

# **SHOBDON**

## **Neighbourhood Development Plan 2011-2031**

**Regulation 14 (2) Draft**

**April 2018**

## **Ann Kent Phillips**

Shobdon Parish Council and the Neighbourhood Plan Steering Group would like to record their sorrow at the passing of Ann who until her untimely death had been the driving force behind the preparation of this Plan as well as many other community activities within Shobdon Parish. She will be sorely missed.

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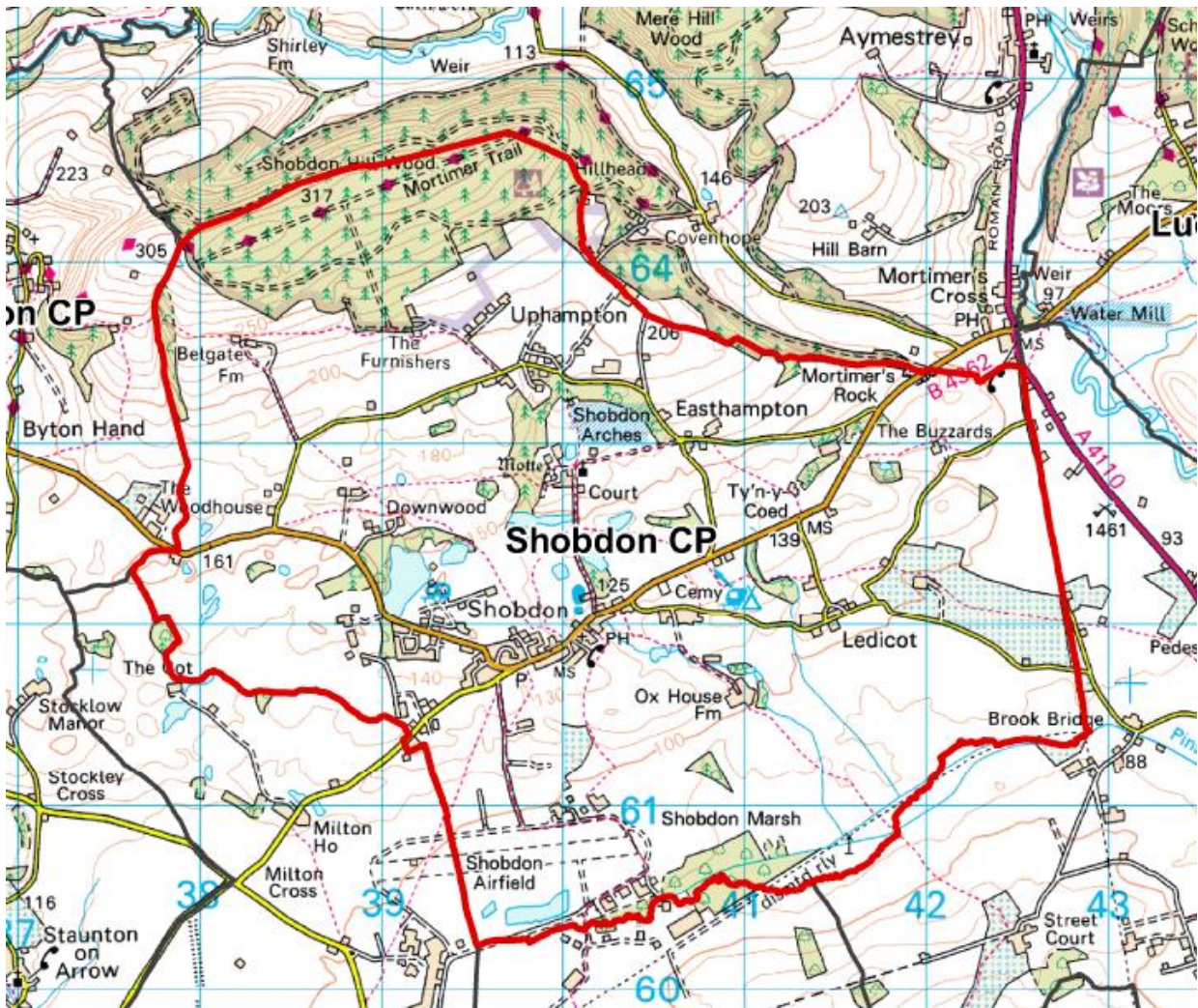
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*Photographs courtesy of Andrew Doyle (Midlands Newsquest), Bill Stokes and Jackie Weight*

# 1 Introduction

## Background

- 1.1 Shobdon Neighbourhood Development Plan (Neighbourhood Plan) is a document that will be used to guide development and help make decisions upon planning applications. The Localism Act 2011 established this new form of planning document which enables local communities to make some decisions about how their areas should be developed.
- 1.2 Shobdon Parish Council asked Herefordshire Council to designate the parish as a Neighbourhood Plan Area under the Localism Act and following a period during which the community were consulted upon whether this should proceed, it was approved on 16<sup>th</sup> July 2012. Progress has awaited the delayed adoption of Herefordshire Core Strategy which took place on 16<sup>th</sup> October 2015.
- 1.3 A Neighbourhood Planning Steering Group was established under the auspices of the Parish Council, containing members of the local community as well as parish councillors and they have produced this draft Neighbourhood Plan for you to comment upon. The group had previously sought the community's views and comments through Parish Plan events, and used these expressions of needs and aspirations, together with other information to bring forward this Plan which also must comply with Government's National Planning Policy Framework (NPPF) and Herefordshire Council's emerging Core Strategy.
- 1.4 The whole of the Parish will be covered by the Neighbourhood Plan (see Plan 1). However, some of its policies will be specific to particular parts, especially the village of Shobdon, for which there will be an Inset Map showing where development might take place.
- 1.5 Shobdon Parish Council has considered all responses to the draft Plan received through consultation when published under regulation 14 of the Neighbourhood Plan Regulations and amendments were made. Following submission under Regulation 15 Herefordshire Council expressed concerns about the ability to deliver the required level of proportional housing growth and a revised NDP was prepared to take these into account. The process that will then be followed from this point is:
  - A further formal submission will be made to Herefordshire Council after which another six-week consultation will take place;
  - An independent examiner will be appointed to review the Plan and publish a report;
  - A referendum of local residents will be held by Herefordshire Council.
  - If the referendum is in favour, the Plan will be adopted by Herefordshire Council



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## Plan 1 – Shobdon Neighbourhood Plan Area

### Shobdon Parish, Village, Its people and Its history

- 1.6 The parish of Shobdon sits in north-west Herefordshire close to the border with Wales. It lies between the River Lugg to its north and Pinsley Brook to the south. Land rises gradually initially from the south until north of Shobdon Park after which it climbs more steeply at Shobdon Wood, the top of which forms the northern extremity of the parish. A number of small lakes have been formed on the north side of Shobdon village, with Pearl Lake being the most significant. To its south the land is relatively flat and although areas of gravel result in generally free draining land, pockets of clay have resulted in some marshy areas.
- 1.7 The B4362 road from Mortimer's Cross to Presteigne passes almost centrally east-west through the parish. Presteigne, just across the border in Wales and some 7 km away is the nearest centre of any size although the market town of Leominster at 10 km offers a greater retail choice, level of services and employment opportunities. Hereford City at some 25 km offers an even higher order of services, facilities and employment.



- 1.8 Shobdon village lies within the centre of the parish providing local facilities in terms of a village shop, post office and public house. It also contains a primary school the site of which also accommodates a pre-school group and community hall. Shobdon Airfield and premises on its periphery provide a significant number of local job opportunities ranging from engineering to tourism. The airfield also provides a range of recreational activities. Further tourism related job opportunities exist especially through Pearl Lake Caravan Park and the Mortimer Trail passes through Shobdon Wood. Agriculture remains an important activity and again utilises premises on Shobdon Airfield for bulk storage.



Figure 1 – The Folly, Shobdon Park

- 1.9 The Parish population grew by only 50 between 2001 and 2011 from 769 to 816. Recently however Shobdon village has seen the development at Bateman Close and a smaller development between the Birches and the main road leading west out of the village resulting in a relatively large housing expansion. Herefordshire Council estimated the number of dwellings within the village in 2013 to be 253.
- 1.10 Historically Shobdon developed as an estate village in the early 18th Century, attached to Shobdon Court, the house of Sir James Bateman. Shobdon Church, originally built during the Norman period, was demolished and rebuilt in its current form in around 1750 although its tower was retained. Twentieth Century housing development straddling the B4362 has extended the historical village westwards, because of development at Moor Meadow and The Grove, The Birches, and Bateman Close. Shobdon Court is surrounded by a substantial area of Parkland within which can be found the twelfth century Shobdon Arches relocated in the eighteenth century to their current position at the end of a tree lined avenue. The registered historic parkland above the village to the north, in particular, and Shobdon Airfield below to the south significantly influences the village's character. The parkland extends down as far as both western and eastern entrances to the village along the

B4362 and is important to its setting from those directions. Although some distance to the north of the village centre, the parkland's physical connection to that part of the original estate village is maintained through the area of open space on the north side of the road that extends between the village street and Shobdon Park. Shobdon Airfield sits some distance to the south overlooked by the village although pockets of its peripheral buildings having historic association with the Airfield are dispersed between them. Figure 1 presents a broad definition of these characteristics.

