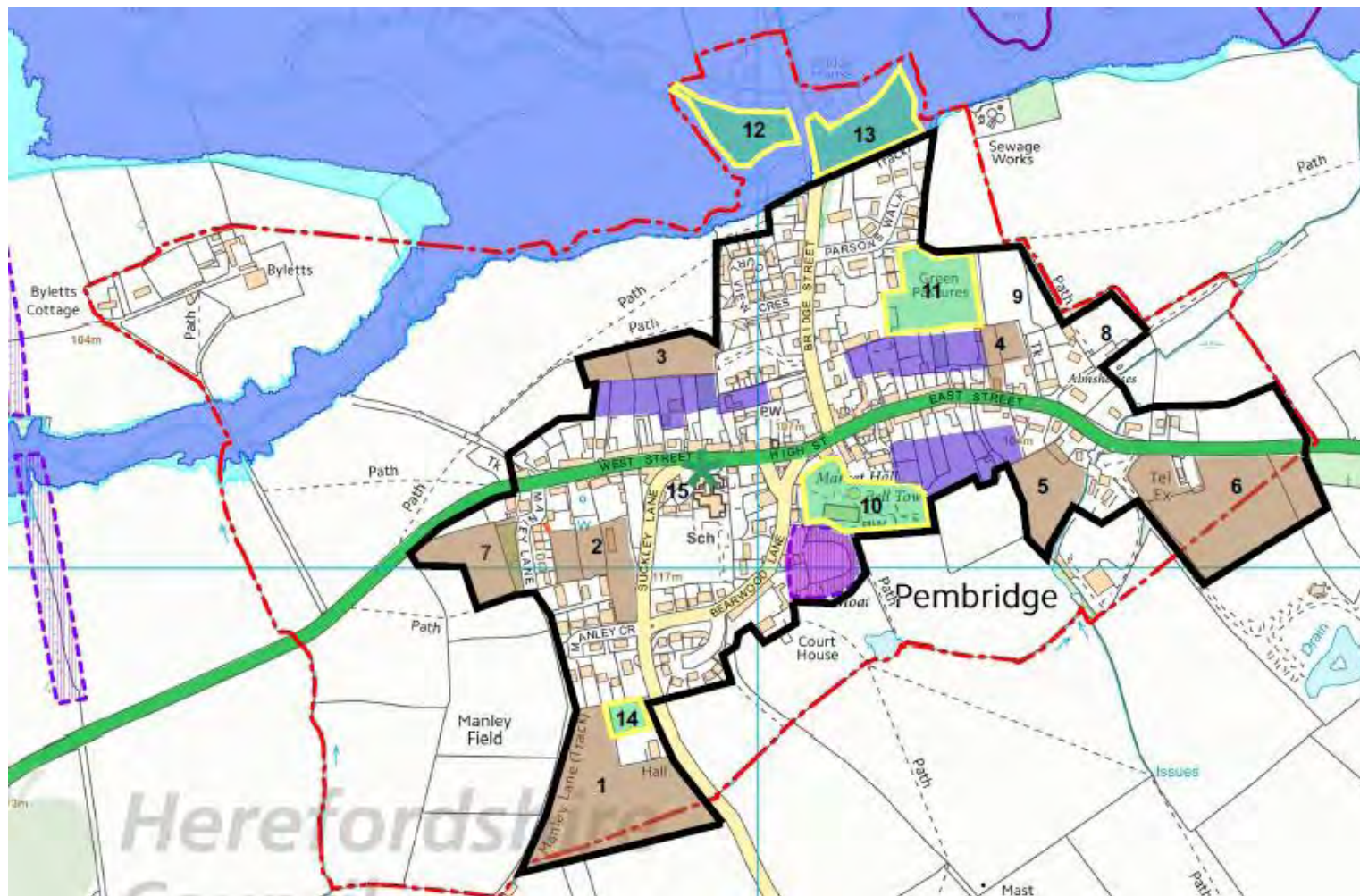
10 Delivering the Plan

- 10.1 Landowners and developers will primarily deliver proposals that are promoted through policies in this Neighbourhood Plan.
- 10.2 Pembridge Neighbourhood Plan will be implemented primarily through Herefordshire Council as the local planning authority determining planning applications for development within the Parish. Such determinations should be in accordance with this Plan.
- 10.3 While the local planning authority will be responsible for development management, Pembridge Parish Council will also use this Neighbourhood Plan as the basis for making its representations on planning applications. **In addition, in line with the communities' wishes,** the Parish Council will publicise those planning applications that are not covered by policies in this Neighbourhood Plan. They will also publicise those planning applications that although covered by general policies, contain matters of detail which are considered important. In both instances and where necessary, Herefordshire Council will be asked to extend the time within which responses are required so that publicity can be given before the Parish Council considers the application.
- 10.4 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites are coming forward for development. The Parish Council will also monitor the effectiveness of the approach it has taken to the various issues it has covered in the neighbourhood plan policies. This will be done through its annual report. That report will indicate:
- i. The number of dwellings granted planning permission within the Parish, including a running total covering the plan-period 2011-2031;
 - ii. A list of other planning applications for other matters received during the year indicating whether they are covered by policies in this Neighbourhood Plan, **the Parish Council's representations made, and whether they have been** determined in accordance with the plan.
- 10.5 It is anticipated that a review of the Neighbourhood Plan will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the Parish, discussions will take place with Herefordshire Council upon whether an early review is necessary.

