



Much Marcle Neighbourhood Development Plan

2017-2031



Much Marcle Neighbourhood Development Plan 2011-2031

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1. INTRODUCTION

The Much Marcle Neighbourhood Development Plan Working Group, under the direction of the Much Marcle Parish Council, has prepared this document.

The Much Marcle Neighbourhood Development Plan (the Plan) sets out the direction of growth in Much Marcle parish until 2031. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area.

The Plan provides a vision and objectives for the future of the community and sets out clear policies to realise them.

The Plan has been developed through extensive consultation with the people of Much Marcle parish and others with an interest in the community.

The Plan gives local people the opportunity to have some control over where new housing and any other new development should be built.

New Development is to be focused within Settlement Boundaries or on allocated sites and through conversion or re-use of redundant buildings.

Settlement Boundaries have been drawn for Much Marcle, Rushall and Kynaston with the principal aims of

- (i) preventing coalescence between the settlements thus preserving their historic separate identity and
- (ii) preventing further incursion into open countryside.

The Plan will allow for some infilling within Settlement Boundaries to enable limited and controlled growth.

Much Marcle contains a conservation area at its core. The character of this area should be preserved.

The Plan will support appropriate development in open countryside only where such proposals meet the policies set out in the Plan and can be proved to be sustainable.

The Plan is designed to be flexible, adaptable and above all sustainable in order to ensure the future wellbeing of our community, meet the needs of a growing population, safeguard our environment and build our local economy.


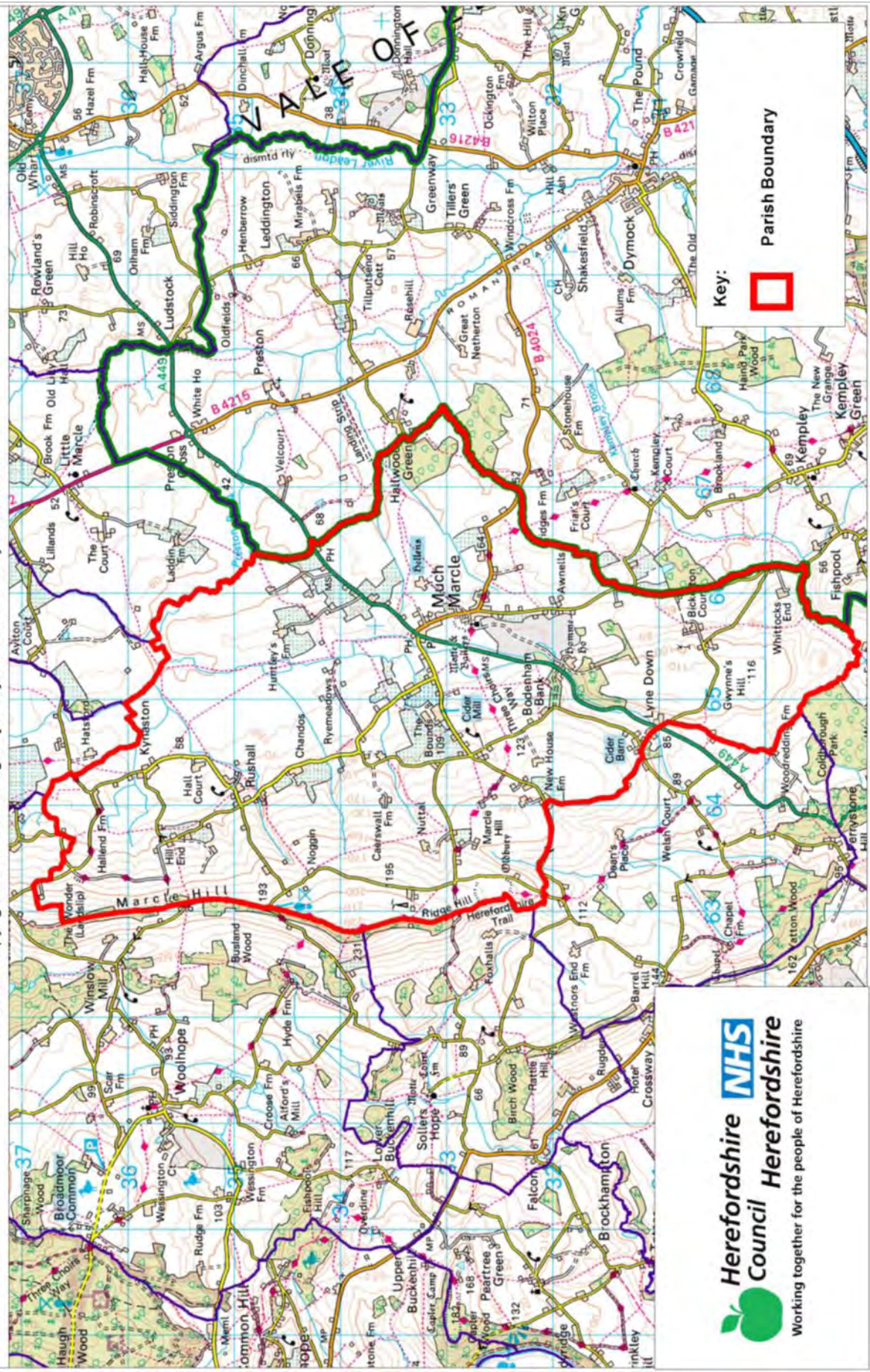


Much Marcle Parish Area



Scale: 1:50,000

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2. NEIGHBOURHOOD DEVELOPMENT PLAN PROCESS

ROLES OF THE PARISH COUNCIL & WORKING GROUP

The Much Marcle Parish Council established a Working Group in September 2013, following an initial public meeting in July that year, to develop the Plan. The Working Group is empowered by, and reports to, the Parish Council. It has met at least monthly to oversee the development of the Plan.

The preparation of the Plan has been made possible by a funding grant from Locality, and support from Herefordshire Council and Foxley Tagg Planning Ltd.

The reports of Working Group meetings and all key documents relating to the development of the Plan are available for scrutiny on the Much Marcle Parish Council website:

www.muchmarcleparishcouncil.org.

THE NEIGHBOURHOOD DEVELOPMENT PLAN AREA

The parish of Much Marcle was formally designated as a Neighbourhood Development Plan Area following an application made under the Neighbourhood Planning Regulations 2012 (part 2 S6), consulted on from 30 August to 10 September 2013, and approved by Herefordshire Council on 11 September 2013.

The Neighbourhood Plan covers 19.62 km² (7.58 square miles), shown on the map at page 2.

PROCESS SUMMARY & TIMELINE

Stage/Task	Start Date	End Date
Stage 1: Initial public meeting & Neighbourhood Plan Area designated	July '13	Sept '13
Stage 2: Review Evidence Base	Sept '13	Nov '15
Stage 3: Review Vision & Objectives	Aug '15	Nov '15
Stage 4: Develop the draft Plan	Nov '15	Aug '16
Stage 5: Regulation 14 consultation	Nov '16	Jan '17
Stage 6: Regulation 15 submission of final Plan to Herefordshire Council	Nov '17	Dec '17
Stage 7: Regulation 16 Draft Plan Consultation	Jan '18	Mar '18
Stage 8: Independent Examination	May '18	May '18
Stage 9: Referendum	Jul '18	Jul '18
Stage 10: Adoption	Sept '18	Sept '18

PLANNING POLICY CONTEXT

Neighbourhood Development Plans are a new type of planning policy document, introduced by the Localism Act 2011, which enable local people to make decisions about development in their towns and settlements.

Neighbourhood Development Plans must accord with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance.



Herefordshire Local Plan Core Strategy 2011 - 2031



Adopted October 2015

As part of the Local Plan for Herefordshire, the Plan must also be in conformity with the strategic policies of the Herefordshire Core Strategy. Both the Plan and the Core Strategy will remain in force until 2031.

The Plan policies are to be considered as a whole together with the strategic policies of the Core Strategy.

The Plan will guide where new development should go and how the parish should change. The Plan provides the local policy framework for Herefordshire Council to determine planning applications on behalf of the people of Much Marcle parish.

SUSTAINABILITY APPRAISAL

Herefordshire Council, on behalf of the Much Marcle Parish Council, carried out a Strategic Environmental Assessment and Habitats Regulations Assessment, both published in November 2016, which need to be taken into account in developing and delivering the Plan.



THE MUCH MARCLE PARISH DESIGN STATEMENT

A Parish Design Statement was approved by the Much Marcle Parish Council on 13 September 1999, and endorsed by Herefordshire Council on 23 February 2000. An Addendum to the Parish Design Statement was approved in 2014.

Herefordshire Council's Local Development Scheme states such documents "*will not have a statutory basis but where they contain provisions relevant to planning and set out community aspirations, they may influence planning policy and decisions as material considerations, but will not have the formal status and weight of Development Plan Documents or Neighbourhood Development Plans*".

The Plan therefore takes full account of the Parish Design Statement and carries forward many of its provisions.

CURRENT LOCAL PLANNING SITUATION

The parish of Much Marcle is located in the Ross-on-Wye rural Housing Market Area (HMA) where the Core Strategy **Policy RA1 – Rural housing distribution** seeks an indicative housing growth target of 14% between 2011 and 2031.

Since April 2011, Herefordshire Council has approved planning applications for a net total of 18 new residential dwellings in small scale or windfall developments. These new houses contribute to the 14% housing growth target to be achieved between 2011 and 2031. The Plan may propose more new houses than the 14% growth target requires, but it cannot propose that fewer than this figure are built.

Policy RA1 – Rural Housing distribution

Rural HMA	Approximate no. dwellings 2011-2031	Indicative Housing growth target (%)
Bromyard	364	15
Golden Valley	304	12
Hereford	1870	18
Kington	317	12
Ledbury	565	14
Leominster	730	14
Ross-on-Wye	1150	14
Total	5300	

Much Marcle is identified in the Core Strategy **Policy RA2 – Housing in settlements outside Hereford and the market towns** as one of 31 settlements in the Ross-on-Wye rural HMA which will be

the main focus of proportionate housing development; and Rushall is identified as one of 24 settlements where proportionate housing is appropriate, subject to particular attention to form, layout, character, location and setting of the site and contribution to social well-being.

