

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 January 2018 15:45
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Andrea
Last name	Massey
Which plan are you commenting on?	Much Marcle Neighbourhood plan
Comment type	Objection
Your comments	<p>I object to the proposed building at Rye Meadows. I regularly walk this driveway and as a private driveway of length I do not feel that this driveway can support more housing without it impacting on the current and proposed new residents with the upkeep and infrastructure required to maintain a safe access for normal car users. There are other proposed sites in the village where new families would be able to access schools and amenities without needing a vehicle. This would also reduce traffic on an already very busy lane where as residents we are increasingly concerned regarding the ever increasing volume of business traffic using the lane which feeds this driveway. It is increasingly filled with a high volume of Vehicle recovery lorries and the associated salvage car transporters collecting stock from Bakers at Rushall and police investigators etc. This is a very small lane with some very nasty corners and is not an ideal setting for a business of this type which has developed over the years to have multiple lorries accessing Rushall in large vehicles via many single track lanes from ridge hill and much marcle over a 24 hour shift pattern.</p>

Latham, James

From: Turner, Andrew
Sent: 14 February 2018 15:38
To: Neighbourhood Planning Team
Subject: RE: Much Marcle Regulation 16 neighbourhood development plan consultation

Re: Much Marcle Regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan and policies HO1 , HO4 & HO5 '

- *'Policies HO1 & HO4: Proposed Housing Sites' on the 'Kynaston, Rushall and Much Marcle Village policies map'*
- *Policy HO5 'Exception sites outside Much Marcle Settlement Boundary' for housing allocation in the 'March Marcle Settlement & land allocation map':*

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Having reviewed records readily available, I would advise the following:

Policies HO1 & HO4: Proposed Housing Sites **Kynaston Village Polices Map**

- Old Chapel Site

A review of Ordnance survey historical plans indicate the site has no previous historic potentially contaminative uses

Policies HO1 & HO4: Proposed Housing Sites **Rushall Village Polices Map**

- 'Land at Stoney House Farm'

A review of Ordnance survey historical plans indicate the site has historically been used as an orchard. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

Regarding sites with a historic agricultural use, I would mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this.

- 'Land and barns around Gatchapin'

Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering

contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.

Regarding sites with a historic agricultural use, by way of general advice I would mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this.

- Land adjacent to No. 10 Orchard View

A review of Ordnance survey historical plans indicate the site has no previous historic potentially contaminative uses

Policies HO1 & HO4: Proposed Housing Sites **Much Marcle Village Policies Map**

- Land adjacent to Audley Farm':

A review of Ordnance survey historical plans indicate the site has historically been used as an orchard. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

Regarding sites with a historic agricultural use, I would mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this.

'Land beside Glebe Orchard':

This allocated site appears from a review of Ordnance survey historical plans to have historically been used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

- Plot between Hardwick Oaks and Audley Cottage

A review of Ordnance survey historical plans indicate the site has historically been used as an orchard. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

Policy HO5 - Exception Sites outside Much Marcle Settlement Boundary

- The 'Hazardine' site is located in an area, which has historically been used for the quarrying of sand and clay operation and since 1980 has been classed as unknown filled ground (pit, quarry etc.)

Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you may be able to obtain will help in determining the exact nature of the site.

Responsibility for securing safe development rests with the developer and/or landowner. It is incumbent on the developer and/or landowner to demonstrate that the proposed development is both safe and suitable for its intended use.

The sites historic potentially contaminative use (former quarry) will require consideration prior to any development. I would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:

a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice

b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors

c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

Technical notes about the condition

1. I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.

2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.

- Land adjacent to Jink Robin

A review of Ordnance survey historical plans indicate the site has no previous historic potentially contaminative uses

- Old Pike
A review of Ordnance survey historical plans indicate the site has no previous historic potentially contaminative uses

- 'Rye Meadows - plot between Farley and New Normandy':

This allocated site appears from a review of Ordnance survey historical plans to have historically been used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

- 'Slip and area around gardens of houses, Watery Lane':

This allocated site appears from a review of Ordnance survey historical plans to have historically been used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

Convertible Buildings (Identified in the 'Conversions of Buildings' map)

Regarding the 19 existing redundant or disused buildings identified as suitable for conversion, I would advise the following:

- Some farm buildings may be used for the storage of potentially contaminative substances (oils, herbicides, pesticides) or for the maintenance and repair of vehicles and machinery. As such it is possible that unforeseen contamination may be present on the site. Consideration should be given to the possibility of encountering contamination on the site as a result of its former uses and specialist advice be sought should any be encountered during the development.
- Regarding sites with a historic agricultural use, I would mention that agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this.

Please note:

I would recommend that any proposed sites in future NDPs are labelled in maps with clear IDs to help with referencing and identification.

Also, the scale of some of the maps used made it difficult to identify the site locations. I would advise that maps with a smaller scale are used to identify proposed housing sites.

And I would also advise for ease of use that separate maps are provided for each village rather than multiple policy sites on fewer maps.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former

uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.

It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

Herefordshire.gov.uk

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy, Communities & Corporate Directorate,
Herefordshire Council
8 St Owens Street,
Hereford.
HR1 2PJ

Direct Tel: 01432 260159
Email: aturner@herefordshire.gov.uk



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From: Neighbourhood Planning Team
Sent: 05 January 2018 10:22
Subject: Much Marcle Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Much Marcle Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:
https://www.herefordshire.gov.uk/directory_record/3090/much_marcle_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 5 January 2018 to 16 February 2018.



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Neighbourhood Planning and Strategic Planning
Herefordshire Council

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

24 January 2018

Dear Neighbourhood Planning and Strategic Planning teams

Much Marcle Neighbourhood Development Plan - Submission

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

Rachael A. Bust

B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI

**Chief Planner / Principal Manager
Planning and Local Authority Liaison**

Dear Sirs, I

I

I have jointly instructed Hook Mason Architects to submit a letter of representation to HCC I in respect of the Much Marcle NDP Regulation 16 submission, with particular reference to a I recent planning application, LPA number P173698F, in which I declare an interest. I

I

In my personal capacity as the owner of land in the parish and outside of the joint I instructions given to Hook Mason, I wish to make the following observations regarding the I Regulation 16 submission of the Much Marcle Neighbourhood Development Plan. I

I

I

I

1. Residual supply target. I

I

Reference is made in the plan to 10 building conversions from existing agricultural buildings. I As far as can be interpreted from the details provided and from the various minutes of the I NDP committee (not part of the plan but relevant as to how the plan has been created), the I criteria used in including these buildings as suitable options seems to be that they are I "structurally sound and with roof". According to the NDP committee meeting minutes of I 21st February 2017, two members of the committee were tasked to contact owners of such I buildings with a view to them being included in the allocations. These buildings have at no I time been professionally assessed as being economically or environmentally viable for use I as dwellings and should not be included in the allocations until such research as to their I viability for conversion to dwellings has been carried out. I

I

It can be seen in various NDP meetings minutes that a firm of consultants, Foxley-Tagg, I were appointed to advise the working party committee on various elements of its I preparation of the plan. The question arises as to why this firm were not instructed to I advise on the viability of those allocated sites selected from redundant agricultural buildings I prior to them being included in the plan. I

I

2. Site Allocations I

I

In the preparation of the NDP there have been attempts to allocate sites which clearly I cannot be and should not have been considered as suitable for allocated or exception sites. I

I

A) Gardens behind Monks Walk. I

I

It was decided at the NDP meeting on the 12th September 2017 that these gardens be I included as allocated sites. The NDP recommended to the parish council at a parish council I meeting held on 13th September 2017 to include these 9 plots as allocated sites, as an I extract from the minutes confirms: I

I

"b) include the Garden Plots at the rear of Monks Meadow within the 'Allocated sites' etc... I category, and approach the owners to ascertain their willingness to bring their plots forward I for development during the Plan period up to 2031" I

I

At the NDP meeting of 10th October 2017 and after consultation with the owners of the garden plots, it was agreed for these gardens be taken out of the allocation.

|

All of these plots have a restrictive covenant expressly forbidding the building of houses. A copy of the Land Registry document confirming this for one of the plots is attached. These plots should not have been considered at any stage of the NDP preparation process due to this very clear restriction and nor should have been included in the settlement boundary, as drawn in the NDP.

|

Clearly, the original inclusion of these sites was not properly researched or considered, quite possibly at the expense of considering other potentially more appropriate or viable allocated sites.

|

B) Dobbins Pitch.

|

There have been two formal planning applications for this property, one in 2015 and one in 2016. Both were refused with the last one having a delegated decision report, dated 23/11/2016, ending with an informative stating 'refused with no way forward'. The LPA explain their principle concerns of access to the site and to the village amenities as being 'not sustainable'. This situation is clearly not going to change, due to the location of the site in respect to the highway hazards outlined in the report.

|

In a further LPA document, a 'Regulation 14 Comments Received' statement, submitted to the NDP working party committee by HCC Planning Services, Development Management dated 16/11/2016, there is clear reference on page 2 to Dobbins Pitch as being an 'unsustainable location in regards to highway and ecology'.

|

At various NDP committee meeting during 2016 and 2017, Dobbins Pitch has been promoted as an allocated site for 3 houses. In the light of the two failed planning applications, detailed responses from the LPA and reading into various NDP committee minutes, it is surprising that has been and still included as a potential future exception site, again, possibly at the expense of researching and considering other potentially more appropriate or viable allocated or exception sites.

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3. Settlement Boundaries

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The NDP determination of the Much Marcle village settlement boundary is inconsistent. It includes 'gardens' and land where there appears to be no logical reason for doing so and in other instances divides houses and gardens randomly.

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For example, the grounds of Walwyn Court have recently been substantially added to through the purchase of adjoining agricultural land. Some of this land, which is clearly used as more than a 'garden', has been included in the settlement boundary for reasons which are not clear in the NDP committee meetings minutes of 20th April 2016.

|

Closer examination of the settlement boundary map reveals a further example of inconsistency, where Philips House, a Grade 2* listed building in the centre of the village,

Title number HE36017

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 21 NOV 2017 at 15:46:52. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HEREFORDSHIRE

- 1 (08.11.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north east side of Pyecroft, 6 Monks Meadow, Much Marcle, Ledbury (HR8 2NF).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (10.01.2008) PROPRIETOR: DAVID WILLIAM JOHN COWELL and BERNICE CHRISTINA COWELL of Pyecroft, 6 Monks Meadow, Much Marcle, Ledbury, Herefordshire HR8 2NF.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (10.01.2008) A Transfer of the land in this title dated 28 November 2007 made between (1) Elizabeth Anne Powell, Francis John Powell and James Robert Powell (Transferors) and (2) David William John Cowell and Bernice Christina Cowell (Transferees) contains the following covenants:-

"Restrictive covenants by the Transferees

.....

1. To erect and hereafter forever maintain stockproof fence between the points "Y" to "D" and "E" on the Plan.

2. Not to build or erect anything on the property hereby transferred nor allow anyone else to do so other than a garden shed, summerhouse or greenhouse appropriate to garden land appurtenant to the Transferees adjoining dwellinghouse and located in the area shaded yellow on the Plan."

NOTE: Points "Y", "D" and "E" and area of land shaded yellow referred to above have been reproduced on the title plan.

End of register

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 15 February 2018 14:20
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Much Marcle Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for consulting Welsh Water.

As you may be aware, the Parish Council consulted us at the Regulation 14 stage and as such, we have no further comments to make at this stage.

If you require any further information, please let me know.

Kind regards,



Ryan Norman
Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 05 January 2018 10:22
Subject: Much Marcle Regulation 16 neighbourhood development plan consultation

***** External Mail *****

Dear Consultee,

Much Marcle Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:

https://www.herefordshire.gov.uk/directory_record/3090/much_marcle_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 5 January 2018 to 16 February 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

Herefordshire Council
Neighbourhood Planning
Plough
Hereford
HR4 0XH

Our ref: SV/2010/103979/AP-
96/PO1-L01

Your ref:

Date: 13 February 2018

F.A.O: Mr. James Latham

Dear Sir

MUCH MARCLE REGULATION 16 NEIGHBOURHOOD PLAN

I refer to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

Whilst we welcome reference to flood risk within the plan we would not, in the absence of any specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

Mr. Graeme Irwin
Senior Planning Advisor
Direct dial: 02030 251624
Direct e-mail: graeme.irwin@environment-agency.gov.uk



Historic England

WEST MIDLANDS OFFICE

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00046999

6 February 2018

Dear Mr Latham

MUCH MARCLE NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan.

Our previous comments remain entirely relevant, that is:

“Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and the protection of rural landscape character including important views is commendable. We consider that the Plan takes a suitably proportionate approach to the historic environment of the area”.

Beyond that observation we have no substantive comments to make on what Historic England considers is a good example of community led planning.

I hope you find this advice helpful.

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Representations to the public consultation
Regulation 16
December 2017

Much Marcle
Neighbourhood Development Plan
2011-2031

Land adjacent Glebe Orchard
Much Marcle
Herefordshire
HR8 2PL

On behalf of
The Diocese of Hereford

14th February 2018



hookmasonarchitecture

Ref: DFB/6542.1

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- A. Location plan of land drawing 6542.1.
- B. Current planning application revised site layout proposals drawing 6542.1.4f
- C. Proposed street and site elevations drawing 6542.1.12a
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- E. Heritage Impact Assessment

1.0 Introduction

Hook Mason Limited are instructed to submit representations to the Regulation 16 Neighbourhood Development Plan Consultation Draft on behalf of the owners of land currently forming the basis of detailed planning application ref P173698/F. As such this representation relates predominantly to future housing provision and related matters.

Our clients are fully supportive of Much Marcle Parish Council and its Steering Group in bringing forwards a Neighbourhood Development Plan and recognise their significant efforts over a sustained period to reach the current Regulation 16 consultation stage.

Our clients wish to make representations on the Regulation 16 Draft NDP and also propose that the settlement boundary currently proposed for Much Marcle is amended to incorporate the whole of the land forming the basis of current planning application P173698/F as opposed to only part of the land, in order to assist in facilitating future planned minimum housing growth within the NDP area during the plan period 2011-31.

These representations are made in the context of the basis conditions that the Neighbourhood Plan must meet as detailed in paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990, as summarised below within the National Planning Practice Guidance:

- *'Having regard to national policies and advice contained in the guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;*
- *The making of the Neighbourhood Plan contributes to the achievement of sustainable development;*
- *The making of the plan is in general conformity with the Strategic Policies contained in the Development plan for the area of Authority*
- *The making of the Neighbourhood Plan supports sustainable development, environmental, economic and social;*
- *The making of a Neighbourhood Plan does not breach and is otherwise compatible with EU obligations; and*
- *The prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.'*

Planning Practice Guidance requires the Neighbourhood Plan to support the Strategic Development needs set out within the Local Plan and plan positively to support local development.

Proportionate and robust evidence should support the choices made and the approach taken in the Neighbourhood Plan.

On housing supply, the Neighbourhood Plan policies should take account of the latest and up to date evidence of housing need.

Policies must be clear and unambiguous.

In relation to allocations of housing land, there must be evidence of an appraisal of options and an assessment of individual sites against clearly identified criteria.

In considering whether a Neighbourhood Plan is in general conformity with the strategic policies contained within the development plan, the Local Planning Authority should consider the following:

- Whether the Neighbourhood Plan policy supports and upholds the general principle that the strategic policy is concerned with.
- The degree if any, of conflict between the draft Neighbourhood Plan policy or development proposal and the strategic policy.
- Whether the draft Neighbourhood Plan policy or the development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.
- The rationale for the approach taken in the draft Neighbourhood Plan and/or the evidence to justify that approach.

The Local Planning Authority have provided a number of guidance documents indicating how conformity with strategic policies is best secured. Reference is made to the neighbourhood Planning Guidance Note 20 'Guide to Settlement Boundaries' which states that ; *'The settlement boundary is used as a policy tool reflecting the area where a set of plan policies to be applied'* and *'The settlement does not necessarily have to cover the full extent of the village nor be limited to its built form'*. The guidance states that the settlement boundaries *'Should be drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.'*

Guidance Note 21 'Guide to Site Assessment and choosing Allocation Sites' states *'it is important to note that the SHLAA offers a very broad assessment of the potential availability of land for housing and consequently the data should only be used as a starting point-you ought to prepare a housing land study of your own and which looks at the deliverability of sites in greater detail'* The guidance also adds that *'The most commonly used method of identifying potential housing land is undertaking a Call for Sites exercise'*.

Guidance note 22 'Meeting Your Housing Requirements', states *'It should be borne in mind that the majority of growth should be positively planned for by means of allocation or capacity within the settlement highlighted within (Local Plan Core Strategy) Policy RA2.'*

The Core Strategy defines the strategic policies relevant to Much Marcle in Policy RA2 being a settlement being one of the settlements designated to be the main focus of proportionate housing development within the plan period 2011-31. Policy RA2 Neighbourhood Development Plans to allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity. Policy RA2 states that *'Sustainable housing growth will be supported in or adjacent to those settlements identified in figures 4.14 and 4.15.'* Paragraph 4.8.23, providing justification for Policy RA2 states that *'Where appropriate, settlement boundaries (or a reasonable alternative) for those settlements listed in Policy RA2 will be defined in either Neighbourhood Development Plans or the Rural Area Sites Allocation DPD.'*

Policy RA1 of the Core Strategy details that the Rural HMA of Ross on Wye requires indicative housing growth target of 14%. Paragraph 4.8.16 forming justification for Policy RA1 states that *'Residential development will be located within or adjacent to the main built up area(s) of the settlement'* and paragraph 4.8.17 states that *'A new dwelling should make a positive contribution to the rural landscape by being built to a high standard, incorporating appropriate materials and landscaping.'* The same paragraph also states that *'All residential development proposals will need to consider the capacity of the drainage network in the area and the impact of future development on water quality in accordance with Policy SD4.'*

Paragraph 4.8.21 of Policy RA1 states that Neighbourhood Development Plans *'Will be the principal mechanism by which rural housing will be allocated'* and that *'The proportionate housing growth target within Policy RA1 will provide the basis for the minimum level of new housing that will be accommodated in each Neighbourhood Development Plan. The target represents a level of growth for parishes, as a percentage, that is proportionate to existing HMA characteristics.'*

The Local Planning Authority has provided further guidance within Guidance Note 31 as to how general conformity with the Core Strategy is to be achieved, emphasising the importance that Neighbourhood Development Plans fit with the strategic policies of the Core Strategy, ensuring that they pull in the same direction. This guidance note requires Neighbourhood Development Plans to be clear on how they fit with the strategic policies of the Core Strategy and be able to clearly explain the rationale for any differences. Neighbourhood Development Plans will need to be based on local evidence, the strategic policies of the Core Strategy and the outcome of public participation. Any percentage housing targets within the Core Strategy should be seen as indicative and not the sole measure to determine general conformity.

Guidance Note 31 also highlights that the housing policies and proposals in Neighbourhood Development Plans need to be minded to the strategic policies in the Core Strategy and local evidence including local needs surveys, strategic housing land reviews and environmental capacity. The Neighbourhood Plan is not a tool to prevent development and /or undermine or object to the strategic policies and proposals detailed within the Core Strategy, they are about shaping the development of the local area in a positive manner. Neighbourhood Plans offer the opportunity to promote more housing and economic development than is set out within the Core Strategy.

2.0 Housing land- consideration of options during the plan process to date

Community consultation events were undertaken in March 2015 & April 2016 to secure the views of the local community on a wide range of issues. Insofar as housing was concerned, the minimum future housing growth was confirmed to be 14%, in accordance with the Core Strategy. The minimum size of a single residential development required to include affordable housing was given as 10 new houses. Residents' questionnaire responses indicated a preference for new housing in each of the settlements within the parish (notwithstanding the fact that Kynaston is regarded as being within open countryside insofar as the Core Strategy is concerned), new housing to be accommodated within available plots of land and the land opposite Glebe Orchard located outside of the Much Marcle settlement boundary was highlighted as a potential residential site. The importance of attracting families to the village together with a stated desire that there should be a vicarage within the village were conclusions highlighted following a further meeting in July 2015. The April 2016 event highlighted issues relating to the small size of the proposed Much Marcle settlement boundary.

A subsequent consultation exercise held in January 2017 in Rushall invited members of the local community to establish their own separate group to consider and propose a revised settlement boundary and alternative housing land allocations for Rushall and in February 2017 the Rushall group agreed a revised settlement boundary in March 2017.

An exception case for Kynaston to be treated as part of Rushall as a single settlement within the scope of Core Strategy Policy RA2 was prepared by the MMNDP Working Party in July 2017, with the intention of ensuring sufficient housing allocations in order to meet the minimum planned growth of 14% within the plan period.

During September and October 2017 the owners of garden plots behind Monk's Meadow were consulted about the potential for residential development on their land and whether they wished the land to be included within the allocated housing sites, however all but two of these owners responded negatively.

A planning application relating to proposed residential development on the land opposite Glebe Orchard (highlighted above) was submitted in October 2017 but refused on 12/12/17 on grounds of representing unacceptable residential development that would cause harm to the character and setting of designated and undesignated heritage assets, of insensitive inappropriate design & having inadequately assessed the impact on the local road network.

The Regulation 16 plan was submitted on 21/12/17 and includes three allocated housing sites within Much Marcle and four allocated sites within Rushall & Kynaston together with a number of rural exception sites and potential building conversion opportunities to create new homes.

3.0 Neighbourhood Plan and Policies

Delivering new housing: The draft Regulation 16 Neighbourhood Development Plan includes several policies relating to future housing growth:

Policy HO1- Housing Sites: The policy proposes to meet the objective set out in MMO4 to achieve the minimum 14% housing growth by 2031 with an appropriate mix of market, social & affordable units. This equates to a minimum requirement for 41 new homes within the Much Marcle neighbourhood Development Plan Area. However 18 new homes have already been built or committed leaving a minimum residual total of 23 new dwellings to be built by 2031. Opportunities for 16 dwellings within allocated sites, 8 within rural exception sites and 10 within building conversions are identified within Much Marcle and Rushall/Kynaston.

Policy HO2 – Housing infill: The policy relates to infill sites within existing developed frontages within the defined settlement boundaries, where proposal accord with Core Strategy Policy SD 1- Sustainable Design. Having regard to the defined settlement boundaries and the various associated site constraints presented by for example the multitude of heritage assets and their setting, there appears to be only limited opportunities for such future additional residential development.