10.6 **Herefordshire Council's Statement of Community Involvement**¹⁵ recognises that there will be certain developments that will generate public interest and in these instances developers should consult the community before an application is submitted. These are normally considered to be significant applications. Although these are identified within its document, Pembridge Parish Council would urge developers and landowners to consider whether their proposals might generate local interest and if so to instigate discussions with the local community. This may be through the Parish Council or other suitable process, such as a public meeting. In this way, the community is better informed about what is proposed and **may be able to offer advice that would improve a proposal to everyone's benefit.** Pembridge Parish Council may assist landowners and developers to identify groups and individuals who may be affected and advise upon appropriate consultation arrangements.

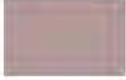


¹⁵ https://www.herefordshire.gov.uk/media/4195789/statement_of_community_involvement_2016_draft.pdf

PEMBRIDGE VILLAGE MAP



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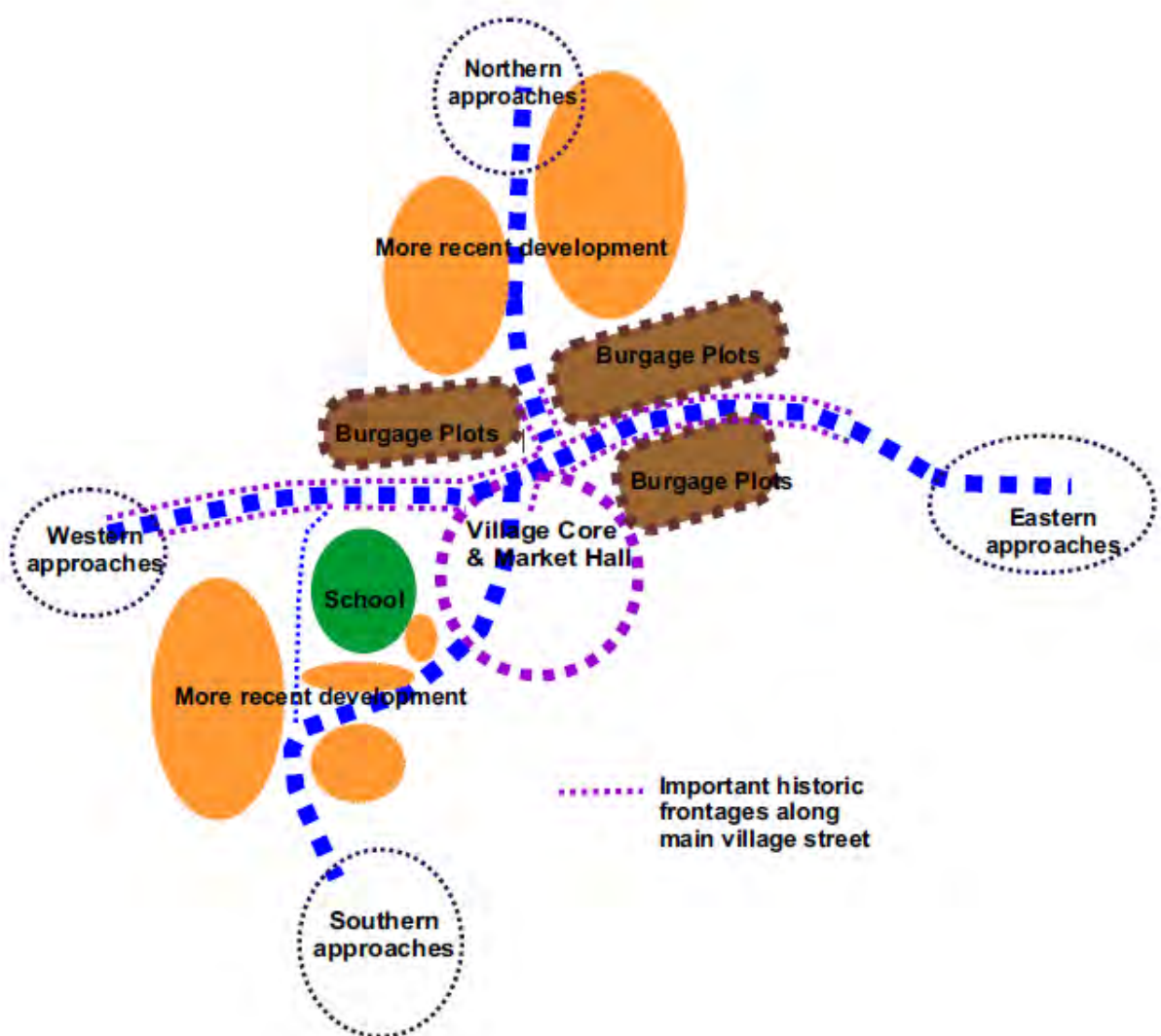
NOTATIONS

	Settlement Boundary (Policy PEM3)		Housing Sites (Policy PEM4)
	Potential Extensions to Settlement Boundary (Policy PEM5)		Land Liable to Flood (PEM21)
	Scheduled Monument (PEM19)		Burgage Plan Form (PEM 19)
	Conservation Area (PEM20)	 N NOT TO SCALE	
	 Local Green Space (PEM16)		

1. Land to rear of Village Hall, Bearwood Lane (PEM 4i).
2. Land off Manley Crescent (PEM 4ii).
3. Land off Sandiford Ploc (PEM 4iii).
4. Land to rear of the Old Surgery Building (PEM 4iv).
5. Lane to the rear of The Gables (PEM 4v).
6. Land at Townsend (PEM 4vi).
7. Land to the west of Manley Lane (PEM 4vii).
8. Land to the east of Oak View (PEM 3).
9. Land to the north of Trafford Cottages (PEM 3).
10. **Churchyard at St Mary's Church** (PEM 16i).
11. Millennium Meadow (PEM 16ii).
12. Pembridge Village Green (PEM 16iii).
13. Pembridge Riverside Walk (PEM 16iv).
14. Community Open Space adjacent to the Village Hall (PEM 16v).
15. The Green surrounding the War Memorial in West Street (PEM 16vi).