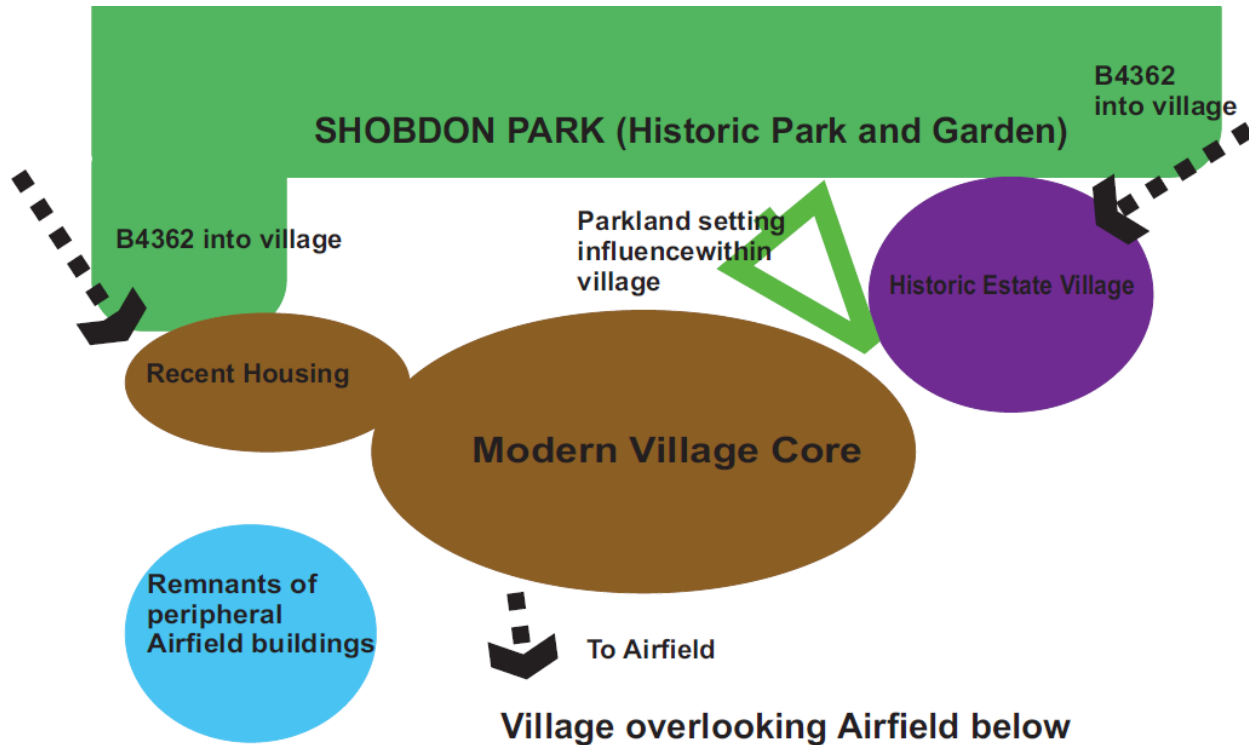


Diagram 1: Definition of the Broad Character of Shobdon Village Defining its Setting and Component Parts

## Community Involvement

- 1.11 Shobdon Parish Council established a Steering Group to prepare the Neighbourhood Plan in 2013. This included members from the community involved in addition to parish councillors. Its work began in September 2013. The Steering Group sought to build upon Shobdon Parish Plan<sup>1</sup> and a resident's survey<sup>2</sup> carried out by the Parish Plan Working group in December 2012. A further consultation upon its initial direction was undertaken in the Village Hall on Saturday 13<sup>th</sup> December 2014. The resident's survey, delivered to every household, sought information on a range of topics including the importance of and need for local services and facilities; housing needs, design and locations; support for businesses; Highway and traffic issues; and leisure activities. It contained 42 questions. This was circulated to 663 adults over the age of 18 and had a response rate of 66%. A young person survey containing 14 questions was also undertaken with 31% of the 153 present between the ages of 5 and 17 responding. The December 2014 consultation event sought views upon a vision and objectives for the Neighbourhood Plan and also

<sup>1</sup> Available on Shobdon Parish Council Website at:

<http://static1.squarespace.com/static/5093807ce4b08a6452e9be68/t/5331ec44e4b0f0e6b68ea8be/1395780676533/ShobdonParishPlan-2014-WEB.pdf>

<sup>2</sup> Ibid: <http://static1.squarespace.com/static/5093807ce4b08a6452e9be68/t/528d3556e4b090f62f2c624b/1384985942425/Shobdon+Parish+-+parish+plan+and+Neighbourhood+plan+questionnaire+report+-+version1.2.pdf>

upon the general direction that policies covering a number of issues might take. These have been used to inform this plan and further details of the consultations undertaken will be included in a Consultation Statement to be prepared for submission to the Inspector appointed to consider the plan after further formal community consultations have been undertaken.



Figure 2: Shobdon Arches

- 1.12 The community consultation on 13<sup>th</sup> December 2014 supported the general direction for the vision, objectives and draft policies, in particular the approach to accommodating development within the villages to meet Herefordshire Core Strategy's housing target. Based on the response the Steering Group has developed policies and proposals that it wishes the communities within the Parish to consider. These are set out in subsequent sections of this document.
- 1.13 The Steering Group consists of 3 members of the Parish Council and 11 members from the general community.
- 1.14 The Steering Group has written these policies with professional support from Bill Bloxsome MRTPI of Data Orchard and Herefordshire Council's Neighbourhood Planning Team.





Figure 3 – Long distance view southwards from Shobdon Arches

## 2 Vision and Objectives

- 2.1 In preparing Shobdon Neighbourhood Plan and following consultation the community set the following vision:

***"That the Parish of Shobdon will continue as a sustainable, thriving and prosperous community supporting a high quality of life for all its residents, with a balanced population and with a distinctive settlement at its core exhibiting vitality and dynamism.***

***"This means that new development must benefit the whole community and has to be accommodated in ways that meet changing circumstances, especially environmental, social and economic needs, while preserving the area's heritage, natural environment and the local greenspace. The rate at which such development takes place must ensure that new residents can be absorbed into the community without overwhelming its values and expectations."***

- 2.2 In developing this vision, the community was consulted to establish a number of the objectives which the Neighbourhood Plan should include. The following were agreed as a basis for assessing any proposals, and also forming the community's development management policies:

## **Objective one**

*To address the following traffic issues in particular: (i) the speed of vehicles through the village; (ii) the effect of traffic noise on the community; (iii) the need for safer access by pedestrians and cyclists to local services and facilities, and (iv) to campaign for better road maintenance throughout the parish.*

## **Objective two**

*To provide a range and choice of affordable new homes to meet the needs of all sections of the community, the new homes are spread appropriately in different parts of the parish, and all providing a pleasant environment. These homes will be built in small numbers with the density respecting and enhancing the character of the parish.*

## **Objective three**

*To maintain a thriving local economy by ensuring that employment and enterprise opportunities are available for local people. Appropriate business will be encouraged to the area by ensuring good Broadband reception, and adequate local services.*

## **Objective four**

*To support improvements to the infrastructure, in particular to roads and pavements; the continuation of public transport; the upkeep of the sewerage system and surface water drainage; and the updating of Broadband and telecommunication systems. We shall encourage any changes to the infrastructure to be made avoiding the reliance on carbon as an energy source, and by seeking and using alternatives.*

## **Objective five**

*To maintain and enhance the existing community, sports, recreational and social facilities, and to provide new facilities as required by an increasing population.*

## **Objective six**

*To protect the natural and historic environment of the Parish, in particular its designated areas, sites and buildings and its landscape character, and to maintain access to these through the public footpath and bridle way network.*

- 2.3 Together with the above objectives, the work upon, and the content of, Shobdon Parish Plan, which included a resident's questionnaire and was published in 2014, set the framework for and the content and approach to this Neighbourhood Development Plan.