Policy HO3 – Householder extensions : By definition, this policy will not increase the net housing provision within the Neighbourhood Development Plan Area as such , albeit additional accommodation within existing dwellings will result .

Policy HO4 – Allocated sites within Settlement Boundaries : The policy identifies 3 prospective sites within Much Marcle and 4 within Rushall/Kynaston and allocates them for a total of 16 new dwellings.

Policy HO5 – Exception sites outside the Much Marcle settlement boundary: The policy allocates 8 dwellings on 5 separate sites identified as providing potential for affordable housing as exception sites which accord with Core Strategy Policy H2- Rural Exception Sites.

Policy HO6 - Windfall building conversions: A MMNDP Working Group survey identified a total of 19 existing redundant or disused buildings within Much Marcle which potentially could potentially be converted to residential use.

4.0 Matters of Concern

- 4.1 The Much Marcle settlement boundary as currently proposed represents a very tightly drawn boundary, which results in an unnecessarily restrictive response by the Parish to encouragement by the Council to be positive and proactive in terms of housing land allocation. This fact was highlighted by members of the local community during the April 2016 consultation event. The Local Planning Authority's guidance note 20 states that the settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period.
- 4.2 The Parish did not undertake any formal 'call for sites' exercise to the local community, which could have facilitated a more wide ranging assessment of potential future housing land opportunities for inclusion with the Neighbourhood Development Plan, contrary to the Local Planning Authority's guidance note 21.
- 4.3 The concept of combining Kynaston with Rushall as a single settlement within the scope of Core Strategy Policy RA2 , is contrary to Core Strategy Policy RA2 – Housing in Settlements outside Hereford and the Market Towns. Whilst Rushall is included within Policy RA2 as one of the 'other settlements where proportionate housing is appropriate' Kynaston is not & in town planning terms effectively sited within open countryside. Whilst it is acknowledged that an Exception Case for Kynaston has been made by the Parish, it remains to be established whether that will be accepted.

As highlighted within the introduction of this representation, a fundamental guiding principle requires the Neighbourhood Development Plan to be in general conformity with the Strategic Policies contained within the Development Plan for the area of authority. In this regard, all of Herefordshire's Core Strategy policies should be considered to be Strategic and it would be policies in lower level Development Plan Documents such as the Hereford Area Plan, traveller sites DPD and Minerals and Waste Plan that provide non Strategic policy advice. As such the current Neighbourhood Development Plan cannot be considered to be in general conformity with the Core Strategy in that specific regard.

Notwithstanding the above, the proposed split of new housing allocations between Much Marcle (6) and Rushall/Kynaston (10) is entirely disproportionate to the size and status of the respective settlements. Much Marcle with all of its established local facilities forms one of the main settlements targeted to be the main focus of proportionate future housing development within Core Strategy Policy RA2, whereas Rushall forms one of the other RA2 figure 4.15 smaller settlements, where proportionate housing is appropriate and as highlighted above Kynaston is not recognised as being suitable for new development. Given the complete lack of local facilities within Rushall/Kynaston targeting 62.5% of the proposed total new housing allocation in those locations will inevitably result in the increased use of private motor vehicles with resultant environmental implications, further emphasising the lack of general conformity with the Core Strategy.

- 4.4 The planned future housing allocations within Policy HO4 are predicated on Kynaston proving to be accepted as a sustainable location for future housing growth and in the event of the Exception Case for Kynaston ultimately not being accepted, the very restrictive settlement boundary lines currently drawn would appear to facilitate very little opportunity for the resultant shortfall in minimum additional housing growth being made good elsewhere within the Much Marcle and Rushall settlements.
- 4.5 The proposed Much Marcle settlement boundary includes only part of our clients land which forms the basis of current planning application ref P173698/F. The boundary line adopted within the Plan has been arbitrarily drafted and relates only to recently erected stock fencing on the land as opposed to the historic boundary of the former orchard. In the context of difficulties in identifying suitable sites for future housing development this decision appears entirely illogical.
- 4.6 In the event that the Neighbourhood Development Plan were to be Made on the basis of the arbitrary line highlighted in 4.5 above, our clients have stated that they would not be interested in releasing their land for a reduced residential development of three dwellings as detailed within Policy HO4 . This would exacerbate the potential shortfall in overall new housing provision highlighted in 4.4 above.
- 4.7 Similarly, in view of the fact there was no formal call for sites exercise undertaken, assumptions made in respect of other allocated sites may equally not come to fruition in reality, further compounding the inability of the Parish to fulfil its minimum obligations in respect of future housing growth within the plan period.

5.0 - Diocese of Hereford land and current Planning Application P173698/F

The above planning application is currently being considered by Herefordshire Council and followed extensive pre application consultation with Council officers. The principle of residential development on this site has been acknowledged to constitute sustainable development, being immediately adjacent the village of Much Marcle. During the course of the determination period which is still ongoing, the form of the development together with the design of individual houses have been acknowledged by the case officer and Building Conservation Officer to be appropriate to the Conservation Area setting. Following recent negotiations with the Local Planning Authority revised proposal have been prepared which address concerns expressed during the course of the statutory determination process and which will form the basis of an imminent re consultation process.

Detailed Landscape impact and Conservation Impact Assessments have been prepared to support these application proposals, together with a robust Surface Water Management Plan, all of which present a compelling case for a modest well designed residential development of 8 dwellings in total, including a purpose designed new Vicarage for the

village, which accords with desires expressed by members of the local community for a dedicated vicarage within the village.

If these proposals are approved the resulting new houses created will make a significant contribution towards fulfilling the overall future additional housing numbers within the Parish during the Plan period 2011 -2031.

A copy of the current application proposals together with the Landscape Impact and Heritage Impact Assessments are attached as appendices to this document.

In Conclusion, our clients request that the Council return the draft Neighbourhood Plan to the Parish Council with a request that the current application site in its entirety is included within a revised Much Marcle settlement boundary. Alternatively please would you forward these representations and concerns detailed to the appointed independent examiner/inspector.

We would additionally request on behalf of our clients that we are notified of the Council's decision under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

Mr D.F Baume

Director

Hook Mason Limited

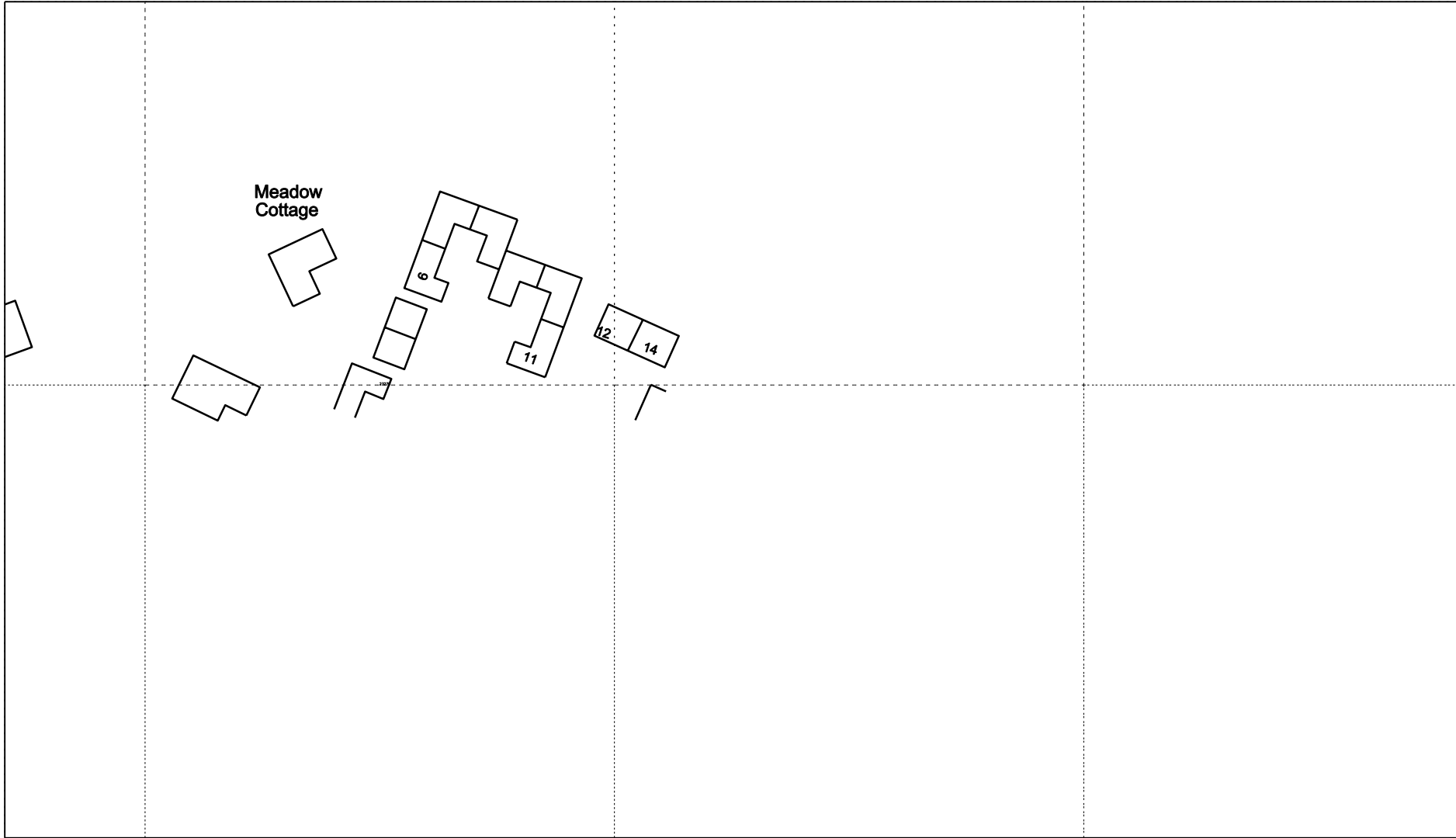
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Rotherwas

Hereford

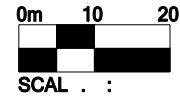
HR2 6JT

Dated: 14th February 2018



LOCATION PLAN - 1:1250

SITE AREA - 1.90 ACRES - 0.76 HECTARE - 7696 SQ. M



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DO NOT SCALE FROM THIS DRAWING

REVISIONS B - 15-02-2018 - MINOR AMENDMENT - CE

DATE **APRIL 16**
SCALE @ A4 **1:1250**
DRAWING N . **6542-1-1 B**

DIocese OF HEREFORD
DEVELOPMENT OF LAND AT MUCH MARCLE
HEREFORDSHIRE HR8 2NL

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. 01432 352272
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MAINTAIN EXISTING FIELD ACCESS

LANDSCAPE ZONE (REFER TO LVIA)

NEW TREE PLANTING REFER TO LVIA

ATTENUATION BASIN (REFER TO FRA)

NEW DWELLING CURTILAGES

APPLICATION SITE PERIMETER

14

8

7

16

5

6

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED SHOWN DOTTED.

25m

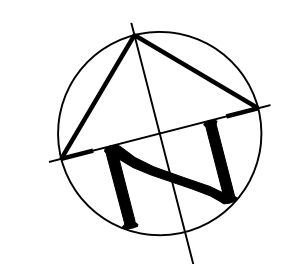
NEW SHARED SURFACE ACCESS - 4.5M WIDE

NEW SHARED PRIVATE DRIVES - MIN. 3.5M WIDE

TO BE READ IN CONJUNCTION WITH LANDSCAPE AND VISUAL IMPACT STATEMENT

EXISTING DITCH RETAINED

F - 12-01-18 - LAYOUT REVISED FOLLOWING PLANNING MEETING - CE
 E - 08-10-11 - LAYOUT REVISED AND REDUCED TO 8 UNITS - CE
 D - 11-10-11 - RED LINE REMOVED - CE
 C - 04-07-11 - SCHEME REVISED - CE
 B - 14-06-11 - SCHEME REVISED - CE
 A - 06-06-11 - SCHEME REVISED TO 9 PLOTS - CE REVISIONS



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DIOCESE OF HEREFORD

DEVELOPMENT OF LAND AT MUCH MARCLE HEREFORDSHIRE HR8 2NL

PROPOSED DEVELOPMENT MASTERPLAN

B 4024

NEW FOOTPATH TO CONNECT TO THE EXISTING VILLAGE FOOTWAY NETWORK

EXISTING ROADSIDE HEDGEROW TO BE REMOVED AND REPLACEMENT HEDGE PROVIDED TO DETAILS IN LVIA.

NEW SITE ENTRANCE TO PROVIDE 90 x 2.4M VISIBILITY SPLAYS LAID TO THE REQUIREMENTS OF THE L.A.

EXISTING ELECTRICITY POLES AND STAYS REMOVED AND OVERHEAD CABLES REDIRECTED UNDERGROUND.

EXISTING ROADSIDE HEDGEROW TO BE RETAINED AND CUT BACK WITHIN SITE TO DETAILS PROVIDED IN LVIA.

90m

2.4m

90m

SCALE @ A1 DATE NOV 16 DRAWING NO. 6542-1-4 F
 DO NOT SCALE FROM THIS DRAWING DRAWN BY CE CHECKED BY DB



UNITS 1-3
ELEVATION TO B4024 - 1:200

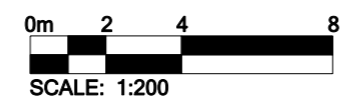
UNITS 4



UNIT 8
UNIT 7
UNIT 6
UNIT 4
DEVELOPMENT STREET ELEVATION - 1:200

B4024

DATE FEB 17 DRAWN BY CE
 SCALE @ A3 1:200 CHECKED BY DB
 DO NOT SCALE FROM THIS DRAWING
 DRAWING NO. 6542-1-12A REVISION A - 15-02-18 - LAYOUT UPDATED - CE



DIocese OF HEREFORD
 DEVELOPMENT OF LAND
 AT MUCH MARCLE HEREFORDSHIRE
 PROPOSED STREET AND SITE ELEVATIONS



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LANDSCAPE & VISUAL IMPACT ASSESSMENT

of site adjacent to

Glebe Orchard,

Much Marcle,

Herefordshire.

11th October 2017

revised

5th February 2018

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1.0 Introduction

1.1 Client

The Diocese of Hereford

1.2 Project Architect

Hook Mason Ltd
Hereford
Herefordshire

1.3 Author

Peter Quinn Associates
Landscape Architects
Ross-on-Wye
Herefordshire

1.4 The study

1.4.1 General

This study has been carried out in order to assess the likely effect on the landscape character and the likely visual effect of the proposed development of the pasture adjacent to *Glebe Orchard, Much Marcle, Herefordshire* (grid ref SO 661 327).

It is based on the recommendations of the *Guidelines for Landscape and Visual Impact Assessment 3rd edition*.

A baseline study of the site and its context, with reference to relevant policy and the physical and perceived landscape was carried out. An initial assessment of how the development of the site for housing might relate to the existing landscape was then made. The *Landscape Constraints* plan produced as part of this process is appended.

1.4.2 Design development

This assessment was then used to identify primary mitigatory measures to prevent or reduce any potential adverse effects on landscape character and views likely to result from development of the site.

These were then used to guide the production of the outline proposals. These are shown on Hook Mason's *Proposed Development Masterplan* (Appendix 3).

It is this layout, and the associated *Outline Landscape Proposals* plan (Appendix 4), that is described and considered in this report for its likely significant effects upon the existing landscape character and views.

1.4.3 Professional judgement

The report is written from a position of professional disinterest as per the *Guidelines for Landscape and Visual Impact Assessment* 3rd edition. Qualitative judgements were thus made with a detached and dispassionate view of the proposals.

The report neither specifically supports nor opposes the development but restricts itself to stating what its effects might be and how those effects might be mitigated.

1.5 Time and date

Site visits were made between 9.30am and 2.00pm on the 17th December 2016 and between 11.00am and 2.00pm on the 23rd of January 2017.

1.6 Photography & weather

Photographs were taken from a standing position on the ground using a Nikon AW100 set at 28mm.

Conditions on both days were dry with c.100% cloud cover and fair visibility.

1.7 Hedges and trees

References to the screening effects of hedges and trees refer to the effects at the time of the visits: during mid December and late January deciduous trees and hedges were almost completely bare. The screening density of vegetation was thus at or near to its annual minimum.

Where screening of the site is likely to be fundamentally different in the summertime, this is specifically mentioned in the text.

1.8 Compass bearings

References to points of the compass are approximate only.

1.9 Distance measurements

All measurements are approximate only. Distances from the site are measured from its approximate centre unless otherwise stated.

2.0 The Existing Site

2.1 General, setting and topography

The site is located immediately to the North of the B4024 at the southeastern end of the village of Much Marcle, Herefordshire./

The site is part of a much larger field used as pasture. To the west and southeast are other dwellings in a variety of styles, set in gardens. To the southwest, across the B4024, is pasture featuring remnant orchard trees. To the east is a small stream running in a ditch. Beyond the ditch are trees and shrubs.

The site sits at c.60m OD in a shallow valley between two low, gentle rises. The site falls gradually from c.61.5m at its westsouthwestern corner to c.56.5 at its eastnortheastern corner adjacent to the stream along its eastern boundary. The average gradient is c.5%.

The C16th Grade II* listed residential building *Hellens* and associated Tudor garden is located c.600m to the north of the site. The C13th *St Bartholemew's Church* is located c.370m to the westnorthwest. The remains of the C13th *Mortimer's Castle* lies just to the north of the church.

The study considers the area shown outlined in red on Hook Mason's *Proposed Development Masterplan* (see Appendix 3). It is roughly rectangular in shape, is c.75 metres long by c.65 metres wide and covers just less than half a hectare. Its longer axis is orientated approximately westnorthwest to eastsoutheast.

2.2 Boundaries

Though the site's main axis is orientated westnorthwest to eastsoutheast, for ease of reference the boundaries shall be referred to by the nearest cardinal point throughout this document.

The northern boundary of the site is not defined on the ground and is open to the field of which it is a part.

The eastern boundary of the site is defined on the ground by a ditch/small stream with trees and shrubs along its eastern bank.

The southern boundary is defined by a hedge alongside the B4024.

The western boundary is defined by a post and wire fence which is dilapidated in part.

2.3 Access, roads and public rights of way

Pedestrian and vehicular access is via an existing farm access from the B4024. This lane serves most other dwellings in the village and leads onto the A449 Ross to Ledbury road which runs southwest to northeast to the west of the village.

A public footpath (MM8) starts opposite the southeastern corner of the site and runs to the south from the opposite side of the lane.

Another footpath (MM7) runs southwest to northeast along a vehicular track from the village to *Hellens*, a stately home c.575m to the north of the site. The footpath is c.300m from the site at its nearest.

The Three Choirs Way, a long distance loop footpath linking Hereford, Gloucester and Worcester, runs along the B4024 past the site and along a number of footpaths in the area (MM13, MM26 and others).

The routes of these and other public footpaths near to the site are shown on the *General Photograph Locations* plan.

2.4 Vegetation

The site is approximately divided into two halves along its shorter axis: the eastern half is pasture; the western half features an old orchard with poorly maintained apple trees in scrub and overgrown meadow. The old orchard is surrounded by a post and wire fence on timber posts.

A deciduous native hedge runs along the southern boundary either side of the field gate. The hedge to the east of the gate has been maintained to c.2m high by flail. The hedge to the west of the gate is mostly overgrown.

Two mature ash trees grow in the northeastern corner of the site.

Short grass extends to the eastern boundary along the stream. Scrub with larger shrubs and trees grows beyond.

Further details of hedges, significant shrubs and trees can be found in the tree survey report.

2.5 Parties likely to be affected by changes to the site

This study considers only users of public rights of way likely to have a view of the site. Though in general, descriptions of views from private properties are not made, the approximate effect on views may be inferred from descriptions made from public rights of way near to these properties.

Those likely to be affected by the proposed development using public rights of way with a view of the site include:

- Walkers using footpaths.
- Walkers, cyclists, riders, drivers and passengers using the A449, B4024 and other lanes near the site.

Walkers are likely to be amongst the most sensitive users as they tend to travel at a relatively slow pace with a greater than normal awareness and focus on the landscape and their surroundings. Such sensitive receptors will probably notice any changes to the landscape more than any other users.

With the exception of the Three Choirs Way, public footpaths near to the site appear to be used but are not heavily worn. Users of such footpaths are likely to be locals and thus very familiar with the local landscape and particularly sensitive to changes in it. Users of the Three Choirs Way are likely to be a mixture of locals and outsiders. As the Three Choirs Way runs along the B4024, it is difficult to assess how well used it is by long-distance walkers. For the purposes of the study it will be assumed that the route is moderately well-used.

Though locally restricted to roads, horse riders are also likely to be sensitive to changes to the site and their elevated position means that their views tend to be clearer, being less well screened by boundary hedgerows. They are also likely to be local and thus familiar with the local landscape. However, conversations with locals suggest that horse riding tends to be restricted to private fields with only occasional use of the B4024.

Cyclists typically have a relatively high position and travel at a slower speed than cars. Cyclists are thus likely to be more sensitive to changes than car users but less sensitive than pedestrians.

One or more bus services run along the A449 and bus passengers are likely to be relatively more sensitive to changes to the site than other vehicular passengers due to their elevated position and relatively slow speed. It is however unlikely that any users of the A449 would be able to see the site.

Drivers and passengers of private vehicles on local roads are likely to be the users least sensitive to changes to the site, due to the higher speed of travel and lower position relative to walkers, cyclists, bus passengers and horse riders.

3.0 The Proposals

3.1 General

The following description is based on a study of Hook Mason's *Proposed Development Masterplan 6542-1-4 F* and Peter Quinn Associates' *Outline Landscape Proposals 17/434/04 Rev G* prepared on behalf of the Diocese of Hereford. The reader should refer to these drawings whilst reading this section of the report. All references to *the proposals, the drawings and the plans* in this document refer to the above documents. All measurements are taken directly from the drawings.

Eight, two-storey dwellings and associated infrastructure are proposed.

As this is an outline application, no information on proposed levels is provided on the drawing. For the purposes of this report, it is assumed that the general level of the land will not be substantially changed and that houses will be set at a typical level, relative to the adjacent ground level, for houses of this type.

3.2 Access

It is proposed that the existing vehicular entrance from the B4024 is adapted to serve the proposed development.