EXCEPTION CASE FOR KYNASTON

Kynaston is not identified in the Core Strategy as a settlement for proportionate growth and is treated within the scope of **Policy RA3 – Herefordshire’s countryside**. However, Kynaston is quite clearly a ‘settlement’ and has been so for generations, with a defined settlement pattern and 12 dwellings within the main settlement area of which 6 are council built houses. It is not part of Rushall, being separated by open country either side of Hall Court and is acknowledged to be a separate hamlet in the Much Marcle Parish Design Statement which was approved by Herefordshire Council.



Therefore, because Kynaston is located in close proximity to Rushall and Much Marcle (both identified in Policy RA2) and the three settlements are connected by road, and to allow a wider range of housing size, type and tenure to meet local need and demand, the Much Marcle Parish Council has decided to treat Kynaston as a ‘settlement’ within the meaning of Core Strategy **Policy RA2**, rather than rely on the possibility that housing land can be identified within the scope of **Policy H2 – Rural exception sites** where:

- 1) a proposal could assist in meeting a proven local need for affordable housing; and
- 2) affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
- 3) a site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in **Policy RA2**.

Herefordshire Council Strategic Planning 12/9/17)".

The rationale for the Much Marcle Parish Council decision to treat Rushall and Kynaston as a joint settlement within the scope of Policy RA2 is set out in an 'Exception Case' report which has been discussed with Herefordshire Council and is published on the Parish Council website: www.muchmarcleparishcouncil.org

AGRICULTURE, FORESTRY & RURAL ENTERPRISES

Agriculture is the major land use within the parish and so proposals for dwellings associated with agriculture, forestry and rural enterprises may be supported where they comply with the Core Strategy **Policy RA4**.

CONVERSION OF REDUNDANT BUILDINGS

Nineteen sites with redundant or disused buildings with potential for conversion and re-use have been identified throughout the parish of Much Marcle. These fall within the scope of Core Strategy **Policy RA5 – Re-use of rural buildings** and are expected to make a significant contribution to housing growth. There were 33 houses completed in 1996-2011, and all of these were 'windfall development' (Source:

3. ABOUT MUCH MARCLE

The name Marcle is believed to come from the Old English “mearcleah” meaning “boundary wood”. The parish features in the Domesday Book of 1086 (under the Roman name “Marcle Magna”), and has been a significant farming community ever since.

Much Marcle parish is orientated roughly north-south and bisected by the A449 Ledbury to Ross-on-Wye trunk road. It is mainly low-lying but bounded to the west by Marcle Ridge which rises to 231m above sea level and is surmounted by a high telecommunications mast visible from many miles away.

The overall character of the landscape is predominantly rural, and consists of mixed farmland, orchards and hedgerows, with a large number of mature trees.

The parish comprises the village of Much Marcle and the two smaller linear settlements of Rushall and Kynaston, which are locally recognised as hamlets of Much Marcle. Elsewhere the settlement pattern is more dispersed with isolated farms, houses and cottages.

The village of Much Marcle contains most of the dwellings, centred around the A449/B4024 crossroads, including the post office and general store, garage and one of the village’s three public houses.

There is no dominant style of domestic building, many of which are randomly spaced and located at various orientations in relation to neighbouring buildings and along minor roads and country lanes.

Detached dwellings (including bungalows) make up 73% of the housing stock, but overall the parish has a wide choice of properties and a type and size of homes that is broadly in line with the trend for England as a whole.

The parish has a population of 660 people (an increase of 2% since 2001 according to the 2011 census), living in 286 households. The average household size is 2.3 persons, broadly in line with the averages for Herefordshire (2.34) and England (2.40).

The full Evidence Base Summary report is available for scrutiny on:

www.muchmarcleparishcouncil.org



4. COMMUNITY ENGAGEMENT

The Plan has been produced by, and belongs to, the people of Much Marcle parish. It has been informed by the views of local people gathered using a variety of different consultation approaches including a parish-wide questionnaire survey, three Neighbourhood Plan Consultation Events at Much Marcle Memorial Hall and written comments.



In November 2014, a Neighbourhood Development Plan Questionnaire was distributed to more than 500 residents aged 18 or over. It later became apparent that a few residents were unintentionally omitted from the questionnaire distribution.

191 responses were received equating to 39% of the adult population as recorded in the 2011 census.

CONSULTATION FEEDBACK

Who Returned the Residents' Questionnaire?

- More than 33% were aged sixty-five or over.
- Less than 15% were under forty-five.

- More than 50% have lived here for more than 15 years – a settled community?

What People Said About Housing:

- Centre and edge of settlement locations were preferred areas for new homes.
- Conversions of existing buildings and brownfield sites were by far the most popular.
- 85% opted for new homes created from redundant buildings.
- 50% opted for open market properties.
- Between 35% and 44% favoured self-build, social and sheltered housing.
- Strong preference for traditional style buildings.

What People Said About Employment, Built & Natural Environment:

- Agriculture, tourism, leisure, crafts, holiday accommodation, food and drink employers should be encouraged.
- 76% identified environmental and historic assets that need preserving or enhancing.
- 40% favoured positive options to address climate change, 23% were in favour of mineral extraction with 20% in favour of fracking.

What People Said About Infrastructure:

- Better maintenance of roads, hedges and verges, with less large vehicles.
- Lower speed limits, improved maintenance of footpaths and introduction of cycleways.
- Faster broadband and better mobile phone reception.

Views of Local Businesses, School & Parochial Church Council:

Local businesses were consulted using a paper-based questionnaire survey and the views of the Governing Body of Much Marcle Primary School and the Parochial Church Council (PCC) were sought in separate meetings.

The Governing Body of Much Marcle Primary School was consulted at a meeting in May 2014 about shortfalls in facilities and infrastructure that make it hard for the school to function well, and changes over the next 20 years that would enable the school to do a better job and play an increasing part in the local community. The Governing Body raised the following issues:

- Lower speed limit to 20mph along the B4024 from the Walwyn Arms to St Bartholomew's Church.
- Lack of adequate car parking/hardstanding areas.
- Possible extension of school land to provide sports facilities for use by the wider community as well as the school.
- Possible extension of the school hall and increased use by the community.
- Encouraging young families to return/remain/settle in the village.
- More affordable housing to keep the village vibrant and the school thriving.
- Broadband facilities that are reliable and at a good speed.

Twelve local businesses responded to a questionnaire, which was analysed in June 2015 and produced similar conclusions to the earlier residents' questionnaire:

- Existing buildings should be used wherever possible, either solely for small businesses or live/work premises.

- Broadband speed is not fast enough to meet business requirements.
- Few new/extended business premises are required over the Plan period to 2031.

The PCC was consulted at a meeting in July 2015 and commented as follows:

- Importance of attracting families to the village.
- Affordable housing, particularly for families, is required.
- It was felt desirable that there should be a vicarage in the village.

THE CONSULTATION EVENTS



Three consultation events were held in Much Marcle Memorial Hall in March 2015 and April 2016, having been publicised by posters around the village, in the Mercury magazine and by flyers delivered by the local postman. The following issues were raised:

Sunday 22 March 2015

- The minimum requirement for the parish to have 14% housing growth (following examination and adoption of the Core Strategy) over the Plan period to 2031 was confirmed.
- The minimum size of a single development required to include

affordable housing was given as 10 new houses. A rural exception site could potentially allow affordable housing outside the Settlement Boundaries. [SEP]

- Responses to the residents' questionnaire about potential development of the Slip Tavern and surrounding land had indicated a preference to retain the pub as a community asset.
- Capacity of the sewage works and handling of grey water in developments greater than 10 new houses was a concern. [SEP]
- Three storey housing, popular in some modern developments, is not a style of housing that is consistent with more traditional forms for which responses to the residents' questionnaire preferred.

Monday 23 March 2015

- New houses should be designed to fit into plots of land available.
- Developments already within the planning process would be included in the number of new houses required by 2031. [SEP]
- Peak traffic congestion in Much Marcle village centre could be resolved by moving the school, including other community facilities on the same site, towards the A449 Ross Road.
- Brownfield status of the plot of land opposite the Rushall Club was questioned as no structure or building had ever been at that location.
- A definition of affordable housing was explained.
- As indicated in the residents' questionnaire responses, there was a preference for new developments in each of the settlements in the parish.
- Land opposite Glebe Orchard could potentially accommodate new housing, but this site is outside the proposed Much Marcle Settlement Boundary and has material constraints that would need to be

addressed – a stream, boggy ground and a traditional standard orchard. [SEP]

Written Comments Received After March 2015 Consultation Events

Traffic congestion would be reduced by building a footpath from the A449 crossroads to an entrance at the rear of the school. Parents could drop off children at the crossroads so that the problems close to the school would be relieved. [SEP]

The barn at Swan Cottage was proposed as a potential development site. [SEP]

Monday 11 April 2016

A member of the PCC raised concerns about the capacity of the burial ground at St Bartholomew's Church, and whether an extension to the burial ground and more parking for weddings, funerals and concerts etc., could be addressed by the Plan. Among other issues raised were the small size of the proposed Much Marcle Settlement Boundary, and the need for additional sporting facilities.

Written Comments Received After April 2016 Consultation Event

A number of letters from local residents were received which stated reasons for objection to land identified for possible affordable housing at Old Pike.

The PCC and others wrote letters seeking support for extension of the burial ground and more parking provision.

Consultation in 2017

On Monday 23 January 2017, the Chair and members of the Working Group held a public meeting with Rushall residents at the

Rushall Club, when local residents were invited to establish their own group to consider and propose a revised Settlement Boundary and alternative housing land allocations for Rushall.

The Rushall Group met on 29 January and presented a report to the Working Group on 21 February.

Following further consultations with local residents the Rushall Group agreed a revised Settlement Boundary on 3 March. All the Rushall Group meetings have taken place at the Rushall Club and a full report of their meetings can be found on the Parish Council website:

www.muchmarcleparishcouncil.org

Subsequently, two members of the Rushall Group were co-opted on to the Working Group.

During September and October 2017, the Working Group decided to consult the owners of the 'Garden Plots' behind Monk's Meadow about whether they wished to bring their plots forward for development if identified in the Plan as 'Housing Land Allocations'. All but two owners/residents, who indicated willingness to consider development within 10 years, responded clearly against the possibility of new housing on their plots.