### 3 Neighbourhood Plan Strategy

- 3.1 Shobdon, both the parish and village, has a strong sense of identity which it wishes to retain although recognises that it should contribute in a positive way to achieving the wider objectives for the County as a whole. It is intended that the Neighbourhood Plan, in seeking to achieve its vision and objectives, will require the priorities identified by the community to form the basis for its sustainable development. In this way, it will seek to shape the parish as a sustainable community. The overall approach for this is set out in the following policy.

#### **Policy S1: Promoting a Sustainable Community**

**Shobdon Parish will support positive measures that promote sustainable and integrated development in accordance with the principles and policies set out in this Neighbourhood Plan. Where development proposals are submitted, they should, in particular, address the following high-level priorities that are considered essential for maintaining a cohesive and resilient community.**

- a) **The highest priority will be given to achieving measures to reduce danger and the effect of traffic upon residents and the community in general. Development should not result in traffic that cannot be accommodated upon the local highway network, both in terms of highway capacity and effect upon local amenity.**
- b) **New homes should meet the breadth of the community's needs in terms of size and tenures and be brought forward to maintain a balanced and integrated community;**
- c) **The development of the local rural economy will be supported in particular by enabling the diversification of businesses and employment opportunities, including upon Shobdon Airfield provided the operations do not adversely affect village amenity, in particular through noise and traffic;**
- d) **Community assets, including services and facilities, utilities, green infrastructure and its heritage that contribute to the social and cultural life of the Parish should be retained and where necessary enhanced to meet day to day and future needs of a modern and expanding community. Where improvements or enhancements are necessary these should be provided in phase with housing growth;**
- e) **New development should maintain and enhance the rural character and landscape of the parish and support the local distinctiveness of Shobdon village, especially its parkland setting, historic and natural features and important open spaces;**

**Development proposals must comply with the policies in this Neighbourhood Plan. Where this Plan does not cover a proposal, any decision should reflect, where possible, the community's sustainable development priorities set out above and policies within Herefordshire Core Strategy, in particular Policy SS1.**



- 3.2 This policy puts the vision and objectives at the heart of the Neighbourhood Plan and will guide not only the approach that developers should take when considering what are the important considerations that should be addressed by their proposals but also forms the basis for the more detailed policies that follow.
- 3.3 There will be proposals that are not covered by this plan and even some that may be so important that they should be considered acceptable exceptions where the plan indicates they should not be approved. In such instances efforts should be made to address these high-level priorities in a meaningful way.
- 3.4 The local community is conscious that the B4362 cuts through the parish and village and is highly trafficked through being used by heavy and fast-moving vehicles. The road provides a link to central Wales and also to a number of relatively heavy industries in the vicinity, including around Shobdon Airfield. As the village grows there are increasing concerns that measures are needed to address safety concerns resulting from traffic and the effect this has on amenity. The ability of other local roads to accommodate the increasing size of vehicles is also a concern. Shobdon Parish Plan places the issue at the forefront of matters that it wishes to see addressed and this has been reflected in this neighbourhood Plan also.



Figure 4 – Shobdon Village

- 3.5 Providing for local housing needs is similarly a high priority, and the intention is that all the community's needs should be catered for. Herefordshire Core Strategy indicates that a range of house types and tenures should result from its proposals for new homes. Nowhere is this more crucial than in the rural areas where developers tend to seek permission for larger more expensive dwellings. The approach to new housing seeks to provide for the wider needs of the community and enable new residents to contribute positively to its overall health and wellbeing.



- 3.6 Shobdon is well placed in terms of access to a range of local job opportunities given its proximity to businesses upon and surrounding Shobdon Airfield. Nevertheless, the parish still needs to promote growth in the local economy enabling and increasing the diverse range of opportunities that are available, especially those that can adapt to modern requirements.
- 3.7 Shobdon Parish Plan acknowledged the need to maintain support for its village shop, post office, school, pre-school, churches, the airfield and its pub. Nevertheless, it recognised these would have changing needs and enabling responses to these requires a flexible approach in terms of planning response. There is also a recognition that all its community assets contribute towards the social and cultural life of the village and combine to give it a cohesiveness that can be diminished should any one of them be lost.
- 3.8 The natural and historic environment similarly plays a significant role in contributing to the parish and Shobdon village, with the latter in particular having a long history based upon Shobdon Court and its associated parkland. Its maintenance and enhancement remain a priority.

- 3.9 Within the parish a number of areas can be defined where particular forms of development might take place. In addition to Shobdon village there are three hamlets of Ledicot, Easthampton and Uphampton and also a large part of Shobdon Airfield which straddles the boundaries with Pembridge and Eardisland. Outside of these the area of countryside is predominantly used for agriculture and forestry. The following policy describes the approaches that will be taken in relation to the parish's component parts

## **Policy S2 – Development Strategy**

**The approach to accommodating development within the parish in its various forms, provided the appropriate infrastructure to support them is in place, will be based upon the following:**

- a) To allow for residential development and controlled growth in Shobdon, a settlement boundary has been defined within which infilling might take place. In addition, a number of small housing sites have been identified although these should come forward at intervals over the plan period as infrastructure constraints determine. Development associated with the village's services and facilities will be supported.**
- b) Development in the hamlets of Ledicot, Easthampton and Uphampton and elsewhere within the Parish will provide for local housing needs in accordance with Herefordshire Core Strategy Policy RA3 covering residential development, in particular through the conversion of redundant rural building. Development of an appropriate scale that supports the local rural economy will be encouraged. Agriculture, including diversification, and small-scale tourism activity will, in particular, be supported.**

**c) Development associated with that part of Shobdon Airfield falling within the Parish, including its use as an aerodrome, for recreation and employment activities based upon reuse of brownfield sites will be supported where these uses do not have a significant effect on amenity.**

- 3.10 Shobdon will be the principal location for development meeting the needs of the rural community set out in Herefordshire Core Strategy. Its character as a historic estate village shall be reflected in the way new development is accommodated. New development will principally be that required to meet the parish's housing requirement and also to support existing and accommodate new services and facilities.
- 3.11 Ledicot, Easthampton, and Uphampton are small hamlets surrounding the historic estate parkland which lies at the centre of the parish. Housing development that is located to support their settlement form will be accommodated where the exceptions to restrictions on housing in the countryside are met.
- 3.12 Shobdon Airfield accommodates a range of uses including those that relate to its use as an airfield together with, on its periphery, a number of recreational uses and buildings occupied by a range of employment uses. A number of buildings associated with its former war-time use and located away from the airfield itself are also used as small workshop units. Recreational, leisure and, in particular economic development upon areas of previously used land should not adversely affect local amenity including in particular through excessive noise and traffic generation.
- 3.13 Agriculture and forestry will form the principal uses in the open countryside. Diversification proposals directly related to agriculture or small scale rural enterprises such as tourism related activities can help to maintain a working yet well maintained and environmentally sustainable countryside.
- 3.14 Herefordshire Local Plan Core Strategy contains a large number of detailed policies to control the principle and detail of development. It is not proposed to address all the issues dealt with in the Core Strategy within this plan or to duplicate them but to address those matters which have been identified as relevant to the local community. Shobdon Parish Council is happy to rely upon many Core Strategy policies. The policies that follow cover aspects of development that are of specific concern to the community. Although this plan should be read in conjunction with Herefordshire Local Plan Core Strategy, where it adds greater detail and clarity the neighbourhood plan policies carry greater weight. For example, the housing sites proposed in this plan indicate how Core Strategy Policy RA2 will apply to the settlement of Shobdon in respect of development within or adjacent to the village. There should be no further housing development beyond those sites indicated and plots falling within the settlement boundary unless rural development in line with Herefordshire Local Plan Core Strategy rural policies, including Policy RA3.

## **4 Transport Issues**

- 4.1 This subject is considered the most important matter affecting the parish, and more particularly Shobdon village. This was highlighted during the preparation of Shobdon

Parish Plan. The local community would in particular like to see a significant improvement in the manner in which traffic passes through the village and its surrounding area in order to achieve safety improvements, reduce speed and the effect of traffic on local amenity. The absence of calming measures has an adverse effect on residents and particularly those using footpaths along the main village street when taking children to school or walking to the village shop.

