

# **WEOBLEY**

## **Neighbourhood Development Plan 2011 – 2031**



### **Public Consultation Draft**

**18<sup>th</sup> June – 6<sup>th</sup> August 2018**



In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission **public consultation** on the **Draft Weobley Neighbourhood Development Plan** will start **at 8.00 am. On Monday 18<sup>th</sup> June 2018** for a period of 7 weeks ending **at 12.00 am. on Monday 6<sup>th</sup> August 2018**.

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

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

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

The Draft Plan may be viewed at <https://weobleyndp.weebly.com> and <http://weobleyparishcouncil.org.uk> or be emailed to residents on request to [weobleyndp@gmail.com](mailto:weobleyndp@gmail.com). Paper copies of the Plan can be viewed at Weobley and Leominster Libraries, Weobley Doctors' surgery, Weobley Dentists' surgery, Burton Gardens Community Centre, Green Bean Cafe, Salutation Inn and Unicorn Inn. Requests for loan copies should be made to [weobleyndp@gmail.com](mailto:weobleyndp@gmail.com) or by telephoning 01544 319076.

Comments and representations on the plan should be emailed to: [weobleyndp@gmail.com](mailto:weobleyndp@gmail.com) or posted to Weobley Parish Council, Att. Lorraine Anderson, Chairman Weobley NDP Steering Group, 1 Apple Meadow, Weobley HR4 8RZ.

**All comments must be received by 12.00 am on  
Monday 6<sup>th</sup> August 2018**

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## **Acknowledgements**

Thanks go to John Simons for notes on the history of the Parish.

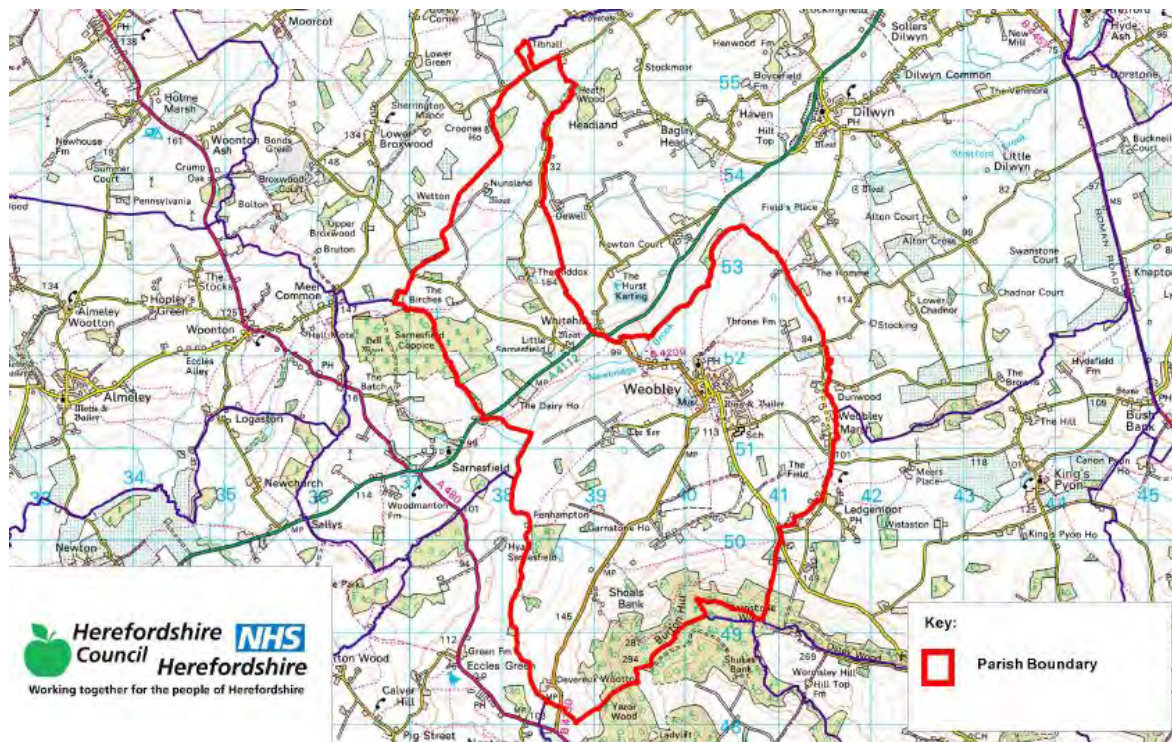
Thanks also go to Richard Lello of Herefordshire Council for the information presented about Weobley Conservation Area.

Photographs courtesy of Lorraine Anderson

# 1. Introduction

- 1.1 Weobley Neighbourhood Development Plan (the NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that will be needed to meet the requirements for development within their areas. Once it is adopted it will become part of the development plan guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development.
- 1.2 Weobley Parish Council has prepared this NDP in accordance with the Neighbourhood Plan Regulations and following the adoption of Herefordshire Local Plan Core Strategy by Herefordshire Council on 16<sup>th</sup> October 2015.

## Map 1 – Weobley Neighbourhood Plan Area



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- 1.3 Weobley NDP Steering Group, established by the Parish Council, consists of four members from the Parish Council and two members from the wider community. This NDP has been based on evidence gathered from a range of sources in relation to the Plan, research undertaken by Steering Group members, a parish-wide residents' questionnaire survey<sup>1</sup> undertaken during February and March 2016, and parish consultation events held during

<sup>1</sup> See Evidence Base at [weobleyndp.weebly.com](http://weobleyndp.weebly.com)

September 2015 and May 2017. The NDP must comply with the broad criteria for sustainable development **within Government's National Planning Policy Framework (NPPF)** and with Herefordshire Local Plan Core Strategy.

- 1.4 **Policies and proposals are set out in this document prefixed by 'WEO'** (i.e. for name of Weobley). The NDP has been prepared by Weobley Neighbourhood Plan Steering Group and approved by Weobley Parish Council as a draft for consultation with the local community and other stakeholders.

## 2. Background to Our Parish

- 2.1 The Parish of Weobley is located within the north-west of the County of Herefordshire some 11 miles to the north of the County Town of Hereford and 8 miles to the west of the market town of Leominster. It is predominantly rural in nature with Weobley village at its heart. The village is one of the largest rural settlements within the County. The A4112 road runs for a short distance east-west through the Parish and its village sits just off this road to the south. The north of the Parish comprises a relatively open agricultural landscape with wide views across a relatively flat plain. Further to the south the land begins to rise with increasing amounts of woodland, firstly in the form of parkland and then as the lower slopes of wooded hills. The landscape has a timeless quality.



**The view from the A4112 across Newbridge Brook meadows with Burton Hill in the background**

### Its People and the Community

- 2.2 Weobley Parish's population remained fairly stable between 2001 and 2011 being 1,255 in 2011 compared to 1,246 10 years earlier. The Parish falls within Golden Cross with Weobley ward. The population structure within this ward in 2011 contained a higher proportion of people over 60 years of age compared to the County as a whole.

Herefordshire itself had a higher proportion of elderly people compared to England and Wales. 2011 Census data also reveals that although the proportion of young and middle-aged adults under the age of 45 was considerably lower than for the whole County, the proportion of children of school age was higher than the County average. Weobley village comprises around 544 dwellings and the parish as a whole, just over 600.

- 2.3 There are both Primary and Secondary schools in Weobley with the latter drawing in children from a wide rural catchment. Both schools are located at the southern end of the village adjacent to each other. The village has a number of shops, a post office, GP and **dentists' surgeries**, and a number of churches, restaurants, cafes and public houses. Hopelands village hall is a modern facility with substantial car park and adjacent **children's** play area. Access to a wider range of shops and other facilities is available in the market towns of Leominster and Kington. Hereford offers residents access to a greater variety of shopping and services.



**The view south along Broad Street towards the Castle site**

- 2.4 The A4112 provides easy access to Leominster whereas there are two alternative routes to Hereford. The most direct route is along the [C1095](#) (unclassified route) although this is a relatively narrow and winding rural lane. The B4230 passing through the western edge of the village and Parish is a higher order route although less direct connecting to the A480 just beyond the Parish boundary. A limited number of relatively lightly trafficked other minor roads lead off to the north and west of the Parish. There are few farmsteads and way-side cottages outside of the village. There are numerous public rights of way throughout the Parish **and both Weobley and Weobley Marsh sit on 'The Wych Way', a long-distance footpath designated in 2015 and linking Offa's Dyke Path with 'The Cotswold Way'.** The level of public transport serving Weobley village is greater than for many rural settlements within the County, although still at a relatively low level.

- 2.5 Although a relatively large rural parish where agriculture is significant in land use and employment terms, Weobley village contains a number of other important sources of employment within its village centre, at Whitehill Park Industrial Estate and at its two schools.

## Parish History and its Settlements

### Origins

- 2.6 It seems likely that Weobley originated as a late Iron Age community, but evidence is sketchy. There is some evidence from field and place names and from a few archaeological finds, that there was a Roman road running in an east-west direction across the north part of the Parish. The first, more solid piece of evidence comes from the place name, generally agreed to derive from **'Wibba's Ley'** - Wibba (or often Pybba) being **the son of Creoda the first king of Mercia, and 'ley' being a clearing or meadow.** It may be that Weobley was an offshoot of the Iron Age hilltop settlement of Credenhill.

### Settlement location and form

- 2.7 It may be that the original settlement was where the church now stands – a theory supported by the very ancient nature of part of the churchyard wall. However, it appears that the village was planned and laid out as a *burgh* or *borough*, with the main street running north-south and with narrow burgage plots either side. The castle is immediately post-Conquest and was part of the planned settlement, forming the southern-most feature. There was a castle-gate market place of some size – its maximum width extending from the buildings just west of the present Unicorn Inn down to the frontage of what is now Jules restaurant. The market place tapered off towards the north. Two of the lines of the **market stalls became 'permanent' structures** – the eastern row extended north from the Green Bean to High Street and remains, but for one gap. The western row is now lost but consisted of a market hall adjacent to the house now known as Castle Gate, then two substantial shops with, at the northern end, a substantial four-storey property, Millington **House. The first and last of the group were lost in the 1860's and the middle two properties burnt down in 1943 leaving the site of the present rose garden as the only memory.**

### The Castle

- 2.8 At the time of the Conquest the settlement was given to William Fitzosbern, Earl of Hereford but passed quickly into the hands of the De Lacys, a significant family of Norman knights whom William entrusted with the defence of much of the western part of his new realm. Weobley was their principal lordship. The castle seems to have been substantial, probably consisting originally of a timber structure on a motte with an oval bailey to the north, enclosed with palisade atop an earth ridge. There is evidence of a rectangular outer bailey, further north again which retains a steep embankment on its western edge. There could also have been an additional earthen bank on the southern side where the castle was more vulnerable due to the level approach. The castle seems to



have been augmented with stone construction and contained at one time a chapel and a gaol. It features on a number of occasions in national history, both at the times of Stephen and Matilda and at the time of Henry Tudor who lodged here for a while as a youth. However, Leland, in the 16th century describes it as *'a goodly castell but somewhat in decay'*. The drawing of the castle displayed at the northern entrance gate is based on a 17th century plan by Silas Taylor and is extremely difficult to reconcile with the visible earthworks.



**Weobley Castle earthworks looking south**

## **Garnstone**

- 2.9 To the south of the village lies Garnstone, a medieval settlement site which was occupied for about 250 years by a U-shaped courtyard house built by the Tomkyns family. From 1807 until 1959 it was the site of a neo-Gothic castle designed by Sir John Nash and built by the Peploe family. Garnstone was the focus of a large landscaped park which reached its fullest development in the last part of the 19th century, at which time it consisted of a deer park on the slopes of the hill, reaching to the woods on the summit, with a wide expanse of open grassland containing large free-standing trees, mostly oaks, forming the lower park between the castle and village. This was traversed by a carriage drive from the castle down through the lower park, through the castle site which was modified (i.e. partly demolished) to suit and then down past a short avenue of oaks to the head of the village main street. To the west of Garnstone Castle was planted, sometime after 1853, a splendid avenue of Wellingtonias which still stand. Elsewhere the castle had formal gardens laid out by Nesfield, kitchen and fruit gardens, an arboretum and a small lake. Regrettably, Garnstone Castle was demolished in 1959 and the site now remains largely unused.

## Parliamentary history

- 2.10 Edward 1 empowered Weobley, along with other Herefordshire towns to return two members of parliament, but the representation was lost in the early 14<sup>th</sup> century. However, in **1628 Weobley's right to parliamentary representation was revived** and the town elected two **MPs right up to the 1832 Reform Act. It became a 'pocket borough' as** the MPs were largely from the family of the Marquess of Bath (the Lord of the Manor) or his nominees. The most significant figure to represent Weobley was Lord Eldon, of Newcastle upon Tyne who was Lord Chancellor. To vote, you only needed to be a burgage holder, or to have been resident in the village for a night – these last group **being known as 'pot-wallopers'**. Following the Reform Act the Lord of the Manor lost interest in the village and so many of the burgage tenement houses, which he had previously maintained (to a degree!) fell to rack and ruin and, in the later part of the 19<sup>th</sup> century, a number were demolished. Many of the gap sites in the pattern of medieval houses arise from the demise of these structures. Regrettably the market hall and Millington House were lost at this time.

## Development from late 19<sup>th</sup> C forwards

- 2.11 As indicated, Weobley went into eclipse following the loss of its MPs, with many drawings and early photographs showing a scene of picturesque decay. However, towards the close of the 19<sup>th</sup> C things began to improve with the provision of a National School, a simple foul drainage system, the development of the workhouse and the emergence of a considerable range of shops and services. The village was at the centre of a Rural District and was the focus of local administration, having also a small police force and magistrates' court. There was little new construction, but many of the old timber framed houses, particularly those on the main street, were re-fronted in the more fashionable brick. The first development of any scale did not happen until the Second World War when a small Land Army hostel was constructed on land adjacent to Kington Road, between Weobley and Whitehill. This was followed a few years later by the first houses in the part of the village known as Burtonwood. These houses, on the road leading to Weobley Marsh were council constructed to a generous space standard with good gardens. They **were followed in the late '50's and early '60's by further** phases of the development to the rear of the first street, but these were less generous spatially. This block of development was largely completed by the erection of sheltered housing accommodation for the elderly, Burton Gardens, in **the early 1970's**. Private development has been largely concentrated on the estate known as Bearcroft on land to the east of the main village centre. This began in **the early 1970's and was carried** forward in two main phases, lasting into the early **1980's**. **The small development of Apple Meadow, in the 1990's**, was the last significant construction activity until the present day.

## The Environmental Resource within the Parish

- 2.12 Most of the Parish, including all land surrounding the built-up part of Weobley village, comprises Grade 2 agricultural land (very good). There are limited pockets of Grade 3 agricultural land (good to moderate) towards the east side around Weobley Marsh; on land either side of Newbridge Brook, including the area around Whitehill Park Industrial Estate; and to the south below Burton Hill. Burton Hill is indicated to be an area of land

primarily in non-agricultural use, being woodland. No areas of derelict land have been identified within the Parish although the former abattoir site at Whitehill Park Industrial Estate contains buildings that are deteriorating. Land in the north-east corner of the Parish in the vicinity of Throne Farm is identified as a mineral protection area although this is some distance from Weobley village. Apart for the abattoir site referred to above there is no other notable areas of brownfield land within or close to the village. Only small areas are **shown as at risk of flooding according to the Environment Agency's Flood Map, to the north of the village along Newbridge Brook and along the Parish's western boundary along the brook running through Weobley Marsh.** There is a public sewer and waste-water treatment works serving Weobley village.

- 2.13 In terms of environmental designations, the Parish is notable for its historic environment in that there is an extensive Conservation Area covering Weobley which extends into the neighbouring parish of Dilwyn and for which Herefordshire has produced a draft conservation area appraisal in 2006 although it did not progress to adoption. The extensive boundary to the north of the village takes into account important views of the setting of the village from the A4112, with the spire of **St Peter and St Paul's Church** a particular focal point. In addition, there are 4 Scheduled Ancient Monuments within the Parish, of which Weobley Castle is the most significant within the village. Others within the village include a Kiln Site on the western side of Back Lane and a Churchyard Cross at **St Peter and St Paul's Church. A moated site sits outside the village to its north at Little Sarnesfield.** There are numerous Listed Buildings within the Parish although most are concentrated within and around the village centre within an area specifically highlighted as the historic core in some previous Local Plans and planning policy documents. The area generally comprised Broad Street, Portland Street, High Street, Hereford Road, Mill Bank, Back Lane, Bell Square and Meadow Street. Foxley Registered Historic Park and Garden which falls predominantly within the adjacent Foxley Group Parish extends into Weobley Parish at its southern end to encompass parts of Burton Hill and Yazor Woods. Garnstone Park is an extensive and locally important Unregistered Park and Garden which extends into Weobley village at its southern end and incorporates Weobley Castle Scheduled Ancient Monument and is surrounded by a range of Listed Buildings at this point.



**High Street looking east**

- 2.14 The Parish comprises a settled agricultural landscape in the main with Weobley village at its core and wide views across a lowland plain within its central belt. **Weobley village lies on a gentle north-facing slope of the Newbridge Brook. A small stream, the Marl Brook, flows through the village to its confluence with the Newbridge Brook.** Land rises gently to the north and more steeply to the south up to Burton Hill. It is predominantly an area defined as 'principle settled farmlands' within Herefordshire Landscape Character Assessment. Although the landscape is fairly typical, Weobley village, which sits within this landscape type, is not in that it is a large settlement with relatively high-density housing development in distinctly nucleated or clustered form. Normally the landscape type should accommodate limited new housing, modest in size and comprising low density development. The variation is most likely to be the result of the village developing as the administrative centre of a former large Rural District. Other parts of the Parish's landscape are defined as 'Wet Pasture Meadow', 'Woodland Estatelands' and 'Principal Wooded Hills'. The first is a swathe of land running along either side of the Newbridge Brook and is an unsettled landscape type; the second, between the southern edge of Weobley village and the lower slopes of Burton Hill might see limited development that is carefully sited; and the final landscape type just creeps into the south of the Parish incorporating Burton Hill, and this landscape type would normally comprise occasional dwellings at a very low density.
- 2.15 There are a range of local wildlife sites within and on the border of the Parish although none have a national or international designation. **Herefordshire Council's Ecological Network Map** identifies Weobley Marsh and its associated brook as an important biodiversity core area as well as an extensive area of woodland including upon Burton Hill. There are also a number of ecological corridors and stepping stones within the Parish including Newbridge Brook.