Appendix 1: Pembridge Conservation Area – Assessment of Character and Appearance

- A1.1 This Assessment has been prepared to support Pembridge Neighbourhood Development Plan, both in its preparation and the interpretation of its policies so far as they apply to the requirement to preserve or enhance the character and appearance of Pembridge Conservation Area.
- A1.2 Herefordshire Council has prepared a draft Conservation Area Appraisal and it has assisted in the preparation of this Assessment and elements of it are used within this Assessment. It is considered that this Assessment is consistent with that Appraisal and should be a material consideration when considering proposals within the Conservation Area, having been consulted upon through the neighbourhood plan preparation process.



- A1.3 Pembridge Conservation Area can be divided into a number of character areas for the purposes of describing those elements that contribute towards its importance. The character areas are based upon identifying their historic origins and group value of those

heritage assets which contribute towards its special character. A simple characterisation¹⁶ has been undertaken in accordance with good practice relating to neighbourhood plans produced by Heritage England¹⁷. The broad character areas are shown on Diagram 1.

Village Core

- A1.4 This is centred around the historic market place with its C16 Grade II* Listed Market Hall **and St Mary's Church and** the adjacent moated site; the combination of which present contrasting areas. These areas comprise on the one hand the notably trafficked triangle of roads around the Market Hall, where most buildings sit immediately on the edge of the highway creating a strong sense of enclosure, while on the other a quiet green space where the structures tend to take on greater individual significance enhanced by mature trees and longer distance views.
- A1.5 The now reduced market place function is enhanced by the very prominent and timber framed New Inn on the north side of the Market Hall and The Steppes village shop just off the market place to its east, which itself presents a vista at the south end of Bridge Street. The New Inn would have similarly performed the same function at the end of Bearwood Lane had it not been for the Market Hall. They all mark the end of the staggered junctions. However, the New Inn is also a prominent structure at the end of the serial views along West Street and East Street. Around the staggered junctions are high quality buildings of various architectural style. The historic and architectural quality of the area is however damaged by the amount of local and long-distant traffic that passes not only along the A44, but also from the south to pass through the narrow streets either side of the Market Hall and New Inn. Any material increase in traffic resulting from development that would affect the integrity of this central core would have a detrimental effect on the ability to preserve its character and this factor needs to be carefully considered notwithstanding its potential capacity in highway terms.
- A1.6 **St Mary's Church and** the associated but free-standing and timber clad Bell Tower are set within a significant area of green space. The adjacent Scheduled moated site lies to the south surrounded by numerous trees. A number of important trees are located within this area which are protected through Tree Preservation Orders. Buildings sit on their northern and western edges but these do not impede views across the Arrow Valley to distant wooded hills. The green space is linked to the market place by a cobbled footpath between redbrick and timber-framed buildings, down a short steep flight of steps from which Market Hall is glimpsed.
- A1.7 The following views and general features within this area need to be preserved or enhanced:
- The view from the churchyard, looking north over the rooftops and across the Arrow Valley towards the wooded limestone uplands of Wapley Hill and Shobdon Hill Wood.

¹⁶ Approach based upon English Heritage advocacy of Rapid Townscape Assessments.

¹⁷ English Heritage - http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf and <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>

- The sense of enclosure around the Market Place coupled with its architectural quality. In addition, the effect of traffic upon this space should be reduced if possible.
- The ambiance of **St Mary's Churchyard** and the Moated Site.

Historic Main Street Frontages

- A1.8 The historic main street frontages that sit along East Street, High Street and West Street retain the form of the medieval planned borough and comprise buildings of significant historical and architectural importance, many of which are Listed. Aligned east-west through the village they comprise a sinuous, curving route possibly the result of the earlier road following long sinuous medieval field boundaries or set out for defensive purposes.
- A1.9 The sequential view east along West Street identified within the Conservation Appraisal sets out the following:
- ⇒ At the west end of the village, the carriageway is bordered on both sides by footways and grassy verges behind which are timber-framed and rendered former halls, some with jettied upper stories and steeply pitched roofs, and symmetrically fronted redbrick Georgian houses with Classical door cases and roofs of shallow pitch; roofs are of tile or slate, of varying heights, generally aligned with the street but with occasional gabled cross wings, and with prominent chimneys.
 - ⇒ Further east, groups of timber-framed, brick and rendered houses crowd onto the back of the footway; the west-facing Georgian frontage of Broadstone punctuates the view creating a visible pause opposite the raised school gardens, and the highly decorative Victorian Gothic school contrasts with Georgian Classicism.
 - ⇒ The street subsequently narrows quite suddenly creating a pinch point, and the carriageway falls away leaving the footway high and dry. On the left, there is a mixture of Victorian brick and Tudor timber-framed houses, and on the right the view is punctuated by the timber-framed ranges of the New Inn with massive stone chimneystack set on a high sandstone plinth, deflecting the view upwards and to the right, creating a gateway to Market Place and the Market Hall.
- The sequential view west along East Street comprises:
 - ⇒ At the east end of the village, the carriageway sweeps to the right past grassy banks and hedges concealing modern houses, past a timber-framed farm on the left before encountering, on the right, a row of black and white timber-framed almshouses with hipped dormers roofed in stone flags, bounded by a sandstone rubble garden wall, all partially concealed by hedges, ornamental plantings and a young oak tree.
 - ⇒ The street then curves to the left, presenting an almost continuous line of timber-framed halls, some concealed behind brick or render. Intricate front elevations with projecting gables, jettied upper stories, porches and raised footways contribute to the variety and interest of the townscape.

