

2018

# Wyeside Neighbourhood Plan 2011- 2031



Wyeside Group  
Parish Council  
July 2018

## Contents

1	Introduction.....	6
1.1	The Five Parishes of Wyeside .....	6
1.2	Consultation and Development of Objectives and Policies .....	7
	Definition of a Policy.....	8
	Questionnaire.....	8
1.3	Vision Statement.....	8
1.4	Objectives .....	8
1.5	Plan Structure .....	9
2	Why is a Neighbourhood Plan Important?.....	10
3	Employment and Demographics .....	11
3.1	Key Issues.....	11
3.2	Wyeside and the Golden Valley Area.....	11
3.3	Aging Population.....	12
	Current Age Profile in the Wyeside Area.....	12
3.4	Current Employment Opportunities.....	13
3.5	Employment Growth Projections to 2031 .....	13
3.6	Types of Employment Encouraged.....	14
	Employment Objective 1 – Encourage all Types of Employment. ....	14
3.7	Promote Sustainable Tourism.....	14
	Employment Objective 2 – Promote Sustainable Tourism.....	14
3.8	Employment Policies .....	14
	Policy WB01 – New Business Opportunities .....	14
	Policy WB02 – Retail Development.....	14
4	Housing.....	15
4.1	Key Issues.....	15
4.2	Market Overview .....	15
4.3	Projected Housing Increase to 2031 .....	15
4.4	Village Development – Numbers of New Houses.....	16
	Housing Objective 1 – Involve local people in the decision-making process. ....	16
4.5	Number of Houses on a Development Site.....	16
	Housing Objective 2 – Limit the number of houses per development site to maintain scale and feel of villages.....	16
4.6	Royal Institute of British Architects 2016 - Village Design “Best Practice” .....	16
	Housing Objective 3 – Adopt RIBA 2016, Village Design “Best Practice”. ....	17
4.7	Spatial Strategy – Expansion of Village Centres Only.....	17
	Bredwardine Housing .....	17
	Preston-on-Wye Housing.....	18
	Moccas Housing .....	19
	Blakemere Housing .....	20

# Wyese Neighbourhood Plan

---

Tyberton Housing .....	20
Housing Objective 4 – Developments will be contiguous to the centre of each village.....	22
4.8 Number of Bedrooms per House .....	22
Housing Objective 5 – Encourage a suitable mix of houses, but mainly two and three bedrooms. ....	23
Housing Objective 6 – New developments relate directly to the existing built form. ....	23
Housing Objective 7 – Ensure that development is sensitive to residential amenity and the rural environment.....	23
4.9 Affordable Housing .....	23
Housing Objective 8 – Develop affordable housing where a local need is identified. ....	23
4.10 Diversity and Downsizing for Older/Less Able People.....	23
Housing Objective 9 – Diversity and downsizing for older/less able people. ....	23
4.11 Housing Policies .....	23
Policy WH01 – New Housing Development.....	24
Policy WH02 – Ensuring an appropriate Range of Tenures, Types and Size of Houses ....	24
Policy WH03 – Affordable Housing – Exception site(s).....	24
Policy WH04 – Re-use of Rural Buildings.....	24
Policy WH05 – Housing in Open Countryside.....	24
Policy WHD01 – New Building Design.....	25
Policy WHD02 – Change of Use and Associated Building Alterations and/or Extensions	25
5 Environment and Heritage .....	26
5.1 Key Issues.....	26
5.2 Introduction .....	26
Environment Objective 1 – Comply with the Herefordshire Strategy for Green Infrastructure. ....	27
Environment Objective 2 – Maintain as an area free of noxious and hazardous chemicals, airborne noise and light pollution insofar as is practical. ....	27
5.3 Heritage Assets .....	27
Environment Objective 3 – Protect and enhance the traditional heritage and landscapes... 28	
5.4 Natural Environment .....	28
Bredwardine Orchards either side of Church Lane Designated as a Local Green Space ....	28
Environment Objective 4 – Development will not adversely affect views and vistas valued by residents. ....	29
Environment Objective 5 – Protect local green spaces.....	30
The North West Field Adjacent to Moccas Cross is a Traditional Orchard .....	30
5.5 River Wye Special Area of Conservation (SAC) .....	30
Environment Objective 6 – New development within the River Wye SAC Catchment Area should be subject to the NPPF Sequential and Exceptions Test.....	31
5.6 Public Sewerage Network and Wastewater Treatment Works .....	31
Bredwardine (for up to 10 dwellings).....	31
Preston-on-Wye (for up to 10 dwellings) .....	31
Moccas (for up to 8 dwellings) .....	32

# Wyeseide Neighbourhood Plan

---

Blakemere and Tyberton (for up to 5 dwellings in each settlement) .....	32
Environment Objective 7 - Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) becoming overloaded will not be permitted. ....	32
5.7 Flooding.....	32
Environment Objective 8 – New development should not be permitted in Flood Zones 2 or 3. ....	32
5.8 Energy Conservation .....	34
Environment Objective 9 – Solar panels farms will be permitted where they comply with the environmental policies below. ....	34
Environment Objective 10 – Encourage and engage in both conserving and producing renewable energy, where it complies with the environmental policies below.....	34
5.9 Environment and Heritage Policies .....	34
Policy WE01 – Environmental Restrictions on Development.....	34
Policy WE02 – Landscape Design Principles.....	35
Policy WE03 - Protecting Green Infrastructure, Heritage Assets and Local Green Space .	35
Policy WE04 – Renewable Energy.....	36
Policy WE05 – Public Sewerage and Wastewater Treatment .....	36
6 Facilities and Services.....	37
6.1 Key Issues.....	37
6.2 Introduction .....	37
6.3 Finances .....	37
6.4 Current Community and Recreational Facilities .....	37
Churches and Village Halls .....	37
Facilities Objective 1 – Protect Current Community Facilities. ....	38
Facilities Objective 2 – Protect Public Houses as a Vital Part of the Community. ....	39
Recreational facilities – Footpaths, Bridle Paths and Picnic Areas .....	39
Facilities Objective 3 – Improve Footpaths.....	39
Facilities Objective 4 – Improve Public Access to the River Wye.....	40
Facilities Objective 5 – Promote Wyeseide as a Tourist Attraction.....	40
Sports grounds and playgrounds.....	40
Shops/Post Office .....	40
6.5 Transport.....	40
Public Transport .....	41
Facilities Objective 6 – Protect Current Public Transport Facilities. ....	41
6.6 Improvements in Facilities and Services .....	42
6.7 Planning for New/Improved Facilities and Services .....	42
Facilities Objective 7 – Provide Additional Community and Recreational Facilities. ....	42
Transport Services .....	42
Facilities Objective 8 – Provide Additional Transport Facilities.....	42
Speed Restrictions .....	43

# Wyeseide Neighbourhood Plan

---

6.8	Facilities and Services Policies.....	43
	Community Register – Retention of Existing Community Facilities .....	43
	WF01 – Retention of Existing Recreational Facilities .....	43
	Retention of Existing Transport Facilities .....	43
	WF02 – Picnic Areas, Improving Footpaths and Access to the River Wye .....	43
	WF03 – Additional Community and Recreational Facilities.....	43
	WF04 - General Policy Applicable to all Developments .....	44
7	Conclusions.....	45
7.1	Employment and Demographics.....	45
7.2	Housing.....	45
	Affordable Housing .....	45
7.3	Environment and Heritage .....	45
7.4	Facilities and Services .....	45

**Appendix 1 – Questionnaire Responses – Audit of Results - % Returns**

**Appendix 2 – Summary Table of Responses to Questionnaire**

**Appendix 3 – The Maximum Number of New Houses Acceptable by each Village**

**Appendix 4 – The Maximum Size of Any One Development Site Acceptable by each Village**

**Appendix 5 – Wyeseide NDP Policies Maps**

**Appendix 6 - Listed Buildings, Structures and Churches**

**Wyeseide NDP 2011-2031: Consultation Statement October 2017** – provided under separate cover.

**Wyeseide NDP 2011-2031: Basic Condition Statement October 2017** – provided under separate cover.

**Wyeseide NDP 2011-2031: Consultation Addendum 1: Questionnaire, Analysis of Responses October 2017** – provided under separate cover.

**Wyeseide NDP 2011-2031: Environmental Report October 2017**– provided under separate cover.

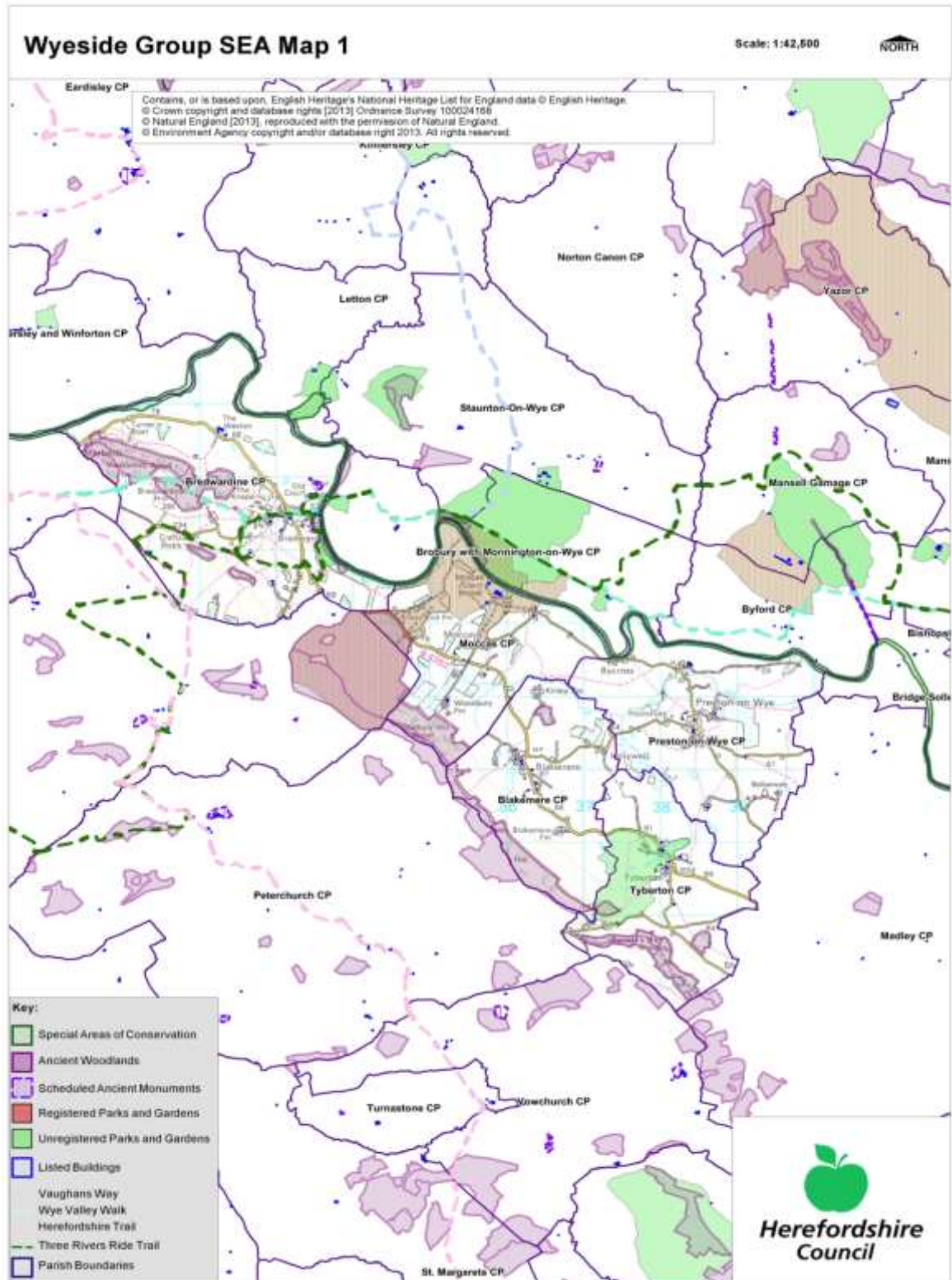
**Wyeseide NDP 2011-2031: Habitat Regulation Assessment Addendum Report July 2018** – provided under separate cover.



## 1 Introduction

### 1.1 The Five Parishes of Wyeside

The Wyeside Neighbourhood Plan incorporates the five rural parishes of Blakemere, Bredwardine, Moccas, Preston-on-Wye and Tyberton to the west of Hereford bound by the River Wye in the north, running east 6.25 miles and south 2.8 miles reference, Figure 1 – The Five Parishes within “Wyeside” showing the parish boundaries, below.



**Figure 1 – The Five Parishes within “Wyeside”**



The topography includes special areas of conservation, ancient woodlands, scheduled ancient monuments, registered and unregistered parks and gardens, listed buildings, the Wye Valley Walk, Vaughan’s Way, the Three Rivers Trail and the Herefordshire Trail.

Herefordshire Council’s survey of Estate Agents in 2009 showed property prices in this area to be among the highest in the County second only to Ledbury rural surrounds. These are likely to be factors in driving second home ownership and retirement moves; as is the proximity to the Powys town of Hay-on-Wye.

Wyeside, which for the purposes of housing market assessments is part of the Golden Valley area, enjoys some of the finest landscapes in the county, *source* GL Hearn 2012/13.



## 1.2 Consultation and Development of Objectives and Policies

The objectives and policies set out in Sections 3 to 6 of this plan have been formulated to comply with the evidence and feedback from public meetings and questionnaire responses to the consultation process, required under Regulation 14 of the Neighbourhood Planning Regulations.

---

# Wyeside Neighbourhood Plan

---

Developers should read all of the objectives and policies in each section to ensure that they fully understand the requirements of the plan.

## Definition of a Policy

A policy in a neighbourhood plan needs to be precise, concise and unambiguous. It should be supported by appropriate evidence and drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.

## Questionnaire

The questionnaire was issued to the residents of Wyeside in November 2014 and produced a 70% response rate across the five parishes, following the enthusiasm generated by publicity events and workshops at local fetes and public meetings throughout the summer. The questionnaire responses – audit of results - % returns, are set out in Appendix 1. The responses are referenced where appropriate, to particular sections in the plan together with the level of support shown by residents.

A summary table of all the responses to the questionnaire is set out in Appendix 2.

## 1.3 Vision Statement

To ensure that the special characteristics of the villages within the five parishes that residents know and love, including their rural feel, historic buildings and relationship with the surrounding countryside, are enhanced and protected.

- To promote and encourage small businesses and employment for local people.
- To recognise that modest change can be desirable when there is positive planning to support managed development of a type that is both sustainable and of an appropriate scale.