5. VISION & OBJECTIVES FOR 2031

VISION STATEMENT

“Our vision is that we, as the present guardians of our built and natural heritage:

- *maintain and enhance the characteristic features which define our particular sense of place and local distinctiveness; and*
- *create a sustainable and resilient community where people want to live and work.”*

THE PLAN OBJECTIVES

To fulfil our vision, we have identified the following objectives:

Issue - Sustainable Development

- *MM01 - Ensure all new development makes a positive contribution to sense of place and local distinctiveness, has a low carbon footprint and low embedded energy.*
- *MM02 - Minimise flood risk to homes, employment and the environment.*
- *MM03 - Support renewable energy development in appropriate scale and locations.*



Issue – Housing

- *MM04 - Identify housing land allocations, to achieve a minimum of 14% housing growth by 2031, with an appropriate mix of market, social and affordable units.*



Issue – Employment & Economy

- *MM05 - Encourage and support employment that is locally based, sustainable and diverse.*
- *MM06 - Value and support agriculture as an integral part of our community.*



Issue – Built Environment, Heritage & Historic Assets

- *MM07 - Protect and maintain the setting, fabric and visual character of the Much Marcle Conservation Area, listed buildings and Homme House park and garden.*



biodiversity and geodiversity features so that the aggregate level and quality of those features does not decline.

Issue – Community, Sport & Leisure

- *MM11 - Maintain and support existing community facilities and increase the range of activities they provide.*



Issue – Natural Environment

- *MM08 - Avoid, or mitigate (to minimize), harm to important landscape views (e.g. the Marcle Ridge and the Malvern Hills) and maintain open views to surrounding countryside.*
- *MM09 - Value, protect, maintain and enhance biodiversity and geodiversity features, especially where they provide ecological connectivity.*



Issue – Transport & Infrastructure

- *MM12 - Reduce speed limits on parts of the A449 and some adjoining roads.*
- *MM13 - Identify a route for a Much Marcle cycle loop/route similar to and linking with the Ledbury and Newent cycle loops by end of 2019, and establish by 2022.*
- *MM14 - Research and establish ways to attain the highest practicable broadband speed and mobile reception and coverage for both in the parish.*

- *MM10 - Avoid or mitigate (to minimize) harm and compensate to offset residual unavoidable harm to*



6. PLAN POLICIES

6.1 Sustainable Development

Sustainable development can be defined in many ways. However, the most frequently quoted definition is from the United Nations World Commission on Environment and Development's *Brundtland Report* which stated that:

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development has continued to evolve as that of protecting the world's resources while its true agenda is to control the world's resources. Environmentally sustainable economic growth refers to economic development that meets the needs of all without leaving future generations with fewer natural resources than those we enjoy today.”

The NPPF sets out the basic tenets of planning policy for England and places great importance on sustainability, which it describes as the ‘golden thread running through both plan-making and decision-taking’.

Rural communities are particularly at risk of flooding, as well as other risks of climate change and the associated impacts. Mitigation addresses the root causes (e.g. by reducing use of fossil fuels), while adaptation seeks to lower the risks posed by the impacts of climate change.

Siting new development in appropriate locations and sustainable design, combined with mitigation and adaptation measures, can help create a community that is self-reliant, environmentally sustainable and more resilient to the impacts of climate change.

Objective MM01

Ensure all new development makes a positive contribution to sense of place and local distinctiveness, has a low carbon footprint and low embedded energy.

Objective MM02

Minimise flood risk to homes, employment and the environment.

Policy SD1 – Sustainable Development

All development proposals should seek to achieve high standards of sustainable building design and, in particular, demonstrate how the location, scale, density, design, form, construction and operation:

- a) comply with the guidance in the Parish Design Statement;
- b) work with the site and its context, taking account of existing topography, landscape features (including water courses), biodiversity, existing buildings, site orientation and microclimates;
- c) reduce use of fossil fuels, adopt and facilitate low and zero carbon energy infrastructure and promote the production and consumption of renewable sources of heat and electricity;
- d) promote efficient use, re-use and recycling of natural resources;
- e) adopt best practice in sustainable urban drainage;
- f) avoid land which is liable to flood (Flood Zone 3), or which would exacerbate flood risk to adjacent properties.

All new development and alterations to existing buildings and structures should be designed and built to the highest possible standards, taking account of historic details and layouts and maximising the contribution to sense of place and local distinctiveness. This basic requirement does not necessarily promote any particular type or style, or rule out innovation and modern design solutions that are of high quality in their own right or which may add to the visual enjoyment and character of settlements within the parish. It does, however, imply the need to avoid standardised solutions, based on limited range of type, style, size and design; and insensitive, badly detailed and inappropriately scaled buildings.

The guidelines in Section 8 of the Much Marcle Parish Design Statement should be followed, unless there are material reasons for not doing so, to ensure that local character and distinctiveness is maintained and, where possible, enhanced.



The Environment Agency Flood Map for Much Marcle shows an extensive area of land within Flood Zone 3 (land assessed as having a 1 in 100 or greater annual probability of river flooding – see map at page 19) and a wider area within Flood Zone 2 (land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding), extending from Bodenham Farm to The Walwyn Arms, Ryemeadows and north to the parish boundary at Kynaston. As such flood risk is

a major issue facing the community and mitigation measures are crucial.

Objective MM03

Support renewable energy development in appropriate scale and locations.

Policy SD2 – Renewable Energy

Development proposals for biomass, geothermal, solar and wind renewable energy resources will be supported in appropriate scale and locations where they:

- a) comply with Policy SD1;
- b) comply with Policy NE1;
- c) comply with Policy NE2; and
- d) comply with Policy CS1.

Reducing the use of fossil fuels is essential for climate change mitigation and moving towards a more sustainable and self-reliant community

The parish has some installed capacity of solar voltaic panels and there is considerable potential for further development of solar, as well as biomass, geothermal and wind renewable energy resources.



6.2 Housing

Much Marcle parish has a population of around 660 who live in 286 households. The vast majority of these dwellings are detached homes and, perhaps not unsurprisingly for a rural area, there are very few flats and apartments in the parish. Properties in the parish tend to be larger than the national average with the effect that there are fewer smaller properties which is at odds with the ageing population.

The Herefordshire Core Strategy indicative housing growth target for the Ross-on-Wye rural HMA is 14%, which means that 41 new homes are required for the Much Marcle Neighbourhood Development Plan Area over the Core Strategy plan period (up to 2031).

The Herefordshire Local Housing Assessment (HLMA) found that in the Ross-on-Wye Housing Market Area, (HMA) within which Much Marcle is located, the greatest need for market housing was for 3 bedroom properties (57%) and 2 bedroom properties (24.7%). Of the additional dwellings required in the Ross-on-Wye HMA over 95% are required to be houses.

In terms of affordable housing, the HLMA found that in the Ross-on-Wye HMA the size of affordable homes required to meet the need was fairly evenly split between 1 bedroom (29%), 2 bedroom (37%) and 3 bedroom (31%) properties. The need for houses (73%) was considered greater than the need for flats (27%).

The HLMA found that the average indicative income required to buy a 2-bed property in the Ross-on-Wye HMA is £32,860 while the average wage in the area is £22,947. The proportion of households unable to afford market housing without subsidy in Ross-on-Wye HMA is 53.4%.

Objective MM04

Identify housing land allocations to achieve a minimum of 14% housing growth by 2031, with an appropriate mix of market, social and affordable units.

Policy HO1 – Housing Sites

Development proposals for good quality market housing, self-build or custom build, and affordable homes for local people will be supported where they:

- a) make best and full use of brownfield sites and identified housing land within Settlement Boundaries, and land identified as rural exception sites in accordance with Core Strategy Policy H2; or
- b) would result in the sustainable conversion and re-use of a redundant or disused building(s) where it complies with Core Strategy Policy RA5; or
- c) meet an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near to their place of work and complies with Core Strategy Policy RA4; and
- d) complement adjacent properties, would not result in loss of amenity for existing residents and comply with Policy SD1;
- e) would achieve BREEAM Home Quality Mark (HQM) standards and, wherever possible, use suitable local materials;
- f) are accompanied by appropriate provisions for permeable off street parking, safe access, storage of waste and recycling, a garden; and
- g) provide an appropriate range of housing size, type and tenure that is required to meet local need and demand.

Number of new dwellings	Much Marcle	Rushall & Kynaston
Built/committed since 2011	15	3
Housing land allocations	6	10
Rural exception sites	8	0
Building conversions	10	0
Total	39	13
Percentage	75%	25%

Community consultation responses indicate that the community strongly support the principle of converting existing buildings and developing previously developed land in order to deliver new homes within the parish.



The rural nature of the parish means that it is important the plan is flexible with regard to ensuring that agricultural workers have opportunities to live close to their work. Indeed, consultation demonstrated strong support for rural businesses such as agriculture and tourism.

The 14% indicative housing growth target for the Plan period 2011-2031 equates to a minimum of 41 new dwellings. A total of 18 new dwellings have been built/committed since 2011 (as at March 2016), leaving a residual figure of 23 new dwellings to be built by 2031.

The Plan has allocated sites for new dwellings within each of the three Settlement Boundaries, exception sites outside the Much Marcle Settlement Boundary, and potential 'windfall' building conversions as shown in the table on this page.

Identified housing land within Settlement Boundaries is shown on the maps on p19, p22 and p23. Land identified as rural exception sites, outside and adjacent to Settlement Boundaries, within the scope of Core Strategy Policy H2 – Rural exception sites as suitable for affordable housing, is also shown on pages 22 and 23.

A survey, which identified 19 existing redundant or disused buildings suitable for conversion and re-use for housing, was completed and agreed by the Working Group and Parish Council in June 2015. Locations of convertible buildings identified throughout the parish are shown on the 'dot map' on page 24.

The Settlement Boundaries for Much Marcle, Rushall and Kynaston shown on the maps at pages 19, 22 and 23 were drawn following the guidance and criteria set out in 'Neighbourhood Planning Guide to Settlement Boundaries' (Herefordshire Council), April 2013 – Revised June 2015.

Several alternative housing sites adjacent to the Much Marcle Settlement Boundary were considered. However, Herefordshire Council's 'Assessment of land with housing potential – Much Marcle' (2015) screened out most of the land adjacent to the Much Marcle Settlement Boundary as "Land with No Suitability during the Plan Period".

Only one alternative site was identified in Herefordshire Council’s assessment as “Land with Medium Suitability”, but this land is unlikely to be brought forward for development because of the charitable purpose and objects of the landowner; and development of this site would obscure one of the key landscape views through to open countryside to the south of the village.

The planning constraints for alternative housing sites in and around the Much Marcle Settlement Boundary have been identified on the map on page 19.