A 4.5m wide shared surface access drive is proposed from the entrance perpendicular to the lane to serve the properties. A 3.5m wide shared private drive is proposed leading from the shared surface access drive to serve plot 5 and the rear of plots 1-3.

3.3 Buildings

Units 1-3 each have a footprint of c.68sqm and are arranged to the west of the proposed site entrance in a terrace parallel to and c.7m from the lane. Plot 1 has a separate single garage to its rear with a footprint of c.22sqm.

Unit 4 has a footprint of c.92sqm and is set to the east of the entrance c.12m from the lane. Its façade is approximately parallel to the lane. It has a separate double garage to its rear with a footprint of c.45sqm.

Units 5 and 7 are set either side of the shared surface access and each, with its integral garage, has a footprint of c.143sqm. Unit 6 is set on the east side of the shared surface access and has a footprint of c.68sqm. It has a separate single garage of c.26sqm.

Unit 8 (described as *The Vicarage*) has a footprint of c.140sqm, including its integral garage, and is set at the end of the shared access drive furthest from the lane.

Plots 1 and 6 have separate, single garages. Plot 4 has a separate double garage. Plots 5, 7 and 8 each have integrated garages. Plots 2 and 3 do not have garages.

No details of the proposed buildings' materials or finishes have been provided at this outline stage.

3.4 Curtilages and boundaries

Plot sizes range from c.242sqm (Plot 2) to 849sqm (plot 8). All plots have a rear garden larger than the front.

The front gardens of the 4 units along the B4024 comprise hedges, trees, grass and access footpaths. Each has a gate on to the laneside pavement. All units have a vehicular parking space leading from the shared surface access drive or shared private drive.

Except where there are openings for pedestrian or vehicular access, the entire site and each plot is entirely surrounded by a network of hedges with occasional trees.

3.5 Planting and ecological features

Three of the existing ash trees within and immediately adjacent to the eastnortheastern corner of the site are to be felled in line with the recommendations of the tree survey. The remaining ash is to be retained subject to an arboricultural condition survey and risk assessment. If it is recommended that the tree is felled, two replacement standard oak trees are to be planted in the proposed hedge nearby.

A total of 10 existing orchard and other trees is to be felled within the western part of the site.

The existing hedge along the southern boundary to the east of the proposed entrance is to be retained. The hedge to the west of the entrance is to be removed if necessary to allow for construction of the proposed footway and establishment of the visibility splay and replaced with a native hedge and trees.

It is proposed that, with the exception of openings for vehicles and pedestrians, the perimeter of each plot is to be planted with native hedges with occasional trees. Trees around the site's perimeter are described as oak or other large or medium-growing natives. Trees within hedges dividing plots are described as medium-growing native trees or fruit trees.

An area of informally spaced local varieties of apple, pear, gage and plum on vigorous (large-growing) rootstocks are proposed in a belt beyond the northern boundary of the site. This land is owned by the applicant. A bed of large-growing native shrubs and an attenuation basin featuring a permanent pond is also proposed within this area.

The proposed hedge along the eastern boundary is set back from the existing ditch/stream by 500mm. The strip so left is described as being allowed to develop tussock/brambles in order to partially filter runoff and provide a wildlife corridor/habitat.

4.0 Landscape Policy Related to the Existing Site

4.1 General

This study does not seek to list and analyse all general landscape policy that may have some bearing on the proposed development as this is unlikely to form the clearest picture of the development's merits or otherwise. Nor will it discuss policy relating to housing provision or other social and economic matters. It will however consider those aspects of policy that relate specifically to landscape aspects of this particular site.

The following are judged to contain policies that have clear relevance:

The National Planning Policy Framework (NPPF)
Local Plan - Core Strategy (LPCS) (particularly policies LD1-4)
Much Marcle Conservation Area
The Herefordshire Landscape Character Assessment

The *Herefordshire Landscape Character Assessment* is of utmost importance in judging the effect of the proposed development and is thus discussed in greater detail in chapters 6.0 *The Existing Landscape Character* and 7.0 *The Effect of the Proposals on Landscape Character*.

The excerpts laid out below from the NPPF and LPCS are judged to be directly relevant to the site, the proposed development and the local landscape.

4.2 The NPPF

The NPPF contains the following relevant excerpts:

Paragraph 17

Proposed developments should, *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*.

Proposed developments should, *"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it"*.

Proposed developments should also, *"contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework"*.

Paragraph 58

Decisions should aim to ensure that developments, *"respond to local character and history, and reflect the identity of local surroundings and materials"* and are *"visually attractive as a result of good architecture and appropriate landscaping"*.

Section 61

"...decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

Paragraph 109

"The planning system should contribute to and enhance the natural and local environment by ... protecting and enhancing valued landscapes, geological conservation interests and soils ... minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".

Paragraph 118

"Opportunities to incorporate biodiversity in and around developments should be encouraged".

4.3 The LPCS

Introduction and background

1.2.

*Protect, conserve and enhance valued natural, historic and built environments, including areas of outstanding natural beauty, special areas of conservation, open spaces as well as the county's intrinsic attractive character.
Create places that actively promote and enable healthy lifestyles*

Vision for environmental quality in Herefordshire

3.14 New development will be designed and constructed in ways to ensure that local distinctiveness is reinforced. The wider impacts of climate change will be addressed by reducing carbon emissions, minimising pollution and the risk of flooding.

3.15 Networks of connected, well managed and accessible natural green spaces will provide a range of enhanced leisure and health benefits within and between towns, villages and the countryside. Local food production and processing will be fostered whilst supporting stewardship of soils and water, biodiversity and the characteristic Herefordshire landscape.

3.16 The area's valued heritage and significant environmental resource, including its natural beauty and quality of landscape, biodiversity, geodiversity, built environment and cultural heritage, will be protected, conserved and enhanced.

Policy SS6 – Environmental quality and local distinctiveness

Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- Landscape townscape and local distinctiveness
- Biodiversity and geodiversity especially SACs and SSSIs
- Historic environment and heritage assets, especially scheduled monuments and listed buildings
- The network of green infrastructure
- Local amenity including light pollution, air quality and tranquillity
- Agricultural and food productivity
- Physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.

Policy LD1 – Landscape and townscape

Development proposals should:

- *Demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;*
- *Conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;*
- *Incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and*
- *Maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.*

Policy LD2 – Biodiversity and geodiversity

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. Retention and protection of nature conservation sites, and habitats, and important species in accordance with their status as follows:
 - a) Development that is likely to harm sites and species of European Importance will not be permitted;
 - b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;
 - c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.
 - d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.
2. Restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and
3. Creation of new biodiversity features and wildlife habitats.

Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.

Policy LD3 – Green infrastructure

Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

1. Identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
2. Provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and
3. Integration with, and connection to, the surrounding green infrastructure network.

Policy LD4 - Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should:

- 1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;*
- 2. Where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;*
- 3. Use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;*
- 4. Record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and*
- 5. Where appropriate, improve the understanding of and public access to the heritage asset.*

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them."

4.4 The Much Marcle conservation area

The site is within the Much Marcle Conservation Area. The easternmost boundary of the area runs around 10m from and parallel to the eastern boundary of the site.

Conservation areas are defined within the Planning (Listed Buildings and Conservation Areas) Act 1990 as:

"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

In terms of landscape, the main effect of the designation is to require the following:

- *6 weeks notice for proposed works to trees on the site*
- *the proposals should enhance or preserve local character or appearance*

5.0 The Proposals in Relation to Landscape Policy

5.1 General

See also subsequent chapters 6.0 *The Existing Landscape Character* and 7.0 *The Effect of the Proposals on Landscape Character*.

For brevity, the following analysis of how the proposals relate to landscape policy is arranged by focusing on particular features of the development rather than individual policies within each document as there is considerable overlap between the various documents.

As the *Proposed Development Masterplan* is of an outline nature, aspects of the development relating to materials, finishes and detailed architectural character are not described in the plans and thus are not considered against the policies. Where there is reference to architecture below it relates to site planning and other outline architectural characteristics.

5.2 Design and environment

It is considered that the proposed development represents a high quality design and a good standard of amenity. It recognises the intrinsic character and beauty of the countryside, and responds to local character by reflecting the identity of local surroundings. The existing settlement pattern is continued on the lane frontage demonstrating that the character of the landscape and townscape has positively influenced the design. The proposals are also visually attractive as a result of good architecture and appropriate landscaping.

The proposed landscape clearly enhances the natural environment by providing *net gains in biodiversity* and an increase in the extent and variety of wildlife habitats. However, as the site contains old orchard trees it is not clearly *land of lesser environmental value*, though the pasture covering the majority of the site is of low ecological interest. Despite the loss of the fruit trees, tree cover is extended and the overall effect of the development proposals should be to restore and significantly enhance biodiversity. Furthermore, the proposed hedgerows provide a substantial extension and enhancement of the existing local network of hedges. The proposed hedges, shrubs, trees and pond are very likely to encourage and *incorporate biodiversity in and around the development*. The location of the hedges around individual private plots is also likely to support *ecological networks that are more resilient to current and future pressures and make connection to the surrounding green infrastructure network*.

The proposed planting is appropriate to the site's character and context. Its siting mirrors the local pattern of landscape and helps reduce any adverse effect on views of proposed buildings and creates a soft and natural edge to the settlement. The density of planting, the predominance of greenspace, the separation of proposed surfacing from the existing watercourse and the construction of an attenuation pond show that the risk of flooding has been considered and the stewardship of water addressed.

The proposals should not have any significant adverse effect on the setting of the listed buildings or other heritage assets nearby.

5.3 Conclusion

This report considers the *outline* proposals for the site and thus does not consider, materials, lighting or other matters of detailed design that might be referred to in the relevant policy excerpts.

With the above exceptions, it is considered that the proposed buildings are in line with the general character and appearance of the area. Furthermore, it is considered that the landscape proposals are in line with the existing setting and landscape character and will significantly improve the biodiversity and other environmental aspects of the site.

Overall, it is thus considered that these outline proposals are in line with, and in the area of biodiversity exceed the guidelines, aspirations and recommendations of the NPPF, LPCS and Much Marcle Conservation Area laid out in chapter 4.0 *Landscape Policy Related to the Existing Site*.

6.0 The Existing Landscape Character

6.1 Herefordshire Landscape Character Assessment (LCA)

The site is described as being set in *Principal Timbered Farmlands* in the *Herefordshire Landscape Character Assessment*.

The primary key characteristics of this landscape character area are described in this document as:

- *Hedgerows define field boundaries*
- *Ancient wooded character portrayed by hedgerow trees and woodland*
- *Densely scattered hedgerow trees, predominantly of oak*
- *Filtered views between the hedgerow oaks*

The secondary key characteristics are described as:

- *Organic enclosure pattern*
- *Small scale landscapes*

This landscape type can be summarised from the description in the *Landscape Character Assessment* under the following headings:

Character Description

Rolling lowland landscapes with occasional steep hills and low escarpments.

Small scale, wooded, agricultural appearance with filtered views through frequent hedgerow trees. Hedges prominent.

Complex and occasionally intimate mosaic of small-medium fields, irregularly shaped, tiny to medium sized woods and winding lanes.

Unifying presence of tree cover of ancient, semi-natural character.

Riparian trees.

Oak dominant with other broadleaved spp.

Densely dispersed pattern of farmsteads and wayside cottages with many in brick and timber.

Forces for landscape change

Decline and fragmentation of tree cover primary cause of deterioration in distinctive character.

Hedgerow oaks mature and not being replaced.

Riparian tree cover fragmented.

Increase in arable agriculture leading to loss of hedgerow function and poor management.

New dwellings with no respect for settlement pattern

Settlement pattern

Dispersed pattern of frequent roadside dwellings and farmsteads.

Modern development of grouped or clustered houses not appropriate.

Enclosure pattern

Unplanned, organic landscape arising from enclosure of open fields and woodland.

Fences and hedges non-straight.

Woodland and tree cover pattern

Very varied woodlands: small, field corner copses to woods larger than fields.

Woods linked by hedges featuring oaks.

Large-scale blocks of woodland inappropriate.

Management guidelines and environmental mitigation

Hedgerow oaks are the most crucial element of landscape character and should be retained and planted.

Retain and plant trees along watercourses, roadsides and other non-farmed locations.

Small oak-dominated woods should be retained and planted.

Hedgerows should be appropriately maintained and enhanced as necessary.

6.2 The site and its setting

The very attractive village of Much Marcle is strung out in a southsoutheasterly direction along the B4024 from its junction with the A449 for a distance of around 800m. The village appears to end at the western boundary of the site.

The main commercial centre of the village with pub, garage and shop is located at the A449/B4024 junction. Other significant social features such as school, church and memorial hall are strung out along the B4024 between the A449 and the site.

The rest of the village is mainly residential. Older properties tend to be set in large, well-vegetated gardens. Newer properties tend to have smaller gardens. *Glebe Orchard* and *Monk's Meadow* are recent developments with a relatively high density comprising a cluster of houses served by an access drive from the lane.

Dwellings tend to be either two storey or bungalows and are mainly made from red brick. Yellow stone and timber frame with brick infill also feature. A number of properties are painted white. Roofs tend to be slated or red tiled. Newer properties also feature red concrete tiles.

When viewed from the B4024 the village has a well vegetated feel with farmland or open space frequently visible.

The site nestles between two low hills in a shallow valley. Nearby houses are clearly visible to the west and southeast. This site can thus be said to have an *edge of village* character.

6.3 The Site and its surroundings in relation to the Landscape Character Assessment

The character of the site and the countryside immediately surrounding it is largely in line with the description of the key characteristics of *Principal Timbered Farmlands* in the *Herefordshire Landscape Character Assessment*. There are however some important differences.

It differs in that the field of which the site is part, is not on a *small scale* and such medium to large fields are common locally. Though the site is a mixture of pasture and remnant orchard, the general landscape seems to be suffering from the *increase in arable agriculture leading to loss of hedgerow function and poor management* mentioned as a force for landscape change.

In addition, hedgerows and woodland groups do not seem to be as dominated by oaks as described in the LCA. Also, a number of hedgerows near to the site do not feature *densely scattered hedgerow trees*.

In addition, the definition of settlement as having a *dispersed pattern of frequent roadside dwellings and farmsteads* does not describe the existing village of Much Marcle or its pattern.

7.0 The Effect of the Proposals on Landscape Character.

7.1 General

The definitions of terms used in describing landscape effects are appended to this report.

7.2 Effect on the scale of the landscape and the landform

The proposed development will not be at odds with the scale of the rest of the village. In particular, the proposed houses along the southern, most visible boundary, are similar in scale to the existing houses immediately to their west and are similarly spaced. The scale and spacings of proposed houses within the rest of the site are similar to those of houses within the rest of the village.

The proposals will, in a small way, also help re-create the *small scale landscapes* described in the LCA by enclosing with hedges part of the larger field in which the site is located.

Landform will remain unchanged by the proposals.

The development is thus likely to be neutral in terms of its effect on the scale of the landscape and the landform.

7.3 Effect on the local pattern of the landscape

The proposed houses and garages would not lead to an increase in density of development beyond that which can already be found within the rest of the village.

The development does not apparently take heed of the observation in the LCA that *modern development of grouped or clustered houses [is] not appropriate*. The settlement pattern of Much Marcle does not however match that described in the LCA either (see 6.3 above). The layout of the proposals appears to be guided by the pattern of the adjacent dwellings especially when viewed from the lane. In this respect, its effect on the local pattern of the landscape would be neutral.

The proposed hedgerows and trees help conserve and enhance the small-scale pattern of prominent hedgerows, reinforce the complex and occasionally intimate mosaic of small-medium fields and add to the unifying presence of tree cover, as described in the LCA.

The proposed development would thus be likely to have a neutral to minor beneficial effect on the pattern of the landscape.

7.4 Effect on landscape character

The character of the site will clearly change fundamentally, from pasture and unmanaged orchard to housing. The effect of the site's development on the wider landscape is however more nuanced.

The proposed buildings would be similar in overall character to adjacent properties and would thus have little effect on the village's general character. The development would extend the village but would not introduce built elements that are not already present.

The removal of the remnant orchard trees from the west of the site would have an adverse effect on the site's character. The informally spaced belt of large-growing traditional fruit trees proposed just beyond the northern boundary would however more than mitigate this loss in terms of numbers and will closely match the character of the existing group of mature fruit trees in the remnant orchard to the northwest of the site.

The removal of the hedge along the western half of the boundary with the lane would, at least in the short term, cause a shift from the current, natural character, to one that is more clearly man-made. A greater proportion of built elements would be visible than at present. The development would thus adversely affect *the local landscape character*.

The proposed development is however very well provided with native hedges and medium and large-growing trees along the site and plot boundaries. The development would be very likely to develop a rural character in line with the descriptions in the LCA. The hedges would create effective screening of the lower portions of the properties and low-level garden features from the lane. The trees would at least partly screen views of the houses and help break up their outline. Houses may eventually be almost completely screened from points along the lane to the east. In addition, parking, which can have significant adverse effects on character, is located away from the lane and is generally well-screened by hedgerows around and within the site.

Overall, the proposals are likely to have a minor adverse effect on the site's character.

7.5 Ability of the landscape to accommodate the proposed changes

Except in near views from the lane, views of the site from the west and east are restricted by landform, houses and vegetation. Views from the south are also restricted by existing trees and hedgerows. The site is thus fairly well-sited when considering views from these directions. When viewed from the northnorthwest, it is not as well-sited. The proposals do however include a hedge with substantial numbers of large-growing native trees along the northern boundary and a number of smaller-growing trees within the site. A substantial, informal band of traditional, large-growing, fruit trees and a bed of large-growing native shrubs, is also proposed just beyond the northern boundary. Combined, this planting would provide significant screening in views from the northnorthwest. Other proposed planting around the site boundary and between plots would provide significant screening of near views.

Views in and around the village in the vicinity of the site are dominated by houses set in gardens. The addition of eight more houses and three stand-alone garages to the landscape would thus be unlikely to substantially change the character of such views.

It is likely therefore that the landscape would be able to accommodate the change without significant adverse effects on its character.

7.6 The Proposals and the Herefordshire Landscape Character Assessment

The development closely conforms with the LCA's description of *Principal Timbered Farmlands*.

Its character description of small-scale landscapes with prominent hedgerows defining field boundaries and views filtered through frequent hedgerow trees is reflected in the landscape proposals, as is the *complex and occasionally intimate mosaic of small-medium fields and unifying presence of tree cover*.

It helps resist the *forces for landscape change by, reversing the decline and fragmentation of tree cover*, replacing hedgerow oaks and planting hedgerows with a clear function and a likelihood of good management.

The development has been designed to match the character of Much Marcle rather than the description of settlements in the LCA. The village is not however a typical settlement of the *Principal Timbered Farmlands* and the nature of the proposals does not allow it to be designed in a way that matches the LCA's description.

The pattern of *unplanned, organic landscape arising from the enclosure of open fields and woodland* is mirrored in the loose, naturalistic planting along the northern boundary between the development and the wider landscape. The hedges within the development are however generally straight but their form has little effect on the wider landscape character.

The proposals also conform with the *management guidelines and environmental mitigation* by the proposed use of *hedgerow oaks* and the planting of trees along the watercourse, roadside and this non-farmed location. The retained hedgerows will be *appropriately maintained* by laying and will be enhanced by the planting of hedgerow trees and by being linked to a dense network of new hedge planting.

It can thus be seen that the proposed development is almost completely in accordance with the description, guidelines and aspirations of the *Herefordshire Landscape Character Assessment*.

7.7 Summary of the effect of the proposals on landscape character

The development is likely to be neutral in terms of its effect on the scale of the landscape and the landform and to have a neutral to minor beneficial effect on the pattern of the landscape.

It is likely to have a minor adverse effect on the site's character but the landscape is likely to be able to accommodate the changes proposed by this development without significant adverse effects.

The development is almost completely in accordance with the description, guidelines and aspirations of the *Herefordshire Landscape Character Assessment*.

Overall, the proposed development is considered likely to have a neutral effect on the character of the wider landscape.

8.0 The Existing Visual Landscape.

8.1 General

The approximate positions from which photographs were taken are shown on the *Photograph Locations* plan in the Appendices.

Photographs taken in the direction of the site generally place it in the approximate centre of the view unless otherwise stated. Distances are approximate only.

Views are described with what is visible to the naked eye of the author from any particular point.

Unless otherwise stated, names, labels and other descriptions referred to in the text, and not shown on the *Photograph Locations* plans, can be found on the Ordnance Survey 1:25,000 *Explorer Map 189 Hereford and Ross-on-Wye*.

In order to describe its visual context, views *from* the site (photographs 1 to 7) are first described. A description of views *into* the site (photographs 8 to 18) and how the proposed development may affect them then follows.

Views from points where the site is not visible are not featured except where this is judged to be relevant.

Photographs are intended to be representative of views and should not be considered to be an exhaustive record of all possible views.

8.2 Views from the site

Photographs 1-7 are all taken within the site.

Photograph 1 is taken from the approximate centre of the site looking west towards the village of Much Marcle.

The post and wire fence in the foreground approximately divides the site in two. Beyond the fence, a number of the old orchard trees can be seen.

The houses and bungalows of *Glebe Orchard* are clearly visible. Views further into the village are restricted to chimney pots and roof ridges of houses further west.



Photograph 2 is taken from the northwestern corner of the site looking northwest.

The pasture within which the site is located dominates the foreground. The group of mistletoe laden orchard trees centre left of the frame are located immediately to the north of *Glebe Orchard* (see *Landscape Constraints plan* in appendices). Beyond the orchard trees it is possible to see the buildings of the modern development of *Monks' Meadow* c.325m to the northwest of the site. They are fairly well screened by intervening trees and shrubs. The screening effect in summer is likely to be close to 70-80%.

Forming the horizon in the right of the frame is the drive to *Hellens*, *Monks' Walk*, along which footpath MM7 runs. The group of trees at the far right of the frame marks the location of *Hellens*.



Photograph 3 is taken from the northwestern corner of the site looking north.

The pasture within which the site is located dominates the foreground.

The copse featuring tall evergreen trees on the horizon above the centre of the frame marks the location of *Hellens* and its associated gardens. It is just possible to see a building within the copse but it is not possible to make out any detail. The drive from the village to *Hellens* (Monks' Walk, footpath MM7) runs along the horizon from left of frame to centre.

Views from the site to the northnortheast are largely screened by the copse visible in the right of the frame.