The term “sustainable” in the Wyeside vision statement has the following meaning;

*“Places where people want to live and work, now and in the future. Communities that meet the needs of existing and future residents are financially viable, sensitive to their environment and contribute to a high quality of life”.*

## 1.4 Objectives

- To encourage and support local enterprise and the creation of job opportunities through appropriate economic development, reference Section 3 – Employment and Demographics.
- To ensure that new housing reflects the character of the villages and surrounding environment, and promote sustainable development in the five villages of Wyeside by encouraging young working families to live here, reference sections 4 – Housing, 5 – Environment and Heritage and 6 – Facilities and Services.
- To provide a suitable range of tenures (owned and rented) which are of types and size to suit both local people of all ages, that wish to continue living here, for incomers, and those seeking to downsize within the village centres and their immediate areas, reference Section 4 – Housing.
- To ensure that all development is sensitive to residential amenity (protection from un-neighbourly extensions that cause overshadowing/loss of light, dominance and loss of privacy) the rural environment, and developments of three houses or more adopt the RIBA 2016 “best practice” village design, reference sections 4 – Housing, and 5 – Environment and Heritage.
- To protect and sustain the rural services, social, recreational and sports facilities, and encourage additional provision where appropriate, reference Section 6 – Facilities and Services.



- To involve local people on an ongoing basis in the decision-making process for the development and delivery of housing, community and recreational facilities and services, reference sections 4 – Housing and 6 – Facilities and Services.

## 1.5 Plan Structure

The Neighbourhood Plan is described in the following sections:

**Section 2 - Why is a Neighbourhood Plan Important?** – This section provides the case for the communities of Wyeside to support the neighbourhood development plan.

In the remaining sections we link predicted employment, housing needs, environment and heritage, facilities and services with the bottom up process of consultation with the residents of Wyeside. Residents' needs and objectives have been recorded to ensure that all assumptions in the plan can be monitored and updated to reflect any changes up to 2031.

**Section 3 - Employment and Demographics** – This section sets out the age profile, current and predicted growth in employment, and economic characteristics of Wyeside.

**Section 4 - Housing** – This section reviews the current housing stock, the housing market, and sets out the objectives and policies necessary to meet projected demand up to 2031.

**Section 5 - Environment and Heritage** – This section sets out the topography and natural features of Wyeside and provides an historical context, together with objectives and policies for managing the environment, housing development, heritage buildings and for addressing flood concerns.

**Section 6 - Services and Facilities** – This section identifies existing facilities and services across Wyeside, and sets out proposals for their protection, sustainability and future development. It also provides a general policy applicable to all developments.

**Section 7 – Conclusion** – This section provides an overall plan conclusion.

## 2 Why is a Neighbourhood Plan Important?

Neighbourhood Plans are a new part of the statutory development planning system. Just as local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. Now so can parish councils by producing neighbourhood plans.

The Wyeside parish councils think this is an important right to exercise, and consequently the parishes of Blakemere, Bredwardine, Moccas, Preston-on-Wye and Tyberton applied to be designated as the “Wyeside” neighbourhood planning body for the areas covered by the five parishes. Herefordshire County Council approved this application in early 2013.

Neighbourhood plans form part of the statutory development plan for their area. They will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications. The Wyeside Neighbourhood Plan is fully compliant with the Adopted Herefordshire Core Strategy, and the National Planning Policy Framework (NPPF) and successfully completed an independent examination preparatory to a community referendum on 13 September 2018.

Careful consideration has been given to tailoring the plan policies to best serve the community and rural environment of Wyeside. They provide a set of interrelated benefits that are summarised below:

- Supports local employment opportunities and affordable housing where a local need is identified.
- Development site(s) neutral, that means no potential development sites in the plan.
- Development to be small scale and appropriate to the rural character of Wyeside with continuation of the low-density dispersed settlement pattern.
- Promotes “best practice” village design using organic clusters built off new access lanes with pedestrian pathways/links to the rest of the village, to provide physical links that aid community integration and avoid the use of “dead- end” cul-de-sacs.
- Protects views, the River Wye, and ensures that new development enhances our rural landscape character, thereby reducing the risk of a suburban feel developing within the villages.
- Protects traditional orchards.
- The two orchards either side of Bredwardine church become “local green spaces” that are protected from development because of their historical significance, beauty, tranquillity and to provide recreational access for the local community.

50% of those voting ‘plus 1 vote’ is required for the plan to become part of the statutory law governing planning and development in Wyeside.

## 3 Employment and Demographics

### 3.1 Key Issues

How can we provide a sustainable future for Wyeside with an aging population?

How can we encourage young people and families to stay and move here as well as those choosing to retire to our beautiful area, ensuring a vibrant future for Wyeside?

### 3.2 Wyeside and the Golden Valley Area

The Herefordshire County Council commissioned “Local Housing Market Assessment (HMA) Areas Reported in 2012-2013 by GL Hearn. The purpose of the assessment was to produce employment projections, population statistics and housing data and analysis, preparatory to developing the Adopted Core Strategy for the County. The seven HMA areas are set out in Figure 3 below. Wyeside sits within the Golden Valley HMA area.



Figure 3 – Herefordshire Housing Market Assessment Areas

# Wyeside Neighbourhood Plan

The Golden Valley is the most rural of the seven HMA areas to the west of the county bordering Wales, and the only one without a market town.



It has the smallest population of the 7 HMA's – its population was estimated at 6,000 in mid-2011.

### 3.3 Aging Population

In Figure 4 below, the age profile percentages of Wyeside is compared with the national average.

#### Current Age Profile in the Wyeside Area

Age Group	12 to 16	%	17 to 20	%	21 to 25	%	26 to 35	%	36 to 50	%	51 to 65	%	66 to 75	%	> 75	%	??	%	Total
Blakemere	4	8	1	2	0	0	3	6	7	14	9	18	16	33	9	18	0	0	49
Bredwardine	3	3	3	3	2	2	5	5	21	20	35	33	18	17	18	17	1	1	106
Moccas	3	4	0	0	4	5	1	1	18	23	31	40	9	12	11	14	0	0	77
Preston-on-Wye	6	5	5	4	2	2	7	6	30	24	36	29	27	22	10	8	1	1	124
Tyberton	4	1 1	1	3	1	3	2	5	10	27	9	24	4	11	4	11	2	5	37
<b>Wyeside</b>	20	<b>5</b>	10	<b>3</b>	9	<b>2</b>	18	<b>5</b>	86	<b>22</b>	120	<b>31</b>	74	<b>19</b>	52	<b>13</b>	4	<b>1</b>	<b>393</b>
<b>National Av</b>		<b>6</b>		<b>5</b>		<b>7</b>		<b>13</b>		<b>21</b>		<b>18</b>		<b>8</b>		<b>7</b>			

Source: Wyeside questionnaire data for age profile, based on a 70% response rate which is considered to be reasonably representative of the population. Note: ?? means respondents did not state age range.

**Figure 4 – Comparison of the Age Profile in the Wyeside Area with National Averages**

The Wyeside area percentage of people over 65, at 32% (assuming the questionnaire data is representative) is more than double the national average of 15% and significantly more than the 24.7% for the Golden valley as a whole. GL Hearn has projected an increase in the over 55's for the Golden Valley to 2031, of around 28%. If this increase is applied to Wyeside, over 65's will exceed 40% of the population by 2031.



## 3.4 Current Employment Opportunities

Historical employment opportunities in Wyeside have been mainly agriculture, food, trades, home based working and crafts and tourism with agriculture and food production being the dominant employers.

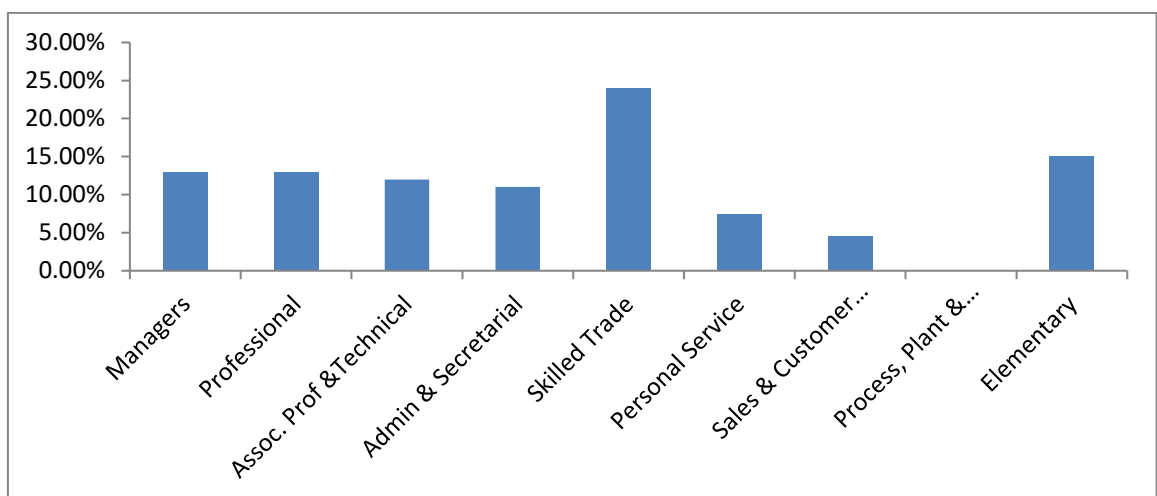


The current University of Hereford proposals for an innovation and employment hub, together with the creation of an improved broadband capability offers opportunities for knowledge based (technical, financial, professional, etc.) local employment, which is fundamental to ensuring the long-term sustainability of the Wyeside community.

## 3.5 Employment Growth Projections to 2031

A housing growth target of 12% has been set within the Adopted Core Strategy for the Golden Valley HMA based on a predicted growth of 700 jobs up to 2031, representing a 17% growth in employment, which is above the County average of 13%. An analysis of the projected employment growth to 2031 is set out in Figure 5 below.

Considering the sectoral structure of employment, GL Hearn projected the following changes in the occupational profile of the Golden Valley HMA over the period 2011-31.



Source: GL Hearn

**Figure 5 - Projected Change in Occupational Profile for the Golden Valley HMA, 2011-31**

The overall profile of expected change in occupations for the Golden Valley, including Wyeside, is structured more towards managerial and professional occupations, as well as skilled trade and elementary occupations. This can be expected to support demand for housing over a range of levels for working-age households.

### 3.6 Types of Employment Encouraged

Employment activities to be encouraged are those that are feasible within a rural community such as Wyeside, and include; local food and drink production and agricultural diversification; commercial facilities such as village shops, garden centres and public houses; high value knowledge-based employment such as financial, technical and professional services; the small-scale expansion or extension of existing businesses; light industry and/or manufacturing; trades and crafts; transport, storage and distribution; health and social care; sustainable tourism including bed and breakfast/ holiday accommodation; restaurants and cafes; leisure-related community facilities; where they comply with employment policies WB01 and WB02 below.

#### Employment Objective 1 – Encourage all Types of Employment.

### 3.7 Promote Sustainable Tourism

Bredwardine and Bridge Sollars are the two river crossings west of Hereford that bound Wyeside and provide a natural confluence of public rights of way and quiet lanes. Between these two bridges there is potential for establishing a substantial section of a long-distance cycle route between Hereford and both the National Cycle Network at Hay-on-Wye as well as feeding into the northern end of the Golden Valley. At the eastern end routes from Kingstone / Madley and the Bridge Sollars link to Preston-on-Wye, via Moccas, the route continues to Bredwardine where the river crossing offers potential to link with a similar route north of the river.

#### Employment Objective 2 – Promote Sustainable Tourism

### 3.8 Employment Policies

Employment policies comply with the following objectives:

- Objective 1 – Encourage all types of employment.
- Objective 2 – Promote Sustainable Tourism.

#### Policy WB01 – New Business Opportunities

Employment generating proposals which help to diversify the economy of Wyeside will be permitted where they are of a scale which is commensurate with the location and setting. A range of economic activities will be supported, including:

- local food and drink production and agricultural diversification;
- commercial facilities such as village shops, garden centres and public houses;
- high value knowledge-based employment such as financial, technical and professional services;
- the small-scale expansion or extension of existing businesses;
- light industry and/or manufacturing; trades and crafts;
- transport, storage and distribution;
- health and social care;
- sustainable tourism including bed and breakfast/ holiday accommodation; restaurants and cafes; leisure-related community facilities.
- All proposals should:
  1. Be accessible by a choice of transport modes with pedestrian and cycle access within a reasonable walking or cycling distance from one of the Wyeside villages;
  2. Demonstrate that landscape, environmental and amenity impacts are acceptable.

#### Policy WB02 – Retail Development

Proposals for retail development will be permitted provided that it is of a scale which would not threaten the vitality and/or viability of any nearby centre.

## 4 Housing

### 4.1 Key Issues

What sizes of house should be built to facilitate local and young people getting their first house in Wyeside, and making their life here?

How do we encourage young people and families to move here, as well as those choosing to retire to our beautiful area, and ensure a vibrant future for Wyeside?

What types of housing is needed to achieve this and how do we protect the rural environment and maintain the scale and feel of our village centres?

How do we formulate policies in a plan that facilitates the introduction of innovative building materials whilst preserving the look and feel of a rural village?

### 4.2 Market Overview

The average price of all homes sold in the Golden Valley HMA between April – September 2012 (inclusive) was £220,400, which was 3% above the County average. In total 50% of sales in this period were of detached properties, with no sales of flats/ maisonettes. The HMA contains 2,771 properties representing a moderate 3% of total properties in Herefordshire. Herefordshire Council's survey of Estate Agents in 2009 showed property prices in the Golden Valley to be among the highest, second only to Ledbury rural surrounds, and commanding some of the highest prices in the County.

In 2001, 75.8% of households were owner occupiers, which was above average for the County (70.8%). While levels of private renting were above average (10.6% compared to 9.1% across Herefordshire), the levels of social housing ownership were low; the sector accommodating 7.6% of households compared to 15.2% across Herefordshire. Second home ownership is significant, representing 3.0% of the housing stock in 2012 – the highest of any of the HMAs. This compares to an average of 0.9% across Herefordshire. In 2012 2.4% of the housing stock was vacant compared to 1.8% across Herefordshire.

### 4.3 Projected Housing Increase to 2031

The increase in number of houses for the Golden Valley HMA is estimated at 304 dwellings between 2011 and 2031 of which 39, 12% of current estimated housing stock, has been projected as the requirement in Figure 6 below, for Wyeside.

The Five Parishes of Wyeside	Number of Houses	% Growth in Adopted Core Strategy	Number of New Houses Required to 2031	Housing Completions 2011-July 2018	Housing Commitments as of July 2018	Balance of Houses to be Built
Blakemere Bredwardine Moccas Preston-on-Wye Tyberton	329*	12	39	4	3	32

\* Source: Estimate supplied by HCC from GIS data for the number of houses in Wyeside.