### **Policy S3: Highways and Transport Infrastructure**

**Measures will be promoted, in association with Herefordshire Council, to reduce the impact of vehicles upon amenity, address community concerns and promote greater accessibility, to include public transport. In particular proposals to address the speed of vehicles approaching and travelling through Shobdon will be sought. Where development proposals are advanced, these should ensure:**

- a) There should be safe access onto the adjacent roads;**
- b) Active travel is encouraged and promoted with suitable infrastructure both within and around the development;**
- c) Proposals would not result in on-street parking but should provide adequate off-street parking for residents and visitors;**
- d) Proposals should not generate traffic that cannot be accommodated safely within the capacity of the local highway network, especially in terms of the volume of traffic travelling through Shobdon and hamlets within the Parish.**

- 4.2 The local community raised both the general issue of traffic and the need for specific actions during consultations with over 80% of residents expressing concern about speeding traffic and 78% concerns about vehicle size. Pavement links and the difficulty people with disabilities have in using footpaths were also particular concerns.
- 4.3 A series of actions in both the short term and longer term are set out in the Parish Plan. The latter in particular contains a range of traffic calming measures that might usefully be discussed with Herefordshire Council including reducing the speed limit and utilising village entrance features. A Speed Indicator Device is already in use and enforcement is undertaken through the Safer Roads Partnership which has designated Shobdon Village as a 'Community Concern Site'. The proposed growth of the village should be accompanied by discussions that should lead to the introduction of further measures to address the community's concerns.
- 4.4 New development should meet specific standards of highway design and parking. This policy complements Herefordshire Core Strategy and Herefordshire Council's highway standards and design guide for residential areas which will be relevant.

## **5 Meeting Housing Needs**

- 5.1 Herefordshire Core Strategy identifies target levels for new housing within parishes that have settlements which it lists as being a focus for such development. These targets are

considered a minimum although apply across the whole of the parish to the extent that an allowance can be made for windfall development within the countryside.

- 5.2 Herefordshire Council has indicated the target for housing within the parish for the period 2011 to 2031 is 44 dwellings. At the time this plan was drafted some 42 dwellings had been built or received planning permission since 2011. Shobdon is the only settlement identified within the parish to accommodate new housing. In assessing where new housing might be located, significant regard was paid to the conclusions drawn in Herefordshire Council's Strategic Housing Land Availability Assessment 2012. A separate assessment was also undertaken which appears in the NDP evidence base. The results of this are reflected through the housing allocations included in this NDP. A windfall<sup>3</sup> allowance of 5 further dwellings within the village is suggested as realistic given the opportunities available, including through building conversions, although the NDP does not rely upon these to meet and exceed its outstanding housing requirement.
- 5.3 Herefordshire Core Strategy also envisages some housing will come forward outside of settlements, primarily through its policy RA3, which includes, among others, dwellings for those employed in agriculture and the conversion of rural buildings to dwellings. Based on past trends a modest allowance for windfall<sup>4</sup> provision of housing in the rural parts of the parish of a further 9 dwellings are considered reasonable.

- 5.4 Consultation with the community has identified that it wishes to see a modest level of growth through the release of small sites over the plan period, preferably with sites of up to 4 dwellings. However, it has not proved possible to find a sufficient number of small sites to achieve this objective within the potential plots available. The community also identified the local housing need to be housing for young families and the elderly. To meet the community's concerns while recognising that the housing target is a minimum, a range of policies are set out to direct housing development in what is considered to be the most appropriate way.

#### **Policy S4: Meeting Housing Needs within Shobdon Village**

**New housing should meet the needs of the community in terms of size, type and tenure. Development upon housing sites within Shobdon should include a mix of properties including predominantly small and medium sized family homes and homes for the elderly. To meet these housing needs this Neighbourhood Plan provides for the construction of further new homes through infilling of individual and small plots within the settlement boundary defined upon Shobdon Inset Map and on the following sites:**

- i) Land east of The Humbers and The Paddocks;**
- ii) Part field to the South of Bar Meadow**
- iii) Land west of the Paddocks.**

<sup>3</sup> 'Windfall housing' is that provided upon undesignated or allocated sites which cannot be precisely anticipated

<sup>4</sup> *ibid*



**In all instances, development should comply with the following criteria:**

- a) Dwellings should be in scale with the general density and massing of existing properties in the vicinity;**
- b) Development should not adversely affect the amenity of adjacent properties and should be designed sympathetically to respect their character and features;**
- c) Development should not result in a form of 'garden grabbing' through cramming development unreasonably within existing properties;**
- d) Parking arrangements should be provided in accordance with Herefordshire Council's standards and should not detract from the village street scene but be an integral part of the overall design.**
- e) Development should not lead to increased storm water flooding, and works should be undertaken to ensure that such flooding does not occur;**
- f) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, an assessment should be carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;**
- g) Development on site ii) should make provision for pedestrians and cyclist to link through from the access road and footpath serving the Grove to connect through to the road at Bar Meadow.**

5.5 Land east of The Humbers and The Paddocks – This site represents part of an area also indicated as having minor constraints by Herefordshire Council's Strategic Housing Land Availability Assessment. The proposed site does not extend to cover the full parcel of land in order to protect the setting of Shobdon Park Registered Historic Park and Garden. In addition, the site is close to Shobdon Pools which is a Special Wildlife Site, having been downgraded from its previous status as a Site of Special Scientific Interest. The allocation's potential is consistent with the size of other sites advocated in line with the community's concern for small sites to be brought forward to meet different elements of local needs. Provision might be made for the site's extension in a subsequent plan period should this be required and provided concerns about effects upon the Registered Park and Garden and Special Wildlife Site can be addressed.

5.6 Part field to the South of Bar Meadow – The landowner has confirmed that there are rights of access across both the lane leading down to Shobdon Airfield and across Bar Meadow. Although Herefordshire Council has expressed concerns over the amount of engineering works that would be required to develop this site and the effect upon a tree within the site, it is considered the first is vastly exaggerated while inclusion of the tree within any development will reduce the potential threat that may have resulted from accidental damage during agricultural activity given that the land is used for arable farming. Shobdon Parish Council is proactively pursuing a link for pedestrian, and more

particularly cyclists, from Bateman Close through The Grove to the area comprising the village shop and Primary school. The development of this site would enable an important part of that link to be achieved although will require other elements to be put in place and the Canterbury Road to be crossed. These other elements may be brought forward both during the plan period and potentially through the release of other land if and when the NDP is reviewed.

- 5.7 Land at Pearl Lake, west of the Paddocks – This area of land currently forms part of Pearl Lake Caravan Park and is effectively a brownfield site. The landowner has expressed a desire to develop this as low-rise development for elderly people, a form of housing that would meet expressed local needs.
- 5.8 A previous draft of the NDP proposed a site for development at Calvi, off Canterbury Road. This has now received planning permission and has been constructed. Similarly land to the north of Moor Meadow, at Hillhampton Farm, which was included as a site allocation in a previous draft, has received planning permission. Another site proposed in a previous draft NDP was land at the north-west end of The Grove. Despite the Housing Association that owns the land initially expressing its intention to develop it for housing following the provision of the nearby multi-use play area, Herefordshire Council expressed concern about access to it and the housing association is no longer interested in pursuing this. Herefordshire Council has recently granted planning permission (Code P614000, 28<sup>th</sup> March 2017) for 10 dwellings to the rear of New House Cottages at the eastern end of the village on land previously identified as having significant constraints. Although the local community consider there remain significant local concerns about the development of this site in terms of highway safety, its unsympathetic form and consequent adverse effect upon the character of the historic estate village, and its suburban design, it remains a commitment. It is to be hoped that the considerable care taken by designers and planning officers in relation to previous developments in this part of the village through the form and building design at Hanbury Green and Roseville Terrace, may be reflected in any redesign should one be envisaged.
- 5.9 A survey of the local community identified its concerns about the type of housing needed within Shobdon village and these were seen as young family starter homes, family homes or homes for the elderly, principally comprising 2 and 3 bedrooms. There was also concern that sufficient 4-bedroom accommodation had already been provided. This reflects analysis undertaken by Herefordshire Council for the Kington Housing Market Area<sup>5</sup>. Consequently, any further planning permissions should reflect the balance in terms of housing mix and range, including that shown for affordable housing, in order to comply with the provisions of this policy and also Herefordshire Core Strategy policy H3. Table 1 indicates the current housing need analysis for the local housing market area. Developers should ascertain the most up-to-date information in relation to this at the time they put forward proposals.