## Community Involvement

- 2.16 Weobley Parish Council, through its Neighbourhood Plan Steering Group, consulted residents upon the issues that might be covered in the NDP. The response to the **residents' questionnaire** survey referred to in paragraph 1.3 above was 62%. The issues identified are summarised below:

### Housing

- 2.17 Residents would like to see any further housing accommodated through development on small sites. Three quarters of respondents agreed that homes for local people/local connections were needed and there was concern that those who live or work (currently or previously) in Weobley Parish should have high priority for new affordable homes. It was agreed that family homes and starter homes were needed. Proposals for executive homes were not supported. There was significant support for privately owned homes and some recognition that other types of housing were needed. The form of development depended upon the nature or location of any site although some opposition to estate and ribbon forms of development. In terms of design, the need for off-road parking was the most frequently identified requirement. Size and appearance to reflect nearby housing, need for back gardens, and maintaining a minimum gap between houses similar to existing adjacent development were also identified as important. Slate roofing tiles, stone and

brick building materials, and wooden window frames were considered to look best in the Parish. Development such as extensions to existing houses, sub-division of gardens to create new houses and development of outbuildings into new dwellings should not be allowed if they have a negative impact on neighbours or the character of the area. There was support for a settlement boundary for Weobley village.

## Environment

- 2.18 There was broad support for preserving and enhancing the natural beauty, amenity, heritage and landscape assets in the Parish. Those assets that were most valued included, among others, traditional buildings, existing woodland, and views over and from the village. Areas to be safeguarded from inappropriate development were Castle Green, St Peter and St Paul Parish Church and the old bowling green (next to the Red Lion). In terms of renewable or low carbon energy generation to tackle climate change, there was limited support for PV solar panels and bio-digester plant would be accepted where the community could buy into cheaper electricity. Proposals by individuals to use power of the sun and capturing natural heat in the ground also had limited support although there was far less support for such measures by commercial companies. There was less support for private individuals utilising water power or burning wood pellets.



**View from the Castle Green along Broad Street to the Red Lion and Parish Church**

## Facilities

- 2.19 **The residents' survey indicated that village shops and** the post office were used at least weekly by a large proportion of residents. There was very strong support for the GP and dental surgeries, and Castle Green, the bus service, pubs and restaurants/cafe were also appreciated. There was broad support for any measures to increase or provide new services. If the opportunities arose, extended surgery facilities/medical centre, a chemist/pharmacy, a nursing or residential home and a Neighbourhood Watch scheme would especially be supported. There was support for Castle Green to be used as a village green/open space community asset.

## **Economy**

- 2.20 There was strong support for the identification of potential sites for commercial use to generate local employment. Retaining the post office, better mobile phone reception and better broadband were seen as measures to encourage new business to Weobley. The use of brownfield land and the conversion of existing buildings for commercial use were supported. There was strong opposition to the use of greenfield land for employment land. Business uses acceptable within the parish were considered to be tourism and leisure, craft workshops, small-scale retailing, market garden/nursery, catering, light manufacturing and equine.

## **Infrastructure**

- 2.21 Generally, residents considered mobile phone reception and high-speed broadband services adequate. Support for community schemes to improve these facilities was indicated. Although not a matter that can be covered within a neighbourhood plan, road maintenance was considered the infrastructure with the most urgent need of improvement.

## **Transport**

- 2.22 A majority of residents considered roads within Weobley to be handling too much traffic and that although the network had the capacity to handle the current volume of traffic, there should be no more. Road safety was identified as an issue on Gadbridge Road by the GP and dental surgeries, within the village centre and by the schools. The re-routing of HGVs in the village centre was seen as important for road safety and traffic improvements. In addition, reducing the speed limit, better pavements, one-way system and restricted parking were seen as options for improvement within the village centre. The third area for improvements was seen as improved pavements and more car parking at the surgeries. An extended bus service was seen as beneficial, especially to help tourism as would better car parking provision. There was some support for the development of cycle paths in the Parish. However, measures to provide a community bus scheme, promote a car share scheme or voluntary car transport service received limited support.



**Parking near the Surgeries in Gadbridge Road**

## Young People

2.23 Attracting younger people to live in Weobley Parish was seen as important to ensure a thriving community. A specific survey of younger residents living in the village was undertaken and their responses reflected many of the views expressed by adults. The vast majority were happy to live in the Parish and the following is a summary of the views they expressed:

- Any new houses built should be similar to existing buildings.
- Facilities that were important to them were the shops, post office, schools, GP and dental surgeries, bus service, play area and village hall.
- Safer roads, better parks and open spaces, better entertainment facilities and outdoor sports facilities were aspects which could make Weobley more attractive to residents and visitors.
- Most felt Weobley should get more of its energy from natural sources.
- They would like more jobs to be created in the area across a range of businesses including shops, leisure facilities, small workshops and pubs/restaurants.
- It was important to protect open spaces, buildings or historical sites.
- In addition, 'Our open spaces' and 'local wild plants and wildlife' were aspects of the village that should be protected when planning new buildings.

## 3. Issues and Options

3.1 The background information above together with other sources of information have also been used to identify issues that should be addressed within this NDP.

### Community, Social and Health Needs

3.2 There is a good range of local services and community facilities within the Parish. These should be protected and enhanced. Needs include car parking, as supporting infrastructure for existing facilities, and improved open space provision. Areas to be **protected as 'local green space'** have been identified.

### Environment

3.3 The protection and enhancement of the historic environment, village character, biodiversity and landscape should be given the highest priority. Development should be accommodated sensitively, and this is important in order, among others, to ensure the character and appearance of Weobley Conservation Area is preserved or enhanced. A key to ensuring these requirements are met is that any further developments are in scale with the settlement with small scale developments being preferred. Such a sensitive approach is also necessary as a major contributor to the local economy of the County where tourism is a significant source of income and the developing Destination Management Plan is expected to place emphasis upon the scale and character of **Herefordshire's** small-scale settlement pattern.

3.4 Encouragement needs to be given to the enhancement of some areas within the village, in particular.

## Housing

- 3.5 Weobley falls within Leominster Housing Market Area where Herefordshire Local Plan Core Strategy indicates the level of proportional housing growth that the NDP should seek to achieve to be 14% equating to a minimum of 83 new houses over the period 2011 to 2031. Between 2011 and July 2017 dwellings built or committed through planning permissions amounted to 80. Consequently, only a further 3 more dwellings are needed to meet the minimum level of proportional growth. Historic rates of windfall development between 2000 and 2017 of 16 dwellings outside of Weobley village (0.94 dwelling per annum) and 24 on small sites (3 dwellings or less) within it (1.41 dwellings per annum) suggest that the outstanding dwelling requirement will be exceeded during the remainder of the plan period. Should the trend for planning permissions involving rural dwellings continue, 19 would be expected over the plan period. A net gain of two rural dwellings received planning permission since 2011 leaving a further 17 dwellings to be expected. The greater flexibility offered in relation to the conversion of rural buildings may even increase the suggested level of development in the rural area. Twenty-eight (28) dwellings on small sites within or adjacent to the built-up area of Weobley village might be expected based on past trends and 8 have been granted planning permission since 2011, leaving the potential for a further 20 to come forward through a windfall allowance.<sup>2</sup>
- 3.6 A range of sensitively designed homes in a range of sizes and types to provide for all sectors and age ranges within the community, particularly 2 and 3 bedroomed accommodation, are needed to meet community aspirations and support a well-balanced community. Two sites recently granted planning permissions provide such a range.

## Roads and Traffic



**Traffic congestion in Portland Street**

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<sup>2</sup> See Weobley Neighbourhood Development Plan - Housing Land Assessment 2011-2031 at [weobleyndp.weebly.com](http://weobleyndp.weebly.com) (and also Appendix 3)



- 3.7 There are particular highway matters within the Parish that need to be addressed by Herefordshire Council in designing and delivering local improvements to support growth arising from its Local Plan Core Strategy. These include protecting **the village's historic heritage** through better traffic management and measures to address on-street parking. Minimising the effect of new development upon the highway network, ensuring the safety of pedestrians and improving accessibility are also important to community health and well-being and the local economy.

### **Employment**

- 3.8 Herefordshire Local Plan Core Strategy sets out a range of policies to support the rural economy, including working from home, tourism and farm diversification. There is no purpose in duplicating these. Local issues include retaining and supporting businesses at Whitehill Park Industrial Estate, enhancing that part which is currently unused; supporting **businesses within the village centre; and contributing to the County's tourism offer**. The **issue of scale is, however, important, to the high quality of the Parish's** historic environment and landscape. This is especially the case in terms of the contribution that might be made towards addressing climate change where some forms of community based renewable and low-carbon energy generation would be supported

### **Options**

- 3.9 The options considered relate to how new housing might be accommodated. Development options for businesses and facilities cannot easily be identified and there are no strategic land use requirements or expressed market demands for these. The approach for these will be general support based on locational criteria. The options that were considered include:

**Option 1** – retaining those housing sites that currently have planning permission and providing for the limited outstanding requirement through windfall development within a settlement boundary, and through development outside of the village through Herefordshire Local Plan Core Strategy policy RA3.

**Option 2** – retaining those housing sites that currently have planning permission and providing for the limited outstanding requirement through identifying a further small site.

**Option 3** – providing for further housing development beyond the level of growth required by Herefordshire Local Plan Core Strategy through additional small developments.

**Option 4** – providing for further housing development beyond the level of growth required by Herefordshire Local Plan Core Strategy through identifying land for a further relatively large site.

**Option 5** - Not to prepare a NDP but to support developer led housing proposals until such a time as Herefordshire Council adopts its Rural Areas Site Allocations Development Plan Document.

- 3.10 This NDP is based upon Option 1. Historical levels of windfall development both within the village and its rural area are such that the outstanding requirement of 3 dwellings should easily be exceeded through this means. Sites granted planning permission will

provide a range of house types, including elements of affordable housing. To go substantially beyond the required level of proportional growth might compromise the strategy for development in other locations, in particular Leominster, where there is a need for a development funded east-west link.

- 3.11 Option 2 would offer no additional benefits in that the expected level of windfall development would still occur, and any small site would likely result in large detached properties serving external demands rather than local needs. Options 3, 4 and 5 would have similar effects and potentially exacerbate adverse effects on local and strategic considerations. In addition, they are **contrary to the community's expressed** wishes. Every encouragement should be given to the development of the current two large sites (see Policy WEO16) that would provide for the wider needs of the community.

## 4. Vision, Objectives and Strategic Policies

- 4.1 In preparing Weobley Neighbourhood Development Plan the following vision, guided by responses to the **residents'** survey and confirmed at the subsequent community consultation, sets the basis for what it is hoped to achieve within the Parish through the planning system by the end of the plan period:

***" Weobley Parish will support a diverse and healthy community having the village at its heart providing a range of services and facilities for all its residents while protecting its natural and historical environment and maintaining a thriving local economy."***

- 4.2 This will mean that by 2031:

- Service, facilities and infrastructure will have been retained, improved or upgraded to meet the needs of a growth within the parish and the hinterland served by the village.
- Local amenities will also have been maintained and enhanced to accommodate the growth resulting from new housing, in particular by ensuring local green space is protected.
- New development, in all its forms, will have been designed to a high standard that **reflects the quality and character of the parish's landscape, natural environment, Weobley village's setting and heritage.**
- Improvements to this high-quality environment will have been made.
- **A range and mix of house types and tenures to meet the community's needs will** have been provided through the housing that has been built.
- New housing will have been built in a sensitive manner, both in terms of design and at a sustainable pace over the plan-period so that new residents could be accommodated within the capacity of local services and the village environment. Uncharacteristic and unnecessary extensions to the defined settlement boundary will have been avoided.
- Visitors and new residents will continue to be welcomed through improved facilities, a safe and secure environment, and access being afforded via a range of means of transport.

- Local businesses will have been supported so that they can flourish and grow, including **working from home, businesses providing for the community's social needs and tourism** enterprises, and on sites identified for business use.
- A high priority will have been given to road safety, especially for pedestrians and cyclists, with new development being accommodated safely upon the road network, and improvements made within key locations.

4.3 To achieve our vision the Plan sets the following objectives:

### **1. Community Facilities:**

- To maintain the current level of community facilities and amenities and enhance these to meet the needs of the increased population resulting from new housing that will be built.
- To protect public open space and local green spaces within the parish.
- To support local health provision, including through promoting a healthy lifestyle.
- To support local businesses that provide important community services such as public houses, shops and catering establishments.
- To improve communication and connectivity to parishioners to promote greater community involvement.

### **2. Local Environment:**

- To safeguard Weobley Conservation Area and other historic features.
- To protect and enhance biodiversity.
- To preserve the landscape and associated features
- To ensure the capacity of the sewage treatment works is sufficient for the level of development.
- To protect development from flooding and pollution.

### **3. New Housing:**

- To define a settlement boundary for the village that would enable individual/small infill plots to be found to meet the outstanding requirement.
- To meet a wide range of housing needs including starter homes for young people; family homes; retirement homes and easy access such as bungalows; homes for local people, people with local connections, homes linked to work location; and self-build homes.
- To achieve high quality building design and landscaping, including vernacular or contemporary buildings, but reflecting our unique local distinctiveness and incorporating sustainable design features.

### **4. Economic Development and Employment:**

- To retain Whitehill Park Industrial Estate as employment land seeking some redevelopment of parts where this may enhance its use and enabling opportunities for this area to expand subject to environmental and other safeguards.
- To promote the conversion of rural buildings for employment use and enable business diversification, in particular in agricultural.
- To promote working from home and small craft-style workshops where residential amenity can be protected.

- To support the village's commercial centre through making it more pleasant for pedestrians through enhancements, tackling congestion and parking and improving pavements.

#### **5. Traffic and Roads:**

- To reduce speed of traffic within the village.
- To reduce unnecessary on-street parking and improve off-street parking to serve the village centre and other facilities.
- To ensure pedestrian safety.
- To press for higher standards of highway maintenance and the avoidance of flooding of roads.

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

### **Strategy for Sustainable Development within Weobley Parish**

- 4.5 Sustainable development seeks to ensure proposals are advanced that will "meet the needs of the present without compromising the ability of future generations to meet their own needs"<sup>3</sup>. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, opportunities for enterprise, and access to community facilities which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.
- 4.6 To ensure these major concerns are considered when promoting sustainable development through this Plan the following policy forms the basis for the overall approach pursued through the NDP.

### **Policy WEO1: Promoting Sustainable Development**

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

- a) Community facilities and services should be retained and enhanced where possible including through contributions that will enable pressures resulting from growth to be accommodated satisfactorily, especially accessibility and improved car parking.**
- b) Development proposals should conserve and enhance the environment within the Parish, particularly its heritage assets and Weobley Conservation Area. Its landscape and the quiet enjoyment of residents who live and work within it should be preserved. Measures to enhance biodiversity will be sought.**

<sup>3</sup> National Planning Policy Framework, page 2.

- c) **New housing should be in scale with its surrounding area, designed to a high quality, meets the needs of the community in terms of range and type of accommodation, and designed to be energy efficient.**
- d) **Development that maintains and increases local business opportunities and employment will be encouraged, while the loss of employment land and premises will be resisted.**
- e) **Development should be capable of being accommodated safely and within the capacity of the local highway network. Opportunities should be taken to address shortcomings in the management of traffic where they exist.**

**Benefits will be sought in relation to the priorities set out in this policy where compensatory or mitigation measures are needed as part of any proposal.**

### **(Supporting Objectives 1 - 5)**

#### Justification

- 4.7 Weobley Parish, with its village at its heart, has a relatively high degree of sustainability compared to many parishes within the County. It provides a range of services, not only to those resident in the Parish, but to a wider hinterland and also many visitors to its attractive village. It also contains local employment opportunities across a number of sectors. This growth must take place sensitively within an attractive and historic environment. Consequently, a co-ordinated approach is essential to ensuring all necessary aspects of growth are accommodated satisfactorily and accompanied by appropriate infrastructure. This overarching policy aims to direct developers and relevant agencies to those priorities considered critical by the community for the Parish to develop sustainably.
- 4.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching strategic policy sets out the essential sustainable development requirements which the local community considers important to achieve its vision and objectives. The provisions within this NDP will be measured against this policy. Where exceptional reasons for development are advanced that might over-ride policies or there are matters that are not covered in this Plan then the principles that this policy sets out should be used to determine what mitigation or compensation measures should be brought forward.

## **5. Community Facilities, Amenities and Services**

- 5.1 The required level of proportional housing growth can both support the retention of key services and facilities and also put a high degree of pressure upon them, both directly and indirectly. Currently those services and facilities available include 'The Hopelands' Village Hall with adjacent children's play area, Primary and Secondary schools with gym and sports facilities, a number of churches and chapels, a range of shops, cafe, restaurants and public houses, surgeries, a small library and museum, public conveniences, scout hut, bowls club and football pitch. The latter sports facilities are located on private land with the consent of the owner. The village is served by a public sewer and village waste water treatment works. Residents can travel to Hereford,

Leominster or Kington for higher education, leisure and recreation and higher order shopping. Retention and improvements to, and the maintenance and operation of facilities and infrastructure is a key concern of residents.