**Figure 6 – Projected increase in the number of houses for Wyeside**

Note: The Local Property Gazette GIS layer has been used to ascertain how many properties are within each parish at a certain date. This is for the specific purpose of undertaking the calculations to determine proportional growth figures in line with the Adopted Core Strategy rural policies. There is the potential for some small margin of error in the calculation as a judgement would need to be made regarding any properties in multi-occupation or sub-divided properties. Similarly, there may have been properties counted which appear as dwellings but are not in residential use.

## 4.4 Village Development – Numbers of New Houses

The majority of responses to “What is the acceptable maximum number of new houses to be developed in each village?” are set out in Appendix 3 – The maximum number of new houses acceptable by each village. These were:

- Ten new properties were acceptable by the majority in the villages of Bredwardine, and Preston-on-Wye.
- Eight new properties were acceptable by the majority in the village of Moccas.
- Five new properties were acceptable by the majority in each of the smaller villages of Blakemere and Tyberton.

This reasonably supports the Adopted Core Strategy requirement for thirty-nine new houses of which four have been built and three committed up to July 2018 in Wyeseide. This information is provided as a guide for developers, and the requirement to involve local people in the decision-making process prior to planning submission.

### **Housing Objective 1 – Involve local people in the decision-making process.**

## 4.5 Number of Houses on a Development Site

The notional maximum size of any one development site (number of houses) acceptable to each village, based on questionnaire responses, is set out in Appendix 4 and summarised below:

- Five houses per development site in the larger villages of Bredwardine, Moccas and Preston-on-Wye.
- Two houses per development site in the smaller villages of Blakemere and Tyberton.

This is provided as a guide only. Government policy requires affordable housing to be included in developments of more than ten houses. Consequently, the WGPC anticipate affordable housing demand is more likely to be met by an “exception site”.

The larger villages of Bredwardine and Preston-on-Wye are of a size that could accept a development of more than 10 houses on one site, for the purposes of addressing the need for affordable housing, and for receiving contributions from developers for infrastructure. However, creation of development sites this large is considered unlikely due to historical low levels of supply and demand, which is not expected to change significantly. Consequently, it is anticipated that most developments will follow historical norms of 2-5 houses per development site. This reflects the “lead time to sale” risk of 1-2 years in a sparsely populated rural area with limited access, infrastructure and services.

Consequently, eleven or more houses on one site will be the exception, and should not be treated as a priority at the expense of smaller developments which can more easily fulfil the target of 32 houses for Wyeseide. Affordable housing is best addressed in Wyeseide by other means such as that set out in Section 4.9 Affordable Housing, and in Policy WH03 below.

### **Housing Objective 2 – Limit the number of houses per development site to maintain scale and feel of villages.**

## 4.6 Royal Institute of British Architects 2016 - Village Design “Best Practice”

The Royal Institute of British Architects (RIBA) 2016 exhibition in London entitled “At Home in Britain: Designing the House of Tomorrow” considered village design; best practices and lessons learned from past mistakes. Mistakes made in planning housing after the war in the '50s were considered and illustrated with two examples; 1. A row of houses along a road, and 2. A row of houses on a parallel slip road.



RIBA stated that extending a village in this way creates a suburban feel which will not enhance the traditional connectivity within a village. We are therefore adopting a RIBA best practice approach using small organic clusters of houses to be built off new access lanes, with linked pathways to the rest of the village to discourage ribbon development. Enabling residents to maintain and develop communities within a physical environment where footpaths provide interconnected routes around the village, avoiding “dead-end” cul-de-sacs which can discourage access by residents from other parts of the village.

It is anticipated that this best practice approach will ensure that the villages will expand in a way that enhances the community and rural feel.

### **Housing Objective 3 – Adopt RIBA 2016, Village Design “Best Practice”.**

#### **4.7 Spatial Strategy – Expansion of Village Centres Only**

The spatial strategy for new housing developments describes the type of locations that are acceptable, rather than identifying specific development sites, to enable a flexible approach to future requirements.

This spatial strategy requires that any new housing development will be contiguous to the centre of each village, or in the case of Moccas two village centres. Contiguous means: development adjacent to a reasonably spaced row or cluster of houses starting in the village centre, as set out in Figure 7, page 21, below.

This use of village centres only for the incremental management of new housing development is best understood by reference to current housing arrangements below.

#### **Bredwardine Housing**

There are eighty-three houses in Bredwardine with one centre and a wide scattering. For the purposes of housing developments, the Red Lion Hotel, set out below, and in Appendix 5 – Wyeseide NDP Policies Maps, Bredwardine Policies Map on page 57, represents the centre of the village for Bredwardine.



## Preston-on-Wye Housing

Preston-on-Wye has eighty-two houses with one centre and a considerable scattering. For the purposes of housing developments, the village centre of Preston-on-Wye is represented by the village hall set out below, and in Appendix 5 – Wyeside NDP Policies Maps, Preston-on-Wye Policies Map on page 58.



Preston-on-Wye church set out below is the historical centre of the village but owing to risk of fluvial flooding in the immediate area has been discounted as a centre for development. However, there are opportunities for limited development above the flood plain in this area for affordable housing that is not contiguous to the centre, as set out in policy WH03 – Affordable Housing, exception sites below.





# Wyese Neighbourhood Plan

---

## Moccas Housing

Moccas has fifty-six houses with two centres and a fair scattering. For the purposes of housing developments, the village hall, and the village cross which includes Woodbury Lane, both set out below, and in Appendix 5 – Wyese NDP Policies Maps, Moccas policies Map on page 59, represent the two centres of the village for Moccas.



## **Blakemere Housing**

Blakemere has thirty-five houses located mainly but not exclusively around the church. For the purposes of housing development, the church, set out below, and in Appendix 5 – Wyeside NDP Policies Maps, Blakemere Policies Map on page 60, represents the centre of the village for Blakemere.



## **Tyberton Housing**

Tyberton has thirty-seven houses mainly centred around the church with some scattering. For the purposes of housing developments, the church, set out below, and in Appendix 5 – Wyeside NDP Policies Maps, Tyberton Policies Map on page 61, represents the centre of the village.



Requiring housing development to take place in a way that is contiguous to the centre of a village means; a development of one or two new houses adjacent to each other, or three or more houses as an organic cluster, off a new access lane, on a spatial area of land or field adjacent to established houses that are contiguous to the village centre. The approach is illustrated in Figure 7 below for a Phase I and II development of nine houses and a plan layout contiguous to a village centre, including an organic cluster of five houses compliant with RIBA recommended “best practice” for village design.

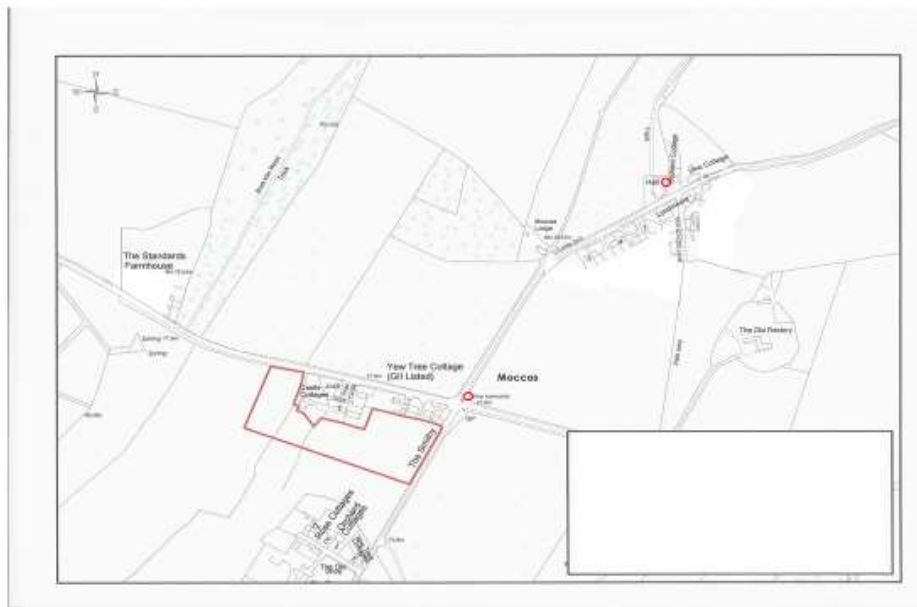


# Wyeside Neighbourhood Plan

A diagram and plan layout - showing a Phase I and II New Housing Development and for illustration purposes a development site abutting a cluster of houses contiguous to a centre:



For illustration purposes only, the plan below sets out a notional site outlined red that is contiguous to a village centre also red circled. This example could provide sufficient options to comply with an aspiration for 8 houses configured as 1 or 2 clusters:



**Figure 7 – Development Contiguous to a Village Centre**

Note: Figure 7 diagrams and plan are not to scale. Spacing between properties will be required to reflect the character of each village, which in many cases enjoys significant spacing between properties.

# Wyeseide Neighbourhood Plan

A spatial area of land, or field, adjacent to a village centre; i.e. at the boundary of a contiguous number of houses from the village centre can be used for development, as set out in the Phase I diagram above. Once this spatial area of land or field has been developed no further development can occur abutted to this new development unless it also abuts other houses contiguous to a village centre that existed at the time the plan was made or updated, as set out in the Phase II diagram.

Development of rural areas of the countryside away from these village centres which may have an existing scatter of houses but no contiguous housing connection to a centre should not be permitted. Except where they relate to the special circumstances set out in policies WH03, WH04 and WH05 below.

## Housing Objective 4 – Developments will be contiguous to the centre of each village.

### 4.8 Number of Bedrooms per House

A requirement for one and two-bedroom houses of 32.2% and of 67.8% for three and four+ bedroom houses was predicted for the Golden Valley HMA Area. *Source:* GL Hearn Housing Market Model. This conflicts with information on the ground in Wyeseide.

There was no demand for one-bedroom houses or flats in the questionnaire responses. These questionnaire responses are also reasonably consistent with historical development of the housing stock table set out in Figure 8, below.

#### Current Wyeseide Housing Stock

Village	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed	Houses in Receipt of Questnre
<b>Blakemere</b>		5	14	12	1			1	<b>33(+2)</b>
<b>Bredwardine</b>	2	13	29	30	7				<b>81(+2)</b>
<b>Moccas</b>	1	14	26	9	5			1	<b>56</b>
<b>Preston-on-Wye</b>	5	14	36	13	7	6	1		<b>82</b>
<b>Tyberton</b>		3	12	18	4				<b>37</b>
<b>Totals</b>	<b>8</b>	<b>49</b>	<b>117</b>	<b>82</b>	<b>24</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>293</b>

*Source:* Wyeseide Questionnaire, including 4 with unknown numbers of bedrooms bringing the total to 293 in receipt of questionnaires.

#### Figure 8 – Current Number and Size of Houses in Wyeseide based on Number of Beds

Note: Questionnaires were issued to 293 houses. The sizes are based on the responses to the questionnaire and estimates for empty houses by those delivering and receiving completed questionnaires. There could be an error of plus or minus two on each size in each village. There are two houses in Blakemere and two in Bredwardine where we do not know the size bringing the total number of houses to 293. Most of the newer houses are in the larger villages of Bredwardine, Moccas and Preston-on-Wye.

There are only eight one-bedroom properties out of the 293 that received questionnaires in the five villages representing 2.7% of the total. A survey of Estate Agents in 2009 for the Golden Valley HMA has also confirmed that no one bedroom flats or houses were bought or sold over the time segment of six months analysed.

In addition, the historical distribution of numbers of bedrooms across all the current housing stock is inconsistent with the GL Hearn Market Model, projected requirement, and this is not expected to change significantly. There are far fewer one and two-bedroom houses (57) 19.7% of the total, as compared with a projected requirement for one and two-bedroom units of 32.2%. The current stock of 3 and 4+ bedroom houses (including the 4 unknown) is 80.3% as compared with a projected requirement of 67.8% above. Consequently, Wyeseide has many larger properties, relatively high house prices, and an ageing population.

Recognising that a predictive model such as that used by GL Hearn cannot reflect all the nuances that occur on the ground in smaller rural communities such as Wyeseide, a suitable mix of homes in terms of size, type and tenure that reflects the information on the ground and is supported by the questionnaire responses will be encouraged.

It is anticipated that two and three-bedroom houses will form the majority of new houses with one-bedroom houses being developed where a local need has been identified, or four bedrooms and above where there is a perceived market demand.

**Housing Objective 5 – Encourage a suitable mix of houses, but mainly two and three bedrooms.**

**Housing Objective 6 – New developments relate directly to the existing built form.**

**Housing Objective 7 – Ensure that development is sensitive to residential amenity and the rural environment.**

#### 4.9 Affordable Housing

Housing developments of more than 10 dwellings should include an element of affordable housing in accordance with Policy H1 in the Adopted Core Strategy. Alternatively, where there is a proven local need established by an up-to-date local housing needs survey, and no sites of more than 10 dwellings are available for affordable housing, a site or sites may be developed primarily for affordable housing outside the areas considered suitable for general housing in accordance with Policy WH01. Any permissions shall be subject to a s106 planning obligation to ensure that the housing is available to local people and remains so in perpetuity. These solutions to affordable housing are set out in Policy WH02 and WH03. The latter policy has the advantage of being deliverable within the current small-scale market demand.

**Housing Objective 8 – Develop affordable housing where a local need is identified.**

#### 4.10 Diversity and Downsizing for Older/Less Able People

By encouraging diversity in future housing provision above, we can meet a number of different needs, for example:

- Those who live locally but cannot afford to buy.
- New young working families.
- Incomers seeking larger family homes.
- Those who may want to stay in Wyeseide but in a different size or type of home because they are getting older or are less able and want to downsize from a large family home to a smaller bungalow.

**Housing Objective 9 – Diversity and downsizing for older/less able people.**

#### 4.11 Housing Policies

Housing policies comply with the following objectives:

- Objective 1 – Involve local people in the decision-making process for new developments.
- Objective 2 – Limit the number of houses per development site to maintain scale and feel of villages.
- Objective 3 – Adopt RIBA 2016, Village Design – “Best Practice”
- Objective 4 – Developments will be contiguous to the centre of each village.
- Objective 5 – Encourage a suitable mix of houses, but mainly two and three bedrooms.
- Objective 6 – New developments relate directly to the existing built form.
- Objective 7 – Ensure that development is sensitive to residential amenity and the rural environment.
- Objective 8 – Develop affordable housing where there is evidence of local need.
- Objective 9 – Diversity and downsizing for older/less able people.

## **Policy WH01 – New Housing Development**

Permission will be granted over the period August 2018 until 31 March 2031 for the development of around 32 dwellings. All new housing development should reflect the size, role and function of the village in which it is situated on land which is contiguous with the existing village centre; that is on a site which immediately adjoins the centre as shown on the Policies Maps or is within or abuts a group of existing buildings which are contiguous with the centre when the plan was made or updated. Housing Development which only abuts new development granted since this plan was made or updated and not shown on the plan's policies maps as existing development will not be allowed.