- High Street, at the centre of the village, and covered in more detail under Village Core above, is overlooked by the timber-framed New Inn on a high sandstone plinth which acts as a pivot at the crossroads offering a number of further choices of views and spaces to explore. The Inn together with Ye Olde Steppes and the Red Lion public house at the junction High Street with East Street, is a focus of social interaction.

A1.10 A notable feature is that the road through the village is lined for much of its length by footways with kerbstones, many of which are of granite. In places, the footway is raised above street level and reinforced by stone retaining walls. A few buildings have small gardens which front directly onto the carriageway; in some cases supported by sandstone rubble plinths or retaining walls, and with access steps to the building. The long and heavy use to which the road has been subjected to accounts for significant damage to the historic fabric of the conservation area through buildings and features being hit, pollution from noise and fume, and safety fears of pedestrians. These affect the perception of the **conservation area's character**.

A1.11 Church Crescent, on the south side, is a modern cul-de-sac development on the site of a former orchard at the western end of East Street close to the village central core. Its design could have more sensitively addressed the street frontage although its full effect is masked by the quality of surrounding buildings, which draw the eye in preference. It should not be a precedent for further such approaches along this street.

A1.12 The highest priority should be given to maintaining the historic architectural character and integrity of the main street frontage along its whole length. There is the potential to enhance the frontage in a limited number of locations should the opportunity arise and the most obvious ones include the frontage at the former Surgery and the workshop building immediately to the west of Pump House.

Burgage Plots

A1.13 To a great extent, East Street, High Street and West Street have retained the plan-form of their medieval burgage plots, with buildings at the front and gardens or orchards at the rear. These burgage plots contribute significantly to the character of the Conservation Area, often on both sides of the street, but particularly so in East Street. The rectilinear plots which are aligned north-south, were laid out at the time of the grant of a market charter initially on the north side of High Street and the narrow section of West Street. They then continued as linear development along both sides of East Street and West Street.

A1.14 The plots have however, been eroded in places over time but there are parts, particularly closer to the village centre, where they remain important features contributing to the character and appearance of the Conservation Area. They should be retained wherever possible. Towards the western and eastern peripheries of the main village street the rear plots show little evidence of burgage plots and there may be potential for development to the rear where access can be obtained without compromising the street scene, Listed Buildings or their settings. At the north-eastern edge are two adjacent small paddocks adjacent to the Millennium Meadow and to the rear of properties along East Street. A public

right of way skirts their eastern edge. As a fringe area with limited agricultural value there is some concern that their condition may deteriorate and they might be incorporated with the development site to the south in a courtyard or similar form of development. However, it is uncertain whether an access would be possible to serve an enlarged area.

Primary School Precinct

- A1.15 The Primary School precinct is an area bounded by West Street, Bearwood Lane and Suckley Lane. Although the buildings comprising Pembridge Primary School are recent compared to those along the main village street, they sit on an embankment above the road **and have a fairly neutral effect upon the street scene. The school's associated playing** field sits behind the school buildings and the mostly modern houses that follow the curve of Bearwood Lane along its eastern and southern edge. Hedges along Suckley Lane, a sunken lane, marks its western edge.
- A1.16 Suckley Lane links Bearwood Lane with West Street and may originally have been the town ditch. Now a narrow lane, it has no footway and high hedges on both sides. There no developments that face directly onto the lane. On the west side are three small fields (paddocks or orchards) that form notable open spaces. These have in the past been protected from development as important open or green space. However, the intimate view northward along the narrow, deeply cut Suckley Lane with its enclosure formed by hedges and overhanging trees is considered a key view within the Conservation Area. Any development in this vicinity should ensure the character of this view is retained. At the north end of the lane, on the west side, is the rear access to Pump House, a black and white painted timber-framed building facing onto West Street. On the east side is recent development of four modern timber-framed and rendered detached residences.

Modern Development

- A1.17 The most notable and sizeable areas of modern development within the village are located to its north, off Bridge Street, and to the south along Bearwood Lane. That to the south is generally more recent.
- A1.18 Bridge Street extends southwards from the bridge over the River Arrow, rising steadily to the junction with East Street and High Street. The street has a footway on the east side. At the south end, the footway is raised above the level of the road surface. On the west side, for much of the length of the street, there is a narrow grass verge. The street rises from the Arrow Valley and on the left The Old Rectory is screened by redbrick walls and ornamental plantings. On the right is a sequence of black and white timber-framed cottages. The street is then lined discontinuously by timber-framed cottages, brick houses and modern bungalows behind raised gardens, mature hedges and shrubs, and footways with stone retaining walls. The parish church can be seen in the distance high above the rooftops.
- A1.19 Low density development during the 18th and 19th centuries took place mainly within the post-medieval borough boundaries or on glebe land on the east side of Bridge Street. The modern 20th century residential development that has taken place off this street includes some infilling, but mostly in the form of cul-de-sacs at right angles to the road. Bungalows were built on large plots in Parsons Walk on the west side, and high-density semi-detached

houses were constructed on Sandiford Ploc and Curl View/Curl View Crescent, both sites on the east side of Bridge Street. Their effects are reduced by boundary treatment, an embankment and the fact that they sit between or behind older development. They are not visible from the east-west running main village street. The Millennium Meadow open space and play area similarly sits hidden behind frontage development along Bridge Street and High Street.