The Play area next to the Village Hall

## **Policy WEO2: Protection and Enhancement of Community Facilities and Services**

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

**Proposals to enhance existing or provide new or additional community facilities and services or their relocation to a more appropriate site within or adjacent to the village will be supported where:**

- a) They do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties.**
- b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads.**
- c) Access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses or the environment, especially the character and appearance of Weobley Conservation Area.**
- d) They include measures that encourage and promote active travel to and from the facility.**

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

**(Supporting Objective 1)**

### Justification

- 5.2 Although there is recognition that the current facilities and services are capable of meeting current and future needs, changes to accommodate growth and enhance utility may be necessary. There are, in particular, problems associated with car parking for facilities and services that need to be addressed. The need for further provision cannot be discounted. This policy promotes improvements, including to address the effects on local amenity that such services and facilities may cause. It also sets out important requirements, in addition to those covered elsewhere in the plan, which would ensure improvements are undertaken without adversely affecting neighbouring properties and address key transport issues. The policy also encourages developments that might increase viability of existing facilities, for example through diversification. The community would not wish to see the loss of its facilities unless there is clear evidence that it is no longer viable, taking into account the flexibility offered through this policy.

## **Policy WEO3: Protection of Local Green Space**

**The following areas are designated Local Green Space. Development that would result in the loss of these sites or the diminution of their use or characteristics, including in association with adjacent development, will not be permitted. Proposals that will benefit their utility for the purpose they are designated or currently used will however be permitted provided there is no significant adverse effect on residential amenity:**

- a) Land at Castle Green**
- b) Orchard off Meadow Street**
- c) Area in front (south) of St Peter and St Paul Church including its churchyards.**
- d) Area to the north of St Peter and St Paul Church.**
- e) Field west of St Peter and St Paul Church – Glebeland**

### **(Supporting Objective 1)**

#### Justification

- 5.3 The areas identified in this policy are considered important green space and special to the whole community. They surround the historic core of the village and all contribute significantly to its historic character and setting of not just important individual or groups of buildings but the core area as a whole. Development is not totally restricted within these, **but any proposals should be for the benefit of the site's current use.** Designation as Local Green Space does not indicate a right of public access if it is not already public space, neither does it change the current use. The reasons advanced for the designation of each site are as follows:

- i) Land at Castle Green: This area is important to the setting of Weobley Castle Scheduled Ancient Monument and the character and appearance of Weobley Conservation Area, representing part of its historical development. It serves as an informal green space of considerable amenity value and a public footpath through it

enables it to provide for informal recreation at the heart of the village which links with others that form a number of potential circular routes.

ii) Orchard off Meadow Street - Located in a very sensitive position in terms of the historic environment, having a different character to the more densely developed core of the village. It has been historically planted as an orchard of biodiversity value and provides an important area of well-established open space between buildings, contributing to the visual character of the area and recognised as such by Herefordshire Council.

iii) Area in front (south) of St Peter & St Paul Church – the former bowling green and Red Lion garden. Situated between the Grade II\* listed building of the Red Lion Inn and the Grade I Parish Church offering an uninterrupted view of the Parish Church. The relationship of this open space to the parish church is a significant aspect of the setting of the church, and of the recognition of the steeple as a local landmark.

iv) The churchyard area to the north of St Peter and St Paul Church is important to the setting of that building, is historically significant and a valuable local amenity for the whole of the community.

v) Field west of St Peter and St Paul Church (Glebeland). This area is important for its beauty and historical significance, offering a range of views across meadows to the church from Meadow Street. It also contributes towards the historic character of the village, which is most pronounced from this direction.



**The view towards the Parish Church from the rear of the Red Lion**



## Policy WEO4: Protection of Amenity Open Space, Sports and Recreation Facilities

The following areas of amenity open space, sports and recreation facilities should be protected from development unless the requirements of Herefordshire Local Plan Core Strategy Policy OS3 are met:

- a) Children's play area adjacent to the 'Hopelands' Village Hall.
- b) Current bowling green.
- c) Weobley High School Playing Fields.
- d) Weobley Primary School Playing Field.
- e) Weobley Football Pitch.
- f) Bearcroft and Apple Meadow open spaces.
- g) The Rose Garden within the centre of the village

Proposals that will enable them to be expanded or used more effectively will be supported where there is no significant adverse effect on residential amenity.

### (Supporting Objective 1)

#### Justification

- 5.4 These are amenity, sports and play areas that can be found throughout the village. Herefordshire Local Plan Core Strategy Policy OS3 seeks to retain such areas and this policy identifies those areas to which that safeguarding will apply. The areas are important yet may not meet the criteria to be designated local green space. They represent facilities that serve specific areas within the village or sections of the community. Hopelands children's play area serves the wider community and contains a range of play equipment. The various playing fields serve sectors of the community across a range of ages. The Rose Garden within the centre of the village, a public open space on the site of former buildings destroyed by fire in 1942, enhances the village setting and character.



**The Rose Garden looking towards Market Pitch**

Many amenity spaces provide benefits in terms of promoting a healthy lifestyle and encouraging active travel. Bearcroft and Apple Meadow amenity spaces and open areas are good examples. The 1970's Bearcroft residential estate offers small green areas along Public Rights of Way which travel through the estate and on towards to the fields to the south of the Parish Church. The interior of both Bearcroft, and the 1990's residential Apple Meadow residential estate, offer unenclosed front gardens which provide a sense of space. Apple Meadow offers a small recreational space. Further such facilities may be provided as a consequence of development and this policy will apply to those which arise after the plan has been adopted.

## **Policy WEO5: Sewerage and Sewage Treatment Infrastructure**

**Sites within Weobley village should connect to the public sewer and proposals should be capable of being accommodated within the system serving the village without adversely affecting existing properties. Should there be a temporary lack of capacity at Weobley Waste Water Treatment Works (WwTW) or the sewerage system, development upon sites may need to be delayed until such time as works are carried out to provide sufficient sewerage or sewage treatment capacity. Developers may contribute towards remedial works in order to expedite any under-capacity and to advance their proposals more swiftly.**

### **(Supporting Objective 2)**

#### Justification

- 5.5 It is understood the Environment Agency requires development to connect to the public sewer when one is available. This will avoid the potential to cause pollution of brooks and streams within the Parish which flow into the River Lugg which is an SSSI in unfavourable condition. It is nevertheless important to ensure that the public sewer has the capacity to accommodate additional development and that increased flows do not adversely affect existing properties. This is a concern for some residents. Although currently in good condition following recent works at Weobley WwTW, there have previously been problems associated with the drainage infrastructure in Weobley. This is a precautionary policy which is considered consistent with Herefordshire Core Strategy policy SD4 given historical problems and recognises that Welsh Water/Dwr Cymru has indicated it will review the need for intervention when preparing its Asset Management Plan for 2020-2025.

## **Policy WEO6: Contributions to Community Facilities**

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

### **(Supporting Objective 1)**

## Justification

- 5.6 Provision, improvement and maintenance of community facilities is important to promoting community spirit and involvement. Increasing demands resulting from growth will put pressure upon existing facilities, requiring their enhancement and improvement to ensure continued contribution to community cohesion. Additional facilities may also be required to enhance the local environment such as addressing the car parking issue within the village centre. Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the plan period. Currently it operates a system for related payments through Planning Obligations. Contributions should be made towards their improvement either through the CIL process, when this comes into operation, or in **accordance with Herefordshire Council's Supplementary Planning Document on Planning Obligations**, in particular, paragraphs 3.4.8. and 3.9.12. The Parish Council will use any contribution it receives from either of these primarily to ensure its existing facilities are improved, maintained or capable of meeting increased pressures in accordance with the legislative requirements. Herefordshire Council should seek advice from the Parish Council upon what contributions are needed towards local community facilities and infrastructure at the time any relevant planning application is made. Appendix 2 sets out the current list of enabling actions and community infrastructure required to support the community as it grows.

## **6. Parish Environment, Character and Heritage**

- 6.1 Weobley is recognised primarily for its black and white properties and medieval street layout, primarily within its village centre. The village has a widely defined Conservation Area, designated in 1977, **which emphasises its sense of 'place'**. However, despite there being limited other environmentally designated sites there are important features that contribute towards a high-quality environment across the Parish as a whole. Preserving and enhancing the wider landscape must be given a high priority. The following policies seek to address the environmental objectives set out in this NDP.

### **Policy WE07: Protecting Heritage Assets**

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

- a) Resisting development that would adversely affect Scheduled Ancient Monuments and their settings, particularly Weobley Castle and the Kiln Site off Back Lane.**
- b) Requiring appropriate development proposals elsewhere to be accompanied by full archaeological investigations, and in the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible.**
- c) Preserving or enhancing the character and appearance of Weobley Conservation Area.**
- d) Resisting development that adversely affects features and the setting of Listed Buildings and other similar heritage assets. In particular, those**

- within the village centre and including from the impact of traffic upon its fabric.**
- e) Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings, and groups of buildings that contribute to the character and appearance of Weobley Conservation Area.**
  - f) Resisting development that would adversely affect Foxley Historic England Registered Park and Garden.**
  - g) Only allowing development within Garnstone unregistered park if an assessment has shown the effects of works will fit sensitively into its design. In addition, the contribution that the park makes to the wider landscape will be relevant to this consideration.**
  - h) Promoting development that would conserve the character of the Parish's historic farmsteads through allowing sensitive conversions where appropriate.**

### **(Supporting Objective 2)**

#### Justification

- 6.2 The area's heritage is reflected in the presence of a number of Scheduled Monuments, Listed Buildings, Weobley Conservation Area and other locally important monuments, buildings and heritage assets. There is potential for unexpected archaeological finds and also historic landscapes that contribute to the area's character. These assets and, where appropriate, their settings<sup>4</sup> are important and need to be preserved or enhanced. Many of the Parish's heritage assets are located within Weobley Conservation Area and their contribution needs to be seen within a wider context than their individual contributions. This will include locally important buildings and other features that make a group contribution. This policy should not restrict development but influence the approach taken and even stimulate development where re-use or regeneration will bring benefits. Where a proposal is likely to affect a heritage asset, developers should consider very carefully what these effects might be and how they should be mitigated. It is recommended that in such instances they prepare Heritage Impact Statements to support their planning and related applications. In relation to parkland, this should include the contribution made to the green infrastructure network of the Parish.

## **Policy WEO8: Development within Weobley Conservation Area**

**To preserve or enhance the character and appearance of Weobley Conservation Area development within or bordering it should comply with the following detailed requirements**

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

Buildings within the village are immensely varied in terms of age, size, materials, orientation and inter-relationships. However, there are areas which present particular

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<sup>4</sup> NPPF paragraph 128

characteristics that should be preserved or enhanced, especially within the village centre. The supporting broad character assessment below gives some further guidance upon relevant form for particular character areas.

**2. The features that contribute to Weobley's character should also be retained and used to inform the design concept for new development:**

Again, the broad character assessment below should inform design decisions. In addition, choice of materials that should respect those in the vicinity, especially in the historic core streets (see paragraph 2.13). A large number of houses in the village of Weobley date from the 14<sup>th</sup> to 17<sup>th</sup> Century. They are timber-framed structures, most of which are of box frame construction although there are several cruck-trussed buildings, set on a plinth of coursed rubble. Early timber-framed houses were infilled with wattle (or lathes) and daub, later replaced with brick, painted brick or render. Original thatched roofs were replaced with clay plain tiles. Many timber-framed houses were later re-fronted in brick or painted brick. There are few houses of Classical/Georgian style. Buildings of 19<sup>th</sup> Century date are of brick or stone construction with tiled roofs. Most 20<sup>th</sup> Century houses are brick-built; some are rendered, painted or finished with shingles. Roofs are covered with cement tiles or slate. Agricultural buildings dating to the 18<sup>th</sup> Century, including barns and cow houses, are generally timber-framed with weatherboarding on a coursed rubble plinth. In terms of ground treatment within the public realm there are examples of cobbled areas that contribute to the character of the village which may be improved or added to where this will not adversely affect pedestrian safety.

**3. The Conservation Area setting and views into and from the village should be preserved:**

The third main quality is provided by the quality of the setting of the Village, with a variety of views and vistas reinforcing the feeling of space and tranquillity along the rural lanes approaching the village. Proposals for development should preserve important views within, into and from the conservation area. These should remain protected from inappropriate forms of development. The most important views and settings are:

Panoramic vistas -

- Looking south from the A4112 road across the Newbridge Brook meadows to the church steeple, to the timber-framed buildings of the village on rising ground beyond, and to the distant wooded uplands of Garnstone (See Map 2 - Views 1).
- Looking north from the churchyard across the meadowland of the Newbridge Brook (View 2).
- Looking east from higher land on the west side of the conservation area across the Weobley townscape (View 3).
- Looking south from Weobley castle earthworks across Garnstone parkland (View 4).
- Looking south-west from the Weobley to Hereford road near the East Lodge across Garnstone parkland (Off Map).
- Looking North from near Garnstone Castle site across the parkland to the village (Off Map).
- Views both ways along Wellingtonia avenue (Garnstone Park) (Off Map).

#### Internal views –

- Looking east from the Ley towards the Castle site (View 5).
- A sequential view looking north from the castle earthworks along the avenue of oak trees, through a gateway into Broad Street, with a distant view of the church steeple beyond; then, looking north along Broad Street, the projecting facades of buildings on the east side of the street creating a visual meander, the Red Lion at the end of the street creating a visual pause, and with the church steeple towering above the streetscape; finally, looking north from Church Road across the open space of the former bowling green to the parish church and steeple set in its churchyard (View 6).
- Looking south along Broad Street towards Market Pitch, projecting buildings and bay windows punctuate the view, a narrow lane offers a glimpse of the avenue of oaks beyond (View 7).
- Looking east from Meadow Street along Bell Square, the juxtaposition of intricate front elevations (including timber framing, jettied gables and bay windows), cobbled paving and greensward creates a series of textured surfaces (View 8).
- Looking west along High Street towards Market Pitch, a series of timber-framed buildings with intricate front elevations that include the following features: an arcade, pilasters, 1<sup>st</sup> floor jetties and dormer windows; the view is punctuated at Market Pitch by 'Corner House', now renamed 'Castle Gate' (View 9).
- Looking north along Hereford Road to High Street, a sweeping view that includes a range of stone-built houses with variable rooflines on the west side, a series of brick, rendered and timber-framed buildings on the east side, narrow front gardens with abundant shrubs and other greenery, terminated abruptly by a timber-framed cottage on High Street (View 10).
- A deflected view looking east then north along Mill Bank, following a deeply cut hollow way enclosed by mature hedges, the view suddenly opens out to reveal a terrace of 19<sup>th</sup> Century brick-built cottages dominated by a four-storey former corn mill (View 11).
- Progressive View east and then south along Meadow Street (View 12).
- View of the Church from Meadow Street (View 13).

#### **4. New development should contribute positively to the Conservation Area:**

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

**5. Tree cover and hedgerows are essential components of the rural village character of Weobley:**

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

**6. Street furniture should be minimal and consistent:**

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

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

Weobley has a few unattractive areas. In addition, areas can deteriorate over time. Measures may include, as a minimum, enhancements to soften and improve the visual appearance of unattractive areas.

**8. There should be no adverse effects from traffic upon heritage assets or the historic environment.**

Weobley's core area comprises an ancient street pattern and development both within and outside this can have a deleterious effect on its heritage assets and historic environment as a whole. Heritage Impact Statements, including for development outside of the core area where appropriate, must show that there are no significant adverse effects upon the historic core area, or that these can be fully mitigated, in particular through avoiding:

- Damage to historic roadside buildings through traffic vibration, in particular by heavy goods vehicles.
- Damage to historic buildings (particularly stone) from the effects of air pollution.
- Damage to historic buildings by accidental collisions.
- Adversely affecting the ambience of the conservation area by the presence of traffic and inappropriately placed street furniture.
- The severance of cultural monuments and other heritage assets from their setting due to the intrusion of vehicles.