Policy HO2 – Housing Infill

Development proposals on infill sites in an existing developed frontage, within the Settlement Boundaries, will be supported where they:

- a) complement adjacent properties, would not result in loss of amenity for existing residents and comply with Policy SD1;
- b) do not result in inappropriate development of residential gardens;
- c) would achieve BREEAM HQM standards and, wherever possible, use suitable local materials;
- d) are accompanied by appropriate provisions for permeable off street parking, safe access, storage of waste and recycling, and a garden.

Some development may be proposed as infill in an existing developed frontage, within the Settlement Boundaries. A “developed frontage” means setback from, but fronting, the access road with a front garden and parking on the site.

Infill sites between existing dwellings within a developed frontage may provide



appropriate locations for self-build or custom build and affordable housing.

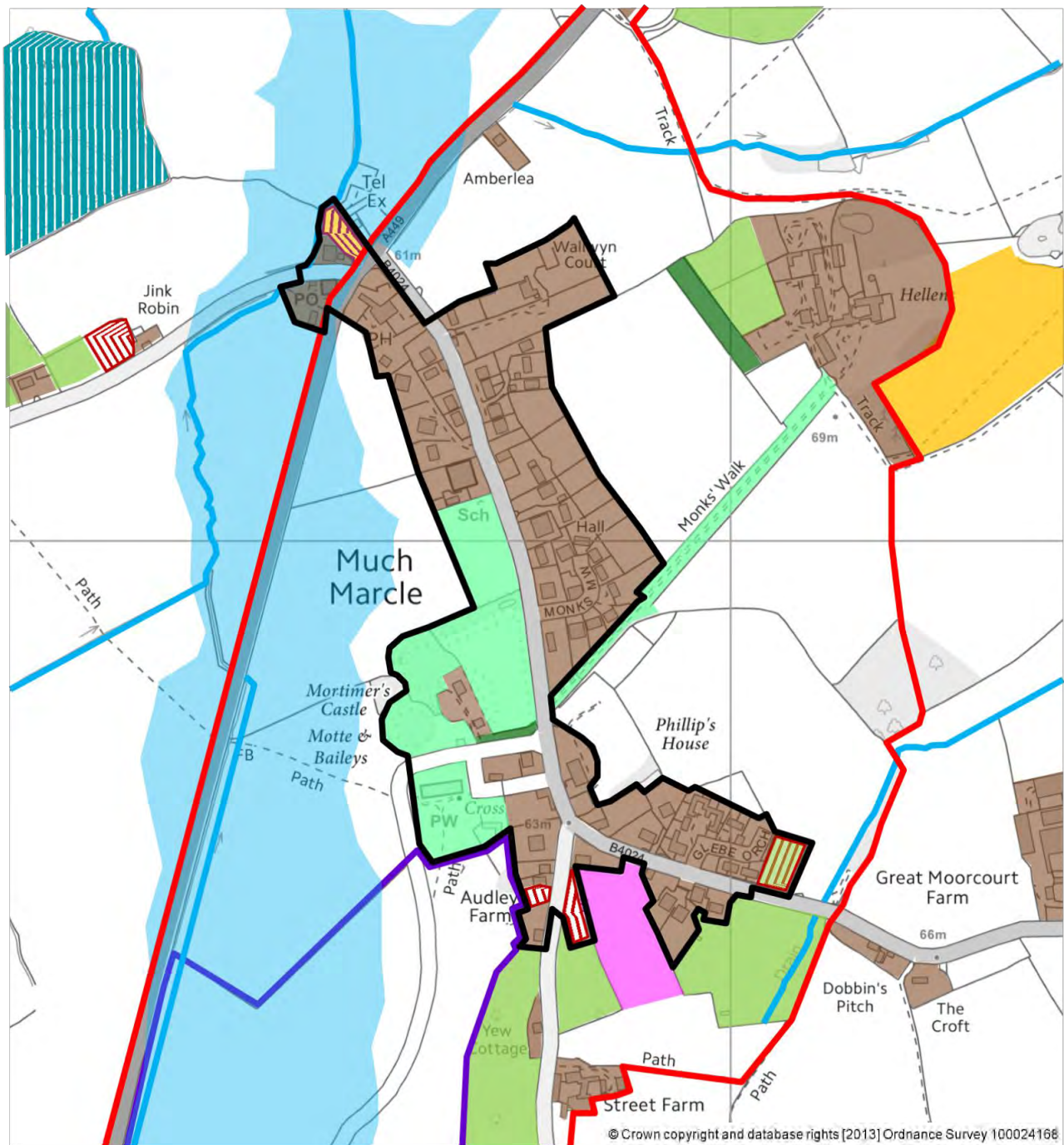
Community consultation demonstrates strong support for new development being directed to each of the existing settlements. Allowing infill development is a good way of ensuring that as much of the required housing in Much Marcle parish as possible is located within the existing settlements.

Infill development can help prevent urban sprawl into the open countryside. However, it is important all new infill development proposals demonstrate that they will not negatively affect the amenity of neighbouring properties.

Whilst some gardens may be suitable for development, many will not be and this policy is not designed to support the principle of development of gardens. As such only very large gardens where development will not negatively affect neighbouring properties or the overall character of the area will be considered suitable.



Much Marcle—Constraints to Development



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Key	
Settlement boundary	Settlement boundary
Developed land (inc. gardens)	Developed land (inc. gardens)
Lowland meadow & pasture	Lowland meadow & pasture
Mixed deciduous woodland	Mixed deciduous woodland
Traditional Orchard	Traditional Orchard
Reed bed	Reed bed
Local Green Space	Local Green Space
Homme House Park	Homme House Park
	Streams
	Flood Zone 3
	Conservation Area boundary
	NP Housing Allocation
	NP Employment Land
	Land with medium suitability for housing
	<i>(as per Herefordshire Council's Assessment of land with housing potential – Much Marcle (2015) – all other land immediately outside/adjacent to the Settlement Boundary was identified as having "no suitability during the Plan Period")</i>

Policy HO3 – Householder Extensions

Development proposals for extensions to existing dwellings and new development within residential curtilages will be supported where they:

- a) do not result in an increase in the size, volume or footprint of the existing dwelling(s) of more than 30%; complement adjacent properties, would not result in loss of amenity for existing residents and comply with Policy SD1;
- b) do not result in inappropriate development of parking, amenity and garden areas; and
- c) would achieve BREEAM HQM standards and, wherever possible, use suitable local materials.

The provision and retention of a mix of dwelling sizes is an important part of this Plan's purpose. Extensions to dwellings have the potential to affect the balance of dwelling sizes available, and can reduce parking, amenity and garden areas. Inappropriate extensions may also have a detrimental visual impact on local character and landscape. As such, development proposals should seek to ensure that extensions are the subordinate part of the overall finished structure and are not dominant or intrusive.



Policy HO4 – Allocated sites within Settlement Boundaries

The sites identified on the map on pages 22 & 23 are allocated for housing within the plan. Applications that comply with the Core Strategy policies and the policies within this Plan will be supported.

Much Marcle (6 dwellings on 3 sites):

- Land adjacent to Audley Farm (2)
- Land beside Glebe Orchard* (3)
- Plot between Hardwick Oaks and Audley Cottage (1)

Rushall & Kynaston (10 dwellings on 4 sites)

- Old Chapel Site (5)
- Land at Stoney House Farm (1)
- Land and barns around Gatchapin (2)
- Land adjacent to No. 10 Orchard View (2)

*Allocation subject to provision of an equivalent area of priority BAP habitat (traditional standard orchard) to compensate for the area lost to development of this site (as per Policy NE2).

Policy HO5 - Exception Sites outside Much Marcle Settlement Boundary

Land allocated as rural exception sites (8 dwellings on 5 sites) outside the Much Marcle Settlement Boundary and within the scope of *Core Strategy Policy H2 – Rural exception sites* as suitable for affordable housing, is shown below and on the map on page 22:

- Hazerdine (1)
- Land adjacent to Jink Robin* (2)
- Old Pike (2)
- Rye Meadows - plot between Farley and New Normandy (1)
- The Slip and area around gardens of houses at Watery Lane (2).

*Allocation subject to provision of an equivalent area of priority BAP habitat (traditional standard orchard) to compensate for the area lost to development of this site (as per Policy NE2).

Policy HO6 – Windfall building conversions

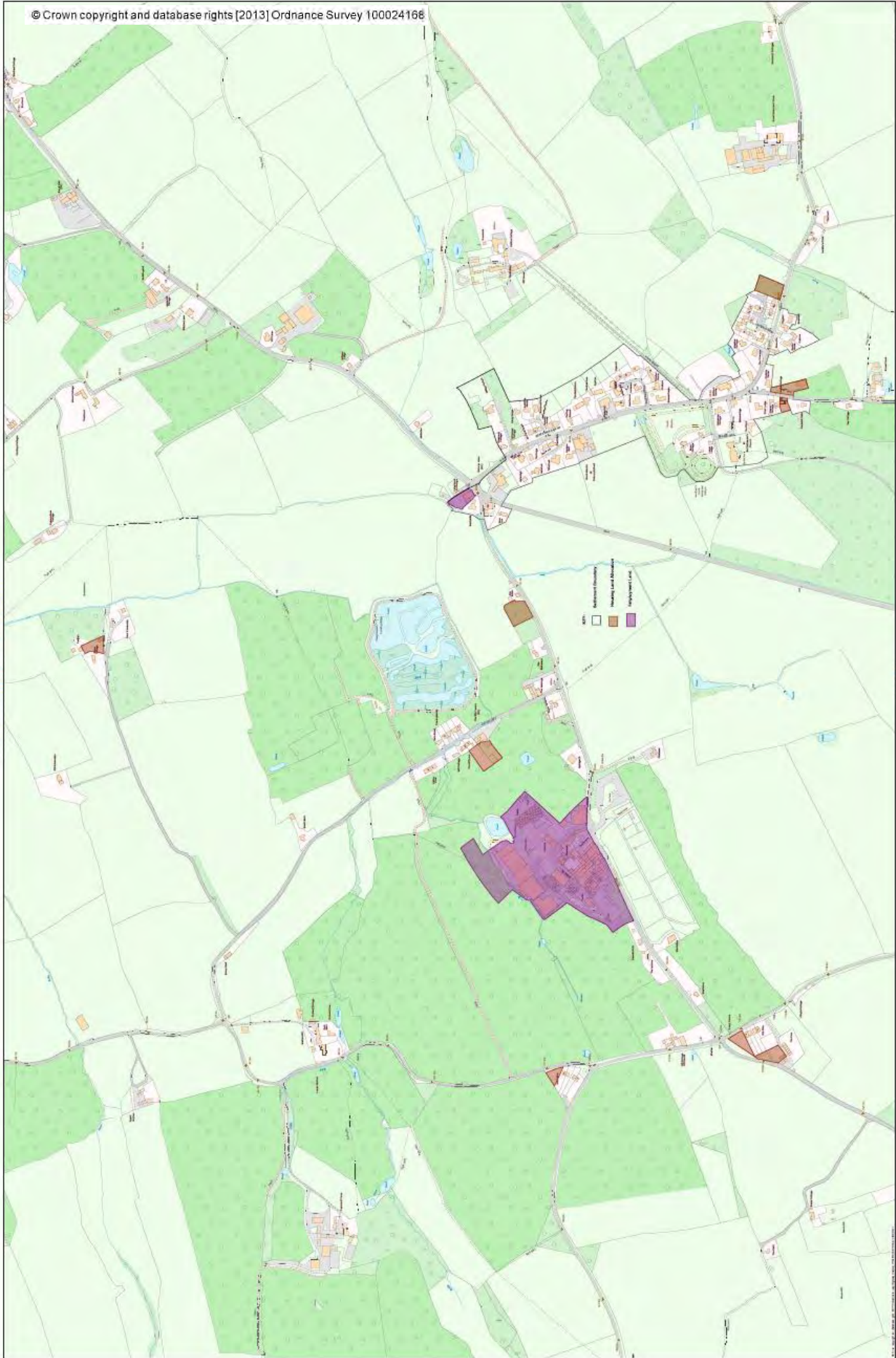
A survey, which identified 19 existing redundant or disused buildings suitable for conversion and re-use for housing, was completed and agreed by the Working Group and Parish Council in June 2015. Locations of convertible buildings identified throughout the parish are shown on the dot map at page 24.