In addition, proposals for new housing should reflect the character of the village and surrounding environment and relate directly to the existing built form in the immediate vicinity. Also, in so far as it is reasonably practicable and viable, any development for three or more houses should be laid out in the form of an organic cluster built off a new access lane avoiding the use of a cul-de-sac, with pedestrian links/ pathways to the rest of the village.

## **Policy WH02 – Ensuring an appropriate Range of Tenures, Types and Size of Houses**

Open market housing should include a mix of predominantly two and three bedroomed properties. Housing developments of more than 10 dwellings should include an element of affordable housing in accordance with Policy H1 in the Adopted Core Strategy. These houses should be integrated with open market housing across a site and should be designed so as to be visually indistinguishable from such housing.

## **Policy WH03 – Affordable Housing – Exception site(s)**

Exceptionally, where there is a proven local need established by an up-to-date local housing needs survey, a site or sites may be developed primarily for affordable housing outside the areas considered suitable for general housing in accordance with Policy WH01. Any permission shall be subject to a s106 planning obligation to ensure that the housing is available to local people and remains so in perpetuity.

## **Policy WH04 – Re-use of Rural Buildings**

Where planning permission is necessary the re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy or which would otherwise contribute to residential development, will be permitted where:

- Design proposals, respect the character and significance of any heritage assets affected, together with their settings;
- Design proposals make adequate provision for protected and priority species and associated habitats;
- The proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts;
- The buildings are of a permanent and substantial construction capable of conversion without major or complete reconstruction;
- The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

## **Policy WH05 – Housing in Open Countryside**

Outside the areas considered suitable for general housing in accordance with Policy WH01 proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it has been demonstrated that:

- There is a functional and financial requirement for an agricultural worker's dwelling on an existing or proposed holding; or
- There is a viable rural enterprise and that there is an essential need for a dwelling to support the enterprise which cannot be met by existing accommodation.



## **Policy WHD01 – New Building Design**

Proposals for the erection of new buildings will be permitted provided the following requirements are met:

### **Non-Agriculture/Forestry and Business Buildings**

- The use of external material relates directly to the existing built form such that it blends in with surrounding buildings;
- Development should take account of local topography and should not break the skyline;
- Development should be of a small scale and new buildings or structures should be of a height, scale and massing appropriate to the rural character of Wyeside;
- The use of sustainable construction techniques and incorporation of renewable energy components will be encouraged and where they are to be incorporated in the roof these should, whenever possible, be of a low profile;
- All new development should incorporate sustainable urban drainage systems (SUDS) where appropriate taking account of the hydrological setting of the site, which as a minimum are fully compliant with the most recently adopted national and local standards and preferably exceed them.

### **Agricultural or Forestry and Business Buildings**

Where full planning permission is required the following will apply. Where prior approval is required under the provisions of the General Permitted Development Order the policy statements below should be applied insofar as is feasible within the limited controls available.

- The building/buildings will, unless function requires otherwise, be of low profile;
- The external materials will be of a colour and type that reduces visual impact and blend in with any surrounding buildings;
- The use of sustainable construction techniques and renewable energy installations are encouraged but, where visible in the landscape, they must be designed to reduce impact; e.g. avoiding sky lines, insertion in line with roof slopes, use of solar slating, minimisation of reflective materials;
- All new development must incorporate sustainable urban drainage systems (SUDS) where appropriate taking account of the hydrological setting of the site, which as a minimum are fully compliant with the most recently adopted national and local standards and preferably exceed them.

## **Policy WHD02 – Change of Use and Associated Building Alterations and/or Extensions**

Where planning permission is required the following statements will apply:

- In the case of traditional and heritage buildings proposals for change of use will be permitted where it can be demonstrated that the new use can be accommodated without substantial extension and that existing materials and features have been retained and enhanced;
- Design proposals, respect the character and significance of any heritage assets affected, together with their settings;
- Design proposals make adequate provision for protected and priority species and associated habitats;
- In the case of modern building, if alterations to features and material are proposed, their type and colour must ensure that there is no additional visual impact over and above that which exists;
- The use of sustainable construction techniques and incorporation of renewable energy components will be encouraged and where they are to be incorporated in the roof these should, whenever possible, be of a low profile;
- All new development should incorporate sustainable urban drainage systems (SUDS) where appropriate taking account of the hydrological setting of the site, which as a minimum are fully compliant with the most recently adopted national and local standards and preferably exceed them.

## 5 Environment and Heritage

### 5.1 Key Issues

The plan shall protect the existing character of the natural environment and heritage assets from development that would have an adverse impact, and comply with the European Community (EC) Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna) for the River Wye Special Area of Conservation (SAC).

The plan shall protect the existing trees, hedgerows, orchards, woodland and habitat, from loss through development proposals and support the prudent use of natural resources.

### 5.2 Introduction

Wyeside is situated within the Herefordshire Green Infrastructure Strategy 2010, District Strategic Corridor (DSC) 7, where development needs to be sensitive to its unique character and, wherever possible, enhance and protect against habitat and indigenous species loss and the likelihood of flooding. It is bound by the River Wye in the north, running east 6.25 miles and south 2.8 miles. It is serviced by two bridge crossings, Bredwardine Bridge in the north, set out below, and Bridge Sollars in the south.



These bridges are two of only three crossings over the Wye for 21 road miles between Hereford and Hay-on-Wye. The river is also a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). Wyeside has five villages which are surrounded by rural countryside with some of the finest landscapes in the county. This is likely to be a factor in driving second home ownership and retirement moves; as is the proximity to the Powys town of Hay-on-Wye. Wyeside has two National Nature Reserves, “Moccas Deer Park” which is one of the largest and most diverse examples of woodland pasture remaining in Britain, and “The Flits” situated between Blakemere and Preston-on-Wye. Moccas Court Park and gardens is also designated as a Grade II listed site. In addition, there are many ancient woodlands and orchards. These landscape features are set out in Appendix 5 – Wyeside NDP Policies Maps, Wyeside Group Policies Map on page 62.

**Environment Objective 1 – Comply with the Herefordshire Strategy for Green Infrastructure.**

**Environment Objective 2 – Maintain as an area free of noxious and hazardous chemicals, airborne noise and light pollution insofar as is practical.**

### 5.3 Heritage Assets

There are some 71 Grade II statutorily listed buildings and structures in Wyeside. Preston-on-Wye, Blakemere and Tyberton churches are set out in Section 5 above, Bredwardine is set out below.



There are two Grade I listed buildings Moccas Court, Moccas Church, set out below, and a Grade I listed cross in Tyberton churchyard.





# Wyeside Neighbourhood Plan

---

A full list of heritage assets is set out in Appendix 6 - listed buildings, structures and churches.

Developments that protect these historic buildings within Wyeside for future generations will be encouraged.

In addition, any developments that enhance heritage assets through the use of designs and building materials that respect local tradition but at the same time embrace innovation and ecological designs will be permitted.

Any change of use should comply with Policy WHD02 above.

## **Environment Objective 3 – Protect and enhance the traditional heritage and landscapes.**

### **5.4 Natural Environment**

All development proposals will be expected to demonstrate how they will protect and promote the natural beauty of the Wyeside environment, landscape, sense of tranquillity and enhance the distinctive rural characteristics of the surrounding area.



The ancient trees, orchards, hedgerows and associated habitats occurring across the parish must be protected during any development and areas of natural/wildflower planting should be considered. In this respect, it is a community aspiration that orchards should not be lost to development or, if they are, that they should be replaced.

### **Bredwardine Orchards either side of Church Lane Designated as a Local Green Space**

Designation of a Local Green Space requires justification in line with paragraph 77 of the National Planning Policy Framework (NPPF) which states:

- Reasonably close proximity to the community it serves
- Demonstrably special to a local community and hold a particular local significance for example beauty, historic significance, recreation value, tranquillity or richness in wildlife
- Local in character and not an extensive tract of land.

## Wyeseide Neighbourhood Plan

---

The area of land that is designated as a green space in this plan comprises the orchard opposite the Red Lion in Bredwardine, the orchard bordered by Church Lane and the River Wye as set out in Appendix 5 - Wyeseide NDP Policies Maps, Bredwardine Policies Map on page 57.

The Wye Valley walk footpath runs past the church and along the river through part of the area, and a permissive access agreement with the landowner and occupier allows these orchards to be used by the public for recreational access, there being no other such areas adjacent to the village. The two orchards are also used with the consent of the landowner and occupier of the land for various events including the church fete at the beginning of July, the village hall barbeque at the end of July, overflow car parking for the church and occasionally other events.

The orchards have an air of tranquillity and it is not unusual to find members of the public ambling through both orchards in search of a sense of peace and well-being, whilst enjoying the view along the river and of the bridge. The bridge is single track early eighteenth century with brick arches being one of only a few bridges of this type still in use in the county and is well known as an iconic view. Together with the two orchards the bridge forms a pastoral landscape that is often photographed and enjoyed throughout the seasons by the general public.

The Rev. Robert Francis Kilvert 1840 to 1879, who is famous for his diaries describing the life of ordinary people in Victorian times, resided at Bredwardine Rectory and is buried at Bredwardine churchyard, which is often visited by those on a Kilvert pilgrimage. The rectory can be viewed from Bredwardine bridge beside the river bank and is another iconic view that is often photographed. One of Kilvert's favourite walks, which has remained unchanged to the present day, commences at the rectory, goes through the orchard beside the river Wye that forms part of this local green space and crosses the bridge along the lane to Brobury. This designated local green space is local in character and not an extensive tract of land.



Development should not adversely affect views and vistas valued by residents.

**Environment Objective 4 – Development will not adversely affect views and vistas valued by residents.**



## Environment Objective 5 – Protect local green spaces

### The North West Field Adjacent to Moccas Cross is a Traditional Orchard

There has been an orchard in this field since at least 1815. The current orchard is marked on the Ordnance Survey drawings c1815.

**Traditional Species:** The orchard contains a line of 200 years old pear trees, and over the last 20 years the following traditional species have been planted in the orchard to replace trees that have fallen down or died:

- Bulmer's Norman
- Harry Masters Jersey
- Michelin
- Dabinett
- Brown's Apple

**Environmental Scheme:** The orchard is included within a higher-level stewardship scheme. As part of this scheme permissive access is permitted which is well used by the village for recreational pursuits and dog walking and is protected from development under policy WE03 below.

## 5.5 River Wye Special Area of Conservation (SAC)

The River Wye and parts of the River Lugg are designated as a Special Area of Conservation (SAC) reference number River Wye SAC UK0012642, registered 14 June 2005, under the European Community (EC) Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna, adopted May 21st 1992).

This requires the River Wye to be managed as an ecosystem (A community of living organisms in conjunction with the non-living components of their environment, i.e. air, water and soil, interacting as a system) for the species identified in the SAC register. These are; Allis Shad, Atlantic Salmon, Brook Lamprey, Bullhead, Otter, River Lamprey, Sea Lamprey, Twaite Shad and White-clawed (or Atlantic stream) Crayfish, their habitats and all supporting flora and species on which they depend.

This means there is a legal requirement to maintain or restore protected habitats and species at "Favourable Conservation Status" and therefore to avoid deterioration or disturbance of the qualifying natural habitats and species for which the site is designated. Furthermore, there is a requirement to ensure that the integrity of the site is maintained and to ensure that the site makes a full contribution to achieving "Favourable Conservation Status" of each of the qualifying features. Regulation 61 of The Conservation of Habitats and Species Regulations 2010 sets out provisions to ensure that this requirement is met in the context of new plans and projects.

A particular concern is the level of phosphates entering the river as a consequence of catchment run-off from agricultural use of pesticides, livestock and human waste products which above certain levels are harmful to the River Wye ecosystem and the species identified above. The Environment Agency and Natural England, as the Competent Authority for EC Habitats Directive sites, commissioned a report "River Wye SAC Nutrient Management Plan, 14 May 2014" which states:

*"The River Wye upstream of the confluence with the River Lugg is currently meeting the phosphate target (0.03 mg/l phosphate) and therefore fulfilling the conservation objectives set out by Natural England. However, the lower end of this reach (below Hay-on-Wye, which includes Wyese) is quite near to the target and so there is a risk to future compliance that needs addressing."*

Consequently, agriculture use of pesticides and livestock waste products needs to be carefully managed in conjunction with farmers and/or landowners.

Welsh Water will need to increase capacity and improve current waste water management systems if housing development targets set out in the Adopted Core Strategy are to be achieved whilst complying with these requirements for minimising phosphates entering the river.

Any plans for development within the catchment area, in our case the whole of Wyeside, that has the potential to affect the achievement of these phosphate targets needs to be fully investigated and, where required, mitigated before the development is permitted. In each case the National Planning Policy “Sequential and Exceptions Test” should be adopted, which assesses the risks associated with any proposed development and questions whether it is absolutely necessary. If it is necessary, consideration is given to constructing it elsewhere. However, there are exceptions that have to be allowed for when framing the policy. Examples include construction of new road bridges over the river and the laying of pipelines, and electricity cables for connecting communities either side of the river.

This approach applies to the proposed development strategies both within the River Wye SAC catchment and also to areas outside of the immediate catchment, where there may be impacts from upstream contributing sources.

## **Environment Objective 6 – New development within the River Wye SAC Catchment Area should be subject to the NPPF Sequential and Exceptions Test**

### **5.6 Public Sewerage Network and Wastewater Treatment Works**

Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) at Bredwardine, Moccas and Preston-on-Wye becoming overloaded will not be permitted.

In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990). With regard to the housing growth proposed over the NDP period 2011 to 2031, we can confirm the following:

#### **Bredwardine (for up to 10 dwellings)**

**Water supply:** There are no issues in providing a supply of water for the housing growth proposed to Bredwardine, though dependant on the location of development some level of off-site mains may be required.

**Sewerage:** There are no issues with the public sewerage network accommodating the level of foul-flows for the housing growth proposed to Bredwardine, though dependant on the location of development some level of off-site sewers may be required.

**Wastewater treatment:** There are no issues with Bredwardine WwTW accommodating the housing growth proposed of up to 10 dwellings.

#### **Preston-on-Wye (for up to 10 dwellings)**

**Water supply:** There are no issues in providing a supply of water for the housing growth proposed to Preston-on-Wye, though dependant on the location of development some level of off-site mains may be required.

**Sewerage:** There are no issues with the public sewerage network accommodating the level of foul-flows for the housing growth proposed to Preston-on-Wye, though dependant on the location of development some level of off-site sewers may be required.

**Wastewater treatment:** There are no issues with Preston-on-Wye WwTW accommodating the housing growth proposed.

**Moccas (for up to 8 dwellings)**

**Water supply:** There are no issues in providing a supply of clean water for the housing growth proposed to Moccas, though dependant on the location of development some level of off-site mains may be required.