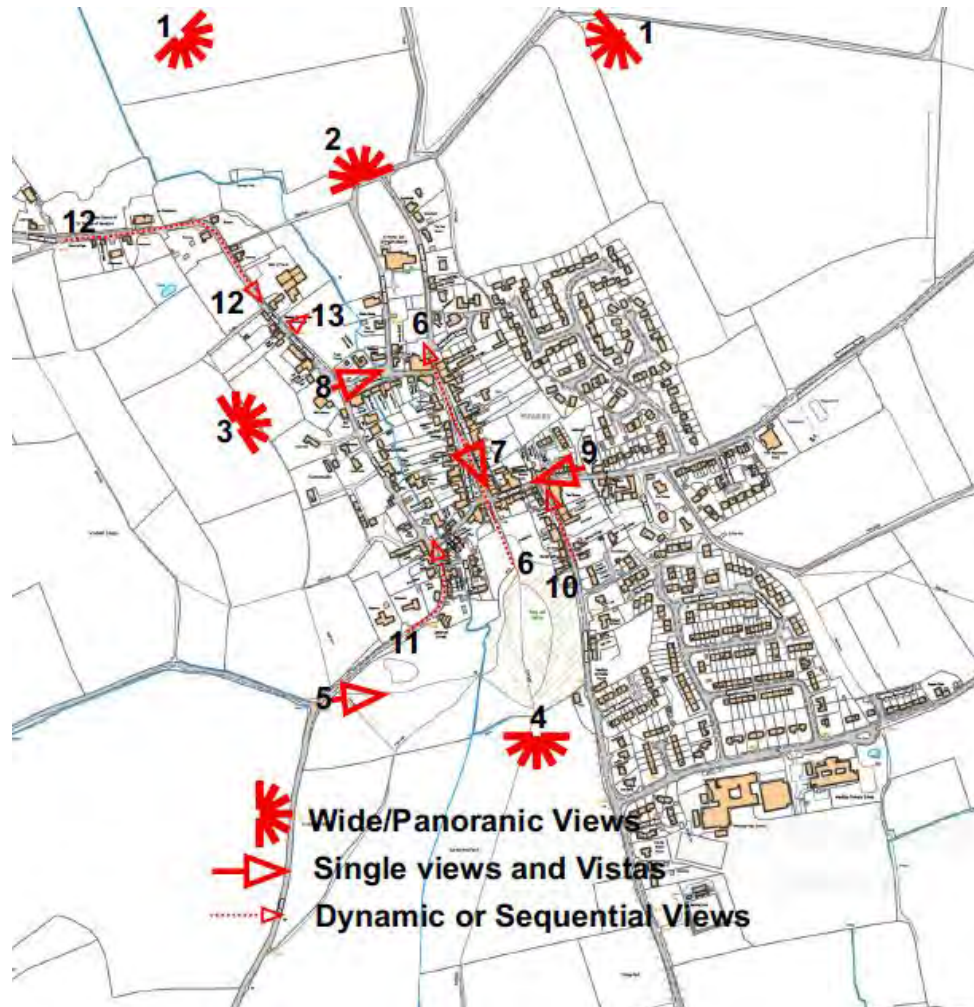
**(Supporting Objective 2)**

Justification

- 6.3 Weobley Conservation Area includes the village of Weobley at its core surrounded by an agricultural landscape. In the central area of the village, and in the area of new estates on the east side of the earlier settlement, buildings are set fairly close together. Some linear development also took place to the south along Hereford Road and to the north

along Meadow Street. Two small industrial estates are located on Kington Road in the north-west, and several clusters of farm buildings are located in the south-west in Garnstone Park. The village dates to at least the 11<sup>th</sup> Century, and there may have been a

## Map 2 – Important Views



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settlement on the site before that date. The form of the medieval planned town, with its wedge-shaped market place and burgage plots set out on a north-south axis, is discernible today in the layout of the village. The parish church and castle earthworks both date to the 12<sup>th</sup> Century and are likely to have been preceded by an earlier church and fortifications. The medieval open field system, with its long narrow furlongs, was an integral part of the local economy. The form of the field system is retained in post-medieval enclosures and is also identifiable in contemporary field boundaries. In recent years, however, a number of these field boundaries have been removed. Today, a large number of surviving timber-framed buildings, dating to between the 14<sup>th</sup> and 17<sup>th</sup> Century, are evidence of that period of prosperity. Several architectural periods and styles are represented, including cruck-trussed buildings, box-framed buildings and 'Wealden' style houses. **Building types include merchants' hall houses, farmhouses and a**



school. A limited amount of new house building took place during the 18<sup>th</sup> Century, although there is evidence of Classical/Georgian architectural influence in the area. Further development took place during the 19<sup>th</sup> Century, including the construction of houses, churches, a mill, a school and a workhouse. Agricultural buildings of the 18<sup>th</sup> and 19<sup>th</sup> Century include barns, stables, sheds, a dairy and a cider house. Heritage assets within the conservation area include 79 Listed Buildings, including one Grade I Listed Building and eleven Grade II\*, and three Scheduled Ancient Monuments. Four unlisted buildings are identified as buildings of local interest. All of these buildings contribute to the special character of Weobley Conservation Area.



**Meadow Street looking south**

- 6.4 There is a duty upon the Local Planning Authority to conserve or enhance the character and appearance of Weobley Conservation Area. This duty includes consideration of proposals outside the Conservation Area where they would affect its setting. The effects of traffic should not be forgotten in that there is a duty to protect the amenity of both residents and the environment, with proposals both within and outside of the Conservation Area potentially having an impact upon it and its heritage assets. Historic England has provided advice upon this aspect of development which is considered **relevant to Weobley's core area**. Herefordshire Council has produced a draft Conservation Area Appraisal, and this may inform decisions upon proposals within this Conservation Area. The duty does not just apply to decisions upon planning applications but any of its **activities that might affect the Conservation Area's character and appearance**. This NDP seeks to assist with this duty through setting out a broad character analysis based upon the draft Conservation Area Appraisal. Developers should submit heritage impact statements with development proposals to show how the character and appearance of the Conservation Area has been taken into account.

## Weobley Conservation Area Broad Character Areas

6.5 A simple characterisation<sup>5</sup> has been undertaken in accordance with good practice related to neighbourhood plans produced by Historic England<sup>6</sup>. This should inform decisions to ensure they consider the character and form of Weobley Conservation Area, especially given its historic origins. Diagram 1 indicates the relevant character areas into which the village Conservation Area and its fringes can be defined. The historic core around Weobley village centre is especially important, defined by the Parish Church of St Peter and St Paul at its north end and the remains of Weobley Castle at its southern end. There are then three further broad character areas that in combination represent the cultural landscape of the village comprising its historic settlement, enclosure, wider views and land use<sup>7</sup>.

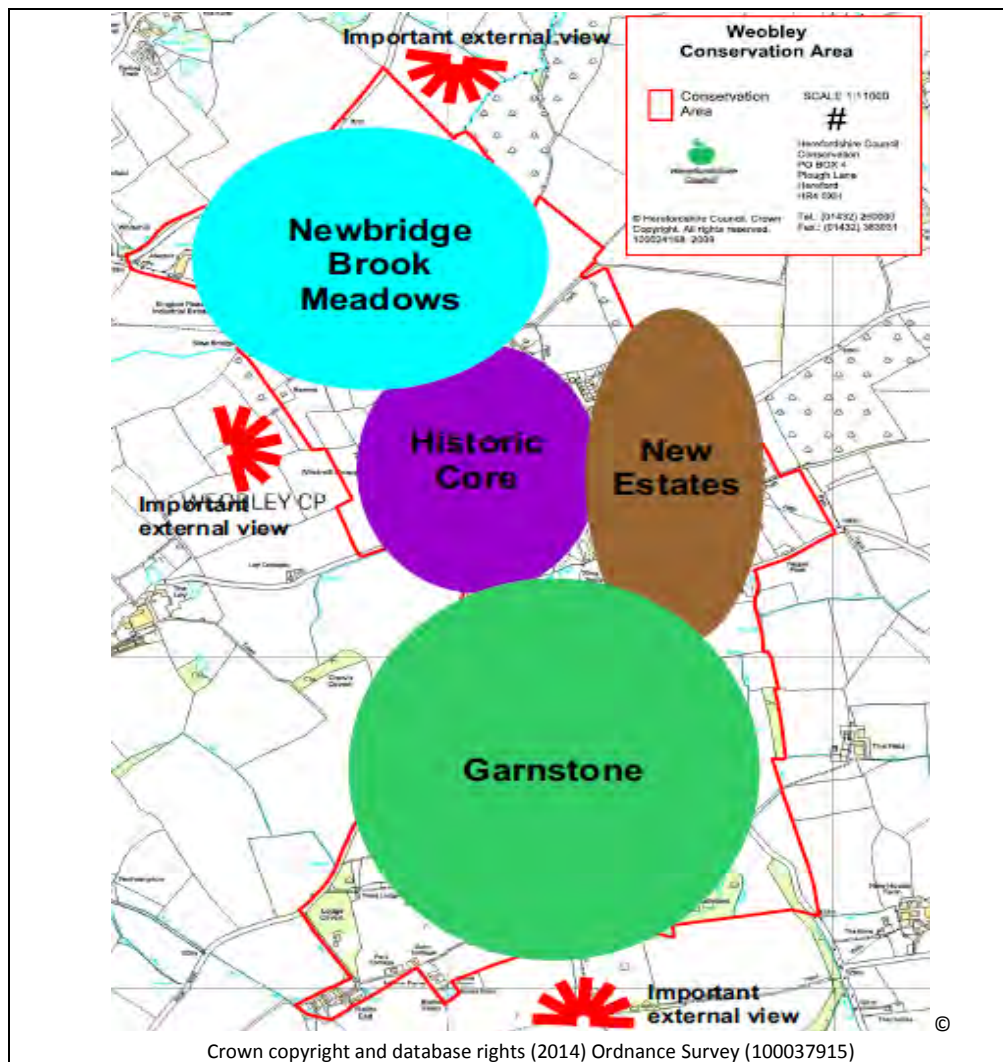


Diagram 1: Weobley Conservation Area Character Areas

<sup>5</sup> Approach based upon English Heritage advocacy of Rapid Townscape Assessments.

<sup>6</sup> Historic England - [http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf) and <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>

<sup>7</sup> Natural England - <http://publications.naturalengland.org.uk/publication/6361194094919680?category=31019>

## **Weobley Historic Core and Village Centre.**

- 6.6 The historic core character area lies at the centre of the conservation area; it includes the village of Weobley, the fields to the west of the village and several fields to the north-east. The plan form of the medieval borough, including the market place and burgage plots, has strongly influenced the layout of streets and building plots in the centre of the present-day village. The organisation of the medieval agricultural system, with large open fields divided into narrow strips, also influenced the post-medieval enclosure of open fields, and can be inferred from contemporary field boundaries. The parish church of St Peter and St Paul at the north end of the village is the earliest surviving building within the character area. Earthworks at the south end of the village mark the location of Weobley Castle, a Scheduled Monument. Timber-framed buildings make an important contribution to the character of the conservation area. They identify Weobley as a village with a prominent history and they attract visitors to the area, so contributing to the economy of the region.
- 6.7 There is a wealth of Listed Buildings within the village centre with many of those along Broad Street and Bell Square being timber framed. Those at the north end of the village centre reflect the location of the medieval market place. The timber framing is accompanied with painted brick or rendered infill. Some of the medieval buildings have been re-fronted in painted brick. There is then a transition further from the centre to former timber framed farm houses and agricultural buildings. Other historical forms of building design, materials and construction are also represented in the character area including some buildings with Classical/Georgian appearance. Many roofs have clay plain tiles; the remainder are mainly of slate. The majority of windows are vertical sashes; there are also some bay windows. The sympathetic juxtaposition of architectural styles and periods can be seen throughout the village, contributing to the character of the conservation area.
- 6.8 The steeple of the parish church is a prominent landmark that can be seen at a distance from beyond the conservation area and dominates the skyline from within the conservation area. In contrast, the castle earthworks are mainly hidden from view, except from Hereford Road. The four-storey former mill, located at the foot of Mill Bank, is also fairly well hidden. It dominates the view only in its immediate vicinity.
- 6.9 The focal point of the village is the central Broad Street/Portland Street area. This small open space continues to be the commercial centre with several shops, two restaurants and public house nearby. Several 19<sup>th</sup> Century shop fronts can be seen, as well as plate glass 20<sup>th</sup> Century shop fronts. This area exhibits the urban character of a small-town centre with buildings set close together. On the west side of Portland Street, buildings are set back on the edge of a narrow pavement. On the east side of Broad Street, three prominent buildings have small front gardens. Further north, several buildings crowd onto the street while to the south, the pavement is quite wide. The short steep slope of Market Pitch at the south end of Broad Street/Portland Street accommodates a change of level between the east and west sides of the area.
- 6.10 Many of the buildings are of two storeys, however, gabled cross-wings and topographic gradient produce a variable skyline. This can best be appreciated when looking south towards Market Pitch. A similar variable skyline can be seen when looking north towards

the gable ends of the Red Lion Hotel and The Old Corner House, but here the church steeple towers above the skyline.

- 6.11 In the short High Street, buildings are set close together and crowd onto the narrow pavement. The buildings are of two storeys with pitched roofs. The differing roof heights and the dormer windows of the Unicorn Inn create a variable skyline. Variation is also seen in the front elevations of these buildings since several, including the Unicorn Inn, retain their first-floor jetties. On looking west along High Street, the view narrows towards Market Pitch until the gable end of Corner House punctuates the alignment.



The Cottage, Church Road



The Unicorn Inn



Mellington House



Corner House and the Red Lion

**Examples of design material and construction**

- 6.12 Hereford Road sweeps southwards out of the village towards Garnstone. At its north end, buildings are set close together. On the east side, the street is dominated by The Throne, a 16<sup>th</sup> Century timber-framed building. Further south on Hereford Road, the buildings are well spaced and, generally, set back off the street behind front gardens. Most of the buildings on the west side of Hereford Road are set close together. The roofs of these houses are at different heights and create a variable skyline. Immediately to the south, the castle ditch is aligned parallel with, and close to, Hereford Road. The earthworks of the inner and outer baileys rise up prominently behind the ditch. Shrubs and trees are fairly abundant on Hereford Road, even on the very narrow frontage of The Throne. The view to the south is screened by trees and shrubs at the south end of the castle earthworks. The view to the north along Hereford Road is terminated by timber-framed houses on High Street.



**The Throne in Hereford Road looking towards High Street**

- 6.13 In Bell Square, the houses on the north side are set closely together. Most are two-storey timber-framed buildings with white-painted brick infill on coursed rubble plinth under clay plain tile roofs. The roofline of the buildings follows the topography and is broken in places by the gables of The Old Manor House. Several of the houses have a narrow flower garden in front and a cobbled footway. A grass verge planted with small trees shields the houses from the road. Looking east along Bell Square, the view is enclosed by the timber-framed buildings. To the west, the view opens out onto green fields with mature hedges.
- 6.14 On Back Lane, most of the buildings are modern, well-spaced and set back off the road in large gardens. A variety of designs can be seen. There are also several 17<sup>th</sup> Century timber-framed houses and two prominent timber-framed buildings are located at the junction of Back Lane and Mill Bank. Mill Bank enters Weobley from the west as a deeply cut hollow-way enclosed by mature hedges.
- 6.15 To the north of the village centre, buildings on Church Road and Meadow Street are widely spaced with views across open spaces with mature trees and hedges. The church spire towers over the churchyard and surrounding fields and can be seen from all sides.

Many of the houses on Church Road are of various architectural styles set in large gardens.

- 6.16 The most prominent forms of boundary treatment in the character area are coursed rubble walling and mature hedges. Examples of stone walling can be seen surrounding the churchyard, on the north side of the castle earthworks, and in Bell Square extending along Meadow Street and in Broad Street. The weathered stone with lichen contributes significantly to the historic character of the area. Mature hedges are generally used near the perimeter of the character area. They are prominent on Hereford Road, and in the area of the parish church and the castle earthworks. Wooden fences can be seen in Bell Square, Hereford Road and Meadow Street, and iron railings on the east side of Broad Street.



**'Stawne' in Meadow Street**

- 6.17 In the centre of the village, a long narrow public garden bordered by Broad Street, Portland Street and Market Pitch (the site of the medieval market place), provides a focus for social activities and shopping. The small garden, with its public art and street furniture, has an air of intimacy. The closely set buildings that surround this space promote a sense of enclosure. In the northern part of the village there is a small, green open space that was formerly used as a bowling green. The relationship of this open space to the parish church is a significant aspect of the setting of the church, and of the recognition of the steeple as a local landmark.

### **Newbridge Brook Meadows**

- 6.18 This character area is located on the north side of the conservation area. The Newbridge Brook flows through the area towards the north-east surrounded by meadowland. The topography is fairly level, but the land rises on the north side of the brook. The area consists mainly of large rectangular fields, bordered by hedges, given over to cultivation and grazing. At the time of designation of the conservation area, in 1977, this area was almost entirely agricultural. The only significant building was Whitehill House, built as a workhouse. Today, it is used as housing with clusters of trees and shrubs in its vicinity. The area can be prone to seasonal waterlogging, and the meadowland was used mainly for stock rearing in the past. Existing field boundaries are characteristic of the

reconfiguration of earlier meadow enclosure and drainage. The fields are generally quite large and there has been little change in their configuration since the tithe map was drawn in 1838, except for the loss of several field boundaries in Dry Parks, a large field on the eastern edge of the character area. Agricultural usage today includes arable and livestock, particularly as a result of more efficient drainage. Since designation, a number of developments have taken place on the west side of the character area along Kington Road. These include the establishment of two small industrial estates (Whitehill Park), and the construction of a sewage works, a small housing estate at Park View on the site of old land army huts, and several individual houses. This has also entailed the subdivision of large fields into smaller plots in this area. The character of the area is derived from its open spaces, large fields, and agricultural usage. This permits extensive views of the conservation area from the A4112 on its northern edge. More intensive industrial or residential development would potentially change the character of the area, and its amenity value would suffer as a result. However, the regeneration of that part of Whitehill Park that accommodates the former abattoir would benefit the Conservation area and approach to the village. In addition, from the north, trees and hedges screen, to some extent, a large red-roofed abattoir building in this area. This may improve as the trees mature. Additional planting should be considered if further development is planned in this area.

### **Garnstone**

- 6.19 The character area is located on the south side of the conservation area and accounts for approximately 40% of the total conservation area. It is mainly agricultural land, including arable and pasture. There are also a number of small areas of woodland. Many mature parkland trees survive, including oaks, and an avenue of redwood *Wellingtonia* aligned east-west along the old drive from the west lodge to the site of Garnstone House, now demolished. Today, the area is probably very similar to when first designated in 1977. Buildings are located in the southern part of the character area. There are two main groups of farm buildings, and a small number of more scattered cottages. The site of the castle earthworks on the edge of this character area is a significant open space although wooded on the west and south-east sides. In addition, an avenue of oaks extends northwards from the edge of the outer bailey.
- 6.20 Fields End, a group of about 15 buildings, primarily associated with agriculture, is located in the south-west corner of the area. Home Farm is a group of about six buildings included several cottages and lodges. The character of the area is influenced by its open spaces and large fields. However, although the landscape is predominantly an agricultural one, views into the area from the castle site to the north and from the Weobley to Hereford road to the east reveal a parkland setting. The large number of mature trees scattered across an open landscape with small patches of woodland give the area its parkland character. The lodges on the east and west sides of the area contribute to this interpretation, even though the mansion at the centre of it all this no longer exists. Garnstone Park is also recognised by Herefordshire Council as of local importance (an **'unregistered' park**). **As such, it is afforded** a further measure of protection. A number of trees within the parkland may be at risk due to their advanced age. Additional planting should be promoted in order to create a more varied age structure.

- 6.21 Farm buildings and cottages are generally hidden from view due to screening by trees or distance from areas of public access. Fields End farmhouse and its associated Listed Buildings are, nonetheless, of particular architectural and historic interest due to their design, construction and use of materials.