Consultation responses indicated that the community strongly supports the principle of converting existing buildings and developing previously developed land in order to deliver new homes within the parish.

The rural nature of the parish means that it is important that the plan is flexible with regard to ensuring that agricultural workers have opportunities to live close to their work. Indeed, consultation demonstrated strong support for rural businesses such as agriculture and tourism.

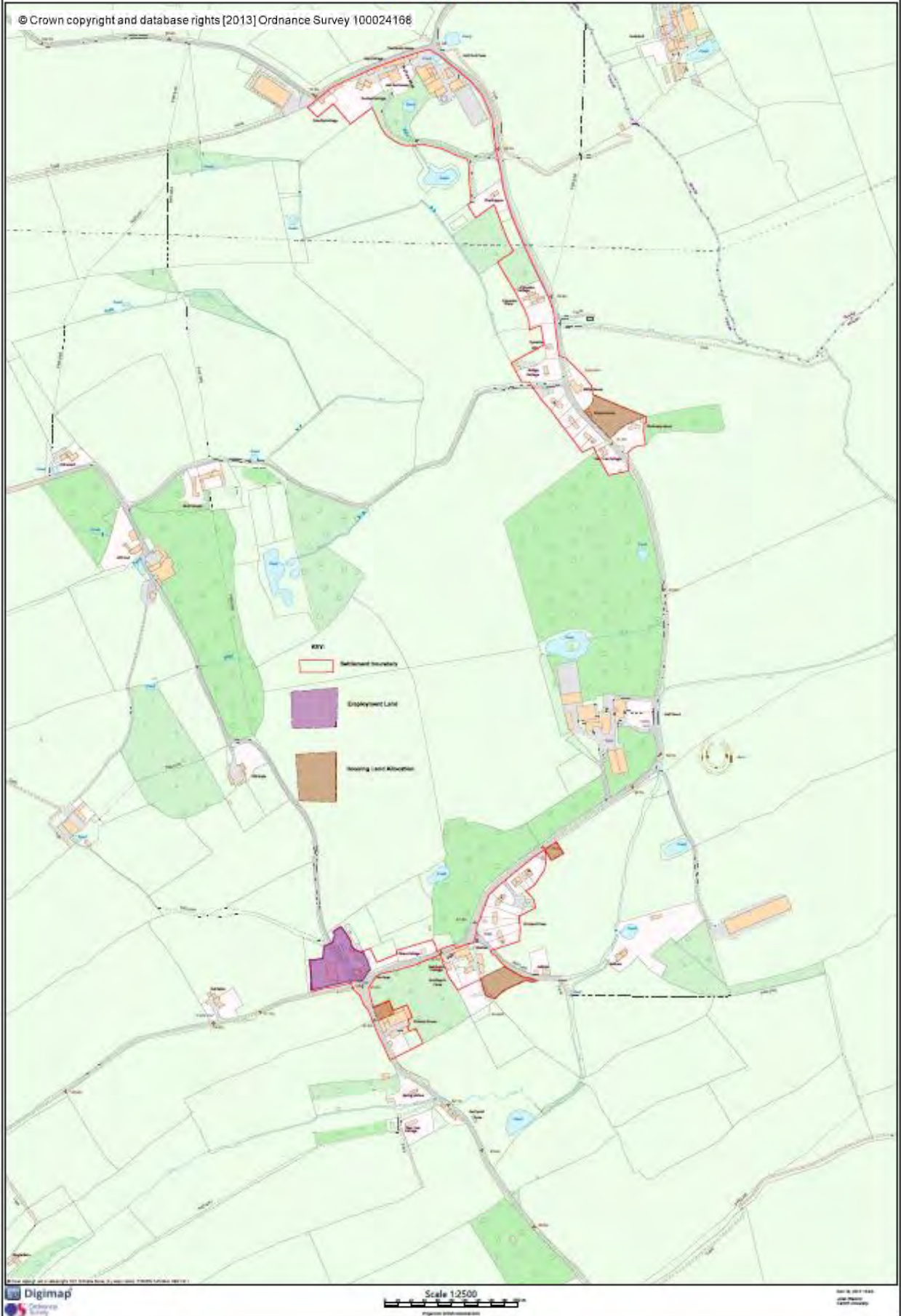


MM Settlement & Land allocations



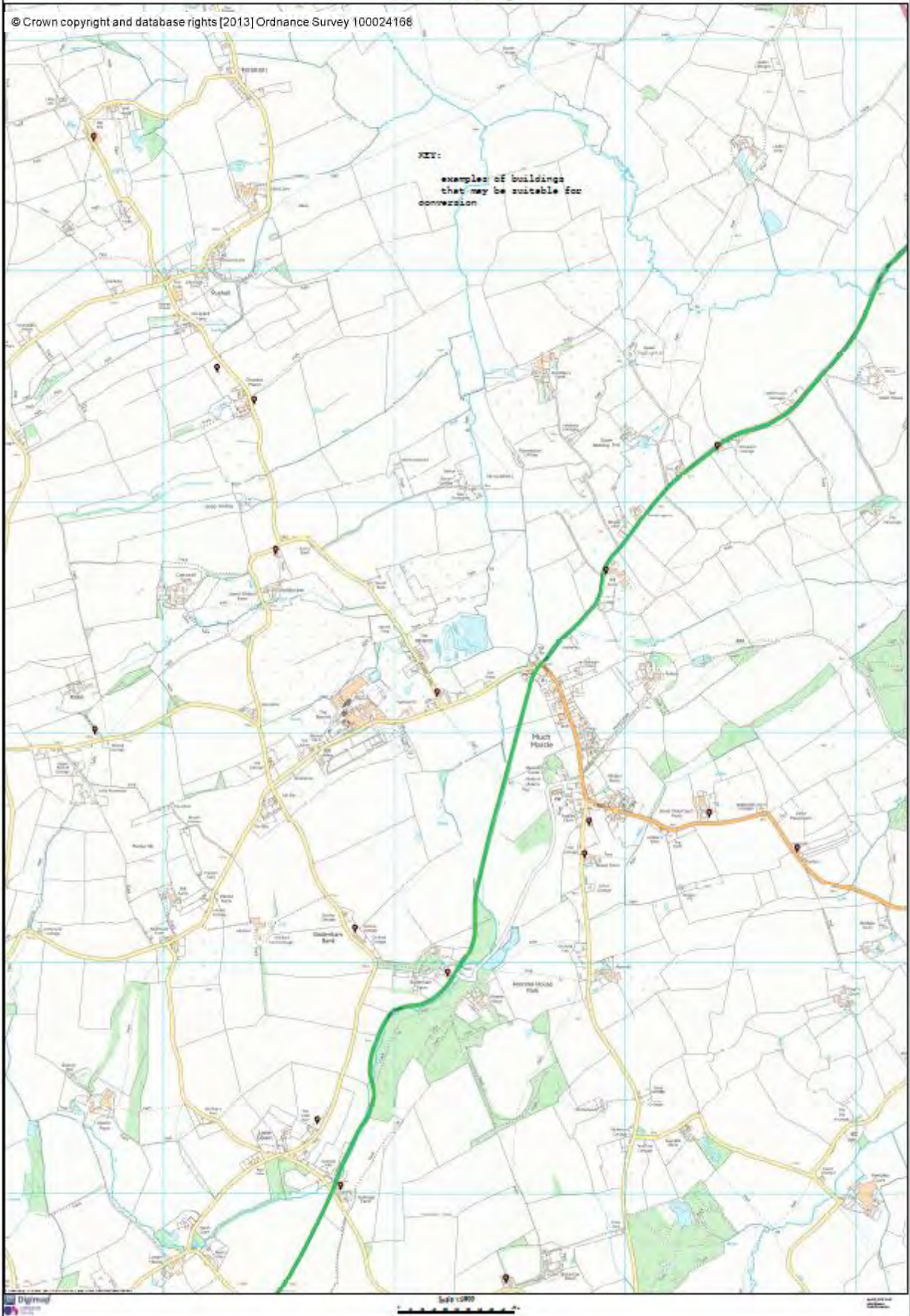
Rushall & Kynaston S & LA

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Conversions of buildings

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6.3 Employment

Agriculture is the major land use in Much Marcle parish and the fifth largest employer of local residents. Nine percent of those employed in the parish work in agriculture according to the 2011 census.



There is a small, but strong, range of businesses in the parish. Weston's Cider, Much Marcle Garage and Graham Baker Motors are major employers.



The business survey carried out by the Working Group found that there were five businesses requiring additional space. Three of these were for areas less than 50m², one for more than 200m² and one identifying two buildings of over 200m².