**Sewerage:** There are no issues with the public sewerage network accommodating the level of foul-flows for the housing growth proposed to Moccas, though dependant on the location of development some level of off-site sewers may be required.

**Wastewater treatment:** Moccas WwTW is currently biologically overloaded. There are no improvements planned within the current Asset Management Plan (AMP6 -2015-2020) therefore if a developer wishes to progress a site in advance of our future regulatory investment, they will need to find the improvements themselves via the provisions of a section 106 Agreement (of the Town & Country Planning Act 199). Alternatively, they may seek the utilisation of alternative drainage methods if practical, under the provisions of Policy SD 4 of the Adopted Core Strategy.

**Blakemere and Tyberton (for up to 5 dwellings in each settlement)**

**Water Supply:** Outside of the three above listed settlements, there are no issues in providing a supply of clean water, though dependant on the location of development some level of off-site mains may be required.

**Sewerage/wastewater treatment**

There is no public sewerage or wastewater treatment facilities. As such, any new housing growth in these locations will be required to utilise alternative drainage methods, under the provisions of Policy SD 4 of the Adopted Core Strategy.

**Environment Objective 7 - Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) becoming overloaded will not be permitted.**

Note: In circumstances where a proposed development site is affected by contamination the National Planning Policy Framework makes it clear that the developer and/or landowner is responsible for securing safe development.

## 5.7 Flooding

Wyeside falls within the Lower Middle Wye catchment and this is regarded as one of the highest areas at risk of fluvial flooding, reference Figure 9 - Map of the 5 parishes within Wyeside showing flood zones, below. All villages within Wyeside are affected by flooding to some extent from the River Wye and its tributaries and from long term drainage issues and field run-off. Any development proposals should not increase the likelihood of flooding in the surrounding land and ensure that appropriate flood mitigation or alleviation measures are undertaken.

New development should not be permitted in Flood Zones 2 and 3, in compliance with Environment Agency requirements. Up to date flood risk information should be sought from the Environment Agency to ensure any flood risks are considered. In the event of flooding all villages aim to have a passable exit route and any development must support this requirement.

**Environment Objective 8 – New development should not be permitted in Flood Zones 2 or 3.**

All development should comply with Herefordshire Local Plan policies “SD3 - Sustainable water management and water resources” and “SD4 - Wastewater treatment and river water quality”.

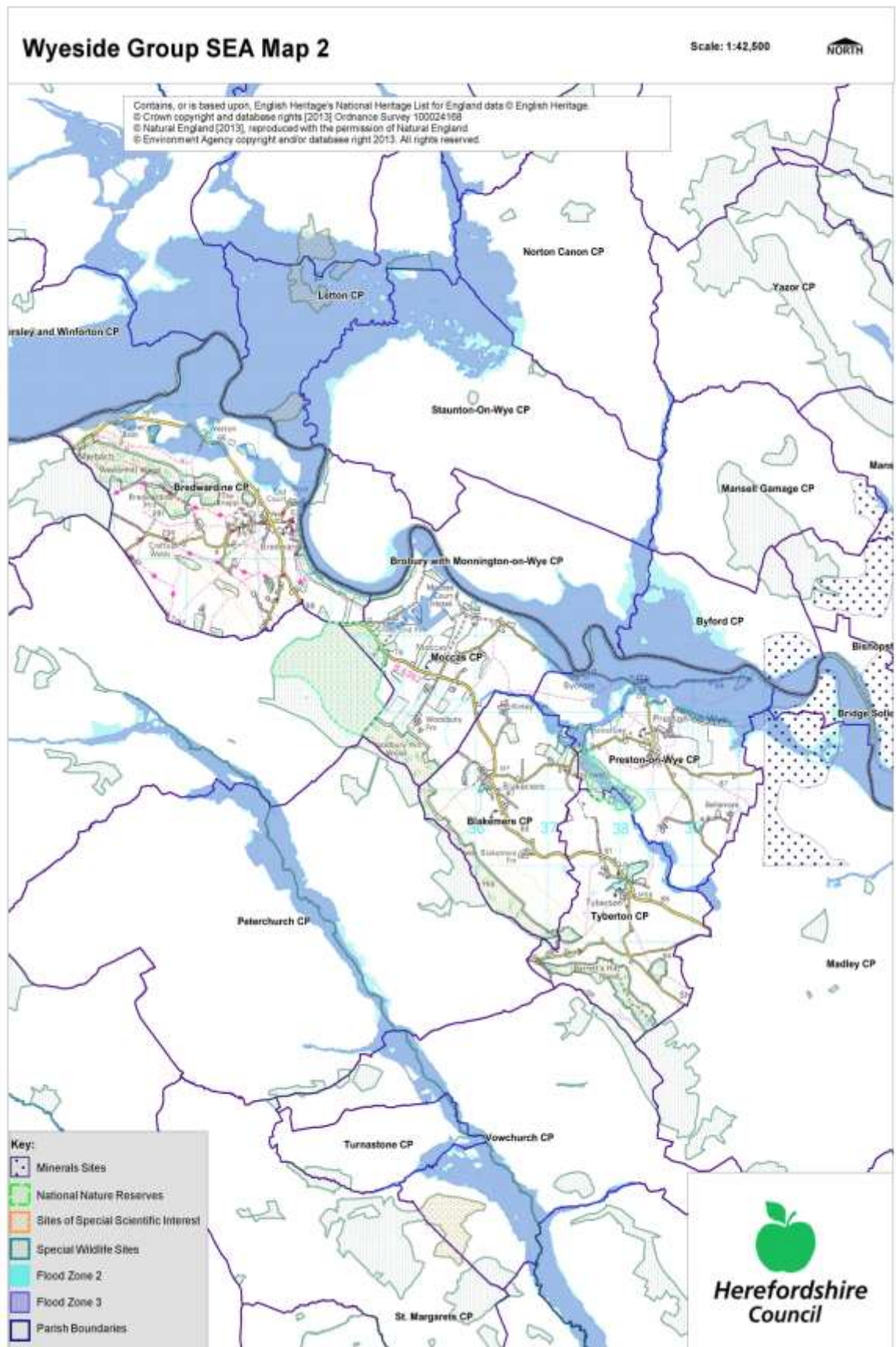


Figure 9 – Map of the 5 Parishes within Wyeside Showing Flood Zones



## 5.8 Energy Conservation

In terms of attitude to sustainable energy throughout Wyeside, only roof-mounted solar panels were acceptable to most participants in plan consultations. Utility size wind power installations, other than small stand-alone wind turbines, were only acceptable to a fairly small minority and are therefore not permitted.

Around half of questionnaire responses were against planning applications for solar panel farms due to the consequential loss of good agricultural land, and possible adverse impact on the landscape. Any planning application for solar panel farms is therefore likely to be controversial.

**Environment Objective 9 – Solar panels farms will be permitted where they comply with the environmental policies below.**

Solar panels are permitted on roofs of listed buildings if an assessment proves that there will be no harm to the property. Ground based solar panels will also be permitted where their location is sympathetic to the character of the building, as set out in policy WE04. Listed buildings are set out in Appendix 6 – Listed Buildings within Wyeside.

Wind speeds in Wyeside average 3.5 to 5.0 metres/second which is insufficient for utility size wind farms. Although borderline acceptable for a stand-alone small wind turbine, which will be permitted if it has community support and complies with the Adopted Core Strategy Policy SD2.

Development proposals should also include high levels of energy conservation to minimize the carbon footprint.

**Environment Objective 10 – Encourage and engage in both conserving and producing renewable energy, where it complies with the environmental policies below.**

## 5.9 Environment and Heritage Policies

Environment and heritage policies comply with the following objectives:

- Objective 1 – Comply with the Herefordshire Strategy for Green Infrastructure.
- Objective 2 – Maintain as an area free of noxious and hazardous chemicals, airborne noise and light pollution insofar as is practical.
- Objective 3 – Protect and enhance the traditional heritage and landscapes.
- Objective 4 – Development will not adversely affect views and vistas valued by residents.
- Objective 5 – Protect local green spaces.
- Objective 6 – New development within the River Wye SAC Catchment Area should be subject to the NPPF Sequential and Exceptions Test.
- Objective 7 - Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) becoming overloaded will not be permitted.
- Objective 8 – New development should not be permitted in Flood Zones 2 or 3.
- Objective 9 – Solar panels farms will be permitted where they comply with the environmental policies below.
- Objective 10 – Encourage and engage in both conserving and producing renewable energy, where environmental policies are met.

### **Policy WE01 – Environmental Restrictions on Development**

Development will not be permitted which would be likely to have a significant effect on the River Wye SAC unless evidence has been provided that any adverse effects can be avoided, and Natural England is satisfied that adverse-effects can be avoided or mitigated and does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient targets and reductions along those stretches of the River Wye SAC, which are already exceeding water quality targets. The evidence to be provided shall include an independent assessment report from a Suitably Qualified and Experienced Person (SQEP) or Authority.



New built development should not be permitted in either Flood Zones 2 or 3 unless, consistent with sustainability objectives, it is established that it is not possible for the development to be located in a zone with a lower probability of flooding and, if appropriate, the exception test has been passed. All development in flood risk areas should be capable of being made safe without increasing flood risk elsewhere.

### **Policy WE02 – Landscape Design Principles**

All new development proposals will be required to demonstrate consideration of the following landscape design principles:

- Development proposals should seek to preserve or enhance the character of the hamlets and farmsteads especially those with buildings of statutory and non-statutory heritage value;
- Where appropriate, taking account of the nature and scale of the proposed development, a detailed landscape impact analysis should be provided as part of the planning application to demonstrate how proposals have been designed to enhance local landscape character and reduce urbanisation of this sensitive rural area, whilst minimising risk of fluvial flooding;
- Demolition of buildings and structures that contribute to the character and appearance of these areas will be resisted;
- Local habitats and wildlife should be preserved and enhanced;
- Veteran, mature and established trees should be protected and incorporated into landscaping schemes wherever possible;
- The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and need for ongoing good management;
- When constructing boundaries native tree species should be used;
- Existing hedgerows should be retained and the establishment of new native hedges is encouraged;
- Where orchards are lost as a result of new development proposals, developers will be expected to include an equivalent range of varietal fruit species traditional to the local area in landscaping schemes;
- New development must take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

### **Policy WE03 - Protecting Green Infrastructure, Heritage Assets and Local Green Space**

Where appropriate, development proposals should demonstrate that they have regard to the Herefordshire Strategy for Green Infrastructure by:

- Protecting priority habitats, species, ancient woodlands, the River Wye as a landscape feature, designated and non-designated heritage assets, traditional orchards, hedges, the low density dispersed settlement pattern, and rural views;
- Retain existing open spaces (not included in development contiguous to village centres), trees, hedgerows, woodlands, water courses, parks and gardens.
- Where appropriate providing facilities for recreation and leisure;
- Incorporate sustainable drainage solutions to reduce risk of flooding;
- Incorporate landscaping utilising indigenous species;
- Archaeological, historical and cultural features will be protected and, where possible, enhanced.

The area of land comprising the orchard opposite the Red Lion in Bredwardine, and the orchard bordered by Church Lane, and the River Wye as set out in Appendix 5 – NDP Policy Maps, Bredwardine Policies Map, on Page 57 is designated as a Local Green Space. In this area, inappropriate development will not be permitted except in very special circumstances.

## **Policy WE04 – Renewable Energy**

Conserving and producing renewable energy will be encouraged subject to the relevant criteria in Policy WHD01 or Policy WHD02, above.

- Stand-alone small wind turbines will be permitted if they have community support and comply with the criteria in the Adopted Core Strategy Policy SD2.
- Solar panels, including ground-based panels, are permitted on the roofs or curtilages of listed buildings if it can be proved there is no harm to the building or its setting. In the case of buildings considered to be non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## **Policy WE05 – Public Sewerage and Wastewater Treatment**

Development at Bredwardine, Moccas and Preston-on-Wye should minimise any effect on the capacity of the public sewerage network and/or wastewater treatment works serving those villages. If a development proposal would result in the existing capacity being exceeded financial contributions will be sought for any improvements necessary to facilitate such development.

Elsewhere any new housing growth will be required to utilise alternative drainage methods, under the provisions of Policy SD4 of the Adopted Core Strategy.

## 6 Facilities and Services

### 6.1 Key Issues

What services and facilities are needed to support our current ageing population who wish to stay within this area, and younger working families that are critical to the long-term sustainability of Wyeside?

What transport services and facilities are needed to support our current ageing population who wish to stay within this area?

What policies should go in the plan and how can facilities and services be funded?

### 6.2 Introduction

This section considers the current facilities and services within the five parishes, the opinions of the residents as to their sufficiency, recommendations for what may be needed in the future for the anticipated population growth, and the likely/desired demographic.

The 'facilities' being considered here are primarily linked to social and leisure-type activities whilst those linked to housing or business are looked at elsewhere in this document. Transport services, however, will be considered in this section.

Although each of the five parishes has a slightly different breakdown of population by age, they are all similar in having a strong bias towards older residents and it seems likely that the parishes' current facility and amenity needs will therefore be similar. It should be noted that the percentages used below can only be based on returned questionnaires meaning that non-returnees' data is missing as is information on the number of children under the age of 12. A very rough guide, however, may be made from the number of residents between the ages of 21 to 35 who amount to just 7% of the population (compared to a national average of 20%); it is highly likely, therefore, that the number of children in Wyeside is similarly below the national average.

### 6.3 Finances

One of the major industries in Herefordshire is tourism, producing £416 million for the local economy in 2009 compared to £239 million from Agriculture, Forestry and Fishing in the same year. Accordingly, the Wyeside Neighbourhood Plan needs to carefully consider the needs of tourism and whether the current leisure facilities are adequate or require additions and improvements to attract the tourist pound; and at the same time, balancing this with the possible impact on the residents' way of life.

The worth of the neighbourhood plan lies in its gathering of the needs and opinions of its residents. It does not have any financial resources with which to change the current situation. Any recommendations would need to be financed through donations, grants or awards from sources external to the Wyeside Neighbourhood Planning Steering Committee. Consequently, this section of the plan makes recommendations that increase awareness for other decision making bodies to address such as Parish and Local Councils.

### 6.4 Current Community and Recreational Facilities

#### Churches and Village Halls

The three principal hubs around which village life rotates are the local church, the village hall and the local pub. Each of the parishes has, by definition, a local church. Each is of medieval origin which, while meaning that they are expensive to heat and maintain, are also attractive to tourists. Bredwardine church also has the distinction of being associated with the Rev. Francis Kilvert, the renowned 19<sup>th</sup> century diarist, who was rector there for a short period, and who is buried at the church, which adds to its tourist appeal.