### **New Estates**

- 6.22 This character area is located on the east side of the conservation area. At the time of designation, the area consisted mainly of fields and orchards. A wood-built primary school, constructed in 1934, was located at Burton Road near the junction with Hereford Road. Further east on Burton Road, several houses were located at Pepper Plock on a site occupied since the 19<sup>th</sup> Century. Field boundaries took the form of closes with a high **frequency of 'dog-leg' boundaries. This is indicative of the enclosure of an earlier, medieval open field system associated with the medieval settlement of Weobley.**
- 6.23 Today, much of the area consists of planned residential developments of fairly high density. In Bearcroft, there is a mixture of detached and semi-detached two-storey houses and bungalows. Most are brick-built; some are rendered, painted, or fitted with shingles. Roofs are generally covered with cement tiles or slate. Many of the residences have a small front garden with a low brick wall or hedge or are open to the footpath. South of Gadbridge Road, there is a higher percentage of terraced houses sited on smaller plots. Weobley High School and Weobley Primary School are located on Burton Road in the southern part of the character area. Both are modern buildings. The former primary school has since been demolished.



**Bearcroft Estate**

- 6.24 Several public footpaths run through the residential area. Generally, the footpaths are hard-surfaced with high wooden fences on either side. There are no open green spaces within the area of recent residential development. A belt of various specimen trees forms a screen along the northern edge of the Bearcroft estate. The trees are subject to a Tree Preservation Order (TPO 090) imposed in 1976.
- 6.25 On the east side of the character area is a narrow strip of agricultural land. Evidence for the enclosure of medieval open fields is still discernible here, but the area is now divorced



from its previous close association with the historic core of the conservation area as a result of the recent residential development.

- 6.26 The character of the area is now derived from its modern development. In plan form, architectural design, building materials and site density it is similar to recent planned residential developments in many other areas.

## **Policy WEO9: Conserving the Landscape and Scenic Beauty of the Parish**

**Development proposals should preserve or enhance the landscape within the Parish especially its important landscape features that are identified as contributing to the landscape character types described in Herefordshire Landscape Character Assessment Supplementary Planning Guidance. Development proposals should ensure that the effect on the landscape and setting of Weobley is mitigated and measures are included, where appropriate, to restore and enhance landscape features such as trees, vistas and panoramic views. To achieve this, landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.**

### **(Supporting Objective 2)**

#### Justification

- 6.27 The character of the Parish, its characteristics and features are highlighted in paragraph 2.10 of this NDP. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Guidance that needs to be considered. Where development is generally acceptable there is still a need for sites to reduce their effects on the landscape and Weobley's setting as appropriate. This can be done through requiring detailed landscaping schemes to address this and related issues.

## **Policy WEO10: Enhancement of the Natural Environment**

**The natural assets of the Parish should be added to where opportunities are available. New development should comply with the requirements of Herefordshire Local Plan Core Strategy Policy LD2 and, and where appropriate, enhance the biodiversity value of Burton Wood or the ecological corridor along Newbridge Brook and Weobley Marsh as appropriate. Other measures to enhance connectivity within the local ecological network will be sought through creating, retaining and enhancing important natural habitats and features such as ancient trees, tree cover in general, ponds, orchards and hedgerows. Regard should be had to Herefordshire Biological Action Plan species and habitats. There should be no net loss of biodiversity and the loss of any features, where absolutely necessary, shall be offset through full compensatory measures.**

### **(Supporting Objective 2)**

### Justification

- 6.28 Although there are no national or international biodiversity sites within the Parish, Weobley falls within the River Lugg sub-catchment which flows into the River Wye Special Area of Conservation. The River Lugg is a Site of Special Scientific Interest. Newbridge Brook, to the north of Weobley village, flows into the River Lugg. **Weobley's Waste Water Treatment Works** discharges into this Brook. **Herefordshire Council's ecological network** map identifies Newbridge Brook and the stream flowing through Weobley Marsh as wildlife corridors and they are important in terms of connectivity. Burton Wood also forms part of the ecological network. These should be protected and enhanced should the opportunity arise through development. It would be beneficial for opportunities to be taken to increase the network in other areas through adding new wildlife features and stepping stones through development proposals to contribute to the national objective to increase biodiversity. There should certainly be no net loss and where features must be removed full compensatory measures must be proposed within any planning application.

## **Policy WEO11: Storm Water Drainage**

**Developers should show, through appropriate evidence, that storm water drainage related to any development can be accommodated without causing pollution or flooding to other properties and land. Developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.**

**Where appropriate new development shall be subject to the Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework.**

### **(Supporting Objective 2)**

#### Justification

- 6.29 Most new development is expected to take place within Weobley village. This policy seeks to ensure new development does not cause or exacerbate storm water drainage problems or pollution. Developers should present clear technical evidence to show that their proposals will not create such problems. Where drainage measures are brought forward, these can contribute towards biodiversity and may include retention ponds, infiltration trenches and basins, rain gardens, sand filters, detention basins, swales, rainwater harvesting, permeable paving and green roofs. There are no specific proposals within this plan that fall within any flood-risk zones although it is possible that developments complying otherwise with particular policies may arise close to Newbridge Brook or the stream passing through Weobley Marsh where there are relatively narrow areas that are at risk of flooding. In such instances detailed flood risk assessments may be required.

## Policy WEO12: Sustainable Design

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

- a) Utilising physical sustainability measures associated with buildings that include orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings;**
- b) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, and the maximum use of permeable surfaces;**
- c) Integrating new homes fully into the existing neighbourhood and support a more pedestrian friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids or using mobility scooters;**
- d) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist;**
- e) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;**
- f) 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;**
- g) Minimising construction traffic and reducing waste; and**

**Where new innovative sustainable design or features are incorporated, they should fit sensitively within the street scene and incorporate locally distinctive features to maintain the areas cohesive character.**

### **(Supporting Objectives 2 and 3)**

#### Justification

- 6.30 A co-ordinated approach to sustainable design is required addressing a range of measures from the scale of individual buildings, to site layout and landscaping, and even off-site measures where these are appropriate. The latter might include links to the public footpath network and supporting public transport through facilities (see Appendix 2). Measures to promote the health and wellbeing of residents should also be undertaken, for example by providing open space. These are detailed design issues that would support

Herefordshire Local Plan Core Strategy SD1. In addition to minimising construction traffic and reducing waste, developers are encouraged to use natural materials and adopt local purchasing, so far as may be possible, in order to support sustainable work practices; especially where this will achieve low transport miles.

## **Policy WEO13 Design and Appearance - Buildings outside Weobley Conservation Area**

**New development outside of Weobley Conservation Area, including alterations and extensions, will be required to achieve good standards and variety of architecture and design particularly where there is a need to respect local distinctiveness and the traditional qualities and characteristics of the rural area within which it is to be located. This will be achieved by requiring development to:**

- a) Respect the traditional character, where appropriate, by adopting a design approach utilising materials and architectural styles that are sympathetic to the development's surroundings, and incorporating appropriate locally distinctive features;**
- b) With regard to new innovative design or features, these will not necessarily be resisted but should be of high quality and fit sensitively within the street scene;**
- c) Respect the scale, density and character of existing properties in the vicinity;**
- d) Protect the amenity and privacy of adjacent existing residential properties and ensure new housing development avoids locations where residents may suffer significant adverse effects from adjacent uses;**
- e) Ensure there is no net loss of biodiversity by preserving existing trees, boundary hedges, ponds, orchards and hedgerows and, should there be any losses of such features, offsetting for this loss. In addition, the natural assets of the parish should be added to where opportunities are available;**
- f) Fit sensitively into the landscape, incorporating high quality landscape design which should integrate fully with building design and layout, ensuring hard and soft landscape proposals do not result in a suburbanised appearance and making provision for tree planting with native species.**

### **(Supporting Objectives 2 and 3)**

#### Justification

- 6.31 There is increasing recognition that design is important to ensure that new development fits sensitively with the rural landscape. This policy expands upon Herefordshire Core Strategy Policy SD2 relating to sustainable design for areas within the Parish outside of Weobley Conservation Area. Design should especially take into account the form and character of the rural area within which it is to be located. All the design features referred to in the policy are considered pertinent and important to the landscape character types that describe the Parish.

## Policy WEO14: Renewable and Low Carbon Energy

**Renewable or low carbon energy proposals will be encouraged where:**

- a) They comprise small-scale operations serving individual or local community needs;**
- b) They will not adversely affect the character and appearance of Weobley Conservation Area, landscape character or features;**
- c) They respect the rural and/or settlement character;**
- d) They do not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;**
- e) They will not adversely affect biodiversity, especially features that contribute towards the local ecological network;**
- f) Local and residential amenity is protected;**
- g) Any traffic that is generated can be accommodated safely upon the local road network;**
- h) With regard to community projects, their scale reflects the community's needs;**
- i) With regard to local businesses, proposals are ancillary to the business operation.**

**Large and medium scale renewable or low carbon energy generation proposals that amount to major development within the Wye Valley AONB will not be permitted.**

### **(Supporting Objective 2)**

Justification

- 6.32 The need to contribute towards tackling climate change is accepted and there is local support for individual and community scale schemes. Criteria are set to ensure proposals fit sensitively into the landscape and do not adversely affect other environmental features, residential amenity or the highway network and these are consistent with planning practice guidance. Herefordshire Core Strategy Policy SD2 requires proposals for wind turbines to receive local backing. In terms of local opinion, it is considered unlikely that medium or large-scale wind turbine proposals would receive a positive response.

## **7 Providing New Homes**

- 7.1 Herefordshire Local Plan Core Strategy policy RA3 sets the basis for the minimum number of houses required to be built within the Parish between 2011 and 2031. Weobley falls within the Leominster Housing Market Area and consequently the minimum required level of proportional growth is 14%. This equates to 83 dwellings over the plan period. However, the Parish has already seen a significant level of housing growth since 2011 and Table 1 sets out the analysis of how the outstanding housing needs will be met.

**Table 1: Achieving the Housing Target 2011-2031**

	Number of Dwellings
<b>HC Core Strategy Requirement 2011 – 2031</b>	<b>83</b>
Dwellings built since 2011 or with outstanding planning permissions January 2018	18
Dwellings with outstanding planning permissions January 2018	62
Windfall allowance within settlement boundary (based on past trends see para. 3.5)	20
Rural windfall allowance (based on past trends see para. 3.5)	17
<b>Estimated Total Dwellings</b>	<b>117</b>

7.2 At the time of drafting this NDP the current commitments would, in combination, provide 62 dwellings. These include including the two largest housing sites which would provide 54 dwellings. The residual number of dwellings required is small and evidence (see paragraph 3.5) suggests that this can be met and exceeded through windfall development, both within Weobley village and its rural area. Consequently, an approach based upon retaining those sites currently with planning permission as housing allocations, enabling further development on individual plots or small sites within Weobley village where these are environmentally acceptable, and supporting proposals outside of the village that comply with Herefordshire Core Strategy policy RA3 has been adopted. In relation to the last component there are numerous farmsteads containing rural buildings that may be converted to dwellings. The approach in relation to individual plots and small sites would support Government's aims to provide for local needs through enabling self-build and commissioned housing, which is considered another appropriate way to provide opportunities for open market family housing.

**Policy WEO15: Housing Development in Weobley Village**

**New housing within Weobley Village will be provided through sensitive infilling within a settlement boundary and on allocated sites identified for development shown on Weobley Village Policies Map.**

**In addition to complying with other policies in this plan proposals should meet the following criteria:**

- i) Dwellings shall be of a scale, massing, density, building line and layout compatible with the character, size and form of the part of the settlement within which they are located and not adversely affect the amenity of adjacent properties.**

- ii) Development shall not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village.**
- iii) Development should preserve or enhance the character and appearance of Weobley Conservation Area.**
- iv) Parking arrangements should not detract from the village street scene but be an integral part of the overall design.**
- v) Proposals should not have a significant adverse effect on residential amenity.**
- vi) Provision for the management of traffic shall be made where this is relevant to the location and scale of development.**
- vii) Adequate provision shall be made for storm and foul water drainage to ensure there are no adverse effects on other properties and to protect the highway.**

**(Supporting Objectives 2, 3 and 5)**

Justification

- 7.3 Weobley village is identified as a settlement that should be the focus for housing growth and accordingly ought to accommodate most of the required additional dwellings. It has already accommodated most of the dwellings required to meet the level of proportional growth required and this will also ensure a number of affordable housing units will be provided. Herefordshire Local Plan Core Strategy promotes an approach based upon defining settlement boundaries and making land available for housing through land allocations. This NDP adopts both these measures.
- 7.4 A settlement boundary was defined for Weobley village within Herefordshire Unitary Development Plan, the previous development plan. That boundary has formed the basis for the one set out in this NDP, which has been extended to take into account land allocated for housing development. The nature of the village is such that opportunities for infilling exist and although the potential is affected by the need to preserve its character, bearing in mind all the settlement falls within Weobley Conservation Area, past experience suggests designers have managed to achieve many such developments through their expertise.
- 7.5 The criteria against which proposals are to be judged are to ensure design and layout is of high quality in accordance with Herefordshire Local Plan Core Strategy policy RA2; to preserve or enhance Weobley Conservation Area and the natural environment; and to protect residential amenity and the safety of pedestrian and other traffic. These are considered matters that are particularly pertinent.

## **Policy WEO16: Housing Sites in Weobley Village**

**The following sites identified on Weobley Village Policies Map will remain available for new housing:**

**Land amounting to 1.3ha off Gadbridge Road.**

**Land amounting to 0.5ha east of Weobley Primary School.**

**(Supporting Objective 3)**

### Justification

- 7.6 These sites have planning permission at the time of drafting this NDP. They should remain commitments and their allocation within this plan ensures this. In combination, they provide 54 dwellings. The site off Gadbridge Road is proposed for 39 dwellings. Conditions were applied to cover design, layout, landscaping, parking, protection of biodiversity and drainage. The site to the east of Weobley Primary School is to accommodate 15 dwellings. The opportunity to use funds from two of these developments, to introduce traffic measures, including traffic calming among other benefits, has been provided. These provisions shall remain continuing requirements and are covered by policy WEO6 above.

## **Policy WEO17: Meeting Housing Needs**

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

- (a) A variety of properties in terms of bedroom sizes;**
- (b) Self-build or custom build dwellings;**
- (c) An element of affordable housing to meet local needs, with an emphasis upon shared ownership and reduced open market value housing;**
- (d) Housing for elderly people;**
- (e) Mobility housing;**
- (f) Property that enable people to work from home, including live/work units where this will not affect the amenity of adjacent properties;**

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

**As an exception, new development comprising accommodation for assisted or supported living for elderly people will be permitted outside of Weobley village**



**settlement boundary provided the site has reasonable access to facilities within the village. Proposals should also respect the characteristics of its surroundings, especially preserving or enhancing the character and appearance of Weobley Conservation Area and demonstrate good design.**

**(Supporting Objective 3)**

Justification

7.7 **Weobley is one of the County’s largest villages**, and the largest within Leominster Housing Market Area, with a number of services and facilities, including a Primary and a Secondary School, surgery and range of shops. Consequently, it should make a meaningful contribution to ensuring its proportional growth also contributes towards a balanced population by providing the widest possible range of housing in terms of size and tenure, including provision for young families and elderly people. Although sites that would be capable of meeting the requirements of this policy have already been granted outline planning permission and suggested ranges of house types, variation may be sought. Developers should remain aware of the types of houses required within the Housing Market Area and these are show in Table 2. The provision should not just be made in terms of number of bedrooms but also in terms of more specific needs, especially providing for elderly people. The latter should enable people to downsize and accommodate mobility needs. There will also be other sectors of the community with mobility needs and advice from those organisations responsible for health and well-being in the community should be consulted.

**Table 2: Proportion of Houses required by Size within Rural Part of Leominster Housing Market Area**

House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required
1 Bedroom	5.8%	24.1%
2. Bedrooms	25.8%	31.5%
3 Bedrooms	59.1%	42.6%
4+ Bedrooms	9.2%	1.8%

(Source - Herefordshire Local Housing Market Assessment 2012 Update)

7.8 As one of the larger villages within the County, Weobley is a location where specialist housing for those who need assisted or supported living accommodation for those elderly people might be developed. This would enable those who wish to remain in the village or close to relatives in smaller surrounding villages to remain within or close to family members. The level of development already accepted is such that a large scheme that

might require the provision of such specialist provision through Herefordshire Local Plan Core Strategy policy H3 is not required. In addition, its high-quality environment is a potential constraint to such large-scale development. Consequently, an alternative approach to enable its provision is advocated as a variation of Core Strategy policy H2. It should not however be seen as a way to achieve a substantial component of additional market housing serving general housing purposes.

### **Affordable Housing**

- 7.8 Provision for affordable housing made through Herefordshire Local Plan Core Strategy policies H1 and H2 should aim to meet local needs. These policies allow for both affordable and intermediate housing<sup>8</sup>. The extent of each form should be considered at the time of relevant planning applications. It would be expected that provision of affordable housing through Herefordshire Local Plan Core Strategy policy H2 should be determined by an up-to-date housing needs survey.

## **Policy WEO18: Affordable and Intermediate Homes**

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

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

- (a) Those who live within the Parish.**
- (b) Those who have lived within the Parish within the past 6 out of 12 months and 3 out of 5 years.**
- (c) Those who work or are coming to work within the Parish.**
- (d) Those with an essential need to support or be supported by a current resident within the Parish.**

### **(Supporting Objective 3)**

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<sup>8</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.

## Justification

- 7.9 This approach to seeking occupants of affordable housing is consistent with that used in many parts of the County. It is particularly appropriate to Weobley, as one of the larger rural settlements where generations of family members should be accommodated to provide mutual support and to ensure resources such as the Primary and Secondary schools are effectively utilised. However, it is recognised that such housing should not remain vacant and a wider search may, at times, be necessary. With regard to defining local need, the reference to parish will be that for parishes falling within the wider search areas as the area of search extends.