Photograph 4 is taken from the northwestern corner of the site looking east.

The lighter coloured trunks of the four mature ash trees (referred to as T20-23 in the tree survey) located in the northeast corner of the site are visible just to the right of centre of frame. The line of shrubs and trees running across the centre of the frame grow on the east bank of the stream forming the eastern boundary of the site.

The large agricultural buildings of *Great Moorcourt Farm* are visible through the trees on the horizon above the centre of the frame. The screening effect of the trees and shrubs in summer is likely to be close to 80-90%. The farmhouse does not appear to be visible.

Longer views to the northeast of fields and woods are partially screened by trees and shrubs along the stream. The screening effect in summer is likely to be c.70-80%.

Views from the site to the northnortheast are largely screened by the copse visible in the right of the photograph 3.



Photograph 5 is taken from the northwestern corner of the site looking southeast.

The overgrown orchard area of the site is marked by the reddish brown vegetation from the middle of the frame to the right.

The shrubs and trees on the eastern bank of the stream marking the eastern boundary of the site are visible from centre to left of frame. The evergreen shrubs (referred to as G16 in the tree survey) just to the right of centre are also on the eastern bank of the stream near to the B4024.

The electrical equipment set between two telegraph poles in the right of the frame marks the entrance to the site from the B4024.

The Croft, a house on the B4024 c.120m to the southeast of the southeastern corner of the site, is clearly visible in the centre of frame. The lane is set below and just beyond the line of the hedge visible just to the left of *The Croft*. The view from this point is featured in photograph 8.



Photograph 6 is taken from the approximate centre of the site looking south.

The hedge visible from centre to the left of the frame marks the line of the B4024. The overgrown hedge along the western half of the southern boundary of the site can be seen in the far right of the frame. Part of the field gate onto the lane is just visible above and to the left of the metal drinking trough (foreground).

The trees are located within the hedge and field to the south of the B4024. The screening effect of trees and hedges means that there is no easily defined horizon and views to the south beyond the lane are well screened.



Photograph 7 is taken from the approximate centre of the site looking southwest.

The overgrown neglected orchard covering the western half of the site dominates the frame. The houses are located within *Glebe Orchard* adjacent to the B4024.

Views to the southwest beyond the site, even during winter, are well screened.



8.3 Views into the site

Photograph 8 is taken looking west northwest from the B4024 just below *The Croft* around 115m from the southeastern corner of the site.

Views of the site are restricted to the southern boundary hedge and trees and shrubs close to it. The high hedge along the northern side of the lane screens the remainder of the site.

The gable end of the most easterly house in *Glebe Orchard* is visible and marks the visual edge of the village.

Views from the lane from points east of this are completely screened by high hedges and landform.



Photograph 9 is taken looking northwest from the B4024 adjacent to the laneside cottage visible in photograph 8 around 60m from the southeastern corner of the site.

Views of the site are restricted to the southern boundary hedge and ground level features and trees and shrubs close to it. The hedge along the northern side of the lane and the evergreen shrubs on the eastern bank of the stream marking the eastern boundary of the site screen the remainder of the site.

The gable end of the most easterly house in *Glebe Orchard* is visible and marks the visual edge of the village. Bungalows further into the estate are also visible at the centre of the frame.



Photograph 10 is taken looking northwest from the B4024 diagonally opposite the southeastern corner of the site.

The overgrown orchard trees and (brown) undergrowth is visible beyond the fence.

The houses and bungalows of Glebe Orchard are clearly visible as well as vehicles parked within the associated car park. Screening of the vehicles is likely to be significantly more effective in summer.

More distant views of the pasture of which the site is part and the mistletoe-laden orchard trees behind Glebe Orchard are possible above the fence.



Photograph 11 is taken looking north from footpath MM8B around 400m to the south of the site.

The site is in line with the tall, narrow, evergreen tree on the horizon above the centre of the frame.

Ground level features of the site are screened by intervening hedges and trees. The roofs of the adjacent *Glebe Orchard* estate are however visible through the trees. Summer foliage is however likely to almost completely screen them.

Views from points further east along MM8B become increasingly screened by rising ground. Within a short distance east the site is not visible.



Photograph 12 is taken from footpath MM8 around 480m to the southsouthwest of the site.

The site is located just to the left of the large hedgerow tree near to the centre of the frame. *Hellens'* garden trees form the horizon immediately above the site.

No ground level features of the site are visible though the tops of several of the taller orchard trees within the site are. The roofs and upper windows of the laneside houses of *Glebe Orchard* are also visible above and just to the right of the field gate. Screening of these houses is likely to be significantly more effective in summer.

Nestor house and *Kyeluca*, on the south side of the B4024 c.90m to the westsouthwest of the southwestern corner of the site, are more clearly visible above and just to the left of the gate.



Photograph 13 is taken looking northwest from the lane to the south of *Street Farm* near to where footpath MM8 meets the lane.

The chimneys of houses within *Glebe Orchard* are visible though screening is likely to be significantly more effective in summer.

The upper canopies of a number of the old orchard trees within the site may also be visible though these may be the canopies of intervening trees. Otherwise the site is completely screened.

Closer to the village the site is, within a short distance, almost completely screened by buildings, hedges, trees and garden vegetation. Farther south the site is also increasingly screened by buildings, hedges, trees and garden vegetation and then by landform.



Photograph 14 is taken looking north from the B4024 opposite the existing field gate into the site.

There are clear but restricted views of ground level features of the site through the gate. Views from other points along the lane immediately adjacent to the site are restricted by the existing laneside hedges.

Hellens' garden trees and shrubs are visible on the horizon above the gate.



Photograph 15 is taken from the B4024 c.30m to the west of the southwestern corner of the site adjacent to *the Pippins*.

The viewpoint is higher than the site though views into it are largely screened by the houses of *Glebe Orchard*, the laneside hedge and by trees and shrubs within the site.



Photograph 16 is taken from the B4024 c.80m to the west of the southwestern corner of the site adjacent to *Rhonville*.

The laneside hedge along the southern boundary of the site is visible between the red brick houses of *Glebe Orchard* and the lane.

The hedge, houses, trees within the verge and the low elevation of the site combine to ensure that the southern and central parts of the site are well screened.

It is possible to see a number of the site's orchard trees close to the western boundary to the left of the red brick building in the left of the frame.

From more westerly points along the lane, views of the site, other than the laneside hedge, quickly become screened by houses and vegetation. No views of the site are possible from the B4024 beyond c.175m from its western boundary.

Views of the northern part of the site are possible from *Monks' Meadow* though these are very restricted by houses within the estate and partially screened by garden vegetation and intervening trees. A view from the site towards the estate can be seen in photograph 2.



Photograph 17 is taken from footpath MM7 c.340m to the northnorthwest of the site.

Glebe Orchard can be seen on the horizon to the right of the centre of frame. The white façade of *The Croft* can be seen on the horizon to the left of centre. To the right of *The Croft*, *Gregg's Pit* is just visible on the horizon.

The evergreen shrubs to the east of the stream which marks the eastern boundary of the site can be made out below and to the right of *The Croft*. Part of the neglected orchard within the site and the northern and central parts of the site are visible in front of and either side of these shrubs.



Photograph 18 is taken from footpath MM7 at the highest point of the drive from the village to *Hellens* c.490m to the north of the site.

Glebe Orchard can be seen below the horizon to the right of the centre of frame.

The majority of the site is clearly visible. The copse to the north of the site is visible left of centre of the frame and screens the northeastern corner of the site. Views from footpaths to north and east of this point are increasingly well screened by landform and vegetation.



8.4 Summary

The low-lying position of the site means that it is fairly well-screened from most directions.

Views from the lane immediately adjacent to the site are mostly screened by the lane-side hedge but are open at the entrance to the site.

Near views from footpaths to the south of the site are mostly well-screened by vegetation and only become slightly clearer with distance.

The site is not visible from the majority of the village. The buildings, fences and vegetation of the village itself provide the bulk of screening from adjacent publicly accessible areas and rights of way.

Long clear views are restricted to points north and northnorthwest of the site.

9.0 The Effect of the Proposals on the Visual Landscape.

9.1 General

The definitions of terms used in describing visual effects are appended to this report.

9.2 Views from the north and northnorthwest

The development would be visible from footpath MM7 leading to *Hellens*. Units 7 and 8 would be the most prominent and would have the effect of extending the village to the east. However, the screening effect of the proposed hedge and large-growing trees along the northern boundary, the belt of large-growing fruit trees and shrubs just beyond it and other trees within the development would, in time, be likely to almost completely screen the buildings within the site.

The adverse effect of the development on this view would thus be likely to be no more than slight to moderate tending towards slight with time.

9.3 Near views from the lane

The proposed development would be clearly visible from the lane to the south of the site. Also, the proposed removal and replanting of the western half of the site's laneside hedge and the laying of the eastern half would clearly open-up views into the site. The current view of overgrown hedge and open countryside would be changed to one dominated by houses.

The proposed works to the hedges would however ensure that their screening density would be improved and maintained into the foreseeable future. The planting of medium and large-growing trees along this boundary would help screen the upper parts of the houses from views.

From points along the lane east of the site, it is likely that once the boundary planting establishes, the houses would be well-screened. The gable end of plot 4 is set back from the road and is likely to be well screened. Its façade would also be well screened by the existing hedge and large evergreens and the significant number of trees proposed within its front garden. The gable end of plot 3 would be screened in time by proposed trees and existing and proposed hedges. This would also be likely to lead to better screening of the presently prominent gable ends and parked vans within Glebe Orchard. Combined with the removal of the existing electrical equipment, this would be likely to lead to an *improvement* in the quality of views.

From points along the lane west of the site, it is similarly likely that once the boundary planting establishes, the majority of the proposed houses would be well-screened though the gable end of plot 1 would be prominent in certain views especially in winter.

Overall, near views from the lane would at first probably be subject to a moderate adverse effect tending towards slight as the trees and hedges mature.

9.4 Longer views from the southern quadrant

Trees within the site, and the roofs and upper parts of houses within *Glebe Orchard*, are just visible in winter from footpaths south of the site. It is thus likely that, in the short term, the roofs and upper parts of houses within the development would also be visible.

The proposed large-growing trees would however soften the outlines of these buildings and would eventually completely screen them. This effect would be achieved earlier in summer views.

Coupled with the distance and the screening effect of intervening trees, it is thus likely that the proposals would have close to no adverse effect on views from the southern quadrant.

9.6 Summary of the effect of the proposals on views

There would be a slight to moderate adverse effect on views from the north and northnorthwest, a moderate adverse effect on near views from the lane and almost no change to views from the southern quadrant.

There would be close to no effect on other areas in the village and the wider landscape as the proposed development is largely screened from almost all other public areas.

Overall, it is thus likely that the development would have a slight adverse effect on views.

10.0 Conclusion

10.1 Policy

The proposed development is considered to be generally in line with policy and, in terms of biodiversity, exceeds it.

10.2 Character

The proposed development is considered likely to have a neutral effect on the character of the wider landscape.

10.3 Views

The proposed development is considered likely to have a slight adverse effect on views of the site.

10.4 Summary

Overall the proposed development is considered likely to:

- generally be in line with or exceed policy
- have a neutral effect on character
- have a slight adverse effect on views of the site

11.0 Mitigation and Enhancement

11.1 General

The negative effects of the development outlined above can be mitigated in part or wholly by the recommendations described below.

These recommendations should also enhance aspects of the development which are already likely to make a positive contribution in landscape and visual terms and further enhance the site by improving opportunities for wildlife.

11.2 Buildings

11.2.1 General

Any utility features, covers, tanks, pipes, vents etc that need to be installed on or adjacent to the houses should, where practical, be located away from the southern façades to ensure that they are not easily visible from the B4024. If possible, they should also be located where they are not visible from MM7 though distance makes this less important.

Fencing, both temporary and permanent, should neither be stained or painted.

11.2.2 Lighting.

As the proposals are outline, no details of lighting are provided. No study of the site was carried out at night or any site-based assessment made of the potential effect of lights on views or landscape character.

As the proposed houses would be at the edge of the village, any insensitively specified lighting would be likely to have a significant negative effect on the wider landscape.

Street lighting should thus not be proposed and any other external lighting should be avoided if possible. Any that is deemed essential should generally be switched off during the night, have a low intensity bulb, be specified to shine downwards only onto specific points such as at thresholds, and not add to light pollution of the wider environment. Movement sensitive lighting should not be specified due to nocturnal wildlife and pets likely to visit the site and the proximity of trees and shrubs.

Lighting should not be specified within gardens.

11.3 Hedges, planting and biodiversity enhancement

It is proposed that the existing, southern boundary hedge to the west of the site entrance is removed to allow the construction of the laneside pavement and the establishment of the visibility splay. Though this hedge is overgrown and gappy, it would be preferable if it were retained, as the screening effect of a replacement hedge is unlikely to match that offered by the existing hedge for some years.

Should it be possible to retain the hedge by, for example, reducing the width of the proposed 2m wide laneside pavement, then this would be of immediate benefit to biodiversity and to short-term screening.

All proposed hedges should comprise a mixture of native species of local provenance and should be planted within a double line of post and sheep netting with top rail to encourage successful establishment.

Hedges within reach of stock should be set away from the boundary to prevent browsing. Other proposed tree and shrub planting beyond the northern boundary should similarly be protected from browsing, at least during establishment, by enclosing the area within stock-proof fencing. This would also protect flora and fauna within the proposed attenuation basin/pond from trampling. A wildflower and grass summer meadow should be established within this area. It should comprise native flower and grass species of south-west English provenance. Though relatively small in area, the meadow would be an important resource for wildlife and would enhance local character.

The site's wildlife potential should be further enhanced as follows:

- Erect bird, bat and insect boxes on trees and houses.
- Using the timber produced by tree felling and hedge laying, establish log piles around the attenuation basin/pond and elsewhere within the belt of trees beyond the northern boundary to provide refuge for amphibians and invertebrates.
- Fences to be specified to allow free movement of animals up to hedgehog size between gardens and the wider landscape.

11.4 Summary

The above recommendations for *Mitigation and Enhancement*, should they be applied to the development, would be likely to have the following effects:

- The proposals would more closely follow policy.
- Landscape character would shift towards having a beneficial effect.
- Adverse visual effects would be slightly reduced.
- Wildlife and biodiversity would benefit from a minor improvement.

Appendices

A1 Photograph Locations Plan

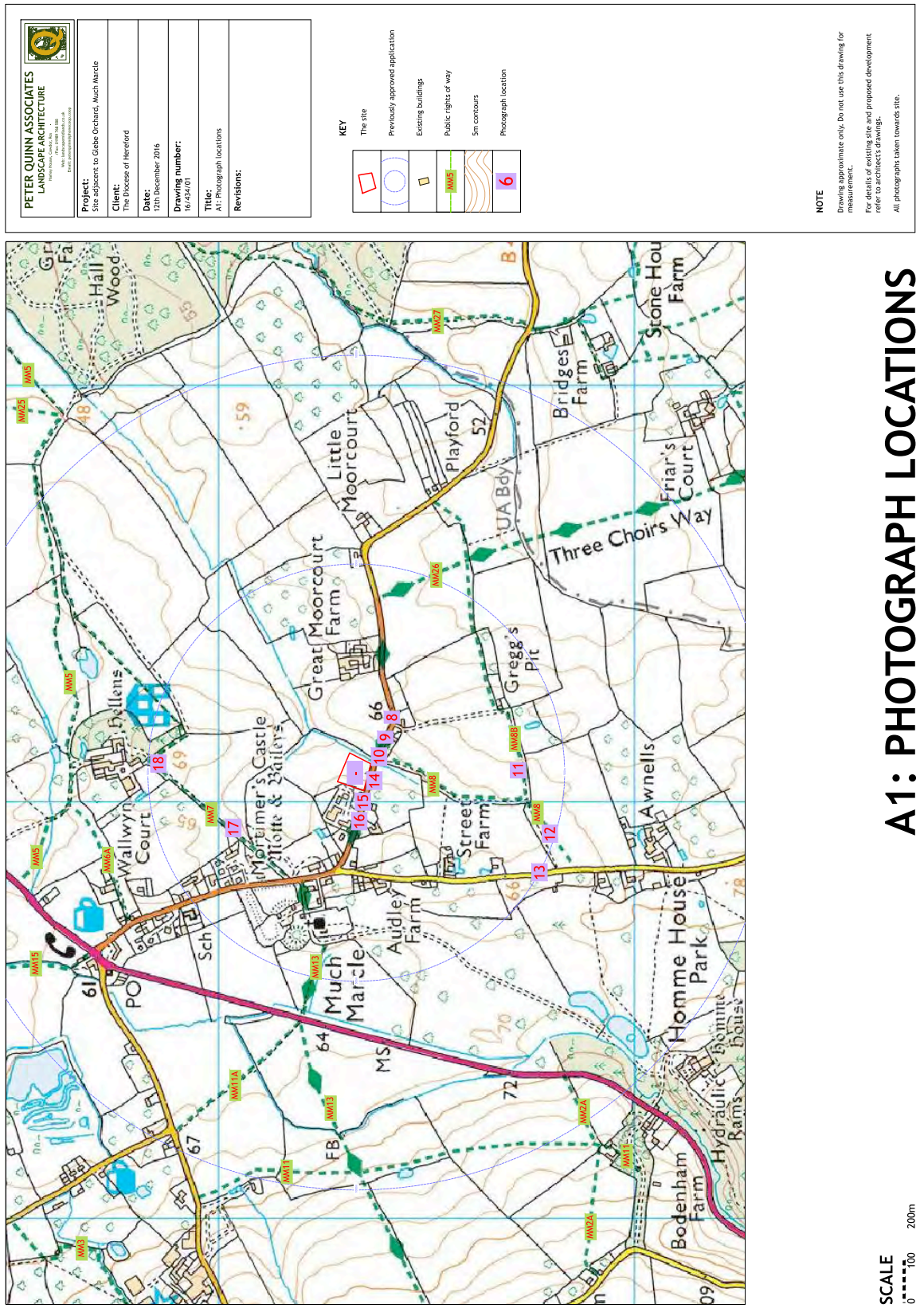
A2 Landscape Constraints Plan

A3 Proposed Development Masterplan

A4 Outline Landscape Proposals

A5 Definitions of terms used in describing landscape effects


A6 Methodology flow chart for assessing the significance of effects









A1: PHOTOGRAPH LOCATIONS

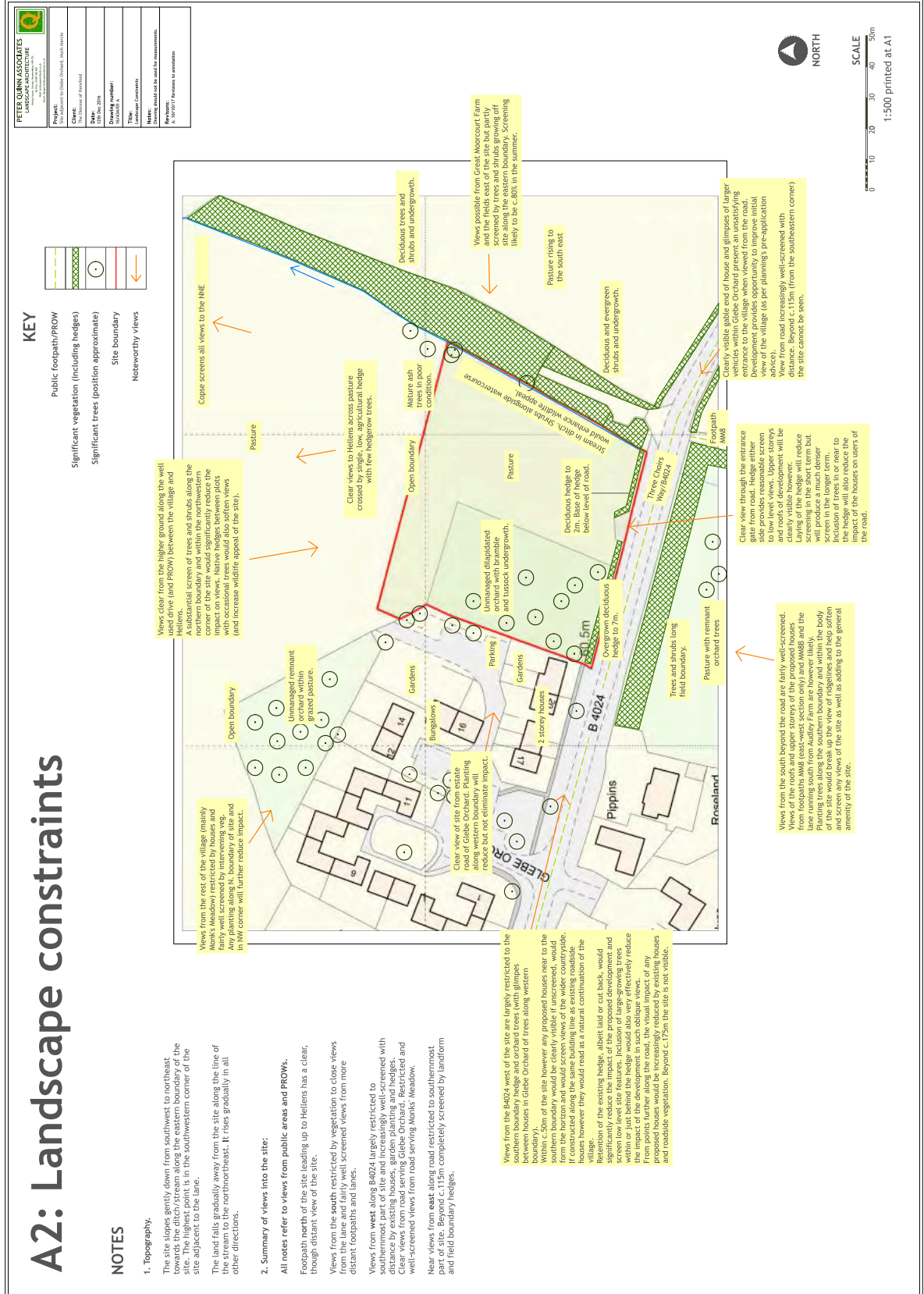
SCALE
0 100 200m

NOTE
Drawing approximate only. Do not use this drawing for measurement.
For details of existing site and proposed development refer to architect's drawings.
All photographs taken towards site.