---

## Wyeside Neighbourhood Plan

---

Three of the villages within Wyeside have a village hall: Bredwardine, Preston-on-Wye and Moccas, the latter being meant also to serve the needs of the residents of Blakemere and Tyberton. Moccas village hall was built with the aid of lottery funding and hosts a wide range of activities from Morris Dancing to Feldenkrais lessons (a way of exploring movement, posture and breathing through hands-on touch, used by dancers, musicians, athletes, actors and people living with and rehabilitating from a range of illnesses and injuries). It also hosts Flicks-in-the sticks (films), yoga and offers meeting space for the Women's Institute (WI), young farmers and the Brownies. Preston-on-Wye village Hall was refurbished with the aid of lottery funds and similarly hosts a wide range of activities and groups using its facilities for meetings. Both these halls are of brick or block construction; are insulated; have adequate parking facilities and offer a number of spaces for different activities. Bredwardine Village Hall was built in the 1940s as a former workers' bunk house and is located in a field behind the Red Lion Hotel. It is of timber construction, is well maintained, and has a single hall space for activities. The kitchen and toilets were recently renovated with help of a lottery grant and solar panels on the roof now provide free electricity and a small but steady source of income with which to fund community projects. It has recently had a defibrillator attached in an external housing on the front of the hall. Like the other two village halls. It hosts various meetings and activities including the monthly market/coffee morning, Tai Chi and table-tennis. It has no parking facilities.

Publication of events throughout the five parishes can be found in the monthly Village Pump and Link magazines as well as the village notice boards.

### **Facilities Objective 1 – Protect Current Community Facilities.**

There are two public houses within Wyeside, the Red Lion Hotel in Bredwardine, set out in Section 5 - Housing above, and the Yew Tree Inn at Preston-on-Wye, below.



Both offer real ales and home-cooked food and accommodation with B&B, although the Yew Tree only has bunk-bed accommodation. There was almost unanimous support for the protection of



public houses as a vital part of our community. This reflects a widely held view that public houses form a central part of local communities. However, without tourist revenue both the Red Lion in Bredwardine and the Yew Tree in Preston-on-Wye would be at risk of closure/change of use.

## **Facilities Objective 2 – Protect Public Houses as a Vital Part of the Community.**

### **Recreational facilities – Footpaths, Bridle Paths and Picnic Areas**

The area is criss-crossed by a myriad of footpaths and bridleways, though their upkeep appears to be irregular and varied. One of the joys of living in the area is the potential access to walking and cycling in the countryside. Most of the land is private and footpath signage and/or stiles are not always maintained. It is not always evident where the public have the right to roam, such as Moccas deer park, the Flits or the mere at Blakemere, due to a general lack of information. It was suggested that new paths should be introduced to allow access to currently inaccessible sites such as Stockley Hill ridge and Tyberton woods and that perhaps footpaths to Madley and Peterchurch would enhance communication with those villages, presumably for locals and tourists alike. The general state of current paths was commented on principally to the effect that they were poorly maintained, if at all.

Villagers were keen on rerouting footpaths and bridleways around field edges and away from both private gardens and farmyards. The purpose would be to improve accessibility and so encourage walking as a recreational activity with all its associated health benefits. Similarly, it would encourage horse riding and, at the same time, stimulate tourism. Power to re-route rather than abandoning footpaths and bridle-paths could perhaps be vested with the Parish Councils. It is, however, extremely difficult to obtain permission to re-route public paths, even when the landowners are willing, due to public pressure outside of the parishes concerned. All five parishes were in agreement that public footpaths and bridleways in Wyeside need to be better maintained.

## **Facilities Objective 3 – Improve Footpaths.**

Despite its beautiful landscapes and proximity to the river Wye, there are no designated picnic sites or public access directly to the river where a canoe or kayak can be off-loaded or picked up. All current access is on private land with various levels of permission to cross it, most of which are not signed. Two canoeing campsites are available to holiday makers, one at Bycross set out below, and one at a Preston Campsite near to Preston-on-Wye Church.



---

# Wyeside Neighbourhood Plan

---

Residents generally, were neither for nor against the creation of picnic/recreation areas for locals and tourists. It needs to be remembered that tourism is a major source of income for Herefordshire and that meeting this periodic need is of vital importance to the future of Wyeside's five villages if they are to become and remain sustainable communities.

## **Facilities Objective 4 – Improve Public Access to the River Wye.**

## **Facilities Objective 5 – Promote Wyeside as a Tourist Attraction.**

### **Sports grounds and playgrounds**

Other than two tennis courts in Preston-on-Wye which, although on private land, are available to the public via fee paying membership of the tennis club, there are no public recreational facilities whatsoever: no open spaces; no pitches nor goal posts; no children's' playgrounds, with the exception of a play area adjacent to Old Thatch Close in Preston-on-Wye which is restricted to use by the children of Old Thatch Close residents. Other village children have no access to it and no alternative facility, which can be a cause of friction. For youth clubs, the Young Farmers Group meets every week in Moccas Village Hall and there is a youth club run at the Jubilee Christian Centre in Preston-on-Wye on Fridays.

### **Shops/Post Office**

There are no shops, nor a Post Office in Wyeside. The nearest Post Office for residents of Bredwardine is Eardisley at 4.8 miles, and Madley provides the nearest Post Office for residents of Moccas and Preston-on-Wye at 5.8 miles and 3.4 miles respectively. Blakemere and Tyberton are closer still to Madley. A mobile post office service comes to Preston-on-Wye on a Thursday and is very much appreciated. The nearest shop to Bredwardine is 3.1 miles and Moccas, 5.5 miles, closing at 5.30pm (4.30pm on Sundays.)

## **6.5 Transport**

Private transport is the main carrier of people and goods in Wyeside. It has to cope with narrow and twisty lanes and roads with poor visibility and road surfaces. Other than the B4352, set out below, during a cycle race, most of the network is single track.



---

## Wyeside Neighbourhood Plan

---

The width of these single-track roads make dedicated cycle tracks unfeasible so local cyclists are hindered both by the nature of these country roads and by the distances to the main towns. The occasional electric bike is seen (useful for people who are no longer able to drive a car due, for example, to disability) but they encounter the same problems on single track roads as the cyclists. However, traffic levels on the quieter lanes make them attractive to cycle tourists as long distance leisure routes, particularly with the parishes' proximity to popular tourist destinations such as Hereford, Hay-on-Wye and the Golden Valley.

### Public Transport

A limited subsidised public bus service is provided by Yeoman's PLC. This is a lifeline for people without cars or for those who wish to travel into Hereford but avoid the awkward and sometimes expensive parking arrangements. Current bus services are mostly used by pensioners. There are twice weekly services to Hereford (Tuesday and Thursday) from 'Shenmore Court to Hereford via Bredwardine and Preston on Wye, the 448 below.



The other villages have a daily early morning service, the 447, from Bredwardine' to Hereford; returning early evening. The Wyeside residents agreed that this modest public transport service for the area should be protected and that it could be developed through the use of Community Buses and car sharing. Residents of Wyeside can call up Hay Dial -a- Ride (Blakemere, Bredwardine and Moccas), Community Wheels Leominster (Preston on Wye), and Dore Community Transport (Tyberton) who will supply voluntary drivers to take people on journeys for Daycare, Medical Appointments, bus and train connections, interviews, social visits or shopping. Subsidy by Herefordshire Council for this service has been reduced in line with expenditure cuts. Parish Councils can be approached to help with subsidising the service.

The annual figures of use are as follows:

<b>Community Bus Services</b>	<b>Usage</b>
• Dore Community Transport	81
• Community Wheels walking aid).	57 (mostly female of which 50% have a

### Facilities Objective 6 – Protect Current Public Transport Facilities.



## 6.6 Improvements in Facilities and Services

Blakemere was the only village to 'agree' with their local church becoming dual-use; i.e. church and village hall/community centre. Although the village hall in Moccas is their 'official' village hall, Blakemere residents expressed, overall, the desire to have some secular community hub at their church.

Moccas and Preston-on-Wye residents were the least in favour of dual-use presumably because they have new and thriving village halls. Bredwardine and Tyberton residents were neither for nor against dual-use. Bredwardine has a village hall but isn't open all hours so this may be the reason why some residents perceived a need for dual-use of the church. Only Bredwardine residents agreed that their village hall (buildings) needed expansion/improvement which is not surprising considering its age.

The need for a local/community shop and/or post-office is generally supported across all five parishes although the setting-up of such facilities is outside the remit of the Neighbourhood Plan unless it is linked with a significant housing increase.

An analysis of responses by age shows that the 12 to 16 years old respondents were in agreement that youth centres should be created. This is despite the existence of the Young Farmers club (it may *seem* to be exclusive due to its name) and the youth club run at the Jubilee Christian Centre. It may be that either those responding to the questionnaire were unaware of these facilities or they may prefer to have a secular club.

Overall, Wyeside residents neither agreed nor disagreed whether better recreational or sports facilities were needed, though the idea of more 'sports' orientated amenities received less support than that for general recreational amenities, particularly so for Tyberton, despite its younger age distribution. The most positive group for better general recreational facilities was the 12 to 16 age group. The 21 to 25 age group agreed with the need for improved sports facilities. This overall response probably reflects the lack of young working families within Wyeside in comparison to the rest of Herefordshire and the country as a whole.

## 6.7 Planning for New/Improved Facilities and Services

We need to ensure our young people do not leave the area due to a lack of work or accommodation, as well as to attract new, young working families to offset the increasing proportion of older people. This is necessary to ensure a sustainable rural community into the future. If, as a community, we are to be successful then the basic amenities for recreation; for sport, including walking, running, cycling, riding and river based activities; for a playground; for one or more picnic areas as well as for transport have to be addressed; complacency never has an eye to the future. People living in an area do not make a community; meeting, working and playing together does. Consequently, new and additional recreational opportunities are required in Wyeside.

### **Facilities Objective 7 – Provide Additional Community and Recreational Facilities.**

#### **Transport Services**

A bus on request service might help the situation. People without access to cars can access hospitals and surgeries and other engagements calling up Dore Transport and Community Wheels. The fare for using such services is about £14 to Hereford and back. Councils may need to consider subsidising the service to make sure people use it. External bicycle racks are not currently permitted by DfT – but bicycles could be stored internally (i.e. at the initiative of the operator) or carried in a trailer (e.g. Cardiff - Brecon summer buses), and bike hire stations could stimulate tourism. A source of electric bikes in the area might also be helpful to people visiting this area particularly with Hay-on-Wye being reasonably accessible using this mode of transport.

### **Facilities Objective 8 – Provide Additional Transport Facilities.**



## **Speed Restrictions**

There is a general feeling across all villages that speed restrictions are a good idea. The hazard is that speed restrictions tend to go hand in hand with street lighting which is something generally not wanted in the five villages. The village keenest to have speed restrictions was Tyberton as a consequence of a number of dangerous bends in close proximity to the village centre. However, it is recommended that speed limits should only be introduced if supported by residents, following an appropriate consultation process.

## **6.8 Facilities and Services Policies**

Facilities and Services policies comply with the following objectives:

Objective 1 – Protect Current Community Facilities.

Objective 2 – Protect Public Houses as a vital part of the Community.

Objective 3 – Improve Footpaths.

Objective 4 – Improve Public Access to the River Wye and introduce Picnic Sites.

Objective 5 – Promote Wyeside as a Tourist Attraction.

Objective 6 – Protect Current Public Transport Facilities.

Objective 7 – Provide Additional Community and Recreational Facilities.

Objective 8 – Provide Additional Transport Facilities.

### **Community Register – Retention of Existing Community Facilities**

Proposals for change of use for the following facilities in the community register is subject to review by the Parish Council or other recognised community organisation who may want to consider purchase, in order to retain their use:

- Bredwardine Village Hall.
- Moccas Village Hall.
- Preston-on-Wye Village Hall.
- Blakemere Church.
- Bredwardine Church.
- Moccas Church.
- Preston-on-Wye Church.
- Tyberton Church.
- The Yew Tree Inn, Preston-on-Wye.
- The Red Lion Hotel, Bredwardine.

### **WF01 – Retention of Existing Recreational Facilities**

Any development proposal likely to negatively affect, or result in the loss of, the existing community and recreational facilities will not be permitted, except where an assessment has been made which demonstrates that the land is surplus to requirements or that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

### **Retention of Existing Transport Facilities**

The Neighbourhood Planning Steering Committee will work with the community and the parish councils of Wyeside to protect current transport services.

### **WF02 – Picnic Areas, Improving Footpaths and Access to the River Wye**

Applications for picnic areas, improvements to footpaths and access to the river Wye, as a basis for promoting a healthy life style and tourism in Wyeside will be encouraged.

### **WF03 – Additional Community and Recreational Facilities**

Applications to improve and support community and recreational facilities will be encouraged.

## **WF04 - General Policy Applicable to all Developments**

Ensure that traffic generated by any proposal can be accommodated safely within the local road network which in many cases is single track, and does not result in the need to widen roads along their entire length or the removal of hedgerows, except where additional passing points are needed to manage increases in traffic volumes, demonstrate that landscape, environmental and amenity impacts are acceptable, and that access and parking standards are adequate having regard to the latest highways guidance produced by Herefordshire Council.

## 7 Conclusions

### 7.1 Employment and Demographics

The current over 65's group represents 32% of the population of Wyeseide. A projected increase of 28% to this group by 2031 for the Golden Valley, and possibly greater for Wyeseide, is both a concern and an employment opportunity. This represents a significant increase in health and social care costs to the community whilst offering potential new job opportunities for local people, if funding is made available.

New employment opportunities for young working families and new residents seeking rural retirement will be necessary to fund the projected increase in demand for health and social care for older people to 2031, and to sustain the financial viability of Wyeseide as a community.

Fundamental to success is the need to encourage and support local enterprise, develop home working using broadband facilities, create job opportunities through appropriate economic development, and promote sustainable development in the five villages by encouraging young working families to live here.

### 7.2 Housing

New housing developments that reflect the character of the village and surrounding environment will be encouraged. Development sites of three houses or more should adopt the RIBA 2016 "best practice" design approach. All proposals for new housing development will have to demonstrate how they contribute to achieving and maintaining an appropriate mix of tenures, types and size of houses to meet local needs.

#### **Affordable Housing**

The use of exception sites will be encouraged for the purposes of addressing the need for affordable housing.

Housing developments should provide a mix of predominately two and three-bedroom properties but not wholly to the exclusion of one bedroom homes, where a local need has been identified, or larger houses where a market has been identified.

### 7.3 Environment and Heritage

The intention is to protect and enhance the traditional heritage and landscapes, reduce risk of flooding and encourage and engage in both conserving and producing renewable energy.