## **8 Supporting and Encouraging Business**

- 8.1 Herefordshire Local Plan Core Strategy contains a range of economic development policies that are considered relevant to Weobley Parish, particularly its rural area, and which do not need to be duplicated in this NDP. Weobley village provides a range of local employment through small service-based businesses within the village centre, its schools and industrial area at Whitehill Park. The value of Whitehill Park was assessed within **Herefordshire Council's Employment Land Study 2012**. **At that time**, the estate was considered generally well maintained with buildings of a good quality, except for a poor quality old hangar close to the entrance of the industrial estate, which it suggests should be redeveloped to improve townscape given its prominent location at the entrance to the **village**. **The estate was classified as 'good' and in accordance with Herefordshire Local Plan Core Strategy Policy E2 should be safeguarded against redevelopment to other non-employment uses.** The emphasis in this NDP for business and enterprise is to support existing and developing businesses within the Parish; to improve the utility of Whitehill Park and enable businesses located there to expand; to support village centre shops and services in providing for both local needs and visitors; encourage the development of small and home-based businesses; and support rural businesses and agriculture, including through diversification.

### **Policy WEO19: Whitehill Park Industrial Estate**

**Whitehill Park Industrial Estate will be safeguarded as employment land accommodating uses falling within classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Uses adjacent to Whitehill House will be restricted to classes B1 and B8.**

**Proposals to extend, regenerate or provide new premises within the estate will be supported provided appropriate provision is made for access, on-site parking and landscape works.**

**The regeneration of land and premises comprising the former abattoir site for employment will be encouraged.**

**The extension of existing premises and associated infrastructure onto adjacent land to accommodate expansion needs will be permitted where:**

- a) This can be achieved without adversely affecting the character and appearance of Weobley Conservation Area.**
- b) The scale of the proposal reflects the landscape setting of Weobley village, especially the view of the village from the east along the A4112.**
- c) Similarly, a comprehensive landscape scheme includes measures to protect views of the village.**
- d) The height of any building does not compete visually with that of St Peter and St Paul Church.**
- e) Appropriate screening is provided for any external storage.**
- f) A detailed flood risk assessment is undertaken to show that premises can be adequately protected, and the proposal will not increase the likelihood of flooding to properties elsewhere.**
- g) Satisfactory access arrangements are maintained, and appropriate provision made for parking of vehicles**

**(Supporting Objective 4)**

Justification

8.2 This policy continues to safeguard Whitehill Park Industrial Estate as an area for employment in accordance with Herefordshire Local Plan Core Strategy S2. Use Classes B1, B2 and B8 refer to respectively as business uses that can take place within a residential area without damaging its amenity; general industrial use; and premises for storage and distribution centres. It also provides additional detail to support expansion and regeneration of premises as well as extensions to the estate, provided relevant and appropriate safeguards can be achieved. Whitehill House, sandwiched between the two parts of the estate, is residential and the amenity of occupants needs to be protected through restricting the use of premises immediately adjacent to it. The landscape and setting of Weobley village needs to be protected and the importance of these features is emphasised by the fact that a wide Conservation Area boundary has been defined in this direction for that purpose. The spire of St Peter and St Paul Church is a prominent and important feature within views of the village from the east. There is a brook along the south-east edge of the estate that may flood and consequently a flood risk assessment is required for development close to this.

**Policy WEO20: Weobley Village Centre**

**Proposals that would increase the mix of uses within Weobley village centre will be supported where they:**

- a) Enable development that would improve accessibility and convenience through sensitive alterations and extensions to existing premises.**
- b) Expand the range of village centre uses, including for tourism, that are environmentally acceptable and residential amenity is protected.**
- c) Promote works and measures that would enhance buildings and spaces within and adjacent to the village centre.**

**(Supporting Objectives 2 and 4)**

## Justification

- 8.3 Weobley village centre is loosely defined yet comprises primarily properties fronting Broad Street and High Street although opportunities under this policy could extend into Back Lane and Bell Square. It is already an area of mixed uses including shops, commerce and residential and these are relatively intermixed. There are, in places, other uses beyond its periphery including the village surgery, library and Hopelands Village Hall. The village centre is convenient and relatively easily accessible to most village residents. The centre of the village also contains the majority of its historic buildings, and its historic medieval setting makes it attractive to visitors **and an important component of the County's** tourism offer. A revised Destination Management Plan is currently being prepared for the **County's rural area and it is to be expected that the County's historic villages will** comprise one of its important components. The focus for the village centre is to protect its current level of retail and service offer by enhancing its attractive and high-quality environment comprising its buildings and spaces and improving accessibility and convenience. In addition, a flexible approach to enable businesses to respond to changing economic patterns is essential. A growing resident population and greater promotion to visitors should improve the business environment and reinforce the centre. It may even encourage new opportunities for retail, tourism and associated development through the change of use and conversion of existing properties. Acceptable uses within or close to the village centre are those that would fall within part A of the Town and Country Planning Use Classes Order 1987 (as amended). However, there need to be environmental safeguards and protection for residential amenity. Works and measures to enhance spaces within the village centre include those related to addressing the parking problems which are covered in policy WEO22 below



**Village Businesses**

## Policy WEO21: Working from Home

**Development proposals for home working and small home-based enterprises, including the erection of an extension to a property, or a new building, or use of an existing building within the curtilage, all of which respect the scale and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity, including from traffic generation, noise or light pollution.**

### (Supporting Objective 4)

#### Justification

- 8.4 Herefordshire Local Plan Core Strategy policy E3 promotes home working subject to a number of criteria. This policy is similar but recognises the rural nature of the Parish in that greater flexibility in terms of scale can be afforded given dwellings may have larger curtilages and outbuildings offering potential for extensions, conversions and even new build.

### Other Employment and Business Development

- 8.5 Herefordshire Local Plan Core Strategy has a number of policies that promote business and enterprise, and these will apply across the Parish and need not be duplicated in this NDP. Policy RA5 permits the re-use of redundant or disused rural buildings for business, enterprise, live-work units and other economic and social enterprises; Policy RA6 supports employment generating proposals that diversify the rural economy including agricultural diversification, tourism, small scale extensions to businesses, and rural services and facilities; Policy E4 promotes tourism measures and attractions based on the area's natural and historic qualities, and provision of accommodation.

## 9 Traffic and Transport

- 9.1 Herefordshire Council is responsible for roads and footpaths within the Parish and the public rights of way network. It also controls on-street parking and supports public transport. In the latter regard, there is a bus service between Llandrindod Wells and Hereford and via Kington, which runs through the village and a limited service directly to Leominster. Herefordshire Local Plan Core Strategy Policy SS4 indicates that Herefordshire Council will work with, among others, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices. The only part of the County Strategic Road network that passes through the Parish is a short stretch of the A4112 which lies to the north of Weobley village. There are, nevertheless a number of local transport issues that need to be addressed through that Core Strategy policy. Weobley lies on the Herefordshire Black and White Villages Trail which is a motor/cycle route through north-west Herefordshire.

## Policy WEO22: Traffic Measures within the Parish

**Where appropriate development proposals should include positive measures to address the problems caused by vehicles. Weobley Parish Council will work with the Herefordshire Council, and others as appropriate, to introduce measures to improve pedestrian and cycle safety, increase transport choices, tackle congestion caused by on-street parking, and reduce the impact of vehicles arising from development. Specific issues to be addressed include:**

- a) Measures to safeguard children arriving at and leaving both the Primary and Secondary School.**
- b) An integrated package of traffic management proposals for parking, removing congestion, improving pedestrian safety and enhancing the historic environment within the village centre.**
- c) Congestion along Gadbridge Road caused by parked vehicles.**
- d) Promoting walking, cycling and the use of public transport.**

**Proposals will be introduced progressively during the Plan period in association with Herefordshire Council and include utilising developer contributions resulting from development within the Plan area.**

### **(Supporting Objective 5)**

#### Justification

- 9.2 The core of Weobley village is based upon a highway network dating from its Medieval origins and this also affects a number of its approach roads and through-traffic. The major concern within the village arises from parked vehicles in three specific locations:
- Roads adjacent to the Primary and Secondary School campus – where there is a mixture of residential parking, school buses and parent parking while picking up/setting down children;
  - Gadbridge Road - **with its narrow width, residents' parking and parking** by visitors to the local surgeries;
  - Village centre – with its narrow roads, visitor and resident parking, bus stop, through traffic and narrow pavements.

This policy seeks to highlight those areas where measures are needed and should be addressed jointly with Herefordshire Council in accordance with Herefordshire Local Plan Core Strategy policy SS4. In addition, reducing vehicle speeds and the need to improve pedestrian and cyclist safety should be addressed, especially in view of the contribution Weobley makes to tourism within the County and as part of the Black and White Village Trail that attracts not only visitors in cars but also cyclists. The Parish Council will also seek to ensure appropriate levels of maintenance to ensure growth does not lead to any further deterioration in the condition of roads, footpaths, verges and public rights of way which are seen as being in poor condition.



Traffic congestion at the schools

## Policy WEO23: Highway Design Requirements

Where development proposals are advanced, these should ensure:

- a) **The safety of pedestrians and of cyclists is protected and enhanced where possible, especially where there are no public footpaths or cycle-ways.**
- b) **There is safe access onto the adjacent roads.**
- c) **Proposals do not lead to a significant increase in speed or the volume of traffic travelling on roads that do not have sufficient capacity.**
- d) **The amenity of residents is not adversely affected, to a significant degree, by traffic.**
- e) **Proposals will not result in indiscriminate or on-street parking but should provide adequate off-street parking in accordance with Herefordshire Council's parking standards, and preferably address the reduction of any on-street parking problems that may exist within the vicinity.**
- f) **Internal road layouts should comply with Herefordshire Council's Design Guide for New Development, and ensure the safety of pedestrians, cyclists and of children in areas designed and located for their play. The requirements of service vehicles such as refuse lorries, should be accommodated.**
- g) **Development proposals do not detract from the Public Rights of Way network within the Parish.**

### **(Supporting Objective 5)**

#### Justification

- 9.3 With the need to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the network can cope with increases in traffic generated. This applies not only in the Weobley village where growth is proposed but also elsewhere in the Parish. It is also important that local amenity is

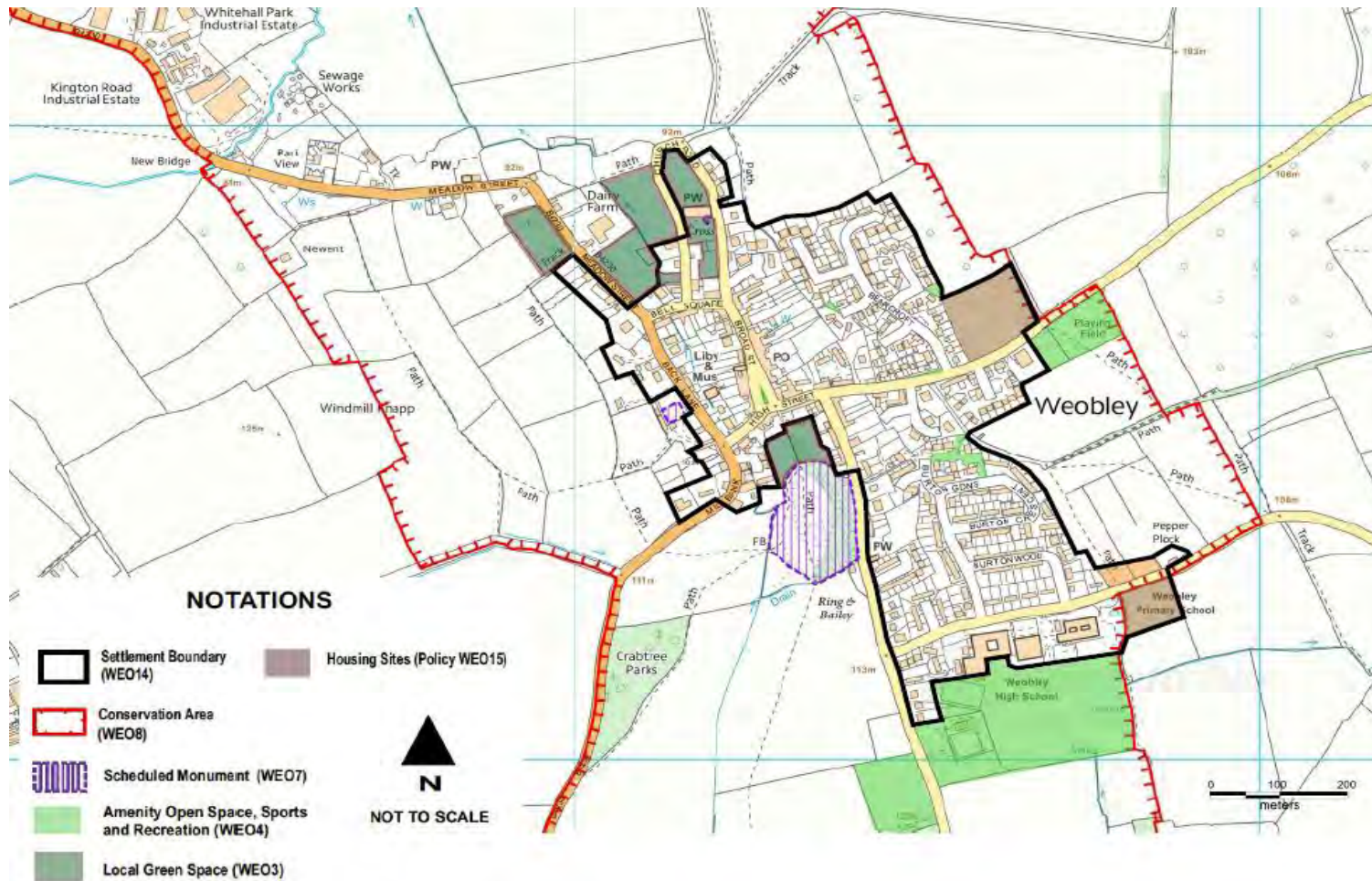


protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards to ensure that the network can accommodate new development and this policy supports their use outlining important issues that should be addressed as part of any planning application where traffic is generated. There may be instances where sites require comprehensive treatment of access arrangements to take into account adjacent development where there is a need to minimise the effect on amenity and village character. Appropriate levels of car parking will be required but locations should be screened to reduce any effect on the street scene. The Parish Council is keen to protect and enhance the Public Rights of way network within its area to support tourism, encourage an active lifestyle and improve their utility as a local service. Consequently, it would like to ensure that the network is maintained.

## 10 Delivering the Plan

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

### Map 3. Weobley Village Policies Map



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# Appendix 1: List of Heritage Assets

**Listed Buildings** (Statutory List Entries – NB names may have changed since inclusion on list)

Grade I: Buildings of national importance and exceptional interest

- Parish Church of St Peter and St Paul

Grade II\*: Particularly important buildings of more than special interest

- No. 1 Bell Square (house)
- The Old Manor (house), no. 2 Bell Square
- The Gables (house), no. 7 Broad Street
- Red Lion Hotel, Broad Street
- The Old Corner House, Broad Street
- The Throne (house), Hereford Road
- The Old Grammar School (house), Hereford Road
- Unicorn Hotel, High Street
- The Dairy Farmhouse and attached barn, Meadow Street
- Marlbrook House and attached outbuilding, Mill Bank
- No. 4 Portland Street (northern half of shop)

Grade II: Buildings of special interest.

- West Lodge of Garnstone, off B4230
- Fields End (farmhouse), Garnstone, off B4230
- Barn, Fields End
- Cowhouse, Fields End
- Dairy, Fields End
- Stables and Cider House, Fields End
- Cart and Implement Shed, Fields End
- Willow Cottage, Back Lane
- Bell House, Back Lane
- Nos. 4 and 5 Bell Square (two houses)
- Brook Cottage, Bell Square
- No. 1 Broad Street (house) and stables attached to rear
- No. 2 Broad Street including Portland Grange (house and garage)
- No. 3 Broad Street (house)
- Nos. 5 and 5A Broad Street (two houses)
- Little Croft (house), Broad Street
- Barn east of The Gables, Broad Street
- The Bear and Ursa House (two houses), nos. 9 and 10 Broad Street
- Mellington House (house and outbuilding), Broad Street
- Jeans Fashions formerly Lloyds Bank and Hayes Stores (house and shop), Broad Street

- Lloyds Bank formerly London House, Broad Street
- Terrace north of Lloyds Bank (three houses), Broad Street
- No. 1 Homleigh (house), Broad Street
- No. 2 Homleigh (house), Broad Street
- Post Office (post office and house), Broad Street
- Tudor Cottage, Broad Street
- R. E. Williams & Sons, Butchers, Broad Street
- Parkfields (house), Church Road
- Churchyard Cross
- Holmleigh (house), Gadbridge Lane
- Mayfield (house), Hereford Road
- Troisdorf (house), Hereford Road
- Fair Lawn (house), Hereford Road
- Wits End (house), Hereford Road
- Castle View (house), Hereford Road
- Castle House (house and Registry Office), Hereford Road
- No. 3 Hereford Road (house)
- South Place, Castle Green Cottage and Stone Cottage (three houses), Hereford Road
- Mile Post, Hereford Road
- Barn north of the Unicorn Hotel, High Street
- Unicorn Inn, High Street
- **St Columba's (house), High Street**
- Throne View (house), High Street
- Nos. 1 and 2 High Street (two houses)
- No. 3 High Street (house)
- Barn attached to no. 3 High Street
- Corner House, Market Pitch
- Market Pitch Cottage, Market Pitch
- Ye Olde Salutation Inn, Market Pitch
- Church of St Thomas of Hereford and attached Presbytery, Meadow Street
- Stawne (house), Meadow Street
- Fenmore (farmhouse), Meadow Street
- Outbuilding north of Fenmore
- The Cwm (house), Meadow Street
- Aroha (house), Meadow Street
- High Towers (house), Meadow Street
- The Old Vicarage (house), Meadow Street
- Barn north of The Old Vicarage
- The Mill, Mill Bank
- Mill Bank Cottages nos. 1 to 4, Mill Bank
- Chamberwell Cottage, Mill Bank

- The Forge (house), Mill Bank
- Orchard Bank (house), Mill Bank
- Jules Café, no. 1 Portland Street
- No. 2 Portland Street (house)
- No. 3 Portland Street (shop)
- Whitehill House (housing), Kington Road

### **Locally Important Buildings and Features**

A number of unlisted buildings and structures make a positive contribution to the special architectural and historical interest of the conservation area that are buildings of local interest:

- The Old School Shop, coursed rubble with ashlar dressing under slate roof with stone bellcote, built c.1873, Portland Street;
- Methodist Chapel, redbrick with stone dressings, built 1861, Hereford Road;
- Barn, (converted to accommodation), sandstone rubble and timber frame with weatherboard and corrugated iron under corrugated iron roof, adjoining Oak View, Hereford Road;
- Barn, (converted to accommodation), sandstone rubble and timber frame, timber exposed on west elevation, at rear of The Hayloft, Gadbridge Road.