Nineteen percent of working age residents of the parish are in managerial, directorial or senior official positions and thus there

are more residents in professional occupations than is the case nationally.

This data indicates a potential demand for live/work accommodation.

Objective MM05:

Encourage and support employment that is locally based, sustainable and diverse.

Objective MM06:

Value and support agriculture as an integral part of our community.

Policy EM1 - Employment & Economy

Development proposals for agriculture, tourism and leisure, recreation, crafts, holiday accommodation and food and drink production will be supported where they:

- a) comply with Policy SD1;
- b) comply with Policy NE1;
- c) comply with Policy NE2; and
- d) comply with Policy CS2.
- e) comply with Policy BE1

In order to create as sustainable community as possible, it is desirable to encourage employment opportunities where appropriate within the Plan area in order to reduce car travel and the need for local residents to commute out of the area.

These uses are considered appropriate for a rural setting and would complement existing employment provision in the parish. Community support for the expansion of employment opportunities is strong and development proposals for

these uses will be supported where they comply with other Plan policies as outlined above.

Policy EM2 - Business Premises

Re-development of business premises used for A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants & Cafes), and A4 (Public Houses) will only be supported where it can be demonstrated that the use of the premises for these purposes is no longer viable.

Local shops, services and other businesses are crucial to the vitality of the area and their loss will be resisted unless it can be demonstrated that these uses are no longer in demand (i.e. there is no market demand for their continued use as an A1, A2, A3 or A4 premises).



In order to demonstrate that there is no demand it is expected that such sites should be marketed for a minimum of 6 months prior to any change of use application. Sites that have not demonstrated that there is no market demand for their current use will not be considered appropriate for change of use.

6.4 Built Environment, Heritage & Historic Assets

The historic core of Much Marcle is centred on the Church of St. Bartholomew's (dating from the 13th Century) with its famous Yew Tree; the adjacent remains of Mortimer's Castle, motte and bailey; and Hellens (dating from the 13th Century). The village also boasts two other large houses of significance: Homme House (dating from c.1500) and Phillips House (1703).

Rushall and Kynaston are smaller linear settlements, locally recognised as hamlets of Much Marcle, to which this Plan assigns settlement boundaries.

There is no dominant style of domestic building. A high proportion of dwellings are timber-framed which were originally built for farm workers. Some are still thatched but most are tiled. Others are solid and rectangular in shape, of natural stone or local brick (some of which have been painted white) and roofed with slate.



The Much Marcle Conservation Area, shown on the Constraints Map on page 19, encompasses the historic core of the village.



Herefordshire Council has a duty to protect the Conservation Area from development which would harm its special historic or architectural character and this is reflected in Core Strategy Policy LD4 – Historic environment and heritage assets.

Objective MM07

Protect and maintain the setting, fabric and visual character of the Much Marcle Conservation Area, listed buildings, and Homme House park and garden.

Policy BE1 – Listed Buildings

Development proposals for restoration, conversion and re-use of listed buildings will be supported where they:

- comply with Policy SD1;
- comply with Policy NE8;
- comply with Policy NE2; and
- comply with Policy CS2.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

imposes a duty on Local Planning Authorities to determine from time to time which parts of their area are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and to designate these areas as conservation areas.



The Parish Council will encourage Herefordshire Council to carry out a comprehensive appraisal of the character and special qualities of the Conservation Area to provide a sound basis for decisions about planning applications, the future management of the area and other proposals for change.



There are 90 listed buildings/ancient monuments in the parish, including Homme House park and garden (listed Grade II) and Much Marcle Garage (listed Grade II). (See www.historicengland.org.uk/listing).*

6.5 Natural Environment

The key characteristics of local landscapes reflect the Principal Timbered Farmlands landscape type identified in Herefordshire Council's Landscape Character Assessment Supplementary Planning Guidance (2009): rolling mixed farmland, traditional standard and bush orchards (which here substitute for the woodland component of this landscape type), organic enclosure field pattern, species-rich hedgerows, filtered views through densely scattered mature hedgerow trees, and the escarpment of Marcle Ridge, which rises to 231 metres above sea level to the west.

Retaining, and where possible, strengthening pattern and diversity (e.g. conserving and restoring traditional standard orchards, the pattern and composition of the hedgerow matrix, and tree cover along watercourses and streamlines) will be important measures to maintain local landscape character during the Plan period.



Objective MM08

Avoid, or mitigate (to minimize), harm to important landscape views (e.g. the Marcle Ridge and the Malvern Hills), and maintain open views to surrounding countryside.

Policy NE1 – Landscape

Development proposals will be expected to avoid, or mitigate (to minimise), harm to important landscape views (e.g. the Marcle Ridge and the Malvern Hills), and maintain open views to surrounding countryside

Much Marcle and the surrounding area is of high landscape value. The proximity of protected landscapes (the Wye Valley Area of Outstanding Natural Beauty (AONB), and the Malvern Hills AONB), distant views to May Hill, the Forest of Dean and the Cotswolds AONB, and local landscape character within the parish mean that there are important views within, looking out and looking into each of the settlements. The key views are listed below (numbers as per directional arrows shown on the map on page 31):

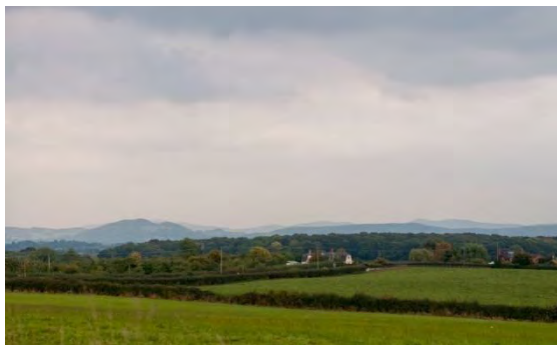
Local views in Much Marcle

1. A449/B4024 cross roads south-east towards Walwyn Court and the Malvern Hills AONB
2. Kempley Road north towards Much Marcle – entrance to the village
3. Kempley Road south towards Awnells Farm – exit from the village
4. Kempley Road east towards Gregg's Pit
5. Causeway west towards St Bartholomew's Church
6. Monk's Walk east towards Hellens
7. Monk's Walk south towards Dymock Road B4024 and May Hill

8. *Dymock Road B4024 north-east towards Monk's Walk*
9. *Dymock Road B4024 (between Pickett's Corner and Rhonville) south towards Street Farm*

Local views in Rushall & Kynaston

10. *South towards Hill End, Rushall*
11. *North towards Kynaston – entrance to settlement*
12. *West towards open countryside and Ridge Hill (Wye Valley AONB), Kynaston*
13. *East towards The Pump House and garden, Kynaston*
14. *East towards Ledbury and the Malvern Hills AONB from cross-roads at Graham Baker Motors*
15. *East towards Ledbury and the Malvern Hills AONB from road at south end of Orchard View*



entrance to the village from south-east

21. *East towards British Camp (Malvern Hills AONB) across traditional standard apple orchards, Rushall*
22. *South-east towards Much Marcle, Hellens, Hall Wood SSSI and the Cotswolds AONB from Marcle Ridge.*



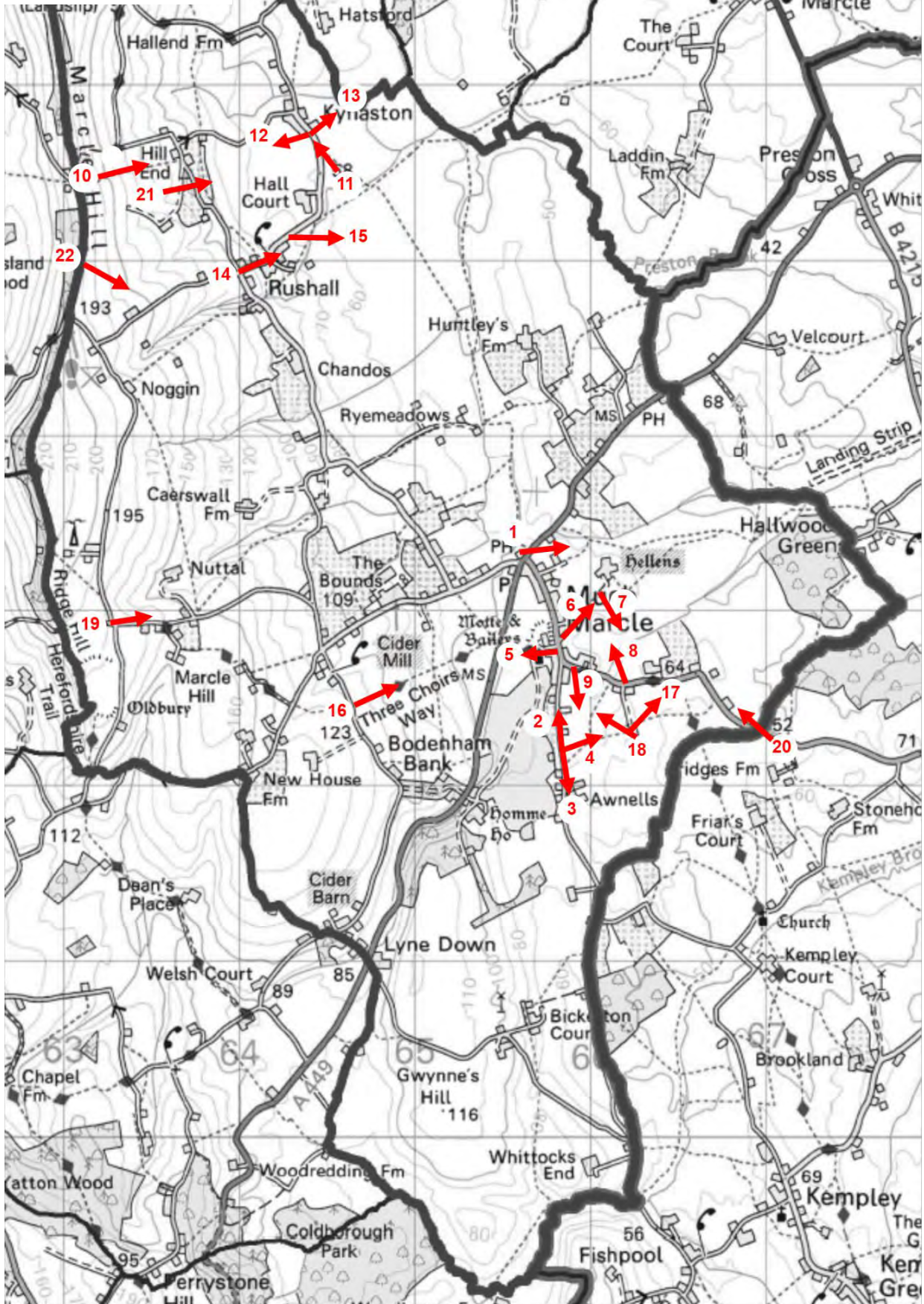
Wider Views

16. *Much Marcle from Bodenham Bank*
17. *North-east towards Moorcourt Cottages, Hall Wood SSSI and the Malvern Hills AONB from Gregg's Pit*
18. *North-west towards St Bartholomew's Church and Marcle Ridge (Wye Valley AONB) from Gregg's Pit*
19. *East towards Westons, Much Marcle and the Malvern Hills AONB from Marcle Ridge (Wye Valley AONB)*
20. *North-West towards Playford, St Bartholomew's Church and Marcle Ridge from B4024 Dymock Road –*

The parish is rich in ecology and biodiversity. Herefordshire Biological Records Centre has provided the map at page 33, which shows the location of designated sites within the parish including Hall Wood Site of Special Scientific Interest (SSSI), six Local Geological Sites and six Local Wildlife Sites.