 <p>PETER QUINN ASSOCIATES LANDSCAPE ARCHITECTURE 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</p>	
Project:	Site adjacent to Glebe Orchard, Much Marcle
Client:	The Village of Hereford
Date:	12th December, 2016
Drawing number:	16/034/01
Title:	A1: Photograph locations
Revisions:	

KEY

	The site
	Previously approved application
	Existing buildings
	Public rights of way
	5m contours
	Photograph location



A2: Landscape constraints

NOTES

- 1. Topography.**
The site slopes gently down from southwest to northeast towards the ditch/stream along the eastern boundary of the site. The highest point is in the southwestern corner of the site adjacent to the lane.
The land falls gradually away from the site along the line of the stream to the north/northeast. It rises gradually in all other directions.
- 2. Summary of views into the site:**
All notes refer to views from public areas and PROWs.
Footpath north of the site, leading up to Helliens has a clear, though distant view of the site.
Views from the south restricted by vegetation to close views from the lane and fairly well screened views from more distant footpaths and lanes.
Views from west along B4024 largely restricted to southernmost part of site and increasingly well-screened with distance by existing houses, garden planting and hedges. Well-screened views from road serving Monk's Meadow.
Near views from east along road restricted to southernmost part of site. Beyond c.20m completely screened by (and/or) and field boundary hedges.

Views from the B4024 west of the site are largely restricted to the southern boundary hedge and orchard trees (with glimpses between trees in Glebe Orchard of trees along western boundary).
Within c.50m of the site however any proposed houses near to the southern boundary would be clearly visible if unscreened, would be visible from the lane and footpaths along the site. If constructed along the same building line as existing roadside houses however they would read as a natural continuation of the building line.
Removal of the existing hedge, albeit laid or cut back, would significantly reduce the impact of the proposed development and screen low level site features. Inclusion of large-growing trees within or just behind the hedge would also very effectively reduce views from the lane and footpaths.
From points further along the road, the visual impact of any proposed houses would be increasingly reduced by existing houses and roadside vegetation. Beyond c.175m the site is not visible.

Views from the south beyond the road are fairly well-screened. Views of the roofs and upper storeys of the proposed houses from footpaths (to the south of the site) and the line of trees along the southern boundary and within the body of the site would break up the view of rooftops and help soften and screen any views of the site as well as adding to the general amenity of the site.

Views clear from the higher ground along the well used drive (and PROW) between the village and the northern boundary and within the northwestern corner of the site would significantly reduce the impact of the site. Occasional trees would also soften views (and increase wildlife appeal of the site).

Clear views to Helliens across pasture crossed by single, low, agricultural hedge with few hedgerow trees.

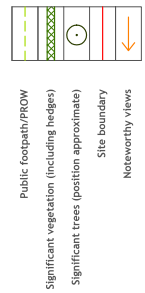
Views possible from Glebe Orchard Farm and the field east of the site but partly screened by trees and shrubs growing off site along the eastern boundary. Screening likely to be robust in the summer.

Pasture rising to the south east.

Views from road increasingly well-screened with distance. Beyond c.115m (from the southeastern corner) the site cannot be seen.

Clear view through the entrance gate from road. Hedge either side of road would reduce views to low level views. Upper storeys and roofs of development will be clearly visible however. Well-screened in the short term but will produce a much denser screen in the longer term. The hedge will also reduce the impact of the houses on users of the road.

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Project:	100, High Street, Much Marcle, Herefordshire, HR23 7LW
Client:	100, High Street, Much Marcle, Herefordshire, HR23 7LW
Date:	15th Dec 2016
Drawing number:	100, High Street, Much Marcle, Herefordshire, HR23 7LW
Scale:	1:500
Notes:	100, High Street, Much Marcle, Herefordshire, HR23 7LW
Revisions:	100, High Street, Much Marcle, Herefordshire, HR23 7LW



SCALE
1:500 printed at A1



TO BE READ IN CONJUNCTION WITH LANDSCAPE AND VISUAL IMPACT STATEMENT

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 DEVELOPMENT OF LAND
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 PROPOSED DEVELOPMENT MASTERPLAN
 DATE: 8.11.16
 NO: NOV 16
 63-62-1-4_P
 12.000
 DRAWN BY: MRS J. HARRIS
 CHECKED BY: DR G. CHAMBERS

A5 Definitions of terms used in describing landscape effects

The following descriptions of landscape effects are based on examples by Nicholas Pearson Associates given in the, *Guidelines for Landscape and Visual Impact Assessment*.

A5.1 Significance criteria for landscape effects

Severe adverse

The proposed scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.

Major adverse

The proposed scheme would result in effects that cannot be fully mitigated and may cumulatively amount to a severe adverse effect; are at considerable variance to the landscape degrading the integrity of the landscape; will be substantially damaging to a high quality landscape.

Moderate adverse

The proposed scheme would be out of scale with the landscape or at odds with the local pattern and landform; will have an adverse effect on landscape of recognised quality.

Minor adverse

The proposed scheme would not quite fit into the landform and scale of the landscape; affect an area of recognised landscape character.

Neutral

The proposed scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality.

Minor beneficial

The proposed scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.

Moderate beneficial

The proposed scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

A5.2 Significance criteria for visual effects

Substantial adverse effects

Where the scheme would cause a significant deterioration in the existing view.

Moderate adverse effect

Where the scheme would cause a noticeable deterioration in the existing view.

Slight adverse effect

Where the scheme would cause a barely perceptible deterioration in the existing view.

Slight beneficial effect

Where the scheme would cause a barely perceptible improvement in the existing view.

Moderate beneficial effect

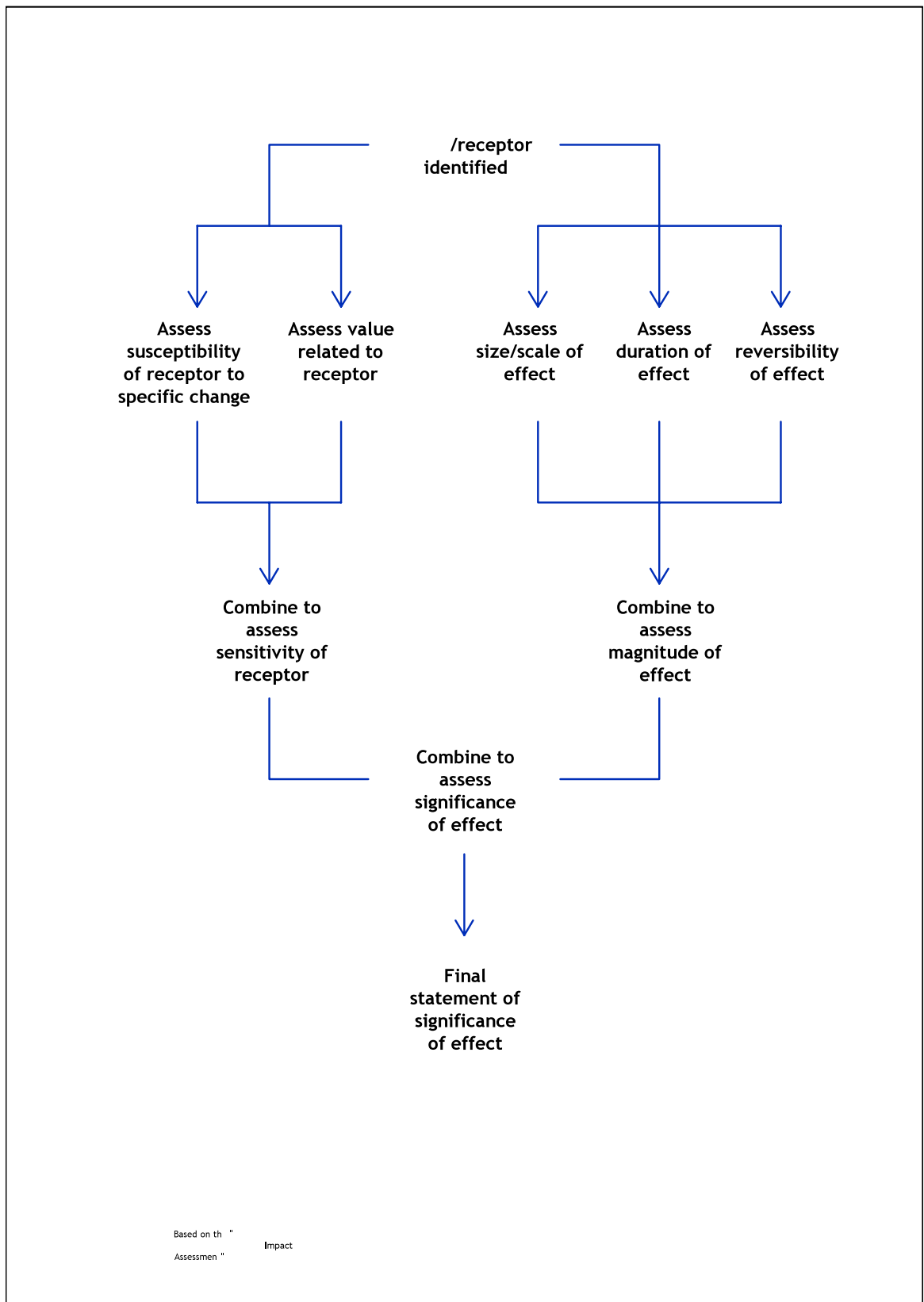
Where the scheme would cause a noticeable improvement in the existing view.

Substantial beneficial effect

Where the scheme would cause a significant improvement in the existing view.

No change

No discernible deterioration or improvement in the existing view.



HERITAGE IMPACT ASSESSEMENT
DEVELOPMENT OF LAND AT MUCH MARCLE
HEREFORDSHIRE HR8 2NL

FOR

HEREFORD DIOCESE



VIEW OF DEVELOPMENT SITE TOWARDS THE VILLAGE

February 2018

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Summary

This report concerns the proposed development on the north side of the B4024 immediately east of Glebe Orchard, Much Marcle.

The report is to accompany the Planning Application for the development and sets out to identify the Heritage Assets which may be affected by the proposed development. It will assess their significance and note potential impacts.

Definition from the NPPF (National Planning Policy Framework)

*Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage **asset's** physical presence, but also from its setting.*

Much Marcle is an important historic Village and has many listed and scheduled monuments. Due to the location of the site on the outskirts of the Village the number of those assets potentially affected by the development is much reduced. The report has identified those listed buildings which have the potential to be affected which will be included in the study.



Looking South-east on the B4024 next to Rhonville (Grade II listed). The development site is beyond the red brick buildings of Glebe Orchard only very slightly glimpsed between the trees in winter

2 Background

In 1086 Much Marcle was an important royal manor, and had been held by Earl Harold before the Conquest. The tithes from the manor and the church were paid to the abbey of Sainte-Marie de Cormeilles, a Norman house.

In 1096 the Manor of Hellens was granted to the de Balun family. Thereafter by marriage, deed and gift it passed through the Mortimer family to the Lords Audleys by 1301, who were created Earls of Gloucester in 1337.

Mortimer's Castle (a Scheduled Ancient Monument), a motte and bailey castle was first documented as having been granted to Edmund Mortimer by Edward I in 1153.

The church of St. Bartholomew (Grade I listed) has a suggested Norman origin, the current building is largely 13th century.

The wider area of Much Marcle is punctuated by large houses including the 16th-17th century Hellens (Grade II*) 3/8 mile to the north-east and the 16th century, largely re-built in c.1800, Homme House (Grade II*) ½ mile to the south/south-west. To the east lies Great Moorcourt Farm (Grade II) with its 18th century timber-frame farmhouse, associated late 17th century and 18th century farm buildings and large-scale later 20th century portal framed barns.

The village comprises 17th and 18th century timber-framed cottages set amongst later housing with the thatched Bower Cottage (Grade II) incorporating 16th century crucks. Development happened piecemeal with the introduction of the early 18th century Phillips House (Grade II*), built as the vicarage, 19th century additions including the 1852 school and 20th century development with the 1921 War Memorial Hall. Later 20th and 21st century infill and expansion has included many bungalows, detached two-storey dwellings and small mixed housing developments – all in red brick. The housing developments comprise 8 large two-storey houses at Monks Walk Orchard, 12 single and two-storey **houses at Monk's Meadow** and 15 bungalows, many interlinking, plus 2 terraces of three two-storey houses of Glebe Orchard. The resultant character of the village and Conservation Area is one of late 20th development dotted with an array of historic timber-framed cottages/houses punctuated by larger high status historic buildings including the church of St. Bartholomew with its prominent central tower (a landmark in village views and further afield) and the fine Phillips House. There are enclosed views with a well-defined character in the historic core around the church and Causeway Cottage (Grade II). The built-form of the village is surrounded by hedge-lined fields with remnants of historic orchards. To the north-east is **the planned landscape of parkland around Hellens Manor with the straight drive of Monks' Walk connecting the Manor back to the village and to the tower of St. Bartholomew's. To** the south-west is the 19th century registered park and garden of Homme House with parkland trees and fishponds although it lacks visual connection to most public areas of the village, only being seen from the rear of the churchyard.

Within the Conservation Area there are:

2no Scheduled Monuments

2no Grade I listed Buildings

4no Grade II* Listed Buildings

36no Grade II Listed Buildings (including 15 churchyard monuments)

1no Grade II Listed Registered Park and Garden

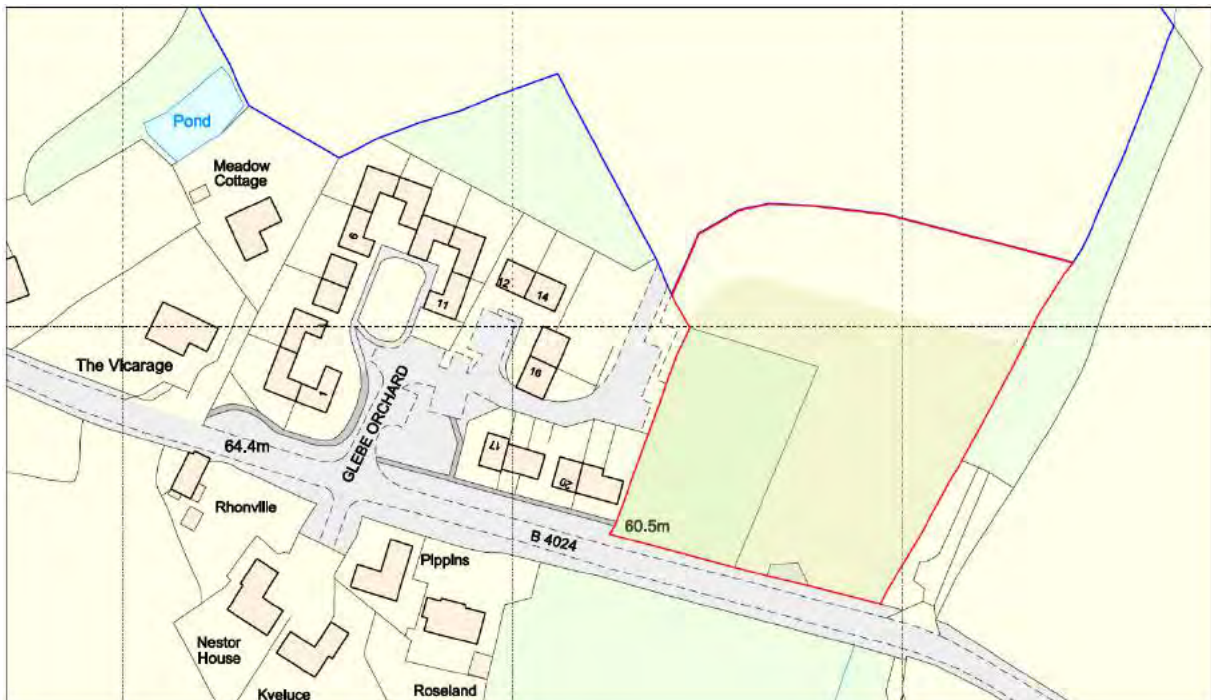
3 Site Context

A planning application for nine dwellings was submitted in September 2017 (Application P173698/F).

Hook Mason Limited have, on behalf of Hereford Diocese, prepared a revised application reducing the number of new dwellings to eight. Following comments from Historic England the overall scale of development has been amended to respond more positively to context.

The proposed development site comprises of a rectangular field on the east side of the village of Much Marcle along the B4024 immediately east of Glebe Orchard. The boundaries are mixed hedging, scrub/brambles and fencing. The site is c. 1.9 acres.

The land (c.65m above sea level) is fairly level falling away slightly to the east. The site is clear apart from scrub/brambles, saplings and a small number of old fruit trees from past use as an orchard. A large electricity transformer on two poles with 3-lines sits on the south side of the site.



The site outlined in red.



1815 Thomas Budgen Map showing Much Marcle area. In 1815 the core of the settlement was focussed around the central road junction with linear development along to road south to Kempley. The development site is a field.



The site in 1903 included the eastern edge of the triangular 3.2-acre orchard and the southern end of an 8.4-acre field.

The development site has no history of development, in 1815 it is shown as a field and by the 1840s tithe a section of the site was established as an orchard with the remaining as pastureland. This orchard remained in existence into the 1980s. By 1974 encroachment had begun with the building of a new vicarage in the western corner. The orchard has now largely been replaced with the Glebe Orchard housing development. The orchard on the south side of the road still exists in part.

4 Aims of Report

To identify the heritage assets that may be affected by the proposed development, assess their significance based on Historic England criterion for assessment. Following identification of the assets consider any detrimental effects of the development and the potential impact on the significance of the asset and setting.

5 Methodology

- Desk Based Assessment: Assimilating current documentation.
- Site visit to assess assets and significance.

6 Potential Impact on Identified Heritage Assets and Setting

The heritage assets identified are shown on the attached plan. The following buildings are situated within close enough proximity to potentially be impacted by the site – where they are obscured from site this is noted below:

1 The Parish Church of St Bartholomew which is a 13th century Grade I Listed Building in the Village Centre, due west of the development site. *The site cannot be seen in ground level views from here. The site will be visible beyond the roofs of Glebe Orchard from the church tower. This is not a defined view rather, as with most church towers, there is a 360-degree view across the village to the surrounding countryside.*

2 Phillips House is a Grade II* listed 1703 vicarage opposite the church on the side of the B4024, north-east of the development site. *The site cannot be seen from here – the principal elevation facing west towards the church and the rear views out towards the parkland of Hellens Manor. Views south-east are obstructed by buildings and trees.*

3 Bower Cottage is a Grade II listed 16th century timber-framed house set back from the corner of the road to Kempley and the B4024 west of the development site. *The building is orientated with views north and south from the front and rear of the house. Views to the east, towards the site are obscured by trees and buildings*

4 Rhonville is a Grade II listed late 17th/early 18th century timber-framed house along the south side of the B4024 west of the development site. *The building is orientated with views north-west and south-east on the south side of the B4024. Standing outside the building on the roadside there are views towards Glebe Orchard and glimpsed views to the development site beyond. These views are obscured in summer with leaf on the trees.*

5 The Croft a Grade II Listed late 17th/early 18th century timber-framed house on the south side of the B4024, to the south-east of the development site. *Situated out of the village and conservation area, The Croft sits back from the road in an elevated position with views out towards the fields to the north. Views north-west to the site are obscured by the hedge line, trees and lay of the land. There will be views from first floor rooms towards the development site.*

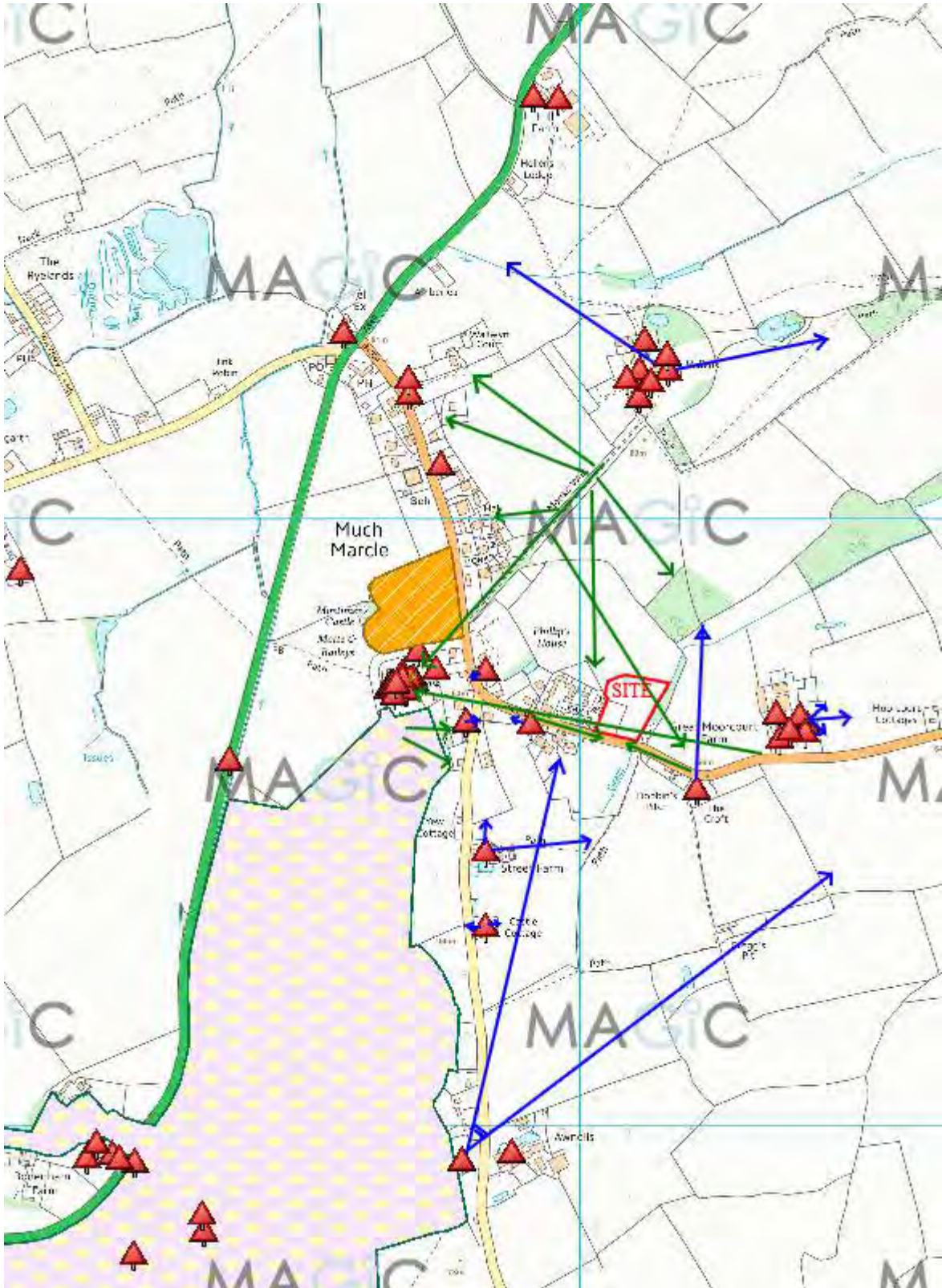
6 Great Moorcourt Farm and Associated historic farm buildings is a Grade II listed early 18th century timber-framed farmhouse with Grade II listed late 17th-early 18th century farm buildings along the north side of the B4024, east of the development site. *Situated out of the village and conservation area the farmhouse looks out east towards*

orchards and is obscured to the west by farm buildings. On views from the road above the farmstead there are views towards the parish church. Dropping down slightly to the top of the drive there are incidental glimpsed views towards the development site and the very tops of the roofs of Glebe Orchard – these would be obscured in summer with leaf on the trees. The site is hardly visible given the topography of the land which first rises and then dips into the little valley between the farmstead and the site.