### 7.4 Facilities and Services

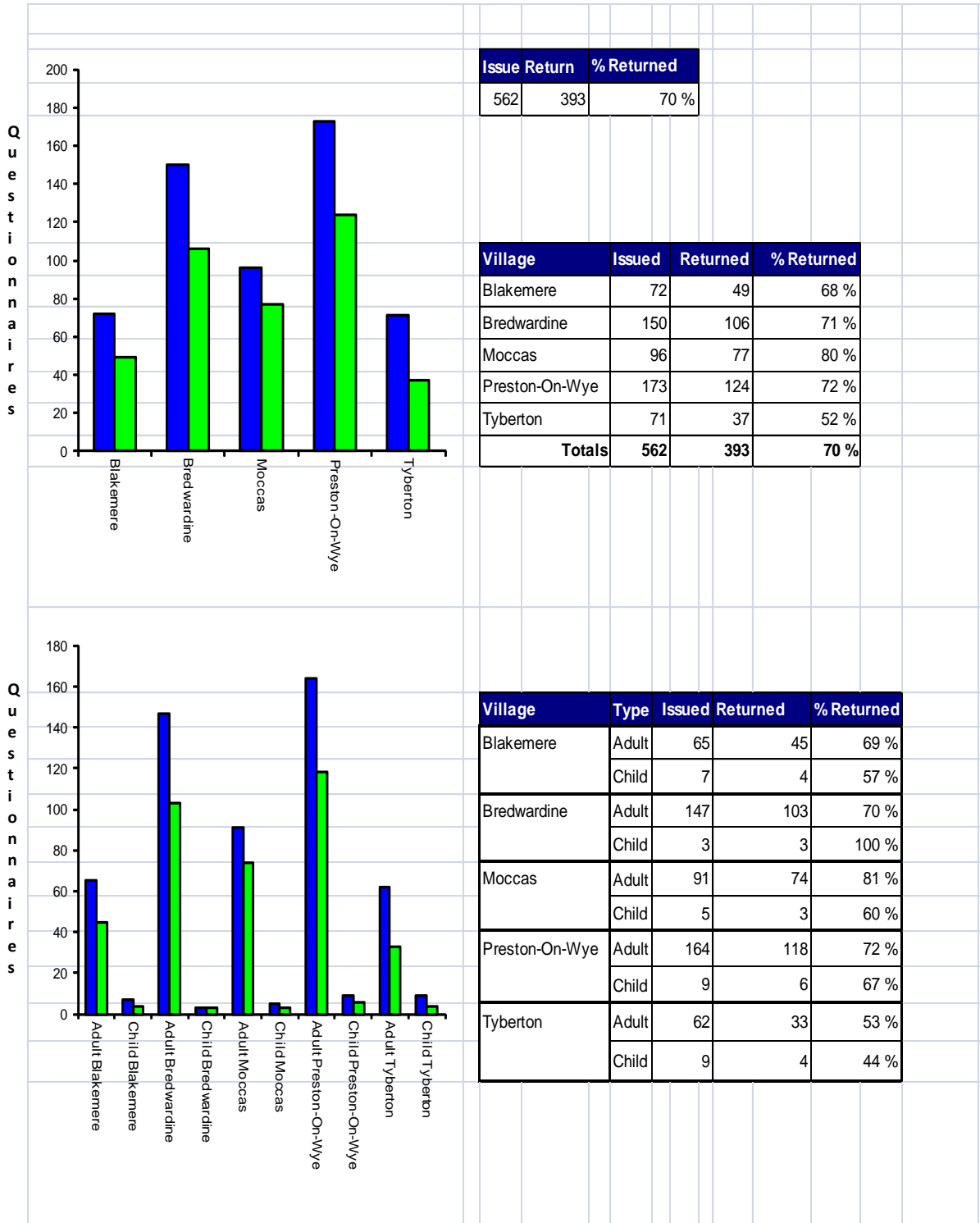
Better recreational facilities are more likely to attract working families with children which the area needs, and to attract tourists who will bring money into the area. The population demographic is spiralling ever older, this is not 'sustainable' and it seems imperative that the parishes must collectively look to changing this pattern. The younger respondents were in agreement that a youth club and better recreational facilities were needed and it is perhaps to this group we should be looking in planning for the future.

It is clear that the residents will wish to fight for the bus services which are in place and indeed to make use of the Community Bus and Car Services if they are to survive. Road surfaces must be repaired as soon as possible after damage has occurred. There is a link between cleaning out gullies and protecting road surfaces and volunteers may need to be sought to help out with the work. Adaptation of buses to take more than folding bikes may need to be put in place.

**Appendix 1 – Questionnaire Responses – Audit of Results - % Returns**



# Wyeside Neighbourhood Plan



Number of Questionnaires Issued  
 Number of Responses Received

**Appendix 2 – Summary of Responses to the Questionnaire**

## **Appendix 2 Reports the average result for each question on the questionnaire.**

The table below sets out the overall average for each of the questions in the questionnaire.

### **Calculation Methods used**

For opinion questions that ranged from Strongly Disagree to Strongly Agree

Each answer was assigned a number from 1 to 5 where

1 = Strongly Disagree

2 = Disagree

3 = Neither Agree or Disagree

4 = Agree

5 = Strongly Agree

The average response was then calculated as follows

Multiply the number of respondents for each answer by the number assigned to that answer.

e.g If 23 people ticked Agree for that question calculate that as  $23 \times 4 = 92$ .

Now add together these totals for each opinion and divide by the total number of people who responded to that question.

e.g. If 5 Strongly disagreed, 17 Disagreed, 94 Neither agree nor disagree, 23 Agree, 14 Strongly Agree

Average =  $(5 \times 1) + (17 \times 2) + (94 \times 3) + (23 \times 4) + (14 \times 5) / (5 + 17 + 94 + 23 + 14)$

Average =  $(5 + 34 + 282 + 92 + 70) / 153$

Average =  $483 / 153$

Average = 3.16 This example result means that on average people neither agree nor disagree.

The average scores are then colour coded to show whether people agree or disagree on average as follows (No colours were assigned not strongly agree or strongly disagree as average results only came into these categories.)

Red Disagree with a score  $\leq 2.5$

Blue Neither agree nor disagree with a score between 2.5 and 3.5

Green Agree with a score  $\geq 3.5$

# Wyeside Neighbourhood Plan

<b>Id</b>	<b>Opinion Questions</b>	<b>No of Answers</b>	<b>Average Answer</b>	<b>Agreement</b>
E1	The overall environment and landscape must be considered with all planning requests	381	4.53	Agree
E2	Ancient trees, orchards and hedgerows must be protected during any development.	381	4.38	Agree
E3	Areas of natural/wild flower planting are needed within Wyeside.	379	4.01	Agree
E4	Solar panel farms must be encouraged.	379	2.97	Not Sure
E5	In the event of flooding, all villages must have a fully protected, passable exit route.	376	4.06	Agree
E6	Flooding in this area is inevitable and should be accepted in our rural environment.	374	3.29	Not Sure
F1	My local church should be dual-use (church and village hall.)	385	3.13	Not Sure
F2	(Better) recreational facilities are needed.	380	3.24	Not Sure
F3	Public footpaths and bridleways in Wyeside need to be better maintained.	387	3.75	Agree
F4	My local village hall (buildings) needs expansion/improvement.	371	2.71	Not Sure
F5	A community shop and Post Office is needed in Wyeside.	386	3.67	Agree
F6	A youth centre/club is needed.	384	3.14	Not Sure
F7	Pubs are a vital part of our community and must be protected.	384	4.16	Agree
F8	Picnic/recreation areas for locals and tourists need to be created in my neighbourhood.	380	2.92	Not Sure
F9	New/improved* sports or recreation facilities are needed in my village.	369	2.91	Not Sure
H3a	starter homes.	354	4.01	Agree
H3b	supported housing/retirement homes.	338	3.33	Not Sure
H3c	family homes.	357	4.07	Agree
H3d	links to new businesses.	337	3.33	Not Sure
H3e	homes with live and work potential.	350	3.77	Agree
H3f	provision for local people with local connections.	351	4.10	Agree
H3g	encouragement of new blood into our communities.	348	3.50	Agree
H4a	1-bedroomed flats/apartments.	309	2.28	Disagree
H4b	2 bedroomed.	335	3.68	Agree
H4c	3 bedroomed.	345	3.83	Agree
H4d	4 bedroomed.	302	2.99	Not Sure
H4e	unrestricted in terms of size.	322	2.16	Disagree
H5	Local people (within Wyeside) should have priority for any available social/affordable ho	384	4.31	Agree
H6a	be widely distributed within the parish, not just concentrated in the village centres.	382	3.68	Agree
H6b	reflect current local buildings in style.	381	4.13	Agree
H6c	use traditional local building materials.	379	4.04	Agree
H6d	include high levels of energy conservation in their design.	381	4.29	Agree
H6e	be unrestricted in terms of style.	375	2.18	Disagree
H6f	utilize innovative, modern and eco-friendly building materials.	368	3.99	Agree
H6g	be preferentially built on brownfield sites.	369	4.04	Agree
H6h	only be built where public utilities (e.g. water, electricity, sewerage) are accessible.	376	3.75	Agree
T1	Speed restrictions should be put in place in my village.	389	3.65	Agree
T2	Re-routing of footpaths and bridle-paths should be considered in order to benefit users	385	3.68	Agree
T3	Footpaths are important for both locals and tourism.	385	4.13	Agree
T4	Public transport between Wyeside and the main towns is vital to community sustainabil	387	4.30	Agree
T5	Public transport is adequate in my village.	385	2.14	Disagree
T6	Any increase in village expansion should be met with a proportionate increase in safety	384	4.17	Agree
W1	Small business developments that can promise potential job opportunities for local ped	362	4.06	Agree
W2	Business developments which are in balance with the size of the village should be encd	359	4.00	Agree
W3	New business premises must be as ecologically efficient as possible.	356	4.11	Agree
W4	Farms must be allowed/encouraged to diversify in order to remain profitable.	362	4.17	Agree
W5	Industrial units that will generate noise or similar pollution must be located such that ar	353	4.25	Agree
W6a	live-and-Work Units	337	3.11	Not Sure
W6b	business Startup Units	335	2.94	Not Sure
W6c	community workspace provision	330	3.02	Not Sure
W6d	workshops	335	3.11	Not Sure
W6e	small offices	332	2.72	Not Sure
W6f	warehouse/factory	329	1.99	Disagree



## Wyeseide Neighbourhood Plan

For each question that asked for a numeric answer, such as the number of houses that should be built over 20 years, a simple average of the results was taken.

If the question asked for a number in a band, such as the number of houses for each development, the highest value for each band was assigned to the answer. The average of these values was then taken.

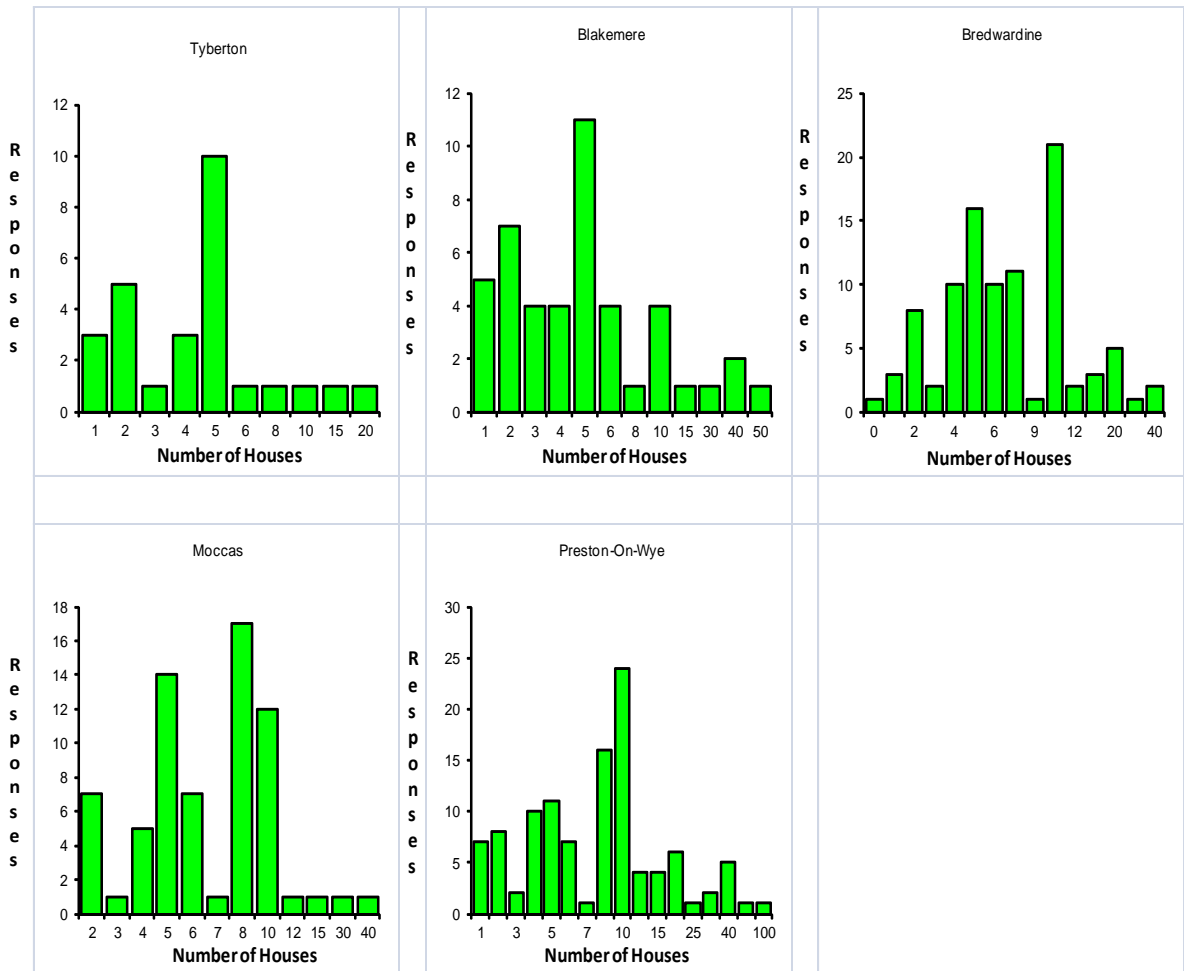
For questions prefixed “H” and “W” that asked the user to rank the results the ranking number assigned by the user was taken and the numerical average across all responses calculated.