Several other features, including street furniture, contribute to the character of the conservation area and promote a sense of continuity. These include:

- Black and white striped cast iron sign post with wooden finger boards and roundel marked **'Hereford CC', (i) Meadow Street j/w Bell Square (ii) High Street j/w Hereford Road, (iii) Back Lane j/w Market Pitch.**
- Black cast iron former gas lamp, Broad Street;
- Black cast iron pump, Hereford Road;
- Green cast iron stand pipe, (i) Bell Square, (ii) Broad Street, (iii) Church Road, (iv) Hereford Road;
- Red cast iron telephone box, lane off High Street leading to the castle site;
- Brick redundant water pump house **with 'timber- frame and render' cladding** (distressed), car park off Bell Square;
- Stone walls, particularly (i) surrounding the churchyard, (ii) north of the castle site (rear walls of houses facing onto Market Pitch, High Street south side, Hereford Road west side), (iii) Bell Square north side extending along Meadow Street east side;
- Area of cobble paving, (i) in front of houses at Bell Square, (ii) Broad Street.

### **Scheduled Monuments**

- Weobley Castle
- Kiln (site), Back Lane
- Churchyard Cross **at St Peter and St Paul's Church**
- Moated site and associated fishponds 160m east of Little Sarnesfield;

## Appendix 2: Enabling Actions and Community Infrastructure

A2.1 The following actions and measures will be pursued by Weobley Parish Council to support the growth that this Neighbourhood Plan proposes and to address community needs in terms of facilities, services and key infrastructure.

### Enabling Associated Measures

**To meet community aspirations and support Neighbourhood Plan policies Weobley Parish Council will, in association with relevant local bodies, prepare and from time-to-time update, programmes for community infrastructure measures, including the following projects and measures:**

- a) Traffic calming and traffic management measures in the locality.**
- b) New pedestrian and cyclist crossing facilities.**
- c) Creation of new and enhancement in the usability of existing footpaths and cycleways connecting to the site.**
- d) Provision of and enhancement of existing localised bus infrastructure.**
- e) Public initiatives to promote sustainable modes of transport.**
- f) Safer routes to school.**
- g) Management of car parking**
- h) Play and recreation opportunities at Hopelands.**
- i) Indoor and outdoor sports facilities.**
- j) Environmental and public realm enhancements.**

A2.2 Many of these issues were identified through the community consultation undertaken in association for the preparation of this NDP but would not be appropriate to be included in planning policies. The need for proactive action in relation to many of these actions will increase because of growth within the Parish. Should Herefordshire Council introduce the Community Infrastructure Levy it may be possible to use any monies received to contribute towards some of these initiatives.

A2.3 Other forms of potential funding will also be investigated, and this will be in association with relevant local organisations where relevant. Other projects may also be identified during the Neighbourhood Plan period. A detailed list of appropriate projects to support growth will be maintained and updated as required to inform relevant heads of agreement in relation to those proposals where planning obligation contributions are expected until such a time as the Community Infrastructure Levy comes into operation when a review will take place to determine what other forms of measures may be possible.

## Appendix 3: Weobley Housing Site Assessment

- A3.1 Herefordshire Council has set a minimum level of housing growth to be accommodated within the Parish. This amounts to 83 dwellings over the period 2011 to 2031. At March 2018, some 80 dwellings had either been built or had outstanding planning permission since 2011 (See Annex 1).
- A3.2 This leaves a minimum of a further 3 dwellings to be found. There is, however, a need to plan positively for development although the possibility that some sites, or parts thereof, might not come forward within the plan period is considered unlikely. There is a need to ensure that the NDP does not propose greater levels of growth and development than strategic policies contained in Herefordshire Local Plan (Core Strategy), which have undergone a full Sustainability Appraisal.
- A3.3 An allowance can be made for windfall housing development both within and outside of **the Weobley's built-up** area. Historic rates of windfall development between 2000 and 2018 indicate 16 dwellings outside of Weobley village (0.94 dwellings per annum) and 24 on small sites (3 dwellings or less) within it (1.41 dwellings per annum) suggest that the outstanding dwelling requirement will be exceeded during the remainder of the plan period (See Annex 2). Should the trend for planning permissions involving rural dwellings continue, 19 would be expected over the plan period. Two rural dwellings have received planning permission since 2011 leaving a further 17 dwellings to be expected. The greater flexibility offered in relation to the conversion of rural buildings may even increase the suggested level of development in the rural area. Twenty eight dwellings on small sites within or adjacent to the built-up area of Weobley village might be expected based on past trends and 8 have been granted planning permission since 2011, leaving the potential for a further 20 to come forward through a windfall allowance. Even should the trend be halved (figures in parenthesis), there would still be a notable excess above the required level of proportional growth).

**Table 1: Achieving the Housing Target 2011-2031**

	Number of Dwellings
<b>HC Core Strategy Requirement 2011 – 2031</b>	<b>83</b>
Dwellings built since 2011 or with outstanding planning permissions January 2018	18
Dwellings with outstanding planning permissions January 2018	62
Windfall allowance within settlement boundary (see para 3 above)	20 (10)
Rural windfall allowance (see para 3 above)	17 (8)
<b>Estimated Total Dwellings</b>	<b>117 (98)</b>

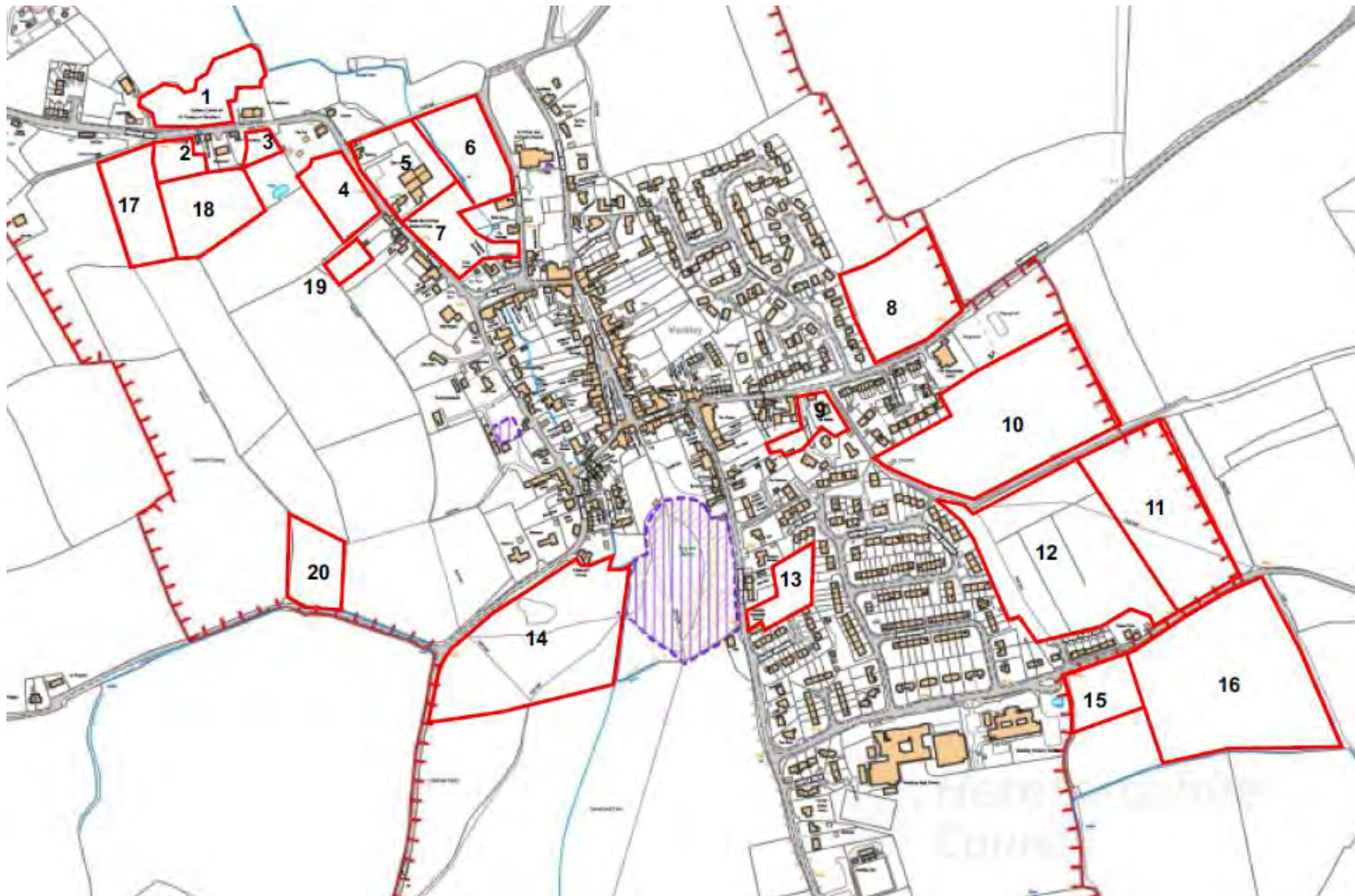
- A3.4 An assessment of sites identified **through the local 'Call for Sites' and SHLAA processes** as available was undertaken in the event that a shortfall might have arisen. The approach to the assessment took into account the need for this to be proportionate, given the level of commitments, and used information set out by Herefordshire Council within its Strategic Housing Land Availability Assessment as a starting point (See Planning Practice Guidance paragraphs 004 Reference ID: 3-004-20140306 and 006 Reference ID: 2a-006-20140306). In this regard 11 sites were submitted to Herefordshire Council through its call for sites (prefixed HLAA) and a further 5 were identified by Council Officers (prefixed O or P). These are shown on Map 1 with a simplified reference. (NB for those who wish to view Herefordshire SHLAA report for Weobley, the following link is provided <https://www.herefordshire.gov.uk/downloads/file/2607/weobley>). Herefordshire Council undertook two assessments, one in 2012 and another in 2015. They appear to have used different methodologies and there are a limited number of conflicting results.
- A3.5 A local call for sites was undertaken and 15 sites were submitted for consideration. Of these:
- 5 were small sites, mostly suitable for one dwelling, within the settlement boundary that would be below the threshold for a land allocation.
  - 3 were not sites falling remotely within or adjacent to the built-up area of Weobley village.
  - 3 were sites already identified through Herefordshire SHLAA and already considered in this report.
- A3.6 With regard to the small sites, their suitability would be determined through the development management process against criteria set out in the NDP, although they indicate that there are further potential windfall sites that might come forward. Those sites not within or adjacent to Weobley would need to comply with planning policies set out for exceptions in the countryside and not sites that would fall to be considered under Core Strategy policy RA2. The potential site adjacent to the built-up area of the settlement has been added to those from the SHLAA and considered in this report.
- A3.7 There are a number of constraints that affect development within Weobley village when it comes to determining what sites are appropriate.
- A3.8 The criteria used to assess the sites include:
- i) Environmental Suitability - Primary constraints include protecting the sites and setting of Scheduled Monuments; protecting Listed Buildings and their settings; the village has an extensive Conservation Area where there is a requirement to preserve or enhance its character or appearance; there are a number of important local habitats, open spaces and views that need to be preserved.
  - ii) Infrastructure Constraints – this covers a range of matters including, among others, effect on the safety of pedestrians and traffic; flooding/utility constraints; effect on community facilities such as play areas and public rights of way. Although the village contains a range of services and facilities, opportunities to benefit community infrastructure may be considered.
  - iii) Contribution to Outstanding Housing Needs – only 3 dwellings are required for the Parish to meet its minimum level of proportional growth. Although it is considered this can be met and exceeded to a notable degree through windfall development, the exercise was undertaken in the event that the community



considered a far greater number of houses might be accommodated. However, in relation to this assessment, the community has expressed the view that small sites are preferred. To provide significantly over the required level of proportional growth would, in addition to community concerns about the ability to accommodate such a level of growth within a rural community, potentially have an adverse effect on the environment should growth be exceeded to a significant degree such **that Herefordshire Council's Habitats** Regulation Assessment of its Core Strategy housing policies would be questioned.

- A3.9 The number of dwellings built or having been granted planning permission since 2011 is such that there is no imperative to make provision for any further housing allocations, and the minimal shortfall can be accommodated through a very small amount of infill development within the settlement boundary or the conversion of rural buildings, both well below trend rates, over the remaining 13 years of the plan period. There is therefore no need to compromise the environment, in terms of heritage, landscape, village and Conservation Area character, the natural environment, residential amenity or safety, especially of children. Additional sites that brought forward benefits might be considered although, with one exception, those indicated to be available do not present any potential for improvements to the environment or community infrastructure. The exception is the site at the Dairy Farm, where a limited proposal based upon the farmstead rather than the whole site proposed might be advanced to an enhance the Conservation Area, setting of the Dairy Farm Listed Buildings, and important views across to the village church. However, the potential to achieve such a scheme is uncertain and would need to be informed by a heritage impact assessment. Allocation of sites within a NDP **grants 'planning permission in principle' and this cannot be considered for a scheme** that would involve a separate consent regime (i.e. Listed Building Consent).

## **MAP 1 – HOUSING SITES ASSESSED**



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## **ANNEX 1: WEOBLEY PARISH – HOUSING COMPLETIONS AND COMMITMENTS**

1. Dwellings built between 2011 and 2017 (Source Herefordshire Council)

Site Address	Planning Reference	No Dwellings	Comments
Castle House, Hereford Road	N111282/F	1	Completed 11/12 New dwelling
The Old Granary, Gadbridge Lane	N102558/F	2	Completed 12/13 Conversion of Barn
Property Adj, Wildgoose Chase, Broad Street	N122694/F	1	Completed 14/15 New dwelling
Land adjoining Red Lion Hotel, Bell Square	N122993/F	1	Completed 14/15 New dwelling
Red Lion Hotel, Bell Square	P142355/F	2	Completed 14/15 Change of Use
The Old Forge Gift Shop	P141658/F	1	Completed 14/15 Change of Use
Land adjoining Pepper Plock	N123065/F	8	Completed 15/16 New dwellings
Land adjacent to Marlbank Cottage, Back Lane	P142755/F	1	Completed 15/16 New dwelling
Land adjacent to, 1 Chapel Orchard	P140323/F	1	Completed 15/16 New dwelling
<b>Total</b>		<b>18</b>	

1. Outstanding Commitments January 2018 (Source Herefordshire Council)

Site Address	Planning Reference	No Dwellings	Comments
P174709/F	Land adjacent to The Cwm, Meadow Street.	1	9 March 2018
The Throne Farm,	P152856/F	2	Conversion of 1 dwelling to 3 hence +2 only
Land adjacent Chapel Orchard, Hereford Road	P162498/F	5 (Under Construction)	New dwellings. Revised application subsequently submitted (P171778)
Gadbridge Road,	P132924/O	39	Originally OPP for 40. Revised RM application code P163963
Land East of Weobley Primary School	P132674	15	New dwellings (Outline PP)
<b>TOTAL</b>		<b>62</b>	

## **ANNEX 2: WEOBLEY PARISH WINDFALL ALLOWANCE**

### **TREND DATA**

#### **PLANNING PERMISSIONS BETWEEN 2000 to 2017 – RURAL SITES**

<b>APPLICATION NO</b>	<b>LOCATION</b>	<b>NUMBER OF DWELLINGS</b>	<b>APPROVAL DATE</b>	<b>COMMENTS</b>
P152856	The Throne Farm	3 (NB +2)	1 December 2015	Convert existing dwelling in barn conversion from 1 to 3 hence +2
DCN045062/F	Fields End, Garnstone	11	5 October 2005	Rural building conversion
DCN042783/F	Parcel OS 4932, Marsh House	1	8 September 2004	Agricultural dwelling
DCN032408/F	Home Farm, Garnstone	2	22 October 2003	Rural building conversion
<b>TOTAL 2000-2017</b>		<b>16</b>		

Period 2000 – 2017

Rural dwellings granted pp – 16 (rate 0.94 per annum). Should trend continue over 20-year plan period – 19 dwellings would result. 2 (net) granted in plan period – leaving potential for 17 more based on trend. However, the policy in relation to the conversion of rural buildings is now such that this can be achieved more easily, and hence future permissions may exceed the past trend. Herefordshire Council's Historic Environment Record has 34 entries within the Parish relating to farmsteads that were identified as part of its Historic Farmsteads Characterisation Project.