7 Hellens is a Grade II* listed 16th-17th century brick manor house set in its own grounds north-east of the development site. It has an associated Grade II* dovecote to the north of the house and a range of Grade II listed farm buildings to the west including the Cider house, Wain House, Threshing Barn and Stables. *The house looks out across the countryside to the east with incidental views to the west back towards the A449. From the village all of the buildings are obscured from view by mature tree cover and the lay of the land. There are no views from the buildings to the development site. There are views along the main access drive called Monks' Walk these visually connect to the Parish church giving some connection between Manor house and village. There are views between the trees along the avenue out to the parkland and to the backs of houses in the village. Views take in fields and hills to the west. Views of the village to the south-west comprise almost entirely of late 20th century red brick development. There are more distant views west to the industrial **buildings and silos of Weston's Cider. To the east vi**ews are across tree dotted fields and to the south east to The Croft, Glebe Orchard and the development site. Note this drive and parkland are not statutorily designated.*

8 Street Farmhouse is a Grade II listed late 17th -early 18th century timber-framed building along the east side of the road to Kempley, situated south-west across fields from the development site. *Positioned off the road behind farm buildings there are views out across fields to the east. There may be incidental views towards the development site but these may be partially blocked by orchard trees*

9 Pound Cottage/Castle Cottage is a Grade II 18th century timber framed house along the east side of the road to Kempley, situated south-west across fields from the development site. *Orientated east-west views are across hedge-lined fields. Mature conifers hide the building in the landscape and block views towards the development site.*



Views

Listed buildings – red triangles

Scheduled Ancient Monument – orange stripe

Registered Park and Garden – pink and yellow diamond

Views from principal elevations of listed buildings – blue arrow

Views within the Conservation Area – green arrow

7 Assessment of Significance

Where views to or from heritage assets will take in the development site these are expanded upon below:

Church of St Bartholomew



Church of St Bartholomew

Parish church. C13 to C15, restored 1876 - 8. Coursed sandstone rubble, sandstone dressings with tiled roofs and lead roofs to aisles. Four-bay arcaded and aisled nave separated from chancel by central tower; north chapel and C19 vestry attached to chancel; south porch to nave.

The Church is aligned west of the site, set back from the road-side settlement. The tower is a focal point, raised above the general form of the Village. The development site is not visible from the church – unless viewing from the top of the tower. Key views which may be impacted by the development are from the east along the B4024 entering the village and from the north-east looking south-west along Monks' Walk driveway to Hellens. Views of the Church **both from the immediate vicinity outside Phillip's House and from south and north** will not be impacted by the development.

Evidential value: The changing liturgical practices, social change and fashion are inherently bound in the morphology and patterns of the fabric of the Church.

Historical Value: The Church is a repository of change, events, through Village and Town life, religious change and practices from Catholic to Protestant worship. The Church and religious outreach has connected at multiple levels throughout the many years.

Aesthetic Value: The Church of St Bartholomew **has been described as 'one of the most rewarding of Herefordshire parish churches'**¹, the form and formidable size of the edifice

¹ Brooks & Pevsner, *The Buildings of England Herefordshire* (London, 2017)

make it an iconic and symbolic reference and landmark for miles, within the Conservation Area and without.

Communal Value: The Church has provided a religious and emotional link for the People of the area over a period in excess of 750 years and is a focal point for parish life. Providing continuity and support to the community and those in need.

Impact on Significance

Foreground and background views of the Church from surrounding viewpoints will not be obstructed by development on the site due to the topography and the built form of the village.

There will be glimpses of the new development roofs when approaching the Village along the B4024 and from the **Monk's Walk**, when viewing the Church, but the visual impact will be very minimal.

Whilst the Church is a prominent landmark and can be viewed from strategic points within the Village, views of the development site from the Church yard are obstructed by physical elements, trees, hedging and buildings. Therefore, it is considered that no harm will occur to the overall significance of the church.



View along the B4024 approaching the entrance to the village and conservation area. Glimpsed views of the church tower just above the tree-line, dead ahead is the electricity transformer marking the site where the proposed development will be visible addressing the roadside but will not hide the glimpsed views of the church. The church tower will be glimpsed, as now, with low-scale built form of red brick housing in the foreground broken up by proposed tree-planting.



A glimpsed view of the church tower which appears and disappears as you travel along the B4024 past Great Moorcourt Farm. There may be very obstructed glimpsed views of roofs of some of the proposed houses between the tree canopy in the winter months, but nothing to negatively impact on the setting of either the church or the listed buildings of Great Moorcourt Farm.



The Monks' Walk looking from Hellens back towards the village with the visual link of the church tower. Minimal views of the roofs of some of the proposed houses may be seen to the south-east but these should largely or completely be screened by the proposed tree belt and orchard trees. The roofs of Glebe Orchard houses are just visible to the left of the photograph while the houses of Monks Meadow are very visible to the right of the photograph. The proposed development will not impact on the important visual link between the manor house of Hellens and the village or its rural environs. The recent housing developments to the west are far more of a distraction in views along Monks Walk than the proposed development will ever be.

Rhonville



Rhonville

Rhonville is a Grade II listed cottage. Probably late C17 to early C18. Timber-frame, brick and plaster infill, slate roof and end stacks. One storey and attic entry via a latticed and gabled contemporary porch to the right of centre. Frame is three panels high from cill to wall-plate.

The house sits on a small plot and faces west away from the development site. With high legibility, on the approach to the Village core from the B4024, it is notable for its timber-framing and external chimney. The building is located close to the road gable end on.

Evidential value: Rhonville has been listed as Grade II and has been recognised as being an important historic building. The changes and demands of human activity are evident through the alterations and surviving structure.

Historical Value: Recognised historical value as a Grade II listed building. A vernacular house of character.

Aesthetic Value: The house is a marker of the historic village set among 20th century housing on the approach from the east.

Communal Value: The building forms part of a historic marker of the bounds of the village before 19th and 20th century development.

Impact on Significance

Housing on the proposed development site will not interrupt views of Rhonville entering or leaving the village along the B4024, but will, to a small extent be visible in views east. There is no further impact to the character and setting of the listed building from the proposed development.



Orchard Glebe is visible standing on the road outside Rhonville, the development site beyond will be just glimpsed behind in the winter months with leaf off the trees, but this is only a very minor 'glimpse'.



The same view in the summer months where the development site is obscured from view.



View west back into the village – Rhonville just visible on the horizon. The development site will be seen (on the right-hand side of this photograph). The houses will be slightly set back and softened with planting but this view will change to one of built form visible on the entrance to the village. The orchard to the left will remain as a green corridor on the entrance to the village from the east.

Other views within the Conservation Area

There are no other discernible views of the development site from statutorily listed buildings, **the Homme House Registered Park & Garden** or **Mortimer's Castle Scheduled Ancient Monument**. A series of photographs below highlight views to the site within the conservation area and beyond.



View north-east from Orchard Lea across open countryside towards the site. The site and neighbouring Glebe Orchard are not visible but the red brick modern houses on the south side of the B4024, Nestor House and Kyeluce are.



Pound Cottage facing west. Views north-east to the development site are obscured



Views north east towards the development site from the Kempley road. The site is obscured from view by the topography, hedges and orchard trees. The Croft is visible (white house on the horizon)



Views south east towards the development site from within the heart of the conservation area outside Causeway Cottage – the site is obscured by the three-storey Old Coach House.



Views in the direction of the development site east from the entrance to Homme House Registered Park & Garden from the rear of the churchyard. There are no views to the site.



Views east towards the development site from outside Bower Cottage – the site obscured by topography, trees and Nestor House and Kyeluce.



Views to the site from the Glebe Orchard junction. The development site will be glimpsed between winter trees behind the houses of Glebe Orchard.



Views north within and across the development site to the distant parkland trees of Hellens. Hellens Manor cannot be seen. The proposed development will inevitably alter this pastureland and scrub into a built environment with native tree planting.



Views from the roadside across the south-east side of the development site and beyond. Immediate views from here to the fields and distant parkland beyond will be replaced by hosing and native tree and orchard planting.



The historic trackway east of the development site will be retained



Views outside the conservation west towards the village will take in the new development site at an oblique angle this keeping the density appearance of the development low. Again, the building outlines will be broken up by tree planting.



View from outside The Croft – the site hidden by trees and the hedge line



The only view from the road outside Great Moorcourt Farm where the roofs of Glebe Orchard can be glimpsed through the trees in winter. It would follow that roofs of buildings on the development site would be similarly glimpsed. Further east or west along the road these views disappear due to the topography of the land. Thus, they are not sustained or defined views.



Great Moorcourt Farm – the farmhouse facing east away from the village. The church tower just visible in the distance between trees – the development site, largely if not entirely, hidden from view by the lay of the land.

Although with no statutory designation the Monks' Walk – the drive between the village and Hellens Manor is an important feature of the historic landscape and conservation area. Historic England have rightly identified it as a key area of views across the conservation area.



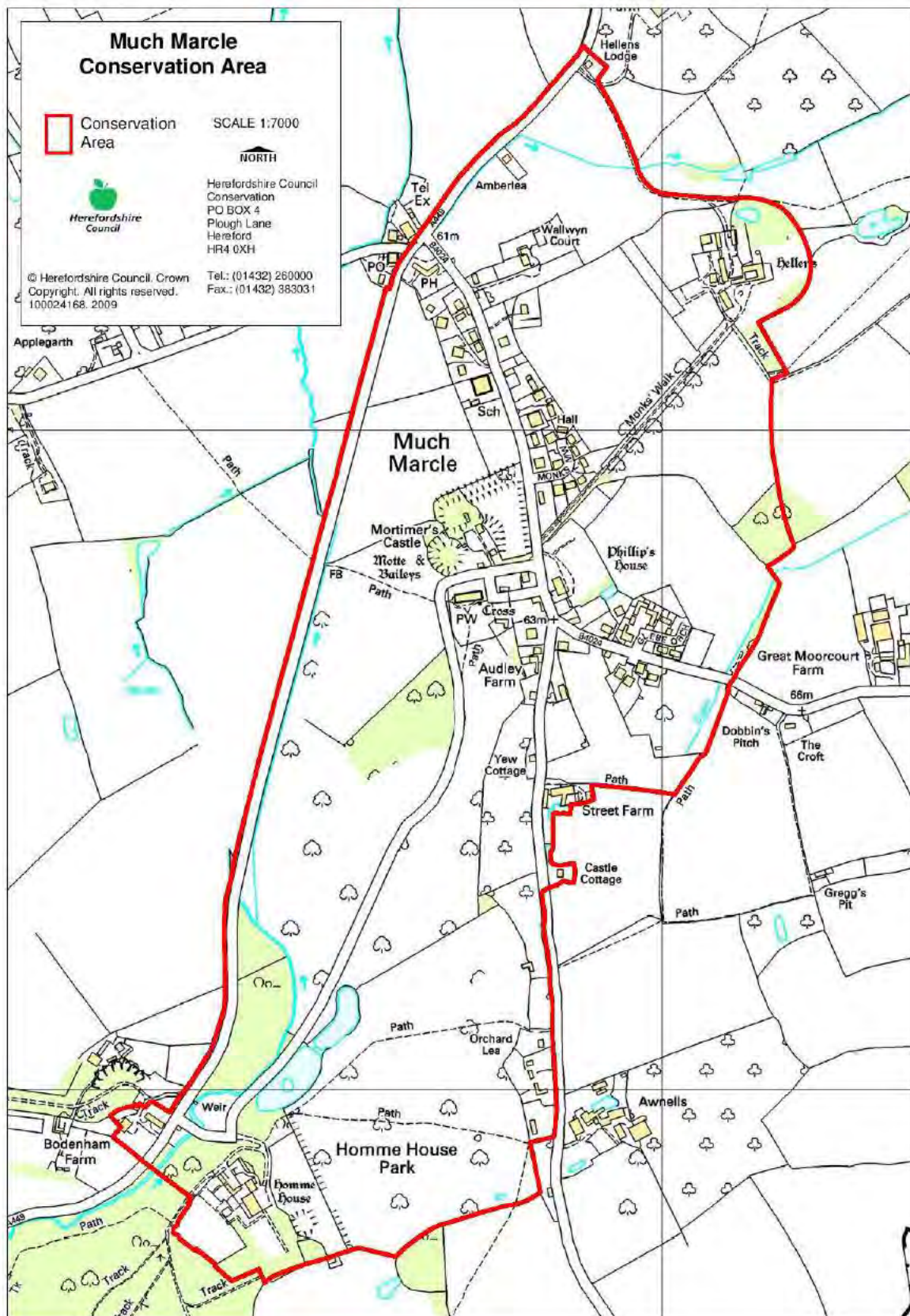
The entrance of the Monks' Walk from the village lined on the north side with a suburban boundary of laurel and close boarded fencing with the modern red brick houses of Monks Meadow overlooking.



*The north side of the Monks' Walk – its views of the settlement of Much Marcle defined by modern developments of red brick housing with the industrial buildings of **Weston's** Cider in the distance. There is little that links the view back to the historic core of the village.*



Views on the south side of the drive contrast with that on the north. Although the rear of Glebe Orchard can be spotted it neither controls or defines the view of the open countryside. The Croft is a landmark sitting on its tump in the distance. The proposed development site will sit next to Glebe Orchard. The view from here will be of an Orchard belt reinforcing the **managed 'traditional' agricultural landscape**. **There will not be a view of a scatter of red brick houses which is found to the north side of the drive.** The approximate location of the new development is shown with a red arrow. It is envisaged that proposed tree cover will largely obscure the development in views from Monks' Walk and there will be glimpsed views rather than unobstructed views.



Much Marcle Conservation Area

8 Much Marcle Conservation Area

The boundary of the Conservation Area encapsulates large areas of limited character and setting which diminishes the value of the conservation area including fields with no differentiation between them and neighbouring fields outside the area and numerous areas of modern housing.

The core of the conservation area is defined by the linear settlement of Much Marcle interspersed with many and varied timber-framed cottages of great quality and character. **Intimate spaces between the church and Phillip's House are contrasted by the wider** character of the B4024 as it runs north to the busy A449 and the open formal parkland around Homme House and Hellens.

The character and appearance of the conservation is not one of a preserved medieval settlement like many of the picturesque villages associated with the Black and White trail but rather it is of a developed settlement which has seen much change and infill over the last 50 years with numerous, red brick bungalows, semi-detached and detached dwellings, some of large scale. The linear settlement pattern is maintained with many houses addressing the roadside, some set back and others developed and infilled behind but still preserving the narrow band of development either side of the main B4024 road.

The development site is located on the outskirts of the village and conservation area in a site largely secluded from the village core. The site obviously has its sensitivities and can be seen in a few set views within and across the conservation area. The site has previously been an orchard for at least 130 years and is now just scrubland with a few orchard trees remaining.

The Conservation Area extends beyond the settlement boundary and includes the modern development of the village to the east. The proposed development will alter the character and appearance of this small part of the Conservation Area. It will remove an area of open space, formerly an orchard, on the north side of the B4024 which can be seen in local views in its immediate proximity, glimpsed views from the Kempley road and views from Monks Walk, but is not appreciated from other parts of the Conservation Area.

Design in context mirroring articulation, proportion and style but not copying the historic form would limit the impact of the proposed development utilising the historic pattern of buildings on the street frontage with buildings behind hidden from view with natural landscape and an orchard edge. The removal of the scrubland and unsightly electricity post and transformer together with the landscaping of the site with native trees and orchard trees would enhance the character and setting of this section of the Conservation Area, possibly reducing the visual impact of Glebe Orchard.



Examples of the type of development found across the conservation area. It is this development which now, rightly or wrongly, largely characterises many sections of the conservation area outside its historic core. While this is not a reason to argue for further development it is a reason to ensure future development is of high quality.



The eclectic character of the conservation area with old and new buildings interspersed. Scale moves between bungalows and 1 ½ storey houses to 2 and 2 ½ storey houses and the 3-storey Old Coach House. Orientation varies with both historic and new buildings with some facing the street frontage, some gable-on and others with development behind including historic development. Materials include red brick, render and timber.

Impact on Significance

The historic core of Much Marcle, which is the area of the Conservation Area considered to have the highest significance, will not be altered. Overall there is considered to be less than substantial harm to the significance of the Conservation Area, at the lower end of the scale.

The proposed development has been altered to reduce the number of dwellings from 9 to 8. The form follows the development pattern of the area with some properties addressing the street frontage with others set back. They are of modest scale and form in-keeping with the 19th and 20th century development of the village following its sporadic linear expansion. Materials of red brick, clay tiles and painted joinery tie in with the later 18th and 19th century vernacular of the area.

Its position means it will only be highly visible from the roadside directly opposite the site and from a short length of road on the approach to the village past The Croft. In other views east out of the village it will be substantially obscured from view, with limited or no views in the summer months with leaf on the trees. From the drive to Hellens Manor the sensitive planting scheme at the rear of the development with native trees and orchard trees will substantially lessen, even negate any impact on views across the conservation area from Monks' Walk (please see separate Landscape and Visual Impact Assessment).



Development Site

9 Conclusions

The construction of new dwellings on the development site will alter the character and appearance of a small part of the Much Marcle Conservation Area, but this is considered to result in less than substantial harm to the significance of this asset and any harm would be minimized through a sympathetic design which responds to the historic patterns and articulation of the vernacular in context.

The construction of new dwellings will result in minimal to no change to the settings of nearby listed buildings. No other designated assets are predicted to experience change in their setting. The new dwellings will have an impact on the character and appearance of the conservation area it is south-east approach however the visible frontage buildings will respond to the roadside settlement pattern with buildings beyond screened by native trees, hedging and orchard trees thus preserving the character of the village edge. The removal of the transformer will be an enhancement.

The current design proposals align new visible dwellings close to the street frontage. This layout offers continuity with the historic pattern of the built settlement as it has extended north along the B4024. The historic orchard on the south side of the road preserves the historic land use pattern of the area with orchard approaches to the village. Orchard trees on the development site will mirror this.

The orchard zone positioned to the rear of the properties offers some continuity with the historic land use. These features would limit although not remove the harm to the heritage assets identified. The landscaped buffer zone between the proposed housing and the wider countryside boundary will minimise any impact to the landscape setting of the area.

The street scene entering the village from the south-east has a rural dynamic due to the open nature of the land and orchards, the development will clearly change this immediate dynamic, creating a linkage to the Glebe Orchard development. However, this will not affect the significance of this part of the conservation area but rather enhance the Village context and to some extent reduce the impact of the Glebe Orchard development on the landscape setting. Enough open space is retained between the proposed development site and the **buildings at Dobbin's Pitch so as to not extend the village beyond its current boundaries by not linking up houses currently outside of the village core.**

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Building Conservation Consultant

Hook Mason Ltd





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.

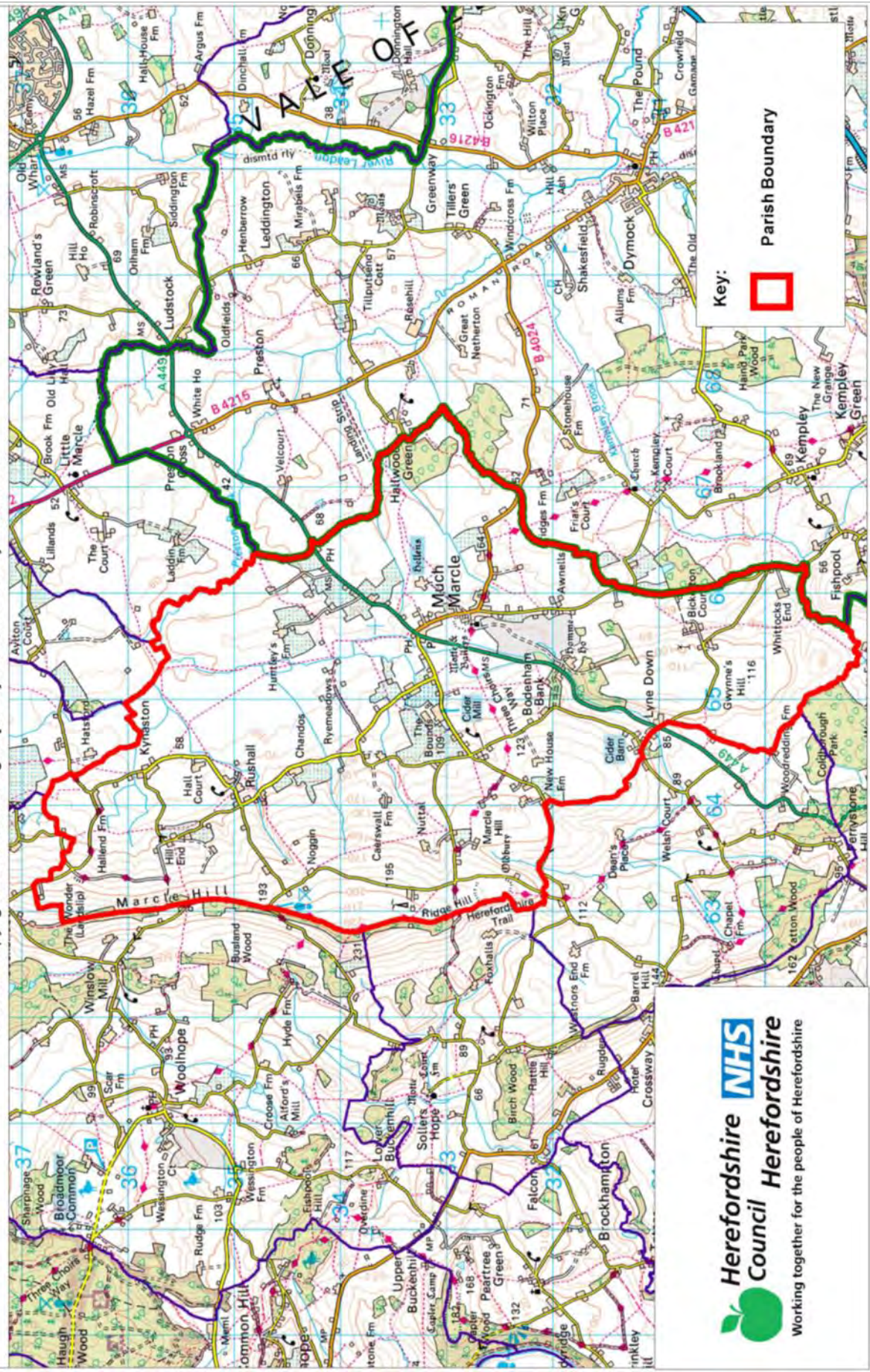


Much Marcle Parish Area



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.