A1.20 To the south the modern development that has taken place includes some bungalows along the west side of Bearwood Lane which is followed by cul-de-sac development at Court Meadow and Manley Crescent further on towards the current village edge. Just beyond Manley Crescent is a grassed area and then the village hall whose isolation is emphasised by its car park that sits between them. Although well-kept, there is nothing remarkable about this area which suggests the quality of the village that will unfold as you enter the historic market place then main street.

Village Setting and Approaches

A1.21 The setting of the village and landscape surrounding it are recognised as important and reflected in the fact that the Conservation Area boundary extends beyond its built-up area. The surroundings reflect both the pastoral and arable agricultural importance of north Herefordshire. Topographically the area is characterised by the undulating landscape of **Herefordshire's Central Lowland**. **The River Arrow flows eastwards through the northern** part of the conservation area; the Curl Brook, a tributary of the Arrow, flows through the north-western part. The Conservation Area boundary extends beyond the village most notably on the west side. It generally extends to at least one field parcel beyond the built-up area of the village in all directions.

A1.22 On its western edge and approach on the north side of the A44 is Byletts 19th Century landscape park, now used as grazing, with solitary oaks and ornamental trees, and a stone causeway, bordered by hedges and fences. Field lynchets in the landscape park are evidence of the earlier enclosure of arable land; a lynchet (aligned north-east/south-west) in the southern part also indicates the 17th Century borough boundary. The large field immediately between the Byletts and village edge is indicated to be a Local Wildlife Site. On the opposite side of the A44, a former large open field, Manley Field, was in the south-western part of the conservation area. Access was by means of Manley Lane, now a public footpath extending south from West Street.

A1.23 Approaching from the west, the road rises and turns towards to the village enclosed by narrow grass verges and mature hedges with oak and horse chestnut trees. The gable end of a timber-framed building used to signify the entrance to the village although this is now done by a village gateway feature to calm traffic with its associated signs and road markings. Recent development on the north side of the A44 along the village edge comprises a straight row of detached houses behind a narrow access road and this is particularly visible creating a hard, suburban edge as you approach the village. Softening this edge through limited sensitive development and sympathetic landscaping would enhance the approach to the village from this direction.

- A1.24 By contrast the approach from the north is from the low-lying area formed by the River Arrow floodplain. The floodplain and its associated flood risk has limited development in this direction. At the northern entrance to the conservation area, the stone bridge over the River Arrow is a gateway to the village. On the east of the approach road the tall chimneys and gables of the redbrick Victorian rectory can be seen above a thick canopy of native and ornamental trees in the rectory gardens bounded by a redbrick wall. To the north, the gable ends of black and white box- and cruck-framed houses are almost overwhelmed by a luxuriant growth of trees and shrubs rising-up from the river bank. The Village Green, a public recreation area on the bank of the River Arrow, makes an important contribution to the village and Conservation Area character at this point.
- A1.25 Limited development potential exists at this approach although extensions of cul-de sacs may be sought. In such instances, an assessment of the visual effect of development upon the edge of the built-up area would need to be undertaken to show that this would not affect the character and appearance of the Conservation Area. The potential presence of archaeological remains would also need to be considered.
- A1.26 At the eastern entrance to the conservation area on the A44 the road falls and turns towards the village, a high hedge overhangs the road on the north side screening more recent development which extends unobtrusively beyond what appears to be the village edge. On the south side is a wide grass verge, a low hedge and several overhanging trees. Again, there is a village gateway at the entrance to the village with its associated signs, bollards and road markings indicating a road width restriction. A touring caravan site is located on the south side of the village entrance, although it is hidden behind rising ground and hedge. The village edge does not extend as far to the east on this side of the A44.
- A1.27 Just inside **the village's edge after first veering right, on the outside of the left**-hand bend is **an access marked by a 'Verdun Oak' which sits in front of the particularly attractive Trafford Cottages almshouses**. This access also serves a bungalow, some agricultural buildings and 'Lower Field', a former large open field to the east of the Conservation Area. This was accessed by a trackway extending north-east from East Street of which a short section is now a public footpath. Although the agricultural buildings are not visible from the main road, they are from the public right of way that skirts the north-eastern village edge. Their replacement with more sympathetic buildings, although not critical, would result in an enhancement. However, any development of the site upon which they sit would be limited by the restricted access.
- A1.28 The approach from the south is the least distinctive of the four roads into the village, edged by hedgerows marking medium sized fields and then small modern housing developments. Development in this direction would have the least effect on the village setting and Conservation Area character and appearance. However, a limiting factor would be the effect that traffic generated might have on the market place, market hall and junctions with the A44.