#### **PLANNING PERMISSIONS BETWEEN 2000 AND 2017 – SMALL VILLAGE SITES (i.e. 3 dwellings or less)**

<b>APPLICATION NO</b>	<b>LOCATION</b>	<b>NUMBER OF DWELLINGS</b>	<b>APPROVAL DATE</b>
P174709/F	Land adjacent to The Cwm, Meadow Street.	1	9 March 2018
P142755/F	Land adjacent to Marlbank Cottage, Back Lane	1	30 October 2014

P142355/F	Red Lion Hotel, Bell Square	2	29 September 2014
P140323/F	Land adjacent to 1 Chapel Orchard	1	14 May 2014
N122993/F	Land adjoining Red Lion Hotel, Bell Square	1	3 January 2013
N122694/F	Property Adj. Wildgoose Chase, Broad Street	1	28 November 2012
N111282/F	Castle House, Hereford Road	1	23 August 2011
N102558/F	The Old Granary, Gadbridge Lane	2	9 December 2010
DCN090669/F	3 Portland Street	1	10 July 2009
NW091211/F	15 Burton Wood	1	26 August 2009
DCN064152/F	Sunnymeade, Back Lane	2	31 January 2007
DCN063115/F	Woodcote, Back Lane	1	8 November 2006
DCN053776/F	Land to rear of Castle View, Hereford Road	1	25 January 2006
DCN044965/F	Oaklands	1	24 January 2005
DCN022222/F	Land to Rear of Mapleshurst, Holmleigh Drive	2	5 November 2002
DCN021623/F	Ye Olde Unicorn Fish/Chip Shop	1	Friday 30 August 2002
DCN022210/F	Land off Burton Gardens	2	30 October 2002
DCN000713/F	Barn at Pughs Yard, Meadow Street	1	18 June 2001
DCN002091/F	Land adjacent to Parkfields	1	7 February 2001
<b>TOTAL 2000-2017</b>		<b>24</b>	

Period 2000 – 2017

Dwellings granted planning permission on small sites within Weobley SB (i.e. 3 or less) – 24 (rate 1.41 per annum) – Over 20-year period – 28 dwellings. 8 granted planning permission in plan period leaving potential for a further 20 based on trend. However, it might be argued that opportunities within the village for small scale development will have reduced because of previous activity, subject to the nature of any settlement boundary changes.

**Table 1: Site Assessment – Critical factors**

<b>Site Ref</b>	<b>SHLAA Assessment</b>	<b>Environmental Suitability</b>	<b>Infrastructure</b>	<b>Contribution to Outstanding Housing Needs</b>	<b>Conclusion</b>
1	HLAA/352/001 – Land with no suitability during the plan period (2015).	Site located away from main built-up part of the village; does not fit sensitively into the <b>settlement’s character</b> ; does not preserve the character of the Conservation Area which at this point is one of occasional and limited frontage development with gaps between.	The site sits adjacent to a public footpath although is one of the furthest from the village core and community facilities (‘Hopelands’ Village Hall and Schools) which are located within the south-east of the settlement. No highway issues identified.	Would make a notable contribution in terms of number and variety if required.	<b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b>
2	HLAA/349/001 – Land with no suitability during the plan period (2015).	Site located away from main built-up part of the village; does not fit sensitively into the <b>settlement’s character</b> ; does not preserve the character of the Conservation Area which at this point is one of occasional and limited frontage development with gaps between.	The site sits close to a public footpath although is one of the furthest from the village core and community facilities (‘Hopelands’ Village Hall and Schools) which are located within the south-east of the settlement. No highway issues identified.	Would make a reasonable contribution in terms of numbers if required although expect variety to be limited.	<b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b>
3	HLAA/348/001 – Land with no suitability during the plan period (2015).	Site located away from main built-up part of the village; does not fit	The site sits close to a public footpath although is one of the furthest from the	Would make a small contribution if required through ½ dwellings	<b>The adverse environmental effects would outweigh the</b>



		sensitively into the <b>settlement's character</b> ; does not preserve the character of the Conservation Area which at this point is one of occasional and limited frontage development with gaps between.	village core and community facilities ('Hopelands' Village Hall and Schools) which are located within the south-east of the settlement. No highway issues identified.		<b>need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b>
4	HCAA/347/001 – Site rejected. Development not appropriate: BAP priority habitat with traditional orchard (2012). Land with no suitability during the plan period (2015).	Site located away from main built-up part of the village; does not fit sensitively into the <b>settlement's character</b> ; does not preserve the character of the Conservation Area which at this point is one of occasional and limited frontage development with gaps between. Site of traditional orchard – BAP habitat which should be protected.	The site sits close to a public footpath although is one of the furthest from the village core and community facilities ('Hopelands' Village Hall and Schools) which are located within the south-east of the settlement. No highway issues identified.	Would make a reasonable contribution in terms of numbers if required although expect variety to be limited.	<b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b>
5	HCAA/151/002 - Rejected. This is an exceptionally prominent site within the Conservation Area and the foreground to the Grade I listed Church. The draft CA appraisal identifies Dairy Farm (Grade II*) itself as	Site located away from main built-up part of the village; does not fit sensitively into the <b>settlement's character</b> ; does not preserve the character of the Conservation Area which at	The site sits adjacent to a public footpath although is one of the furthest from the village core and community facilities ('Hopelands' Village Hall and Schools) which are located within the south-east of the	Would make a reasonable contribution in terms of numbers if required although expect variety to be limited.	<b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site</u></b>

	<p>making a positive contribution to the character of the area. Development is considered highly likely to be detrimental to the character and appearance of the area and the setting of the listed building.</p> <p>Application for a single dwelling refused in late 1990s (2012). Land with no suitability during the plan period (2015).</p>	<p>this point is one of occasional and limited frontage development with gaps between. Would adversely affect views across to Parish Church. Development would adversely affect the site and setting of the listed farm</p>	<p>settlement. No highway issues identified.</p>		<p><b><u>should not form an allocation within the NDP.</u></b></p>
6	<p><b>HCAA/151/003 – Rejected.</b></p> <p>This is an exceptionally prominent site within the Conservation Area and the foreground to the Grade I listed Church. The draft CA appraisal identifies Dairy Farm (Grade II*) itself as making a positive contribution to the character of the area. Development is considered highly likely to be detrimental to the character and appearance of the area and the setting of the listed building</p>	<p>Site does not fit sensitively <b>into the settlement's</b> character; does not preserve the character of the Conservation Area. Would have a significantly and major adverse effect on the setting of the Parish Church and views to and from this important and sensitive scene and landscape</p>	<p>The site sits relatively close to the village centre although some distance from the <b>'Hopelands' Village</b> Hall and village schools. Development would result in an increase in traffic along a narrow lane with no footpath. Traffic would affect the amenity of residents of dwellings that sit close to the broad frontage and ambience of the church.</p>	<p>Would make a notable contribution in terms of number and variety if required.</p>	<p><b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b></p>

	(2012). Land with no suitability during the plan period (2015).				
7	HLAA/151/001 – Rejected. This is an exceptionally prominent site within the Conservation Area and the foreground to the Grade I listed Church. The draft CA appraisal identifies Dairy Farm (Grade II*) itself as making a positive contribution to the character of the area. Development is considered highly likely to be detrimental to the character and appearance of the area and the setting of the listed building (2012). Land with no suitability during the plan period (2015).	Site does not fit sensitively into the settlement's character and development of the site area would have a serious effect on the Listed Dairy Farm and attached barn and its setting; would not preserve the character of the Conservation Area. Would have a significantly and major adverse effect on the setting of the Parish Church and views to and from this important and sensitive scene and landscape. Would have a significant adverse effect on the settings of other important buildings at this approach to the village, many of which are Listed	The site sits relatively close to the village centre although some distance from the 'Hopelands' Village Hall and village schools.	Would make a notable contribution in terms of number and variety if required.	<b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. It may be possible to devise a scheme for conversion and even some limited additional buildings based upon a Heritage Impact Assessment although that would fall to be considered under other planning policies rather than through an allocation in the NDP</b> <b><u>Conclusion- the site should not form an allocation within the NDP.</u></b>
8	HLAA/146/001 – Site with low or minor constraints (2012). Land with no suitability during the plan	Site adjacent to the built-up area of the village in an area where modern estate development is already	Close to community facilities and within easy walking distance of village centre along public	Site contributes towards a range of accommodation needs and has been taken into account within	<b>Site already has planning permission for 39 dwellings.</b> <b><u>Conclusion – the site</u></b>

	period (2015).	present. Unlikely to affect character of the village or important views.	footpath. Public footpaths available to link to village schools. Parking is a problem along Gadbridge Road so provision for on-site parking must be of a high standard.	commitments in that it already has planning permission.	<b><u>should be shown as an allocation within the NDP for it to remain a continuing commitment to which detailed criteria within the NDP would apply.</u></b>
9	Weo/6 – Rejected as unlikely to accommodate 5 dwellings. <b>Land with no suitability during the plan period (2012). Land with no suitability during the plan period (2015).</b>	Site sits within existing settlement boundary. A relatively tightly constrained site.	Close to community facilities and within easy walking distance of village centre along public footpath. Public footpaths available to link to village schools. Parking is a problem along Gadbridge Road so provision for on-site parking must be of a high standard.	Already some housing within the site area identified by Herefordshire Council. Might make a very small contribution to housing requirements within a small part of the area remaining and would be limited in terms of range.	<b>Proposals for site would need to meet detailed development management criteria for development within the settlement boundary. <u>Conclusion - the site should not form an allocation although might come forward as a contribution to the windfall allowance if found suitable.</u></b>
10	O/Weo/001 – Land with significant constraints (2012). Land with medium suitability (2015).	Site adjacent to the built-up area of the village in an area where modern estate development is already present. Unlikely to affect character of the village or important views.	Site has no apparent access to a public road and would require participation of other landowners in order to be developed. Close to community facilities and within easy walking distance of village centre along public footpath. Public footpaths available to link to village schools. Parking is a problem along	Would result in a significant oversupply of dwellings within the village although would provide for a range of accommodation needs.	<b>Major concerns about availability given no access onto public road – probable requirement for third party land/ransom strip. Site not submitted to SHLAA by owner – planning officer identified. <u>Conclusion – site should not form an allocation.</u></b>

			Gadbridge Road so provision for on-site parking must be of a high standard.		
11	HLAA/161/007 Rejected - Too far removed from the settlement without the prior development of P472 (2012). Land with no suitability during plan period (2015)	The site would only be adjacent to the built-up area of the settlement if it was developed in association with a large parcel of other land between it and the current settlement edge. It would result in the unnecessary loss of agricultural land when other land is already available to meet the required level of proportional growth.	The site is close to the 'Hopelands' Village Hall and village schools. However, the in-combination effect of development of this site with that between it and the current boundary, and also another site with outstanding planning permission, would generate significant traffic movements close to the two schools which would affect the safety of school-children	Site would contribute towards a range of accommodation needs. However, it would encompass other land and in combination this would lead to a significant excess and over provision of housing within the village that would have a major effect on both the local environment and the village as a whole	<b>The site is removed from the village edge and other land more closely associated with the village should come forward first if there is an outstanding need. <u>Conclusion – the site should not form an allocation in the NDP.</u></b>
12	P472 – Site with low or minor constraints (2012). Land with high suitability (2015).	Site adjacent to the built-up area of the village in an area where modern estate development is already present. Unlikely to affect character of the village or important views.	The site is close to the 'Hopelands' Village Hall and village schools. However, the in-combination effect developing this site with that having outstanding planning permission, would generate significant traffic movements close to the two schools which would affect the safety of school-children	Site would contribute towards a range of accommodation needs. However, development of the site would lead to a significant excess and over provision of housing within the village that would have a major effect on both the local environment and the village as a whole.	<b>There are concerns about the excess level of development that would result from both this site and that with planning permission opposite and the effect this would have on the safety of children attending the two schools close by and served by the same road. <u>Conclusion – the</u></b>

					<b>site should not form an allocation in the NDP</b>
13	Weo4 – Site with low or minor constraints (2012). Land with high suitability (2015).	Site sits within the existing settlement and surrounded by development on three sides. A small site where the detailed design issues should be capable of addressing environmental requirements.	Site relatively close to the village centre, 'Hopelands' Village Hall and village schools.	Site previously allocated for housing in a previous Local Plan, now has planning permission and is under construction.	<b>Conclusion - The site is under construction and will count towards commitments although should not form an allocation within the NDP</b>
14	HLAA/161/006 Rejected - Prominent site adjacent the SAM, within the Conservation Area and an unregistered historic park and garden. Significant access constraints (2012). <b>Land with no suitability during the plan period (2015).</b>	The site lies adjacent to a Scheduled Monument and would adversely affect its rural setting. It would extend the settlement in an uncharacteristic form and thereby would adversely affect the character of its Conservation Area. Works to enable access would require the removal of a significant amount of hedgerow. There is a suggestion of a pond on site that would require an assessment of whether it contained any Great Crested Newts.	The site has no public footpath to link it to village facilities. It is relatively distant community facilities ('Hopelands' Village Hall and Schools) which are located within the south-east of the settlement compared to other options. It sits on the inside of a bend in the road and that is also on an incline neither of which are not ideal in terms of providing appropriate visibility.	Site would contribute towards a range of accommodation needs. However, development of the site would lead to a significant excess and over provision of housing within the village that would have a major effect on both the local environment and the village as a whole.	<b>The site is removed from the village edge and other land more closely associated with the village should come forward first if there is an outstanding need. Conclusion – the site should not form an allocation in the NDP</b>
15	HLAA/161/005 – Land with significant constraints (2012). Land with medium suitability (2015)	Site adjacent to the built-up area of the village in an area where modern estate development is already	The site is close to the 'Hopelands' Village Hall (via the footpath network) and village schools. It will	Site contributes towards a range of accommodation needs and has been taken into account within	<b>Site already has planning permission for 15 dwellings. Conclusion – the site</b>

		present. Unlikely to affect character of the village or important views.	generate additional traffic in a location where there is considerable activity related to both the primary and secondary schools although HC has accepted this level of generation.	commitments in that it already has planning permission (Code P132674/O)	<b><u>should be shown as an allocation within the NDP for it to remain a continuing commitment to which detailed criteria within the NDP would apply.</u></b>
16	O/Weo/002 Rejected - Too far removed from settlement (2012). Land with medium suitability (2015)	The site would only be adjacent to the built-up area of the settlement if it was developed in association with another parcel of other land between it and the current settlement edge. It would result in the unnecessary loss of agricultural land when other land is already available to meet the required level of proportional growth.	The site is close to the 'Hopelands' Village Hall (via the footpath network) and village schools. However, the in-combination effect of development of this site with that between it and the current boundary, and another site with outstanding planning permission, would generate significant traffic movements close to the two schools which would affect the safety of school-children.	Site would contribute towards a range of accommodation needs. However, even without encompassing the adjacent land to the west, which would be likely to offer development potential as a consequence of releasing the site, development of the site would lead to a significant excess and over provision of housing within the village that would have a major effect on both the local environment and the village as a whole.	<b>The site is removed from the village edge and other land more closely associated with the village should come forward first if there is an outstanding need. <u>Conclusion – the site should not form an allocation in the NDP.</u></b>
17	Not considered through SHLAA process. Nearest SHLAA site: HLA/349/001 – Land with no suitability during the plan period (2015).	Site located away from main built-up part of the village; development would extend to significant depth in an area where form is one of frontage development; does not fit sensitively into the	The site sits close to a public footpath although is one of the furthest from the village core and community facilities ('Hopelands' Village Hall and Schools) which are located within the south-east of the	Would make a reasonable contribution in terms of numbers if required although expect variety to be limited.	<b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site</u></b>

		settlement's character; does not preserve the character of the Conservation Area which at this point is one of occasional and limited frontage development with gaps between.	settlement. No highway issues identified.		<b><u>should not form an allocation within the NDP.</u></b>
18	Not considered through SHLAA process. Nearest SHLAA Site: HLA/349/001 – Land with no suitability during the plan period (2015). Access would need to be through this or site 17.	Site located away from main built-up part of the village; development would extend to significant depth in an area where form is one of frontage development; it would need to be developed in association with an adjacent site, increasing its adverse environmental effects; does not fit sensitively into the settlement's character; does not preserve the character of the Conservation Area which at this point is one of occasional and limited frontage development with gaps between.	The site sits close to a public footpath although is one of the furthest from the village core and community facilities ('Hopelands' Village Hall and Schools) which are located within the south-east of the settlement. No highway issues identified.	Would make a reasonable contribution in terms of numbers if required although expect variety to be limited.	<b>The adverse environmental effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b>
19	Not considered through SHLAA process. Nearest SHLAA Site:	Development would extend to significant depth in an area where form is one of	The site sits close to a public footpath. Access would be along a narrow	Might make a small contribution to housing requirements and would be	<b>The adverse environmental effects, including effects on</b>



	HLAA/347/001 – Site rejected. Development not appropriate: BAP priority habitat with traditional orchard (2012). Land with no suitability during the plan period (2015).	frontage development although there are developments in similar locations further to the south along Back Lane. These developments are closer to areas of higher density found within the village core. The site does not fit sensitively into the <b>settlement's character nor</b> does it preserve the character of the Conservation Area which at this point is one of frontage development.	lane to the north of properties which immediately abut a residential property. Without utilising land in another ownership, the residential amenity of the adjacent dwelling would be adversely affected by the access. It would seem that 3 <sup>rd</sup> party land would be required to obtain adequate sight-lines and hence there is a query about whether the site is deliverable.	limited in terms of range.	<b>amenity coupled with the unknown ability to achieve a suitable access would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b>
20	Not considered through SHLAA process. No nearby SHLAA site	The site is not within or adjacent to the built-up area of the village and development for housing would need to meet the exception criteria set out in Herefordshire Local Plan Core Strategy policy RA3. The site falls within Weobley Conservation Area and would result in an alien form of development in an area included within that boundary to protect the <b>Conservation area's setting.</b> In this regard it fails	There is no access to a public footpath and foot access to the village would be along a steep and narrow road with poor visibility.	Would make a reasonable contribution in terms of numbers if required although expect variety to be limited.	<b>The adverse environmental and highway safety effects would outweigh the need to make a contribution to the limited outstanding housing requirements. <u>Conclusion- the site should not form an allocation within the NDP.</u></b>

		against the requirement to preserve or enhance the conservation area character or appearance.			
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