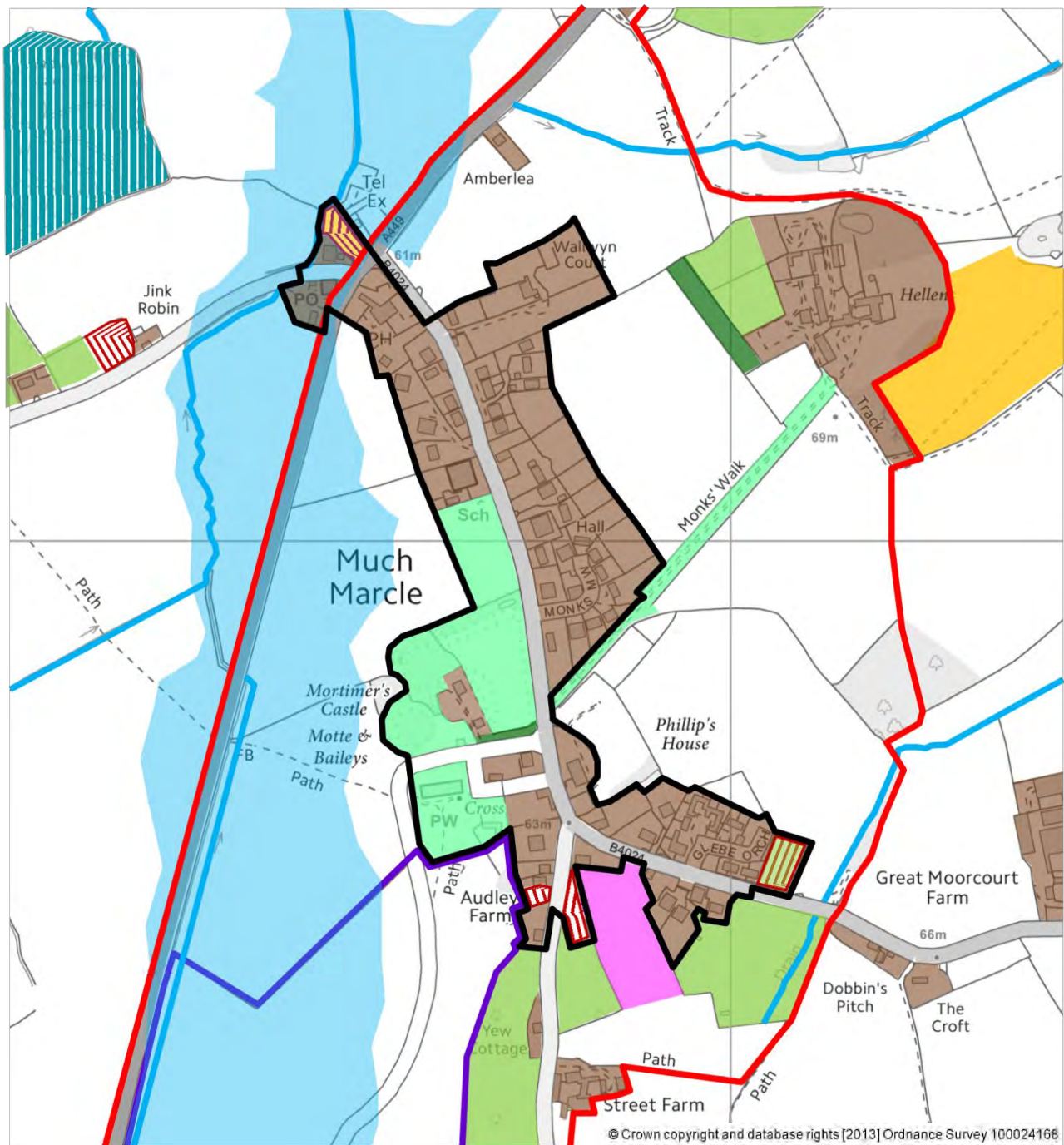
Community consultation demonstrates strong support for new development being directed to each of the existing settlements. Allowing infill development is a good way of ensuring that as much of the required housing in Much Marcle parish as possible is located within the existing settlements.

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		Streams	
Developed land (inc. gardens)		Flood Zone 3	
Lowland meadow & pasture		Conservation Area boundary	
Mixed deciduous woodland		NP Housing Allocation	
Traditional Orchard		NP Employment Land	
Reed bed		Land with medium suitability for housing	
Local Green Space		<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>	
Homme House Park			

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

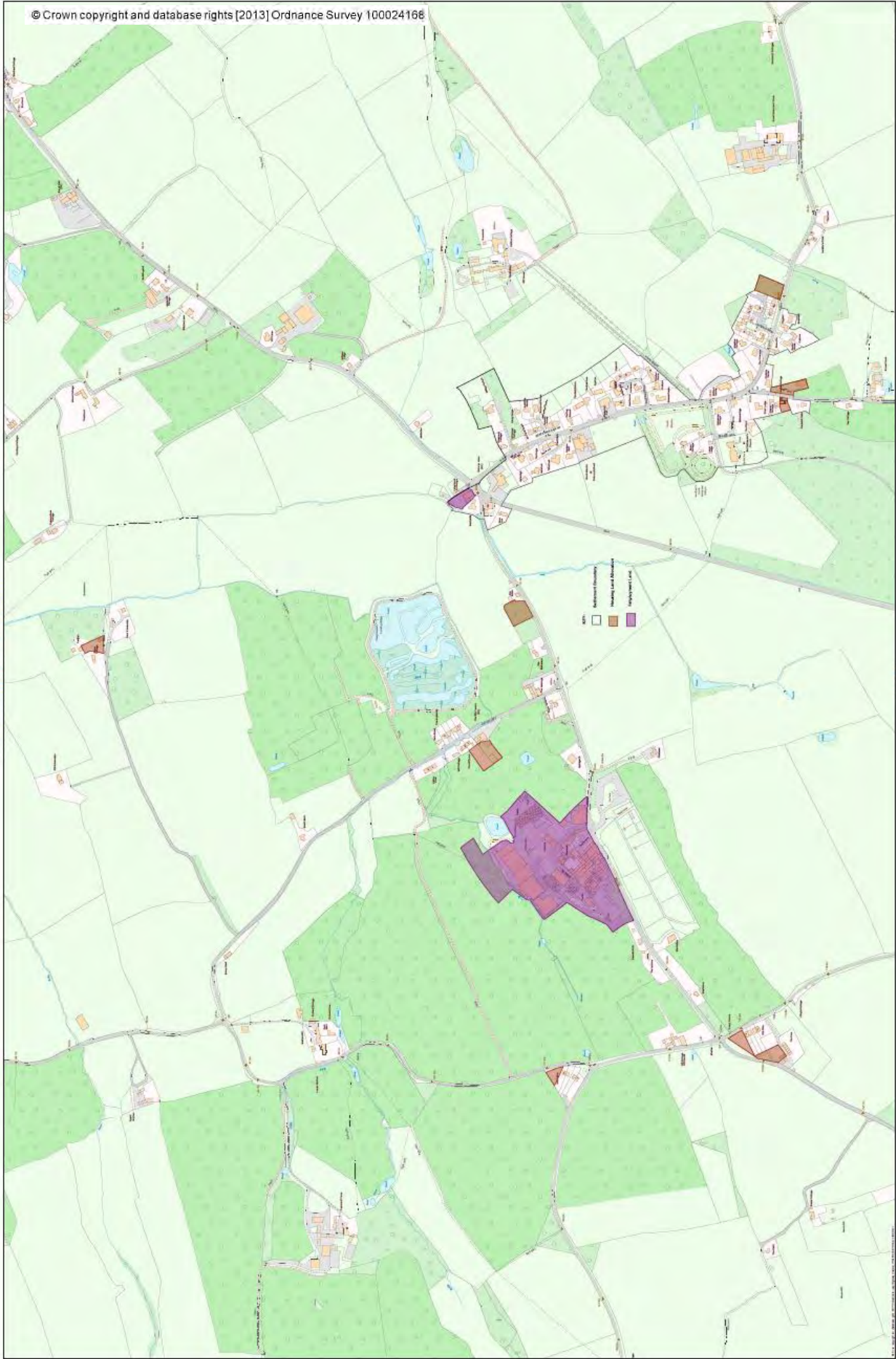
A survey, which identified 19 existing redundant or disused buildings suitable for conversion and re-use for housing, was completed and agreed by the Working Group and Parish Council in June 2015. Locations of convertible buildings identified throughout the parish are shown on the dot map at page 24.

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

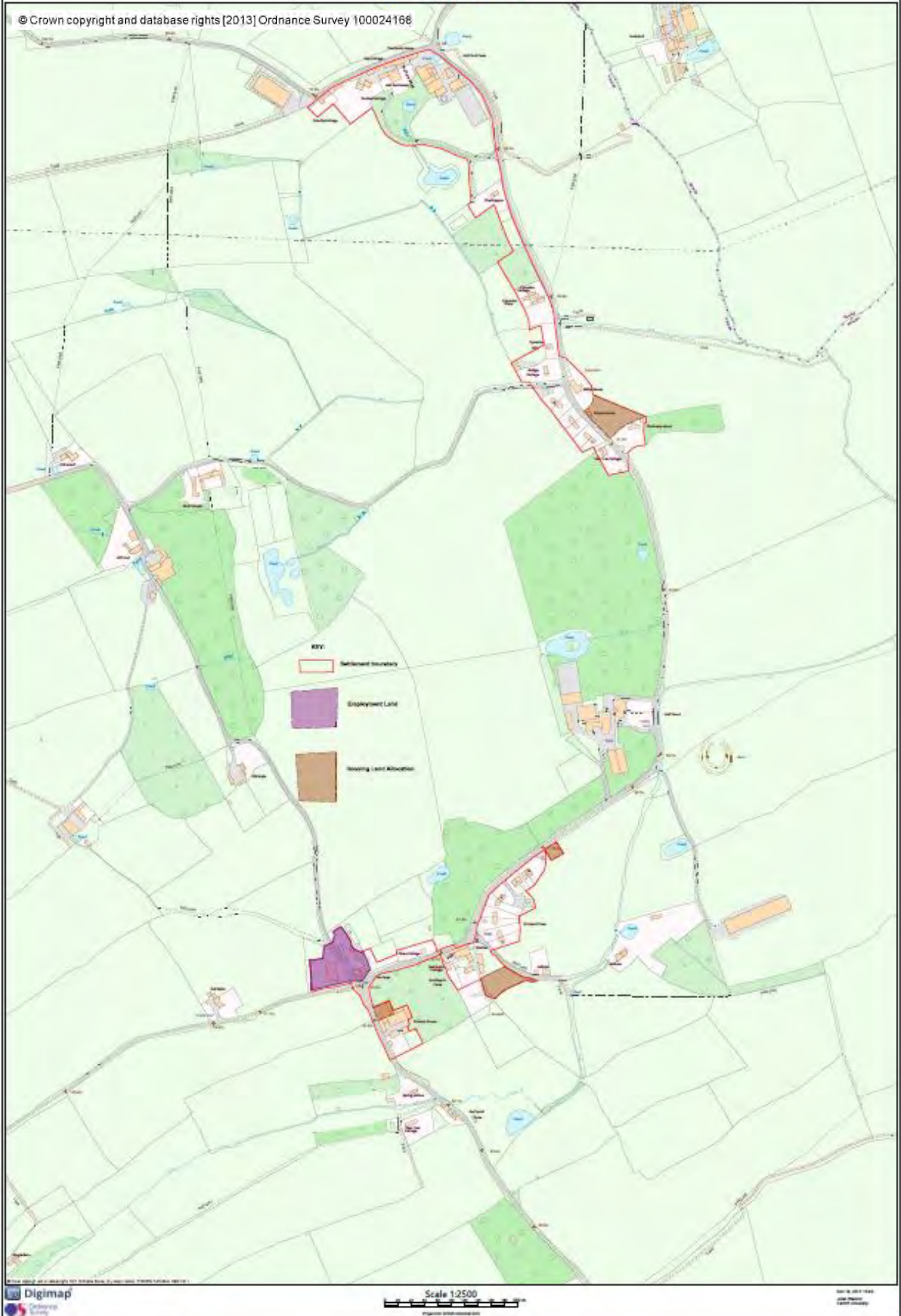


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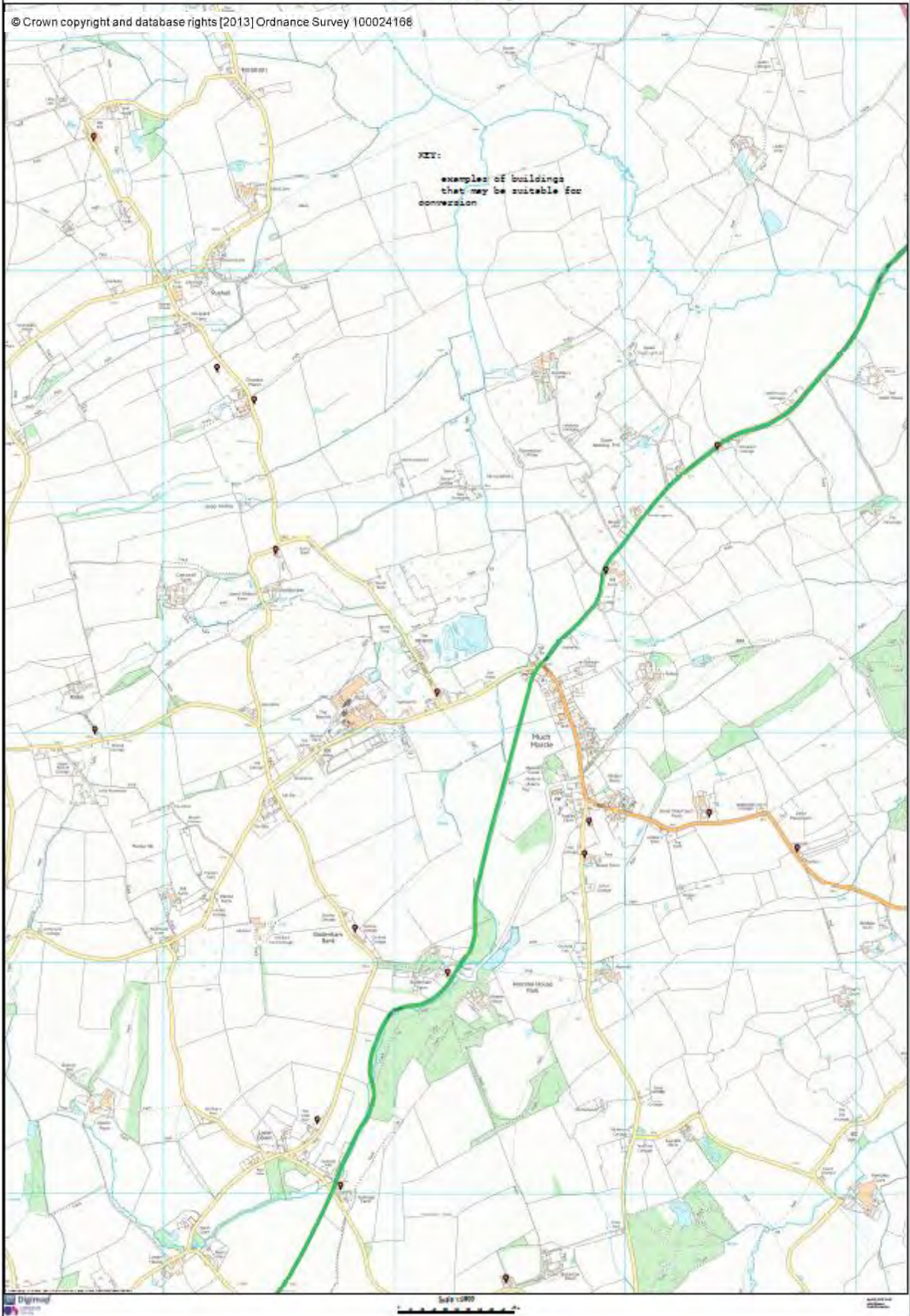
Rushall & Kynaston S & LA

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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):

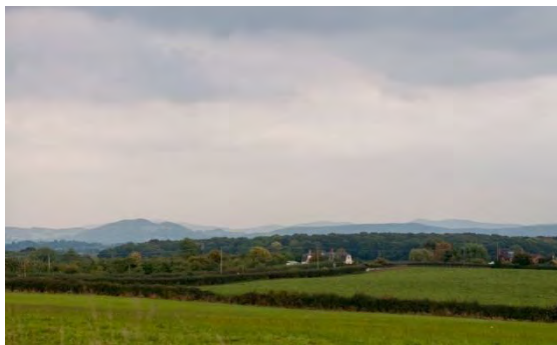
Local views in Much Marcle

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.*



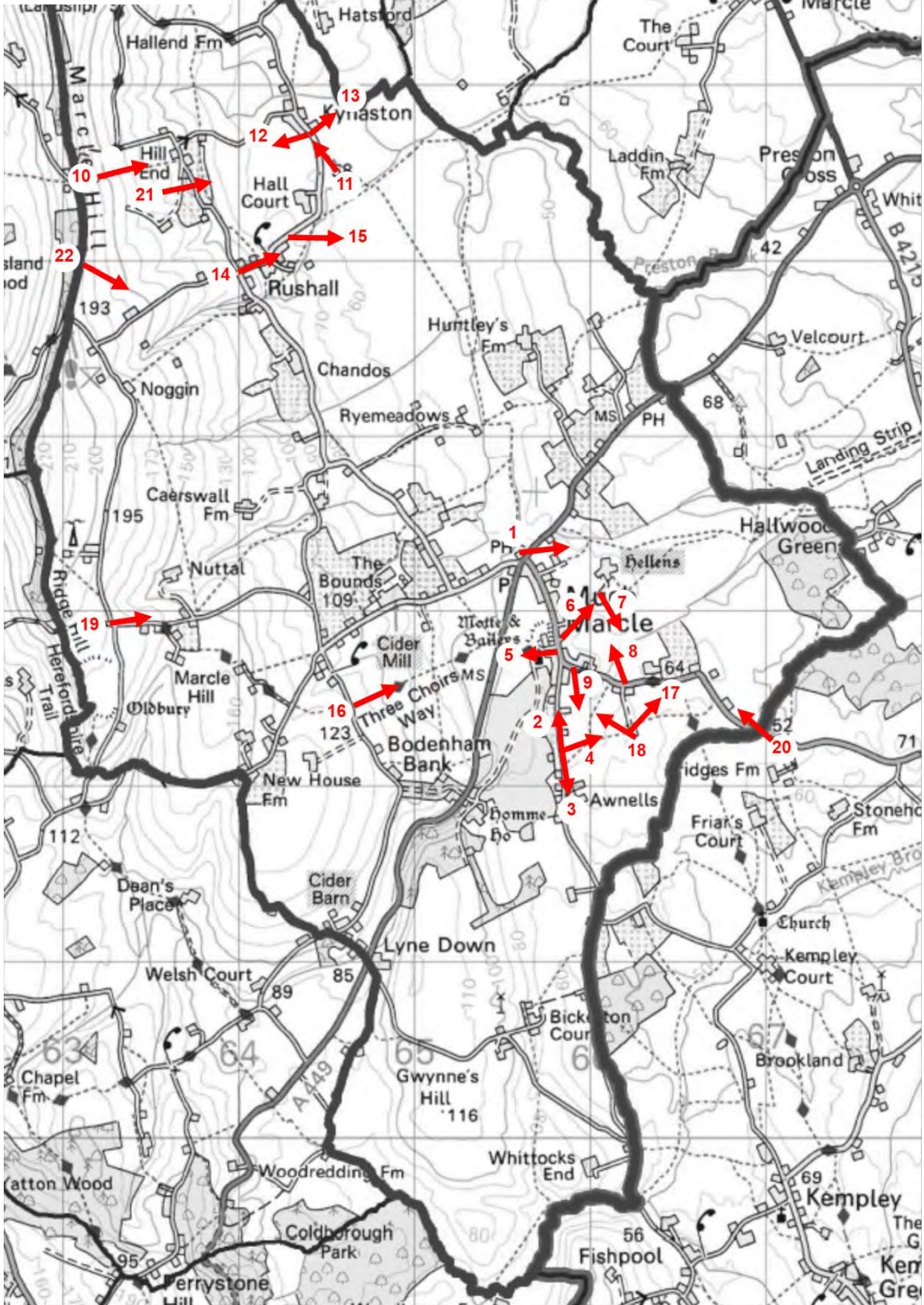
Wider Views

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.