Field surveys completed in April 2016 confirmed that the parish supports good examples of UK Biodiversity Action Plan (UK BAP) priority habitats - e.g. lowland meadow and unimproved pasture, lowland mixed deciduous woodland, traditional standard orchard, ponds, rivers and streams, reedbed, wood pasture and

Landscape Views



parkland (See map page 34); and locally important, characteristic habitats such as 'ghost' outlines of wild daffodils (a UK BAP priority species) along field margins and beneath roadside hedgerows along the B4024 Dymock Road and at Lyne Down.

Wild daffodil meadows occur around Hall Wood SSSI and in two fields at SO667324 and SO669324 (the latter being the last known traditional hay meadow in the parish) adjoining the B4024 Dymock Road.

Together with an immediately adjacent field across the county boundary in Gloucestershire at SO668323, these wild daffodil meadows form part of larger contiguous and locally important special wildlife site.

Several species of bats, dormouse, great crested newt and common otter recorded in the parish are protected under European and UK law; a number of bird species are protected by UK law; and UK BAP priority species recorded in the parish include birds, mammals, amphibians and plants.



Objective MM09

Value, protect, maintain and enhance biodiversity and geodiversity features, especially where they provide ecological connectivity.

Objective MM10

Avoid, or mitigate (to minimize) harm, and compensate to offset residual

unavoidable harm to biodiversity and geodiversity features so that the aggregate level and quality of those features does not decline.

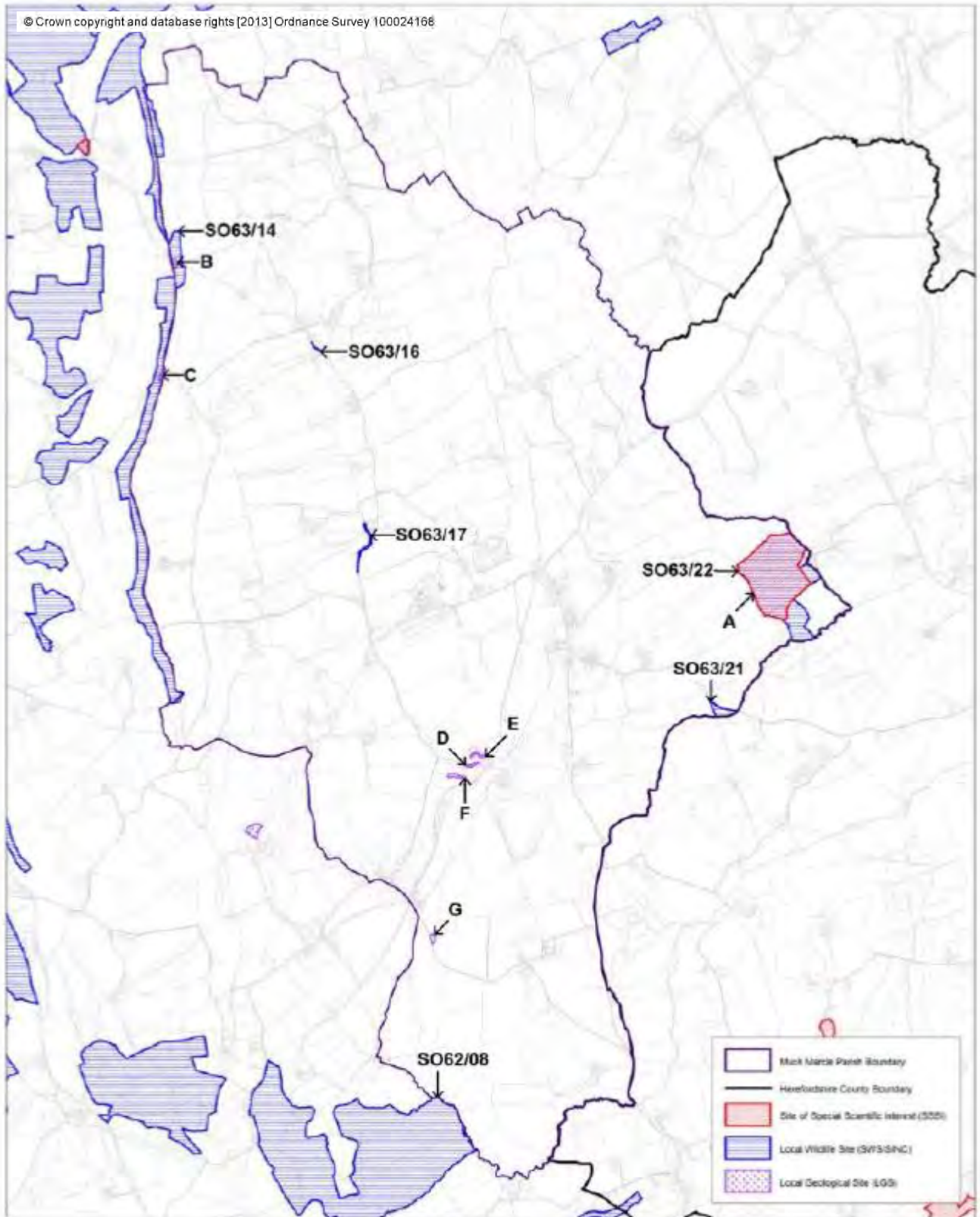
Policy NE2 – Biodiversity

Development will be expected to avoid harm, mitigate to minimize, or compensate to offset residual unavoidable harm to:

- a. Designated Sites (e.g. Hall Wood SSSI and Local Geological Sites and Local Wildlife Sites);
- b. European Protected Species;
- c. Species protected by UK law;
- d. UK Biodiversity Action Plan priority habitats and priority species;
- e. Locally important, characteristic habitats and species (e.g. wild daffodils);
- f. mature trees and hedgerows; and
- g. streams and watercourses.

Much Marcle is rich in wildlife habitats and species, which contribute to the distinctive character of the area. Development proposals that would result in damage to or loss of designated sites, protected species, UK BAP priority and locally important habitats (shown on the map on page 34), mature trees and/or hedgerows, watercourses or ponds will not be supported unless it can be demonstrated that there will be no impact in terms of loss of features of ecological value.

Proposals that can clearly demonstrate that they include biodiversity enhancement measures, which would benefit the environment and local wildlife, will be supported.



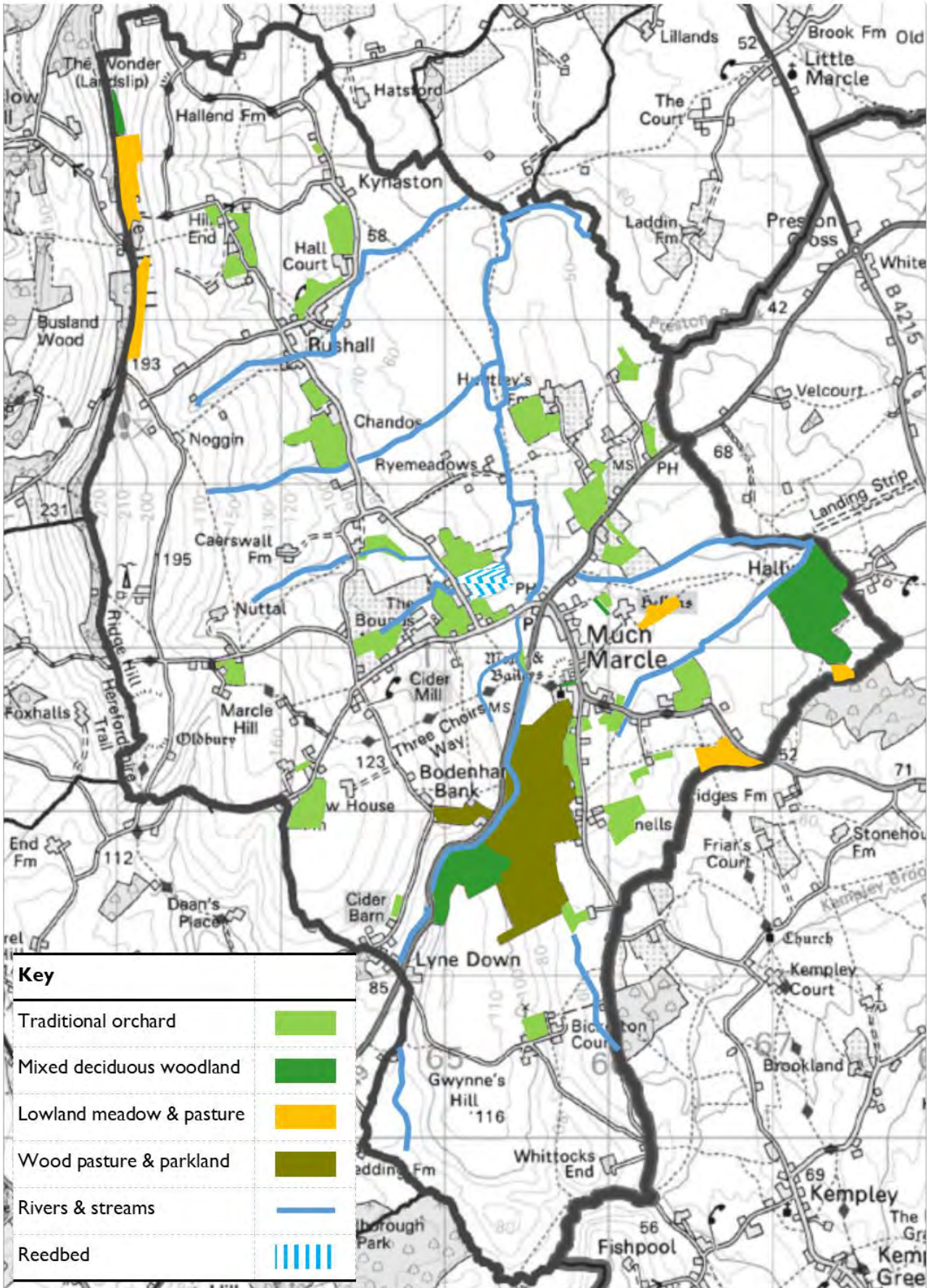
Map showing designated sites within Much Marcle Parish
SCALE AT A3 1: 23,500