Summary

- A1.29 The basic form of Pembridge has changed little between the establishment of the medieval borough and the end of the 19th century. Its landmark buildings, including the parish

church and the detached bell tower, and the many timber-framed buildings of medieval and early post-medieval date all contribute to the essential character of Pembridge Conservation Area. However, change will be required over time and the form of development that is considered most appropriate must respect the scale of the village, all of which falls within its Conservation Area. The limited growth required over the period up **to 2031 should be capable of being accommodated while retaining the Conservation area's** character and appearance. This assessment informs decisions about location and approach.

ANNEX 1: Buildings of Local Interest

The following unlisted buildings are considered to make a positive contribution to the character and appearance of the Conservation Area. For more detail upon their contribution you are referred to the draft Pembridge Conservation Area Appraisal prepared by Herefordshire Council:

- The Old Wheelwrights, East Street.
- Red Lion public house, High Street.
- Barn (adjoining Woodsmiths Cottage), High Street.
- Methodist Chapel, West Street.
- Walcote House, West Street.
- Broadstone, West Street.
- Pembridge Primary School, West Street.
- Clover Cottage and Coombe Cottage, West.
- Upper House, West Street.
- West End House, West Street.
- Rose Cottage, Market Place.
- The Steps, Market Place.
- Church Cottage, Market Place.
- House south of no. 2 Bridge Street.
- The Old Bike Shop, Bridge Street.
- Holmleigh Cottage, Bridge.
- Holmleigh, Bridge Street.
- House south of West Bank, Bridge Street.
- The Old Rectory, Bridge St.

Appendix 2: Enabling Actions and Community Infrastructure

A2.1 The following are indications of actions and measures to be pursued by Pembridge Parish Council to support the growth that this Neighbourhood Plan proposes and to address community needs in terms of facilities, services and key infrastructure. They emanate from Pembridge Parish Plan which was prepared in 2002, reviewed first in 2010 and again in association with this NDP. The parish Council is aware that Herefordshire Council has adopted a planning Obligations Supplementary Planning Document, which indicates contributions from developers may be sought towards range of measures, including biodiversity, community services, children and young people, heritage and archaeology, open space and recreation, and waste reduction and recycling. Herefordshire Council proposes to replace elements of this with payments under the Community Infrastructure Levy, some of which will be transferred to the Parish Council, the proportion of which will increase to 25% of contributions Herefordshire Council receives following the adoption of this NDP, when the scheme comes into being. In the meantime, Pembridge Parish Council might advise Herefordshire Council of measures necessary to contribute towards the improvements to community infrastructure required to accommodate growth, in accordance with its Supplementary Planning Document. Developers may also wish to consider how they might assist the Parish Council in delivering relevant community infrastructure in association with their developments

Enabling Associated Measures

To meet community aspirations and support Neighbourhood Plan policies Pembridge Parish Council will seek to work in collaboration with Herefordshire Council, relevant agencies, developers and other organisations in the following areas:

- a) Provision of highway works to reduce traffic speed along West Street, High Street, East Street and Bridge Street and in the Market Square, including the installation of well-design street furniture;
- b) Seek improvements to areas needing footways;
- c) Identify opportunities to provide off-street parking to reduce this on-street;
- d) Ensure new development provides appropriate levels of off-street parking;
- e) Improvements to and maintenance of local recycling facilities;
- f) Explore the provision of premises for a pre-school facility, including potential sources of funding;
- g) Explore ways in which local biodiversity can be improved;
- h) Investigate whether night time lighting could be cut to reduce energy requirements and upward glare;
- i) Identification of affordable housing needs;
- j) Assessment of facilities required and funding for the enhancement of the Millennium Meadow;

- k) Identifying necessary improvements to Pembridge Village Hall in association with its committee.

A2.2 These issues were identified through the process of preparing Pembridge Parish Plan and the need for most of these followed community consultations. A limited number of additional measures were identified during the preparation of this NDP. The need for proactive action in relation to many of these actions will increase because of growth within Pembridge.

Parish Projects

Pembridge Parish Council, in association with relevant local bodies, will prepare, and from time-to-time update, programmes for community infrastructure facilities, including those projects identified through '**Enabling Associated Matters**' comprising:

- a) The upgrading of the facilities to accommodate growth; and
- b) Upon the adoption of the CIL, in addition to the above, appropriate improvements, replacement, operation and maintenance measures

The programmes will include measures, among others, for:

- Pembridge Village Hall;
- The Millennium Meadow;
- The market hall;
- Other village green infrastructure;
- Street furniture;
- Recycling facilities;
- The village car park and public toilets

A2.3 Recent consultations have shown support for community infrastructure projects and they have been identified as projects upon which the planning obligation contributions or Community Infrastructure Levy might be used should any be received. Other forms of potential funding will also be investigated, and this will be in association with relevant local organisations where relevant. Other projects may also be identified during the Neighbourhood Plan period. A detailed list of appropriate projects to support growth will be maintained and updated as required to inform relevant heads of agreement in relation to those proposals where planning obligation contributions are expected until such a time as the Community Infrastructure Levy comes into operation.