**Table 1: Proportion of Houses required by Size within Rural Part of the Kington Housing Market Area**

House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required
1 Bedroom	7.0%	21.6%
2. Bedrooms	23.2%	39.8%

<sup>5</sup> [https://www.herefordshire.gov.uk/media/7673526/herefordshire\\_local\\_housing\\_market\\_assessment\\_final\\_amended.pdf](https://www.herefordshire.gov.uk/media/7673526/herefordshire_local_housing_market_assessment_final_amended.pdf)

3 Bedrooms	48.1%	34.5%
4+ Bedrooms	21.7%	4.1%

(Herefordshire Local Housing Market Assessment 2012 Update)

- 5.10 The former Herefordshire Unitary Development Plan defined a settlement boundary for Shobdon. Sites for further 30 houses have been made available as allocations and these together with outstanding commitments will form extensions to that boundary. These represent relatively small sites as shown in Table 2 below which indicates how Herefordshire Local Plan Core Strategy housing target will be met and exceeded through commitments and allocations. There will also be opportunities for individual or small plots within the settlement boundary. A set of criteria that such proposals should meet is considered necessary in order to protect local amenity.
- 5.11 Over the past 40 years or more Shobdon has seen stages where it has grown quite significantly followed by periods of relative low growth while the community adjusted, services and facilities caught up and new residents became well integrated within the village community. Within this context, the village has received a significant amount of new housing development over the past 6 years and this may continue because of Herefordshire Local Plan Core Strategy. A period of consolidation and integration is needed whereby the housing development required by the policies of the Core Strategy is accommodated through a pattern that is more modest in terms of numbers spread over longer period. The hope is that this will occur through the allocation of small sites.

**Table 2: Achieving the Housing Target 2011-2031**

HC Core Strategy Requirement 2011 – 2031: <b>44 Dwellings</b>		
		Number of Dwellings
1	Number of Completions 2011-2015	10
2	Dwellings with outstanding planning permissions 2015	8
3	Planning permissions granted 2015 to 31/3/2017. (Period during which plan was prepared)	4
	i) Land to rear of CALVI, Canterbury Road.	10
	ii) Land to south of New Cottages	7
	iii) Land north of Moor Meadow, Hillhampton Farm	3
	iv) Rural windfalls with planning permission	
4	Assessment of rural windfall allowance 2015-2031	9
5	Site Allocations*	(30)
	i) Land east of The Paddocks and The Humbers	10
	ii) Part field to the South of Bar Meadow	10
	iii) Land at Pearl Lake, west of The Paddocks	10
6	Infill within SB (windfalls)	5
	<b>TOTAL 2011-2031 (2015-2031)</b>	<b>86</b>

\* The estimate of dwellings for each site is for the purposes of showing how the parish target for Herefordshire Local Core Strategy will be met. It is based upon the lower end of a medium density and does not reflect the density set in Herefordshire Local Plan Core strategy because of the rural setting and village characteristics. The number of dwellings may be higher on some sites than indicated.

5.12 There remain concerns that the primary school needs enlargement works to be undertaken to accommodate more children. There is also a need to ensure that development does not result in pollution and can be accommodated within service constraints. Herefordshire Water Study Addendum<sup>6</sup> indicates some concern about the capacity of Shobdon Sewage Treatment Works, which discharges into the Pinsley Brook, a tributary of the River Lugg. Welsh Water Dwr Cymru recommends early liaison with the water company. In view of these concerns, monitoring of residential development is necessary. In monitoring development rates so that services are not stretched it is also recognised that radical change should not be foisted upon the community, but that gradual and organic growth might occur over the plan period so that the character of the village is retained. Given the 20-year horizon for this plan to meet the needs of Herefordshire Core Strategy, housing needs should be accommodated over time and from time-to-time and not principally at the beginning of the plan period and the allocation of small housing sites might best achieve this objective. This would also support Herefordshire Local Plan Core Strategy's approach to sustainable development by supporting growth within Hereford city and the market towns which are the most sustainable locations.

5.13 The provision for affordable housing<sup>7</sup> within the Parish, in particular low-cost market homes for young families, and smaller homes for older people, needs to be met in an integrated and flexible way where it does not compromise sustainability principles. This may include permitting such housing on land outside of the village which would not normally be released for housing provided there are appropriate links to village facilities and where there is an up to date and recognised need. However, in the first instance provision for local needs should be made available upon the sites that can come forward within Shobdon village through negotiation with developers. This need not necessarily rely upon Herefordshire Local Plan Core Strategy policy H1, but a reasonable expectation that developers are prepared to work with the community in meeting its needs.

### **Policy S5: Provision of Affordable Housing**

**Provision should be made for affordable homes for local people within the parish through Herefordshire Core Strategy Policy H2 (Rural Exception Sites) and subject to the following:**

- a) The proven local need for affordable housing should be up to date and identified in consultation with Shobdon Parish Council;**

<sup>6</sup> [https://www.herefordshire.gov.uk/media/7963602/water\\_cycle\\_study\\_addendumv2.pdf](https://www.herefordshire.gov.uk/media/7963602/water_cycle_study_addendumv2.pdf)

<sup>7</sup> Affordable housing comprises social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Social rented housing is owned by private registered providers. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared, other low-cost homes for sale and intermediate rent, but not affordable rented housing.



- b) With limited exceptions, proposed sites should normally be located within or close to Shobdon Village;**
- c) The exceptions to (b) should include single or multiple dwellings where the limited local need for affordable housing is preferably within or close to one of the hamlets - Ledicot, Easthampton and Uphampton;**
- d) Affordable housing should include intermediate housing with the exact balance being determined according to evidence available at the time of any planning application. In addition, developments within Shobdon village should include an element of older person's housing accommodation unless there is clear evidence that such housing is not required at the time;**
- e) Dwellings constructed under self-build projects funded by registered providers or community housing groups will also be supported under this policy;**
- f) Development shall comply with criteria listed in Policies S4 and S7.**

5.14 Affordable housing needs are seen in as low-cost market homes for young families with local connections, and also for smaller homes for older people needing to downsize but wishing to stay in the community. The ability to provide starter family homes can also be through self-build or commissioned housing. Some of these needs can be met through a flexible approach on sites within Shobdon village. There may from time to time be a need elsewhere within the parish for affordable housing to meet a defined local need that could be met through Herefordshire Core Strategy H2. Although a location close to Shobdon village would be preferred, other locations identified under criterion S5 (c) are considered to be hamlets where affordable housing retained in perpetuity for this purpose might be located. In these instances, the development should be of a scale which is proportionate to and in keeping with the particular hamlet. Design criteria remain relevant in all instances.

5.15 The local community is conscious of the contribution that needs to be made to mitigating the effects of climate change and surveys have shown it supports sustainable design measures that will assist with this.

### **Policy S6 – Design Criteria for Residential Development**

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

- a) Retaining important features such as tree cover, ponds, orchards, hedgerows, small frontage gaps and green spaces that contribute to**

- the unique character of the village as well as adding to the natural assets of the parish where opportunities are available;**
- b) Incorporating locally distinctive features although new innovative design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene;**
  - c) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels;**
  - d) Providing sufficient garden space that would enable residents to enjoy their use with appropriate degrees of privacy;**
  - e) Where appropriate an integrated landscape scheme shall form part of the site's design which in particular, contributes towards mitigating the effects of climate change; incorporates an appropriate range of biodiversity measures; and links with the wider landscape to enhance green corridors and stepping stones.**
  - f) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces, and minimising the use of external lighting to that which is necessary;**
  - g) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where appropriate;**
  - h) Minimising construction traffic and reducing waste;**
  - i) Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow.**

5.16 In addition to generally accepted principles the criteria set out in this policy cover those sustainable development matters that the community is keen should see included in any new residential development. The approach needs to be considered at the outset in order that layout makes the most of site features, retaining those natural elements which contribute to the local ecological network and taking advantage of solar gain. Design to reflect local distinctiveness is also recognised as important although this should not restrict innovation. Dwellings should also be provided with gardens that will meet family needs in terms of size and enable young children to play in safety. Contributions to supporting sustainable travel and other measures that would assist the wider community, for example by combining sustainable drainage systems should be encouraged whereby developers can show how they might meet their social responsibilities. Sustainable construction practices in relation to traffic generation and how waste is treated can be presented within a working methods statement.

## 6 Supporting Local Enterprise

- 6.1 There are a range of notable businesses both within Shobdon village and the wider parish. Shobdon Airfield accommodates several enterprises and its potential extends significantly beyond the parishes within which it sits. Agricultural activities surround the airfield and are significant within the Parish. A complex accommodating a range of businesses is located adjacent to Shobdon Court to the north of Shobdon village.
- 6.2 Consultations were undertaken with local businesses as part of the process for preparing the Parish Plan. Issues identified included the need to provide access to high speed broadband; inconvenient access to services through being remote from larger centres; the potential offered from tourism and need to increase promotion of local assets such as the Mortimer Trail; the potential benefits for greater integration of the flying club facilities with the local community; the potential available to use the flying club's premises for conferences; the benefits of Herefordshire as a location for live/work balance; and the benefits of provided start up units. Many of the businesses intended to stay at the Airfield and wished to grow although were conscious of the impacts this might have on the local community.