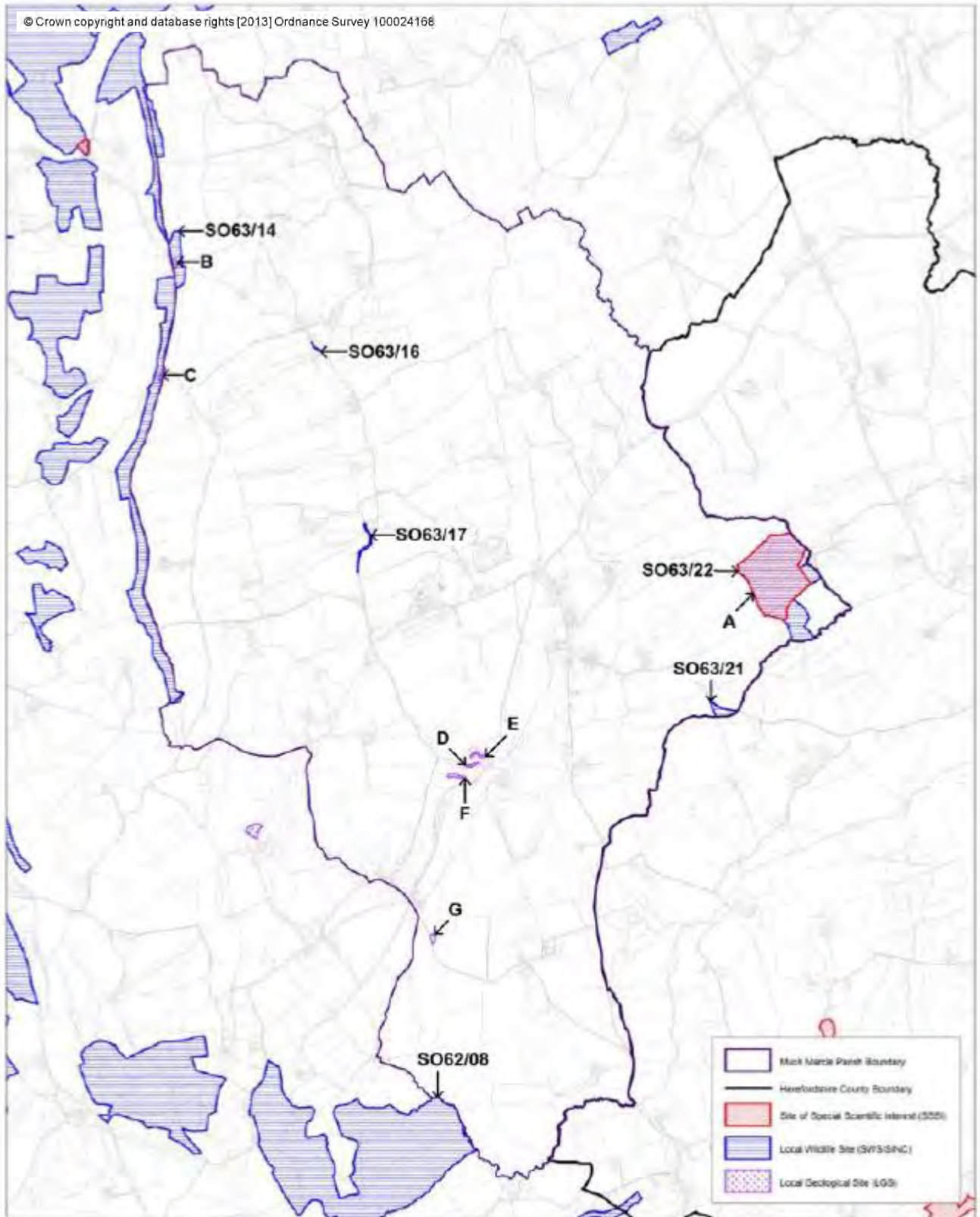
Policy NE2 Biodiversity

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

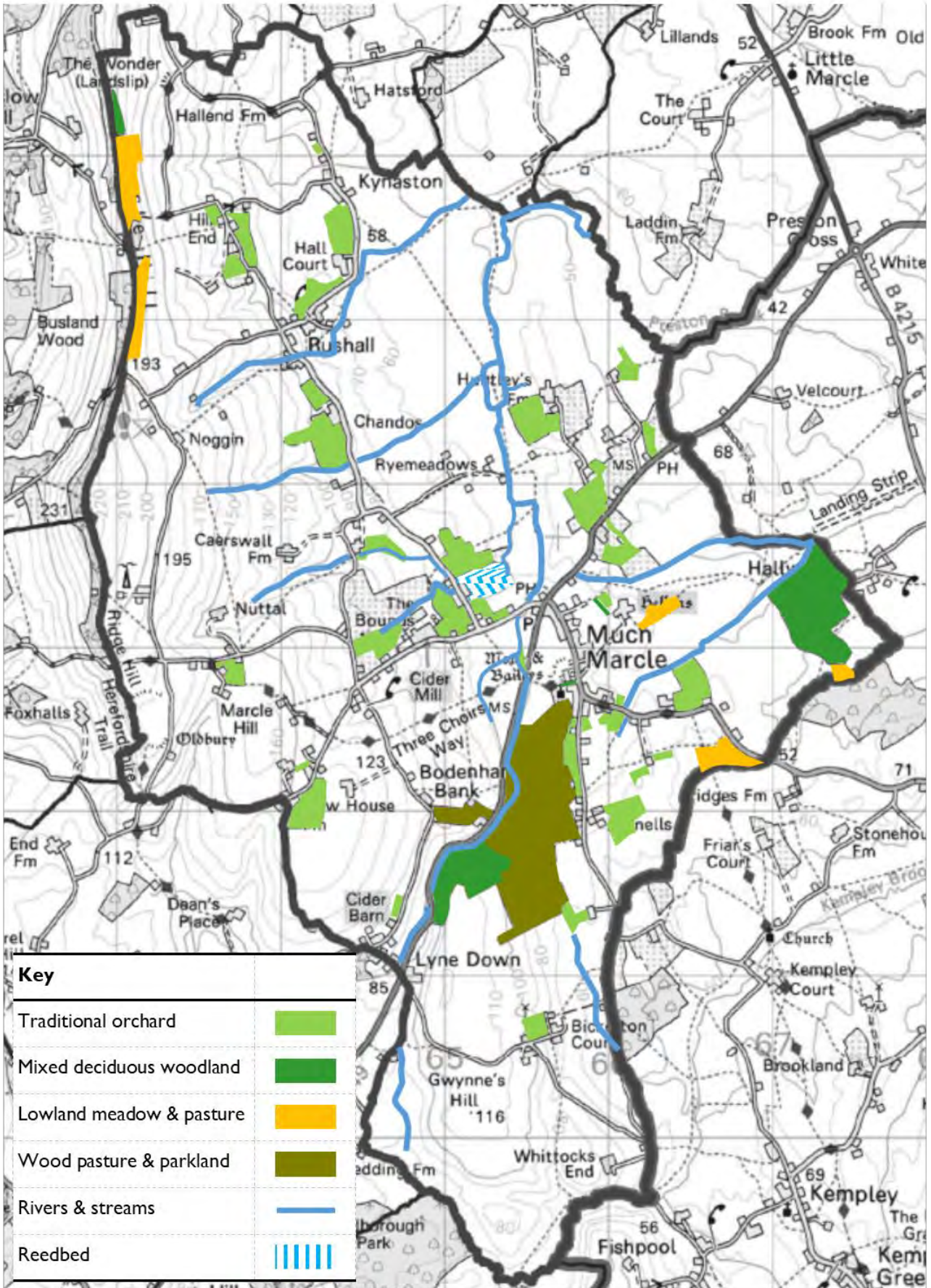


HEREFORDSHIRE
BIOSOCIAL
RECORDS
CENTRE

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:

- comply with Policy SD1;
- comply with Policy NE1;
- comply with Policy NE2; and
- 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.

Bs 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

Rduce 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 conservation 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.

Dear Sirs

5 February 2018

Much Marcle Neighbourhood Development Plan
Neighbourhood Plan - Regulation 16 - Public Consultation

Following your preparation of the Much Marcle Neighbourhood Development Plan, we are writing to object to the proposed development of Site Option 17, between Farleys and New Normandy, Rye Meadows, Much Marcle.

Our reasons for the objection are as follows:

Water Supply

The three existing properties close to the site - New Normandy, Stone Cottage and Farleys itself - all draw water from private wells as there is no mains connection for either water or sewage.

During times of dry weather, the water level for New Normandy drops considerably. We have a genuine concern that if another bore hole is sunk to serve a new development, there will not be a sustainable natural water source available, and all the properties, including the new building, will be adversely affected.

Flood Risk - Objective MM02

We are concerned at the proximity of New Normandy to Flood Zone 3, and that any new development of building, areas of hardstanding, or major landscaping changes could exacerbate flood risk. We believe our property is too close to the proposed development site to remain unaffected.

Access to the Proposed Site

The proposed site is half a mile from Watery Lane, accessed via a single lane stone track. This is maintained, with difficulty, by the residents of the existing four properties. We believe the track to be at its maximum capacity and that any increase in traffic would result in unsustainable wear and tear on an already difficult and deteriorating surface.

Brownfield Site

We are surprised that this proposed development is possibly being considered as a brownfield site. It is our belief that it does not constitute such a site, as it would irreparably damage a long-established cider apple orchard, and falls outside the Much Marcle Settlement Boundary.

Environment and Wildlife

We are extremely concerned at the impact of such a development on the local environment and wildlife. As mentioned in "Brownfield Site" above, the orchard is a vital haven for numerous over-wintering birds such as fieldfares. Also, sparrow hawks and tawny owls regularly nest there. In addition, there is also a colony of pipistrelle bats roosting, which we understand to be a protected species.

We would ask that you please give all the above points your very serious consideration as the Plan progresses and agree that this site is simply not viable.

Kindly acknowledge receipt of this letter.

Yours faithfully

L T McCoy

V M McCoy

W I Kelly

Latham, James

From: Liz Parry-Jones <lizparryjones@hotmail.co.uk>
Sent: 14 February 2018 18:40
To: Neighbourhood Planning Team
Subject: Re: Much Marcle Regulation 16 neighbourhood development plan consultation

Dear James

How Caple, Sollershope and Yatton PC has considered the Much Marcle NDP and has resolved not to make a representation the at Reg 16 consultation.

Liz Parry-Jones (Clerk)
lizparryjones@hotmail.co.uk

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 05 January 2018 10:22
Subject: Much Marcle Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Much Marcle Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:
https://www.herefordshire.gov.uk/directory_record/3090/much_marcle_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 5 January 2018 to 16 February 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:
neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

Herefordshire.gov.uk

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Tel: 01432 383617
Email: jlatham@herefordshire.gov.uk
neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)

Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

11 January 2018

Dear Sir / Madam

**Much Marcle Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Latham, James

From: Amos, Tom (NE) <Thomas.Amos@naturalengland.org.uk>
Sent: 17 January 2018 11:25
To: Neighbourhood Planning Team
Subject: Much Marcle Regulation 16 neighbourhood development plan consultation - Natural England response

Dear Sir/Madam

Much Marcle Regulation 16 - Submission

Thank you for your consultation on the above dated 05/01/2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England has no further comment to make on this plan at this stage; however, should significant changes have been made since the Regulation 14 submission, please consult us again if you consider that you require a more detailed response.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Tom Amos
Sustainable Development
West Midlands Team
Natural England,
County Hall, Spetchley Road,
Worcester, WR5 2NP
Tel: 02080260961

Follow the South Mercia team on Twitter - [@NESouthMercia](https://twitter.com/NESouthMercia)

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services – The Discretionary Advice Service (DAS) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service (PSS) provides advice for protected species mitigation licence applications.

Latham, James

From: Nigel Gibbons <Nigel.Gibbons@fdean.gov.uk>
Sent: 08 January 2018 12:32
To: Neighbourhood Planning Team
Subject: Much Marcle Regulation 16 neighbourhood development plan consultation

Thank you for your consultation re the above, I have no comments to make at this stage.

Nigel Gibbons

For Forest of Dean DC

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Latham, James

From: Virginia Cranfield
Sent: 13 February 2018 15:46
To: Neighbourhood Planning Team
Subject: Much Marcle Site Option 17

(Please note, we have also sent a copy of our letter online)

Much Marcle Neighbourhood Development Plan

Regulation 16 – Public Consultation, proposed development of Site Option 17

Dear Sirs

We are writing to object to the proposed development at Farleys, Ryemeadows (Site Option17). We are particularly concerned that allowing a new dwelling here would set a precedent and requests for new country houses in similar rural spots would rapidly follow given that applicants would know that they have a stronger case for approval.

The proposed plot lies in a very rural spot at the end of an unmade, single width track, (not maintained by the public highways) which degrades significantly with use and winter weather. Any further traffic on this track would cause greater damage to its fabric. It should also be noted that passing another vehicle along this track can be difficult and require considerable reversing along its half-mile length.

The vicinity of the Ryemeadows is one of fields that are farmed intensively and we believe it is important to preserve such spots as provided by the proposed site at Farleys to provide undisturbed habitats for wildlife.

Certainly there are many better places for development within the area and we would prefer that the planners focus their aim on development in or on the edge of the villages to protect our rural countryside.

We trust that our views in relation to Site Option 17 will be properly considered and that the committee will agree that development of this site is inappropriate.

Please would you acknowledge receipt of our letter and we look forward to hearing from you.

Yours faithfully

Philip and Virginia Cranfield

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 11 February 2018 15:09
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Roger
Last name	Page
Which plan are you commenting on?	Site Option 17, Between Farleys and New Normandy, Rye Meadows, Much Marcle.
Comment type	Objection
Your comments	<p>I would like to object to the development in Rye Meadows (Site Option 17 between Farleys and New Normandy). This tiny hamlet, within Much Marcle is accessed by an unadopted road half a mile long, the resident's battle to keep access open via the stone track. There was a time when all residents had letters, from the Post Office threatening to stop deliveries because of the poor condition of the lane, in fact according to them it was the worst lane in the Three Counties. Any increased traffic from a new development will only make the problem of access to all our properties worse. Water and drainage is also an issue for our properties in Rye Meadows, as it is situated in one of the lowest spots within the village. In times of drought we have had our wells run dry, in times of heavy rain the water table can come up to ground level, making drainage impossible. A further development will make this situation worse. The proposed development is only 80 yards from the brook, which can flood. My understanding is that as far back as 1948 chickens were kept in the original building, of the proposed new development. When I arrived in 1978 there were just a few stones left which are all that stand today, and nature reclaimed this site many years ago. It should be noted that there is a footpath in front of the proposed development and also a green lane, both of which are used by pedestrians and horse riders. There are Brownfield's sites within</p>

the overall development plan, for which development would have a positive benefit, this is not one of them, and I fail to see this is a 'Brownfield' site at all. This is a unique site that has not been touched during my residency; it is an oasis for wildlife, amidst intensively farmed land. All the species listed in your development plan and more may well be found within this site, which has never been cultivated or touched by modern life. There has been progressive development in the centre of the village and huge improvements to services e.g. sewage system. I believe development should continue in the centre where there is vast scope for more houses, and not in fields where both access and services are an issue. If this development were permitted it would set a precedent for further development in fields where previous dwellings existed. It will damage the immediate environment and make life more difficult for current residents. I look forward to you dismissing this site from the Neighbourhood Development Plan.
Yours Sincerely, Roger Page

Latham, James

From: Roger Page
Sent: 14 February 2018 18:31
To: Neighbourhood Planning Team
Subject: Much Marcle Neighbourhood Development Plan

Dear Sir

Please see below my additional submission and objection to the development in Rye Meadows (17) that was submitted online and by post.

ADDITIONAL COMMENT TO MY PREVIOUS SUBMISSION

I would just like to clarify the status of the unadopted lane giving access to Rye Meadows. It follows mainly the route of the green lane, but there is a portion which is privately owned by the land owner. All residents of Rye Meadows have it in their deeds that they have access over this piece of land. If there were further developments there would have to be a negotiated right of way with the landowner to allow access.

Also currently the maintenance is carried out by the residents, on a goodwill basis, as referred to earlier in my previous submission the lane did fall into total disrepair, when the residents fell out. There is no formalized agreement on maintenance. Therefore future upkeep of the lane cannot be guaranteed.

Regards

Roger Page

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

247968 /
Much Marcle
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

Air Quality	Minerals and Waste
Contaminated Land	Petroleum/Explosives
Landfill	Gypsies and Travellers
Noise	Lighting
Other nuisances	Anti Social Behaviour
Licensing Issues	Water Supply
Industrial Pollution	Foul Drainage
Refuse	

Please can you respond by ..

Comments

Our comments made at the Regulation 14 consultation stage do not appear to have been taken on board in the Regulation 16 report.

So we would like to reiterate our earlier comments as they relate to noise and nuisance issues that might arise from development and the potential impact on the amenity of new residential premises where it abuts industrial or agricultural premises which has not been addressed in the policy.

In this context we recommend additional criterion to Policy MM3 on Housing Sites

.....complement adjacent properties, would not result in loss of amenity for existing residents and where the amenity of future residential occupants is not impacted by existing development

This is to ensure that future residential occupants are not nuisanced as a result of existing business activity. (agricultural/industrial/commercial). This is important as in the event of residents being nuisanced by business activity our department would have a duty to investigate and if a Statutory Nuisance was established, to potentially curtail or otherwise restrict the business activity.

Signed: Susannah Burrage
Date: 16 January 2018

Latham, James

From: Growth Development <GrowthDevelopment@severntrent.co.uk>
Sent: 18 January 2018 09:16
To: Neighbourhood Planning Team
Subject: RE: Much Marcle Regulation 16 neighbourhood development plan consultation
Attachments: Much Marcle 1b Response.docx

Dear Sir/Madam,

Thank you for giving Severn Trent Water the opportunity to comment on Much Marcle Regulation 16 neighbourhood development plan consultation.

We currently have no specific comments to make however, please keep us informed as your plans develop and when appropriate we will be able to offer a more detailed comments and advice.

We have attached some general information and advice for your information.

Best Wishes,

Rebecca McLean

Sewerage Management Planning (SMP) – Strategic Planning Analyst
Asset Management - Infra Business Planning
Email: Growth.Development@severntrent.co.uk

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]
Sent: 05 January 2018 10:22
Subject: Much Marcle Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Much Marcle Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:

https://www.herefordshire.gov.uk/directory_record/3090/much_marcle_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 5 January 2018 to 16 February 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

Herefordshire.gov.uk

20 February 2018

Our ref: Much Marcle 1b

Dear Sir/Madam

Much Marcle Regulation 16 neighbourhood development plan consultation

Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Rebecca McLean

Lead Catchment Planner

growth.development@severntrent.co.uk



The Woodland Trust
Grantham
Lincolnshire
NG31 6LL

Telephone
08452 935798

Email
VictoriaBanksPrice@woodlan
dtrust.org.uk

16th February 2018

Re: Consultation on Much Marcle Neighbourhood Plan

Woodland Trust response

Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Much Marcle, we very much appreciate the opportunity. Neighbourhood planning is an important mechanism for also embedding trees into local communities, as such we are very supportive of some of the policies set out in your plan.

Vision and objectives for 2031

The Woodland Trust is pleased to see that your plan objectives for Much Marcle identifies the importance of landscape views and how MM08, MM09 and MM10 seek to avoid harm to important landscape views, whilst also maintaining and enhancing biodiversity and geodiversity.

Trees are some of the most important features of the area for local people. This is being acknowledged with the adopted Hertfordshire Local Plan Core Strategy 2011-2031, which resists development resulting in the loss of woodland, hedgerows and trees. One of the objectives of Policy LD3 (Green Infrastructure) is to protect, manage and plan for the preservation of valued landscapes, such as trees and hedgerows and woodlands. This general Local Plan policy should also be taken into account with the vision and objectives in the Neighbourhood Plan for Much Marcle.

Therefore, the natural environment should include a new objective which seeks to protect and enhance the character of Much Marcle, and include the following:

“To protect and enhance the local environment – air and water quality, green and open spaces, ancient woodland, veteran trees hedgerows and trees, wildlife, footpaths and cycleways, and views”.

Landscape

We are pleased to see that your Neighbourhood Plan does identify the need to conserve and enhance its landscape, and Policy NE1 seeks to ensure development must conserve important landscape views and the surrounding countryside

However, your Plan for Much Marcle should also seek to support conserving and enhancing woodland and trees, such as Oak trees, with management, and also to plant more trees in appropriate locations. Increasing the amount of trees and woods in Much Marcle will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.

Information can be found here: <http://www.magic.gov.uk/MagicMap.asp> and <http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/>

Ancient woodland would benefit from strengthened protection building on the National Planning Policy Forum (NPPF). Therefore, we would recommend that your landscape section of your Neighbourhood Plan should include something along these lines:

“Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional”.

The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient woodland protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017) identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission has some useful information:

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

The profile of Much Marcle identifies the need to retain and enhance its rural character as a small rural settlement, and also the need for development to integrate with the landscape. Given that Neighbourhood Plans are a great opportunity to think about how trees can also enhance your community and the lives of its residents, the natural environment and tree and woodland conservation in Much Marcle, should also be taken into account as an objective in your Plan

Therefore, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Much Marcle. In an era of ever increasing concern about the nation’s physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them.

Biodiversity

Whilst Policy NE2 in your Neighbourhood Plan does seek to retain and enhance mature trees and hedgerows, it should also resist the loss of open space, whilst also ensuring the provision of some more, to what extent there is considered to be enough accessible space in your community also needs to be taken into account. There are Natural England and Forestry Commission standards which can be used with developers on this:

The Woodland Access Standard aspires:

- That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.
- That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people’s homes.

The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication ***Stemming the flow*** – the role of trees and woods in flood protection - <https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>.

Woodland Trust Publications

We would like to take this opportunity to draw your attention to the Woodland Trust's neighbourhood planning microsite: <https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/> which may give you further ideas for your plan.

Also, the Woodland Trust have recently released a planners manual which is a multi-purpose document and is intended for policy planners, such as community groups preparing Neighbourhood Plans. Our guide can be found at: <https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff>

In addition other Woodland Trust research which may assist with taking your Neighbourhood Plan forward is a policy and practice section on our website, which provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease: <https://www.woodlandtrust.org.uk/publications/>

Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query. You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: <http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/>

If I can be of any assistance please do not hesitate to get in touch, I would be more than happy to discuss this further with you. If you require any further information or would like to discuss specific issues please do not hesitate to contact Victoria Bankes Price – Planning Advisor 0343 7705767 victoriabankesprice@woodlandtrust.org.uk

Best wishes and good luck with your plan

Ian Lings – Local Planning Support Volunteer

On behalf of the Woodland Trust