Appendix 3: Summary of Housing Site Assessment

Introduction

- A3.1 Herefordshire Core Strategy identifies Pembridge as the location where most new housing should be located to meet its target for the Parish. The Core Strategy's policy RA2 indicates that housing development should not result in free standing, individual or groups of dwellings obviously detached from, or peripheral to, the main built up area of the village. Pembridge Neighbourhood Plan Steering Group has been advised that the housing target for the Parish for the period 2011 to 2031 is 61 dwellings although the Core Strategy emphasises these should be considered minimums.
- A3.2 Paragraphs 3.4 to 3.11 of this draft Neighbourhood Plan sets out the analysis of housing need considered by the Steering Group and paragraphs 3.30 to 3.35 addresses the locational options for where any housing development might be located.
- A3.3 Sites were identified through:
- i) A call for sites at the stage where the community was consulted upon the vision, objectives and direction of the plan;
 - ii) In view of the limited response, the Steering Group members identifying a range of potential sites using their local knowledge and approaching owners to determine whether they were happy to have their land assessed as part of the plan making process
- A3.4 Herefordshire Council has emphasised to local steering groups that they should where possible bring forward sites through allocations rather than rely upon windfall development that might take place as infill within a settlement boundary. This does not mean that infill sites cannot come forward where appropriate, but simply that they cannot be relied upon in terms of certainty. However, an allowance can be made for these, and for windfall development within the countryside based on pasty trends.
- A3.5 The sites assessed were considered against a range of criteria.

Assessment Criteria

- A3.6 **The approach is based upon an analysis of whether sites are 'available', 'suitable' and 'achievable'. These are set out in detail within a separate report titled 'Meeting Housing Need and Site Assessment Report', which is available on the Pembridge Neighbourhood Plan website at <http://www.pembridgeparishcouncil.gov.uk/#p=NDP>**
- A3.7 A number of sites had previously been assessed by Herefordshire Council through its Strategic Housing Land Availability (SHLAA) assessment process undertaken in 2012. That information was also used to inform this assessment.
- A3.8 In assessing whether a site was suitable, criteria that were considered fell into the following headings:

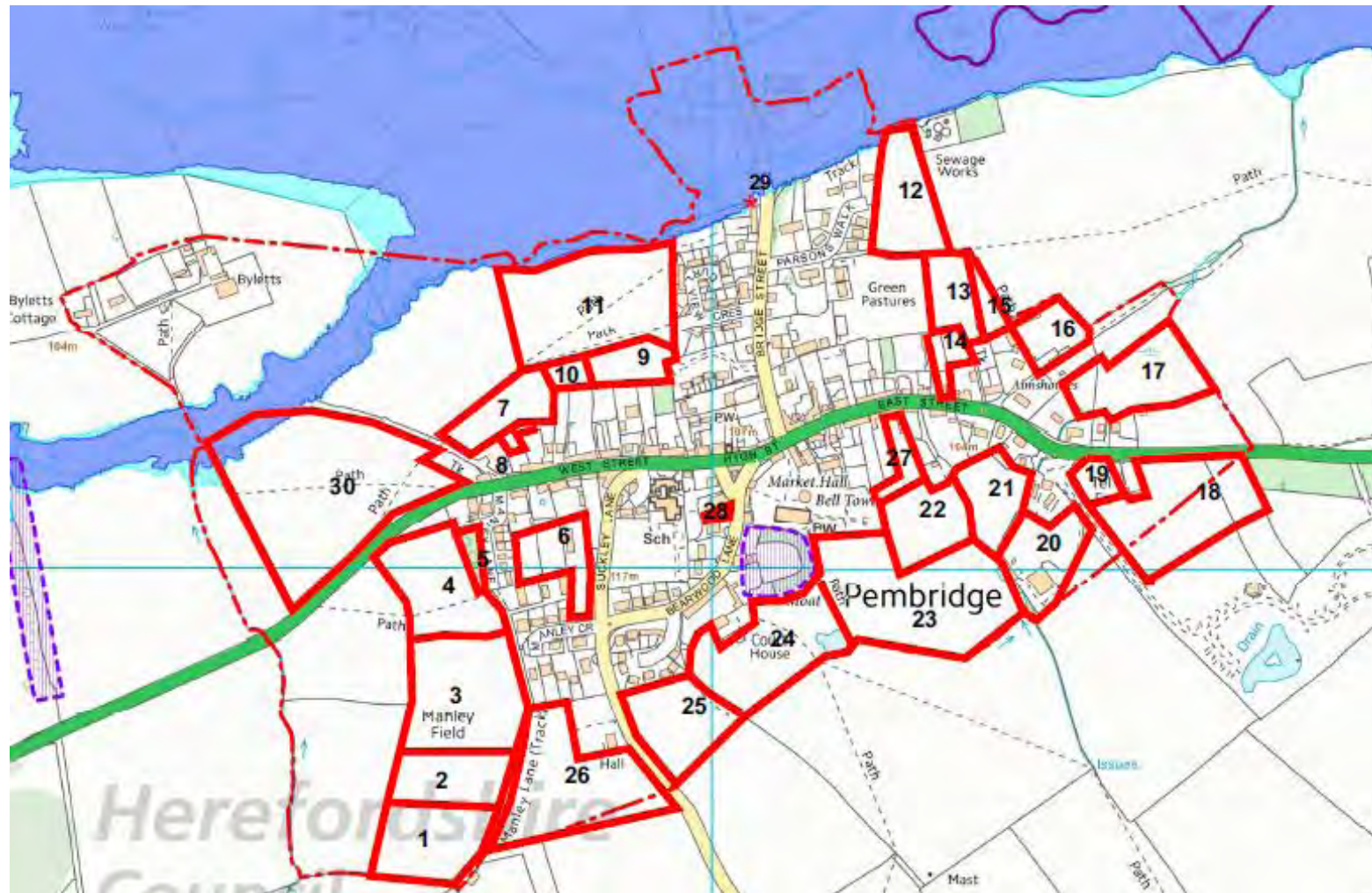
- Protecting and Enhancing the Environment of the Village;
- Making the Best Use of Land and Resources, and Avoiding Pollution;
- Protecting and Enhancing Community Facilities;
- Promoting Sustainable Transport;
- Meeting Local Housing Needs;
- Critical Issues.