### **Policy S7: Supporting Local Business**

**The enhancement of existing employment land in and around Shobdon Airfield will be encouraged. Proposals that will improve the amenity of existing sites and premises, in particular along or close to Canterbury Road, will be welcome as will redevelopment with an element of live-work units. Redevelopment proposals will not however be supported that would result in unacceptable levels of traffic passing through Shobdon village or other effects upon the environment.**

**Proposals for the development of local businesses elsewhere will be supported where they result in sustainable economic growth.**

**The following criteria are considered crucial in determining whether such development is considered sustainable growth of businesses, including upon Shobdon Airfield and throughout the Parish:**

- a) Development proposals should be in scale with the rural character of the group parish;**
- b) The amenity of nearby residents is not adversely affected;**
- c) There will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal;**
- d) There will be an emphasis upon the use and conversion of rural buildings to employment uses;**
- e) Proposals for change of use of land should not result in the loss of high quality agricultural land but utilise brownfield sites;**
- f) Proposals should avoid obtrusive external storage and paraphernalia but provide effective screening where this is necessary;**
- g) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused;**

- h) Diversification proposals meeting the above criteria will in particular be supported where this retains essential services and facilities through increasing their viability.**
- i) Tourism enterprises will be supported where they are appropriate to the area's rural character in terms of the nature and scale;**

**Proposals for change of use of existing business premises away from employment activity will need to demonstrate that the existing use is no longer economically viable.**

6.3 Shobdon Airfield falls within three parishes although might benefit from a comprehensive approach at some stage to determine how it might develop. It is however associated significantly with Shobdon village and sits in the south west corner of the Parish. The aerodrome's perimeter lies approximately half a mile from Shobdon village centre along a private but relatively wide track which meets Canterbury Road at the west end of the village. Within or adjacent to the aerodrome's perimeter taxi-way there is a mixture of various leisure and recreational activities, industry, commercial operations and intensive poultry units. The airfield is used principally, although not exclusively, for pleasure flying. There is no doubt that the area has, through historical reasons, become important as an employment centre with its many buildings being used for a variety of purposes.



Figure 5 - Shobdon Airfield

6.4 Four complexes of buildings located either within or on the edge of the airfield fall within Shobdon Parish. A large complex of buildings accommodating Kingspan, a major company within the County, together with a number of other enterprises sits in the south west corner of the Airfield but in the Parish of Pembridge. Some of the premises, particularly those on the periphery of the Airfield close to Shobdon, are remnants of former World War 2



buildings and offer poor<sup>8</sup> accommodation although provide opportunities for businesses starting up. Only the premises comprising the main Airfield site have been assessed as 'moderate' in terms of quality by Herefordshire Council. Heavy traffic travels principally through Shobdon village to the businesses in or surrounding the Airfield because of the restricted access along the road leading from Pembridge. There are highway and utility constraints which may restrict many forms of expansion beyond the present level of activity. Herefordshire Core Strategy Policy E2 would not necessarily seek to retain all these premises in employment use but with regard to the main complex on the Airfield would require certain conditions to be met should an alternative be proposed. In all instances the provision of ancillary and complementary uses which help meet the day-to-day needs of these sites and their employees and improve their attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land.

- 6.5 The continued use of premises within the Airfield, including expansion and enabling economic growth is supported but it needs to reflect the scale of the area, should not affect local amenity such as through increased noise or excessively high levels of traffic. The conditions indicated are considered important and continue the planning policy approach set out in previous plans which have in the past specifically referred to the Airfield. They should also apply more widely within the Parish to rural enterprises that might be accommodated. This would include any proposal to expand Pearl Lake Caravan Park although specific regard would need to be given to the area's rural character and Policy **S13** relating to the natural environment.



Figure 6 - Pearl Lake Caravan Park

<sup>8</sup> See Sites 65, 66, 67 and 67b in Herefordshire Employment Land Study 2012: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/employment-land-study-2012>

- 6.6 Parish residents have considered the potential for renewable energy and it is one of several subjects raised at an open parish meeting.

### **Policy S8: Renewable and Low Carbon Energy**

**Domestic renewable energy proposals will be encouraged where they do not have a significant adverse effect upon local amenity or heritage assets, including their settings.**

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

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

**No sites are identified as suitable within the parish for large or medium scale energy generation through wind power. Individual small-scale turbines<sup>9</sup> serving a local need may be permitted where they meet the above criteria.**

- 6.8 There is general support for some sources for renewable energy although others were considered inappropriate to the parish's environment. There is general support for domestic measures such as solar panels. Small scale proposals were also supported such as those that might produce geothermal power or anaerobic digestion. However medium and large-scale wind energy proposals were not supported. Much of the parish is low-lying, while Shobdon Hill is important as a tourism facility with its top being on the route of the Mortimer Trail. Proximity to Shobdon Airfield is another factor and there are concerns that large turbines might affect its continued operation. There is no suitable watercourse that might be used for low head hydro-power.
- 6.8 Although some renewable or low carbon energy sources are supported in principle, particularly at a domestic or small scale, there are constraints that might affect their location within the parish. These are set out in the policy and are considered consistent with planning practice guidance and generally matters that are relevant for a range of development types.

<sup>9</sup> Less than 50 kW.

## 7 Facilities and Infrastructure

- 7.1 A range of facilities and infrastructure is available within Shobdon village although there are some shortcomings. Further growth in addition to that recently received may also put additional pressure upon those that are available and potentially increase demand for new provision.

- 7.2 The Parish Plan identified drainage problems within the village, in particular, flooding resulting from the sewerage system. It is understood that the issue may still need to be resolved and there is concern that additional development may exacerbate any difficulties. The problem is understood to stem from the installation of temporary pipework put in during the World War 2 and as a consequence, the situation needs at least to be monitored as further developments proceed. Developer contributions towards appropriate measures should be used to address this issue. In addition, areas within the village are known to have difficulty in coping with storm water as a consequence of poor porosity within the clay soil.

### **Policy S9: Surface and Foul Water Drainage**

**Development should not cause or increase surface water flooding or risk of pollution. Where this is identified as a potential problem, developers will need to undertake detailed assessments to inform the design of their planning applications and the inclusion of measures to overcome any constraint.**

**Where the management of surface water drainage needs to be addressed developers should utilise sustainable drainage systems (SUDs), where this is practicable, including measures to support biodiversity.**

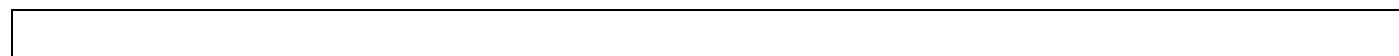
**Development that may result in the capacity of the Sewage Treatment Works or public sewer becoming overloaded will not be permitted. Should there be any shortfall in capacity to accommodate development, it will need to be phased or delayed until capacity becomes available.**

**Development that does not connect to a public sewer should ensure there is no risk of pollution to any watercourse. Where this is identified as a potential problem, developers will need to undertake detailed assessments to show the measures proposed for effluent treatment are sufficient to fully address the issue.**

- 7.3 Although there are no waterways within the Parish other than small brooks, there are a number of pools. No areas are proposed for development that fall within Flood Risk Zones 2 or 3. Nevertheless the issue of flood risk cannot be discounted although the Parish Council is happy to rely upon the provisions of Herefordshire Local Plan Core

Strategy Policy SD3 when determining the approach that needs to be adopted towards the 'sequential' and 'exception' tests where appropriate. Recent estate development has encountered flooding difficulties through being unable to cope with surface water drainage. If insufficient attention is given to this matter then, depending upon the location of any development, both new and existing residents may suffer inconvenience or worse. Consequently, attention will need to be given to this issue and appropriate measures put in place with new development. Such measures may however offer the opportunity to enhance nature conservation and green infrastructure within or surrounding Shobdon village in particular. This issue may also apply to development elsewhere in the parish including any expansion of industrial premises within or surrounding Shobdon Airfield.

- 7.4 It is understood that Shobdon Sewage Treatment Works should be able to accommodate the proposed level of development although its worse-case estimates suggest this could cause exceedance. The community also has concerns that the sewerage system may be insufficient in certain parts of the village. Further development should be able to show that it will not result in any pollution problems. Should any deficiencies be identified, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990). As a consequence, there is a need for a cautious approach the accommodating development in order that monitoring can be undertaken as part of the approach to delivering the Nutrient Management Plan.
- 7.5 The plan area falls within the catchment for the River Wye Special Area of Conservation and the Pinsley Brook, which flows through the south of the parish, flows into the River Lugg. The Environment Agency has prepared a Nutrient Management Plan for the River Wye catchment, which includes the River Lugg. Herefordshire Local Plan Core Strategy Policy SD4 "Waste Water Treatment and River Water Quality" contributes towards the delivery of the Nutrient Management Plan. This Plan's Policy S9 should be read in association with the Core Strategy policy in order to ensure development both within Shobdon village, Shobdon airfield and their surrounding countryside do not prejudice the aim of the Rivers Lugg and Wye achieving or maintaining the required levels of water quality to support their important ecological status.