Herefordshire Archive and Records Centre
Fir Tree Lane
Rotherwas
Hereford
HR2 6LA

Telephone: (01432) 261538
Email: hbec@herefordshire.gov.uk

Priority Habitats in MMNDP Area



6.6 Community, Sport & Leisure

The parish has a number of community facilities and meeting places. In addition to St Bartholomew's Church, a primary school and an ancillary nursery school, the parish boasts Much Marcle Memorial Hall and Rushall Club. There are three pubs, a licensed restaurant, and the Much Marcle Post Office and Village Store enables the local community to withdraw cash and purchase staple foods without having to travel to Ledbury or another neighbouring town.



Objective MM11

Maintain and support existing community facilities and increase the range of activities they provide.

Policy CS1 – Community Facilities

Development proposals for new and/or improved community facilities will be supported where they:

- a) comply with Policy SD1;
- b) comply with Policy NE1;
- c) comply with Policy NE2; and
- d) comply with Policy BE1.

Much Marcle is well provided for in terms of community facilities. This is a view supported by the community who, when asked to rate various local services, rated the Memorial Hall, School and Community Library highly. However, new facilities and proposals to improve or extend existing community facilities will be supported where they comply with other policies contained within this Plan.

Policy CS2 – Loss of Community Facilities

Re-development for non-community uses will only be supported where it can be demonstrated that the use of the premises for community purposes is no longer viable, or where acceptable alternative provision exists or is proposed concurrently.

Loss of existing facilities will not be supported unless replacement facilities are proposed or unless the applicant can clearly and undoubtedly demonstrate that the facility in question is no longer viable or required.



Policy CS3 – Local Green Spaces

All development proposals will be expected to protect, provide and plan for the maintenance of local green spaces through:

- a) retention of existing local green spaces, corridors and linkages with the surrounding open countryside;
- b) provision of new on-site local green space;
- c) integration with, and connection to, the existing local green space network and the surrounding open countryside.



These spaces provide a variety of public benefits, including cultural and historic heritage, natural beauty, wide ranging landscape views, biodiversity, recreation and public access. The most important local green spaces are: the curtilage, including the graveyard, of St Bartholomew's Church; the adjacent remains of Mortimer's Castle, motte and bailey; The Bartons playing field; and The Monks Walk (i.e. the drive up to Hellens) and its avenue of perry pears planted c1710 to mark the reign of Queen Anne (See map on page 37).

Published evidence shows that access to the natural environment benefits people's mental and physical health, their sense of wellbeing and quality of life.

Local green spaces in Much Marcle (See map on page 37) listed below are all in close proximity to the community they serve and demonstrably special (NPPF, paragraph 77).

Local Green Space	Relevant NPPF criteria
St Bartholomew's Church and graveyard	Beauty, historic and cultural significance – Grade 1 listed church with adjacent churchyard cross (Scheduled Ancient Monument), and historic yew tree.
Mortimer's Castle, Motte and Bailey	Historic and cultural significance (Scheduled Ancient Monument).
The Bartons	Recreational value as a playing field.
Monk's Walk	Historic and cultural significance – avenue of perry pear trees planted c1710 to mark the reign of Queen Anne.

Local Green Spaces



6.7 Transport, Infrastructure & Public Access

Much Marcle parish is situated on the A449, which connects Ledbury and Ross-on-Wye. Such a location means that the parish has good connectivity with both the Midlands via the M50 and M5 motorways and to Wales via the A449 and A40.



The Herefordshire market towns of Ledbury and Ross-on-Wye are 6 and 8 miles away, while the regional cities of Hereford and Gloucester are within 20 miles. Further afield both Cheltenham and Worcester can be reached in around 45 minutes.

Bus services to and from Much Marcle are sparse. There are 9 services in total serving the village during the average week. As a consequence, commuting from Much Marcle to local towns via bus is not a viable option.

The nearest railway station is in Ledbury which connects to various local, regional and national destinations.

The parish is well served by a local public footpath network, which connects each of the three settlements with links to the surrounding open countryside and the Marcle Ridge.

The Three Choirs Way long distance walking route, devised with themes of poetry and music (drawing on the cultural history of the Dymock Poets and Three Choirs Music Festival), passes through the village of Much Marcle and some of the finest countryside in the parish, including wild daffodil meadows, orchards and the Marcle Ridge.

The ridge has one of the area's best footpaths along its length with open landscape views to the west over the Woolhope Dome, part of the Wye Valley AONB, to the south towards May Hill and the Forest of Dean, and to the east towards the Malvern Hills AONB and the Cotswolds AONB.

The physical state of the roads in and around Much Marcle were considered by a large section of the community at consultation to require improvement while many in the community felt that the existing speeds on roads in the parish are too high

Objective MM12

Reduce speed limits on parts of the A449 and some adjoining roads.



Objective MM13

Identify a route for a Much Marcle cycle loop/route similar to and linking with the Ledbury and Newent cycle loops by end of 2019, and establish by 2022.

Policy TI1 – Transport Infrastructure & Public Access

All development proposals will be expected to:

- a) demonstrate that the local highway network can absorb the traffic impacts of the development, or that traffic impacts can be managed to acceptable levels;
- b) promote walking and cycling and, where possible, incorporate supporting infrastructure (depending on the nature and location of the site) to reduce numbers of short distance car journeys; and
- c) meet the needs of people with disabilities and provide safe and efficient access for the emergency services.

While this Plan does not have direct control over the setting of speed limits, nor can it demand improvements to infrastructure maintained by the county council, it can require all new developments to demonstrate that the associated impacts they have on the road network will not have an adverse effect on local highways. As such any proposal, which is unable to demonstrate that such impacts cannot be mitigated, will not be supported.



Objective MM14

Research and establish ways to attain the highest practicable broadband speed and mobile reception and coverage for both in the parish.

Policy TI2 – Broadband & Mobile Reception

All development proposals, and land within their curtilage, will be expected to have the infrastructure necessary to provide the highest practicable broadband speed and mobile reception.

In a February 2016 survey 30% of local broadband subscribers received download speeds under 4 mbps, while half of all respondents were very or quite dissatisfied with their current broadband service.

The community consultation indicated a very strong need for significantly improved Broadband, both to address the needs of present businesses and to provide a suitable IT environment to attract new businesses. In the February 2016 survey 48% of respondents indicated that they run a business from home, with 87% of these business owners accessing the internet at least daily. 70% relying on a standard (copper) connection, with 39% receiving download speeds under 5 Mbps.



Over half of local business owners (52%) are either very or quite dissatisfied with their current broadband service, with an overwhelming majority (91%) indicating interest in super-fast broadband.

7. MONITORING & REVIEW

The Much Marcle Parish Council will review the content and monitor progress of the Plan, keeping track of development proposals and approvals of planning permission. A formal review of the Plan will be carried out within 5 years of the date of its adoption by Herefordshire Council.

8. GLOSSARY

Affordable Housing

Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market.

Area of Outstanding Natural Beauty (AONB)

A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.

Biodiversity

The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.

Brownfield Land

Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.

Climate Change

The term climate change is generally used when referring to changes in our climate, which have been identified since the early Twentieth Century. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.

Community facilities

Land and buildings uses to help meet health, education and social needs in terms of

developing and maintaining the health and wellbeing of all.

Community Infrastructure Levy (CIL)

A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.

Conservation on Areas

An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.

Curtilage

The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.

Custom Build

Custom build is when an individual or group of people work closely with a developer to build new homes. This could include fully commissioned homes or fitting out a previously constructed shell. (also see Self Build)

Developer Contributions

This includes section 106 agreements and the Community Infrastructure Levy (CIL)

Employment land

Land used for office, industrial and warehousing purposes.

Exception sites

A location where development would not otherwise be granted planning permission under normal circumstances

Flood zone

An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.

Greenfield land

Land that has not been previously developed, often in agricultural use.

Green infrastructure

A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Green space

A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.

Habitats Regulation Assessment

A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservative objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.

Housing Market Area

Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.

Landscape Character Assessment (LCA)

Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.

Listed Buildings

Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.

Market housing

Housing sold or rented at full market value.

National Planning Policy Framework

This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.

Open space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

Permitted development rights

Rights to carry out certain limited forms of development without the need to make an application for planning permission.

Perpetuity

Meaning 'forever' regardless of changes in circumstances including land ownership.

Planning obligations

See section 106 Agreements.

Previously developed land (PDL)

See Brownfield land.

Registered social housing providers

Either not for profit or profit making organisations (subject to the same standards

and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.

Renewable energy

Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

Rural housing market area (HMA)

A term used in rural housing section to describe the rural element of each housing market area.

Section 106 agreements

An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).

Self-build housing

Self-build projects are where an individual or group of people directly organise and commission the design and construction of their new homes. (also see Custom Build)

Social rented housing

Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.

Special Areas of Conservation (SAC)

SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.

Stakeholders

Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Strategic Environmental Assessment (SEA)

A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local

authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.

Strategic Housing Land Availability Assessment (SHLAA)

A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.

Supplementary Planning Documents (SPD)

Additional planning documents to provide further details on selected policy areas. These are not subject to examination but will be available for public consultation before being adopted. These can take the form of design guides or area development briefs and will be clearly cross-referenced to the relevant plan policy or proposal that it supplements.

Sustainable development

In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable drainage systems (SUDS)

Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.

Sustainability Appraisal (SA)

The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the

preparation process. This will ensure that decisions are made that accord with sustainable development.

Windfalls

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.