These are explained in greater detail within the full assessment report. The Neighbourhood Plan Steering Group gave considerable weight to environmental and transport criteria

Conclusions

A3.9 Map A3.1 shows the location of sites that were assessed and Schedule 1 the summarises the conclusions drawn in relation to them.

Map 3.1 – Housing Sites Assessed



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Schedule 1 – Summary of Conclusions
(Y = Yes; N = No; ? = Uncertain)

Site	Available	Suitable						Achievable	No Dwellings	Conclusions
		1. Environment	2. Use of Land	3. Community Facilities	4. Transport	5. Housing Need	6. Critical Issues			
Sites suitable for allocations										
26	Y	Y	?	Y	Y	Y	Y	Y	20	No notable constraints to development in principle
9	Y	Y	Y	Y	Y	?	Y	Y	7	No notable constraints to development in principle
18	Y	Y	Y	Y	Y	?	Y	Y	14	A sensitive design with major landscaping should be capable of being accommodated upon this site. * Site combined with site 19.
6	Y	Y	Y	Y	Y	?	Y	?	5	Site within settlement boundary already and should be allocated for development to address specific concerns over implementation. Only concern is ensuring comprehensive scheme across three small parcels.
21	Y	?	Y	Y	Y	?	Y	Y	5	A sensitive design with major landscaping should be capable of being accommodated upon this site.
19	Y	?	?	Y	Y	Y	Y	Y	2	A sensitive design with major landscaping should be capable of being accommodated upon this site. * Site combined with

										site 19 with minimum estimate of 11 dwellings.
14	Y	?	Y	Y	Y	?	Y	?	4	Proposal would result in a number of benefits provided of high quality
10	?	Y	Y	Y	Y	N	?	?	3	A small site that should be capable of being developed provided part of a sensitive scheme but only in association with site 9.
4	Y	N	?	Y	Y	Y	?	Y	7	Potential benefits if a quality scheme that softens current edge of village is advanced
Small sites falling within the settlement boundary that should be judged on their merits and if suitable come forward as windfall development (NB this does not suggest the site is suitable)										
5	?	Y	Y	Y	Y	N	N	Y	2	Site would not be appropriate as an allocation but could be included within settlement boundary, and judged on merits.
27	Y	?	Y	Y	?	N	N	Y	2	Site would not be appropriate as an allocation but could be included within settlement boundary, and judged on merits.
28	Y	?	Y	Y	?	N	N	Y	1	Site would not be appropriate as an allocation but could be included within settlement boundary, and judged on merits.
8	?	?	Y	Y	?	N	N	?	1	Concerns over ability to achieve suitable access and impact on Listed Building. Site should not be allocated for development, but could be included within settlement

										boundary, and judged on merits.
29	Y	?	?	Y	?	N	N	Y	1	Concern over whether site within flood plain which should define the settlement boundary in this location. Should site fall within settlement boundary, would be judged on merits.
Sites that may have limited potential but only for high quality scheme associated with enhancement proposals.										
16	?	Y	Y	Y	?	N	?	?	4	Access is a potential constraint but could have environmental benefits through a high-quality scheme
13	?	Y	Y	?	?	Y	?	?	4	Access is a potential constraint but could have environmental benefits through a high-quality scheme
15	?	Y	Y	?	?	N	?	?	2	Access is a potential constraint but could have environmental benefits through a high-quality scheme but only in association with site 13.
Sites potentially suitable but considered unlikely to come forward during the plan period because of limited highway capacity or preference given to other sites.										
20	?	?	?	Y	Y	?	Y	Y	5	Site extends beyond a natural edge to the village and its amenity may be affected by an adjacent use. There remains some uncertainty that it will come forward during the Plan period especially because of other sites in same ownership.
25	?	Y	?	Y	Y	Y	Y	Y	15	Although a suitable site in many respects there are question marks over its

										availability during the plan period.
Sites not proposed as allocations										
17	?	Y	Y	Y	N	?	N	?	10	Significant concerns over ability to achieve suitable access.
7	?	?	Y	Y	N	?	N	?	10	Significant concerns over ability to achieve suitable access.
30	Y	N	?	?	Y	Y	N	Y	60	Very significant and wide ranging environmental concerns.
22	Y	N	Y	Y	N	?	N	?	6	Is a fairly sensitive site in terms of effect on a Listed Building and the Conservation area, and considerable concern over vehicular access.
11	?	N	?	Y	N	Y	N	?	40	Significant constraints both in terms of being developable and deliverable
12	?	N	N	Y	?	Y	N	?	10	Significant constraints both in terms of being developable and deliverable
23	?	N	?	Y	N	Y	N	?	30	Significant constraints both in terms of being developable and deliverable
24	?	N	?	Y	N	Y	N	?	25	Significant constraints both in terms of being developable and deliverable
1	?	N	?	?	N	Y	N	?	20	Significant constraints both in terms of being developable and deliverable
2	?	N	?	?	N	Y	N	?	15	Significant constraints both in terms of being developable and deliverable

3	?	N	?	?	N	Y	N	?	25	Significant constraints both in terms of being developable and deliverable
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