- 7.6 A number of local community facilities have been identified as being needed and these in particular are to promote a balanced community which attracts and serves the needs of residents of all ages, but particularly the young.

**Policy S10: Accessibility to Community Facilities**

**Existing community facilities and services shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy.**

**Proposals to enhance existing or provide new or additional community facilities within the parish will be supported where:**



- a) **They meet a need identified by the community concerned or by a body with statutory responsibility for a particular service;**
- b) **They do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;**
- c) **They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads;**
- d) **Access and off-street parking can be satisfactorily provided without harming existing residential and other uses.**
- e) **They include measures that encourage and promote active travel to and from the facility.'**

**Contributions should be made towards the provision and maintenance of appropriate community facilities to meet the needs of community in order to address the demands that development places on the area. New development in Shobdon should contribute towards delivering these community facilities through Section 106 Agreements or the Community Infrastructure Levy provisions as the case may be.**

- 7.7 New facilities identified at this time as being required to accommodate sustainable growth include premises for a pre-school group; the expansion of Shobdon Primary School; new and improved play areas, equipment and facilities for all children; and facilities that might support a youth club. In addition, there is a long- term objective to seek the site for and provision of a new Village Hall and this may release space for the primary school expansion. Housing growth will increase the need for these facilities.
- 7.8 The provision and location of new facilities needs to ensure they meet the required need and also protect the amenity of any adjacent residents.

- 7.9 The absence of high speed broadband was the most important issue raised by residents with 85% indicating it was important in terms of choosing where they live. In addition, it was the issue causing most disappointment among residents with 67% indicating this to be the case. It was an even greater issue for young people with 78% indicating this to be the case. It has already been indicated that this is an issue for local businesses. Similarly, the need for good telecommunication reception is an issue within the Parish



Figure 7 – Local Green Space at Hanbury Green

### **Policy S11: Broadband Infrastructure**

**Proposals to provide broadband infrastructure and mobile telephone equipment infrastructure throughout the whole parish will be supported through:**

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

7.10 This policy supports measures to improve both high speed broadband and telecommunication reception, which are matters upon which the community has expressed concerns. It addresses the issues of

- i) Supporting infrastructure required to provide or improve both broadband and telecommunications that may require planning permission.
- ii) Requiring new development to provide the necessary ducting within its services such as the highway to enable easy connection.

- 7.11 There are a limited number of green spaces and play areas within Shobdon village which need to be retained. There are also areas that should be protected from development because they contribute to village character and distinctiveness. New amenity areas may also be required within developments.

### **Policy S12: Local Green Space and Open Space**

**The following areas are identified as Local Green Space upon Shobdon Inset Map. Development that would result in the loss of these sites or the diminution of their use or characteristics will not be permitted.**

- i) The small amenity area at Hanbury Green;**
- ii) The small amenity and play area including the copse adjacent to Bar Meadow;**
- iii) Land in front of Moor Meadow**
- iv) The open areas of important landscape either side of the stream passing under Shobdon Bridge on the north side of the main road.**

**The following areas are identified as open space to be retained principally for their purposes of amenity and play areas, although may be laid out to improve their utility for such purposes or to improve access to both the areas themselves or to serve the wider community. The loss of such areas to alternative uses must comply with Herefordshire Local Plan Core Strategy policy OS3:**

- i) The play area between Bateman Close and The Birches;**
- ii) The play area at The Grove.**

**In relation to the latter area, the provision of a foot and cycle link between Bateman's Close and The Grove will be supported and will be a requirement should any proposals for a change of its use be advanced.**

**Developers will be expected to provide or contribute to the provision of open space in accordance with Herefordshire Council's open space standards. Where such space cannot be provided on site, contributions should be made to the provision, improvement/replacement, operation or maintenance of open space and play areas elsewhere within the Parish.**

- 7.12 The NPPF places significant emphasis upon Neighbourhood Plans identifying Local Green Space. These are areas that should be protected from development because they are

important to the community for their beauty, historical significance, recreational value or their richness for wildlife. The areas considered to meet these requirements are:

i) The small area at Hanbury Green provides an important amenity not just for the residents of the housing estate but also to contribute to the historic development of the village which developed as an 'estate village' supporting Shobdon Court and its associated historic park. It continues the parkland influence into the centre of the village, reflecting the open area on the opposite side of the main road.

ii) The small amenity area, including the play area and copse adjacent to Bar Meadow is a varied green space important to the setting of the village, in particular as a consequence of its mature trees. Located at the junction of Canterbury Road with the B4362, it maintains the village character in combination with the area opposite to the north of the main road.

iii) The area in front of Moor Meadow contributes to the open aspect of the village centre close to the Canterbury Road/B4362 junction in combination with the land opposite. It is also important for traffic safety through the village to maintain sight-lines on a bend in the road. The combination effect combines to reflect a rural scene that continues the pattern of variation along the main road frontage through the village.

iv) The open areas of important landscape either side of the stream passing under Shobdon Bridge on the north side of the main road bring the parkland setting of the Registered Historic Park and Garden to the north into the village emphasising its historic association with Shobdon Court and parkland. In this regard it maintains the connection between the village that has its roots in serving Shobdon Court estate and is therefore important to Shobdon's character and history. As such this is considered a locally distinctive feature that should be preserved.

These are indicated on the Shobdon Village Map. In relation to the latter site, the single currently vacant property within this area might be replaced upon its footprint and within the extent of its curtilage by a new sympathetically designed dwelling where this would maintain the integrity of the green space.

- 7.12 The two areas defined as open space are facilities, including for children's play, provided to serve the housing estates within which they sit. The owner of the play area at The Grove, Stonewater Housing Association, has removed the play equipment from its area for safety reasons but has not replaced this following the establishment of the new facility at Bateman Close. It initially indicated the desire to build houses upon this area. However, access to this area would be difficult to achieve. It does, however remain an amenity area which should only be lost to an alternative use where the provisions of Herefordshire Local Plan Core Strategy policy OS3 are met. More particularly the site forms a link between Bateman Close and The Grove, and this offers the opportunity to improve access, especially in the form of a cycle route between the western end of the village and its centre where the village shop and Primary School is located. The Parish Council is actively pursuing the establishment of this facility as part of its efforts to promote active travel.



## 8 Character and Environment within Shobdon Parish

- 8.1 Residents like the Parish as a place to live. A significant element of this is its environment, including Shobdon village, its small hamlets and surrounding countryside. These have been formed by both nature and man-made features. Protecting the Parish's important landscapes, natural environment and its heritage is something that residents would wish this Neighbourhood Plan to ensure.

- 8.2 Herefordshire Core Strategy sets out policies which aim to protect the landscape and natural environment. There are few areas within the Parish that are subject to a landscape or biodiversity designation. The following policy seeks to expand upon these policies more specifically in relation to the needs of the Parish.

### **Policy S13: Retaining the Natural Environment and Landscape**

**The natural environment and landscape of the Parish should be protected by, in particular:**

- a) Conserving, restoring or enhancing landscape character especially the approach to Shobdon village and to improve the amenity of developed areas associated with Shobdon Airfield;**
- b) Maintaining the biodiversity value of the stream passing under Shobdon Bridge on the north side of the main road and the gap created by the Green Space either side;**
- c) Retaining important views, vistas and panoramas, associated with the Mortimer Trail where it passes through the Parish;**
- d) Avoiding any pollution to the Pinsley Brook;**
- e) Including measures to enhance the nature conservation value of areas around Shobdon village and Shobdon Airfield as part of any proposal;**
- f) Maintaining and extending tree cover throughout the parish;**
- g) Retaining or preferably adding important features such as ponds, orchards and hedgerows where opportunities are available as part of any scheme.**

- 8.3 This policy is not intended to replace Herefordshire Core Strategy Policies LD1 and LD2 but to be read in association with them, identifying those matters that are particularly relevant to Shobdon Parish. The character and distinctiveness of Shobdon village and the need to enhance the amenity of developed areas within Shobdon Airfield are an objective of this policy. The Pinsley Brook along the Parish's southern edge is notable in that it flows into the River Lugg which is an SSSI and further to the south forms part of the River Wye Special Area of Conservation. Ensuring the brook does not do anything that might adversely affect proposals to achieve the favourable conservation status of the River Lugg is essential. Other matters seek to increase the landscape quality and biodiversity within the Parish. Two locally important wildlife sites in addition to the Pinsley Brook and a Local Geological Site fall within the Parish. The gap created by the

green space either side of the stream passing under Shobdon Bridge is protected as Local Green Space within Policy S12, for which it is defined on Shobdon Village Policies Map, and its importance to historic landscape character is described in its supporting statement. In addition, Herefordshire Council's Ecologist has identified this as a potential wildlife corridor, including its watercourse where there is good potential for protected species (bats) and nesting birds. The surrounding meadow grassland is acknowledged as potentially containing important flora species such as orchids. This adds biodiversity value to the historic landscape qualities of the area.



Figure 8 – Local Green Space on North side of Main Road either side of the stream passing under Shobdon Bridge

- 8.4 A number of heritage assets are located within Shobdon Parish. Shobdon Park is included within English Heritage's Register of Historic Parks and Gardens. Shobdon Arches is an important structure within that park. Shobdon Airfield is a remnant from WW2 when it was used to train glider pilots although is understood not to have been investigated to any significant degree. The community would wish to ensure its heritage is conserved according to the significance of the particular feature, including the traditional buildings scattered around the Parish.

### **Policy S14: Protecting Local Heritage**

**The Parish's historic character and local distinctiveness shall be preserved or enhanced by:**

- a) **Retaining the historic landscape character of Shobdon Park;**
- b) **Ensuring development does not adversely affect important buildings, archaeological sites and other heritage assets within the village and surrounding countryside, including their settings, and with particular regard to Shobdon Arches and Shobdon Church;**
- c) **Retaining the character of traditional rural buildings, the historic landscape, historic farmsteads and archaeological sites; and**
- d) **Where necessary development proposals should be accompanied by full archaeological investigations and in the event of significant and / or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the National Planning Policy Framework.**

8.5 This policy reflects Herefordshire Core Strategy Policy LD4, identifying in particular the three heritage assets which are most notable within the Parish. Shobdon Church is recognized widely as a particularly important work of architecture. It possesses an amazingly, intact interior and matching furniture considered to be the sole example of this Walpolean Gothick style of Georgian church architecture and furnishing. Shobdon Church Preservation Trust has been established to protect the fabric of this building for future generations.

8.6 The policy recognizes the need to consider whether investigations are necessary to determine if any archaeological remains are present that might add to the history of the parish and County more generally. This might include modern history associated with the use of Shobdon Airfield.

## **9 Delivering the Plan**

9.1 Shobdon Neighbourhood Plan will be implemented primarily through decisions made by Herefordshire Council applying the policies which are set out within this document. Where this plan does not cover matters the relevant policies in Herefordshire Local Plan Core Strategy<sup>10</sup> will be the primary determinant. In addition, it is intended that this plan will guide investment in infrastructure to be provided by Herefordshire Council and other agencies. Shobdon Parish Council will also use this, together with the Parish Plan<sup>11</sup>, to direct some of its actions, in particular in responding to planning applications.

9.2 Development will normally be brought forward by landowners, business and private developers and the plan's policies seek to achieve benefits for the local community. With regard to housing, the plan recognises that the community views further large-scale development as having an adverse effect upon the character of the village and proposes the release of a number of small scale proposals rather than one major site being released. The housing policies set out contain a range of criteria which are aimed at achieving this objective.

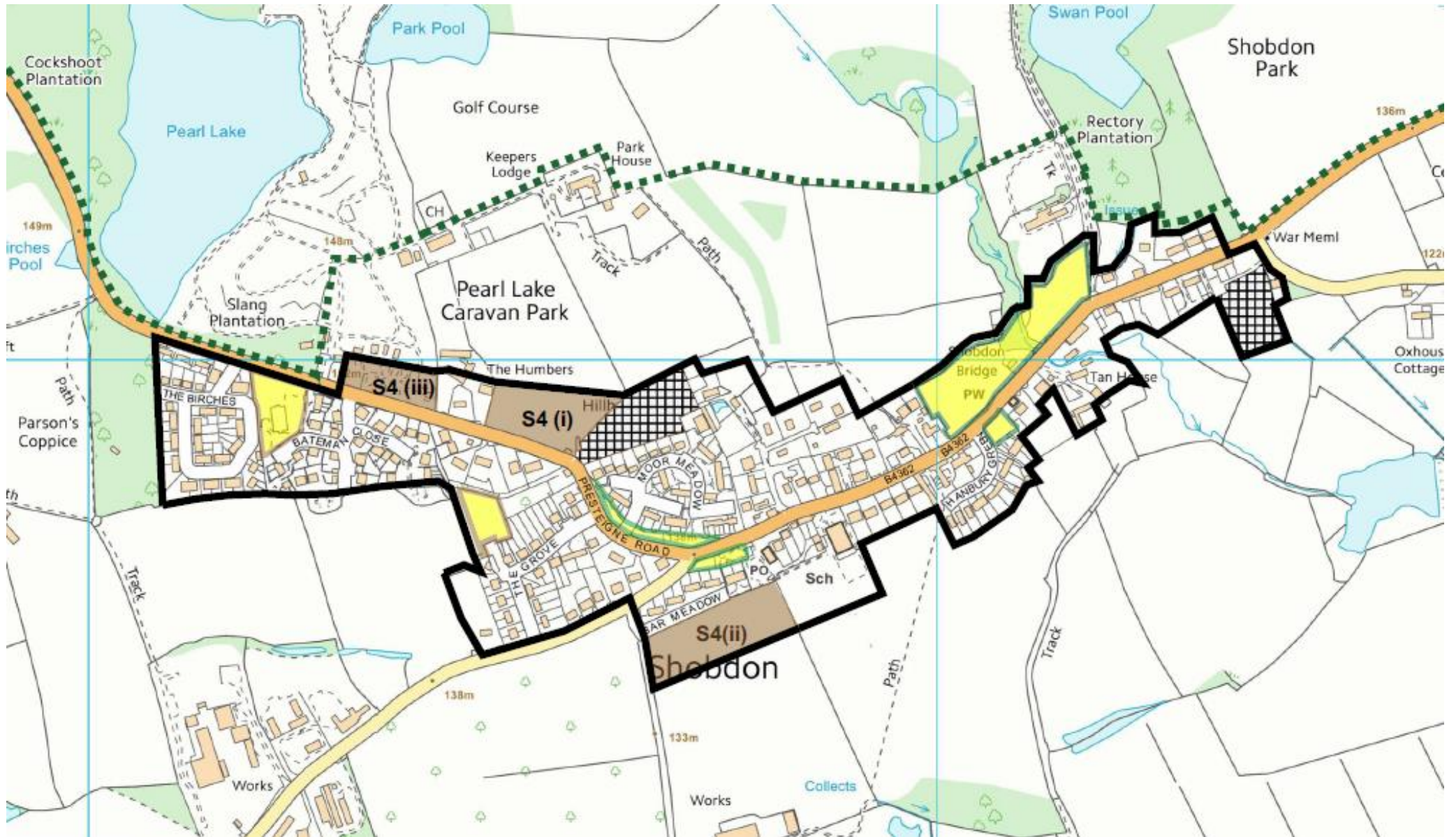
<sup>10</sup> For Herefordshire Local Plan Core Strategy Policies, visit Herefordshire Council's website at: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

<sup>11</sup> Available on Shobdon Parish Council Website at: <http://static1.squarespace.com/static/5093807ce4b08a6452e9be68/t/5331ec44e4b0f0e6b68ea8be/1395780676533/ShobdonParishPlan-2014-WEB.pdf>

- 9.3 Shobdon Parish Council may receive monies through the proposed Community Infrastructure Levy charging scheme, should it be brought forward. Again, together with the Parish Plan this plan will inform decisions about where and how any such money might be spent. Other funding means may need to be found to provide the community facilities needed within the parish, and this will be a task which needs to be undertaken by the Parish Council in consultation with Herefordshire Council.
- 9.4 Shobdon Parish Council will monitor the plan to determine its effectiveness to inform future reviews. The monitoring arrangements will cover housing development and its compliance with the plan's criteria for this and phasing of development. It will also monitor the provision of community facilities and infrastructure. Any review of the plan itself would be expected to take place when Herefordshire Council reviews its Core Strategy.



# Shobdon Village Policies Map



# SHOBDON VILLAGE MAP



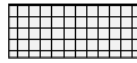
Settlement Boundary



Housing Sites



Local Green Space



Sites with Planning  
Permission



Open Space



Historic Park and Garden



NOT TO SCALE