Id	Other numeric answer Questions	No of Answers	Average Answer
H1	How many houses do you think your village should grow by in this period?	346	8.70
H2	What is the maximum number of houses you think any one development should in	363	5.53
W7c	If you are an employer, how many people do you employ in Wyeseide?	34	2.85
Y3a	How many bedrooms are in this house?	380	3.47
Y3b	How many people live in this house (including children)	377	2.62
Y4	How many years have you lived in Wyeseide?	382	21.20
Id	Derived Ranking Questions	No of Answers	Average Answer
H8b	Family homes to encourage the long-term viability of our community.	364	2.82
H8f	Affordable housing for young, local people.	366	2.98
H8c	Homes for local people.	365	3.04
H8j	Homes with live and work potential.	348	4.97
H8h	Supported/retirement homes for our elderly and/or disabled.	353	5.16
H8d	Homes linked to businesses to allow workers to move in to the area.	343	5.30
H8e	Homes for any (local or not) buyers.	346	5.49
H8g	Affordable housing for non-locals to encourage new blood in to our communities.	342	5.96
H8a	Homes for housing associations to let.	345	7.37
H8i	Single bedroom flats.	344	7.87
W8a	Agriculture and food production related	342	2.05
W8b	B and B / holiday accommodation related	334	3.53
W8f	Pubs, restaurants and cafés related	336	3.77
W8g	Tourism and leisure related	331	4.06
W8c	Community services related	328	4.42
W8e	Light industrial and/or manufacturing related	321	6.11
W8d	Financial and professional services related	317	6.41
W8h	Transport, storage and distribution related	316	7.15

**Appendix 3 – The Maximum Number of New Houses Acceptable by each Village**

# Wyese Neighbourhood Plan

If the question asked for a number in a band, such as the maximum number of houses acceptable in each village these are set out below in histogram format showing the number of responses that were received against the number of houses that are acceptable.



The growth in number of houses that received the most support in each village is:

- Tyberton 5
- Blakmere 5
- Bredwardine 10
- Moccas 8
- Preston-on-Wye 10

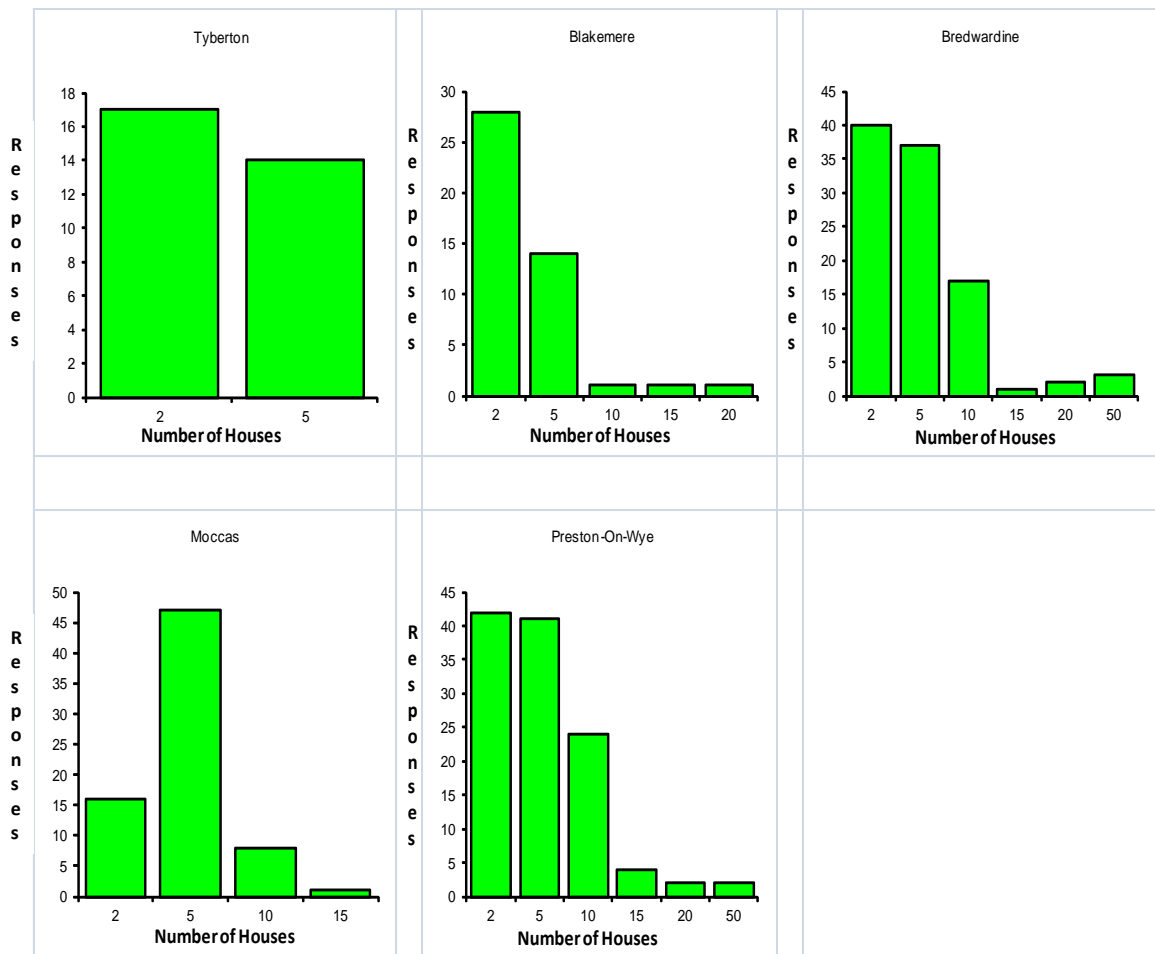
The total of 38 houses across the five parishes is consistent with the requirement set out in the Adopted Core Strategy to 2031.

**Appendix 4 – The Maximum Size (Number of Houses) of any one  
Development Site Acceptable by each Village**



# Wyeside Neighbourhood Plan

If the question asked for a number in a band, such as the number of houses that were considered acceptable for each development site, these are set out below in histogram format showing the number of responses received against the number of houses that are acceptable.



**Appendix 5 – Wyeside NDP Policies Maps**

# Wyese Neighbourhood Plan



- M Scheduled Ancient Monuments
- ★ Local Geological Sites
- Special Area for Conservation
- Local Green Space
- Land Liable to Flood
- Site of Special Scientific Interest
- Local Wildlife Site (LWS)
- Village centre for purposes of contiguous development

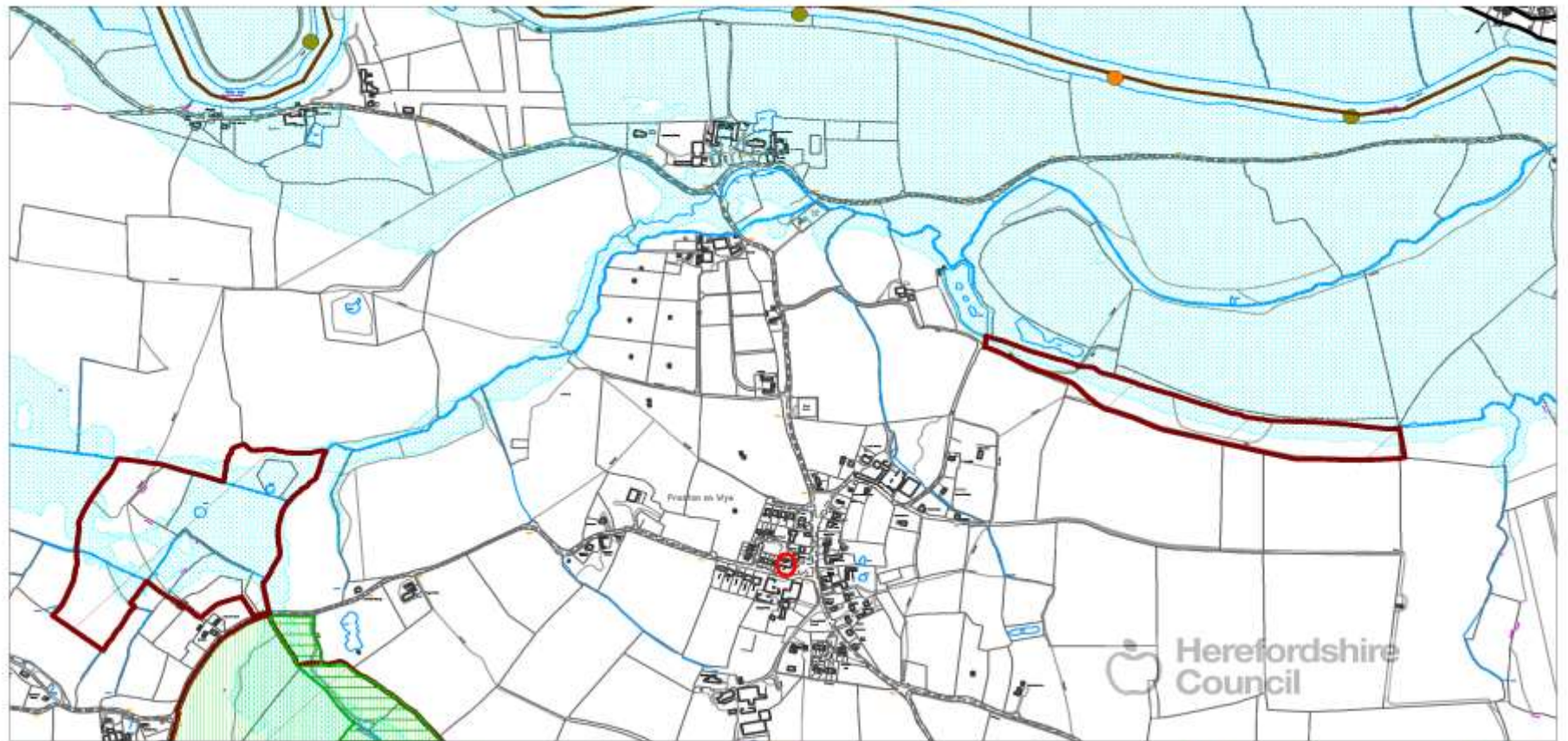
## Bredwardine Policies Map

© Crown copyright and database rights [2018] Ordnance Survey 100024168  
 Wyese Group Parish Council (Licensee) Licence number: 100054028  
 © Natural England [2018], reproduced with the permission of Natural England.  
 © Environment Agency copyright and/or database right 2018. All rights reserved.  
 Contains, or is based upon, Historic England's National Heritage List for England © Historic England

Scale 1:4,000  
 at A4 size  
NORTH



# Wyese Neighbourhood Plan



- Land Liable to Flood
- Local Wildlife Site (LWS)
- Site of Special Scientific Interest
- National Nature Reserve
- Special Area for Conservation
- Village centres for purposes of contiguous development

Herefordshire Council

## Preston on Wye Policies Map

© Crown copyright and database rights (2018) Ordnance Survey 100024168.  
Wyese Group Parish Council (Licensee) Licence number: 100054028  
© Environment Agency copyright and/or database right 2018. All rights reserved.  
© Natural England [2018], reproduced with the permission of Natural England.

Scale 1:10,000  
at A4 size

Herefordshire Council



# Wyese Neighbourhood Plan



Registered Historic Parks & Gardens



Village centres for purposes of contiguous development



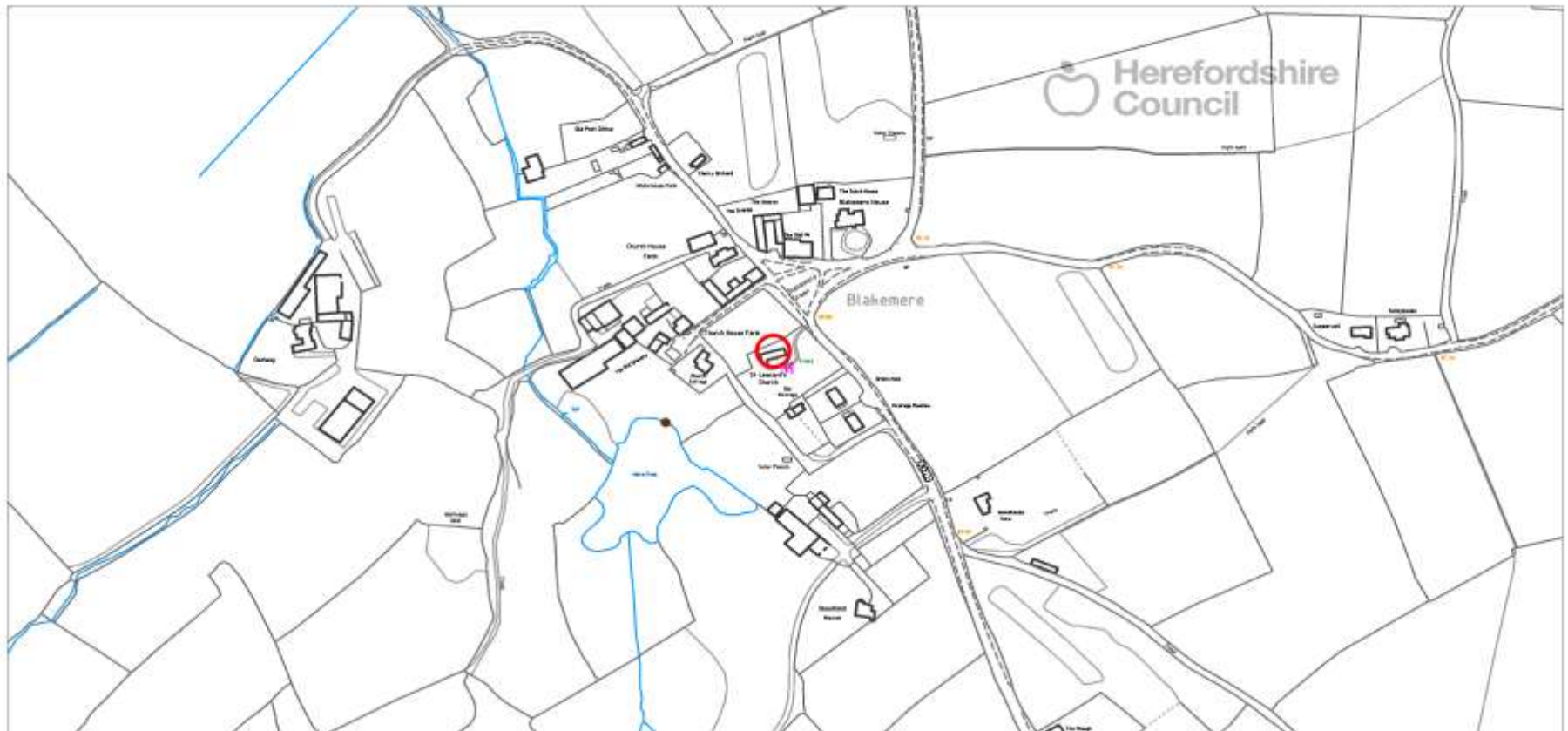
## Moccas Policies Map

© Crown copyright and database rights [2018] Ordnance Survey 100024168  
Wyese Group Parish Council (Licensee) Licence number: 100054028  
Contains, or is based upon, Historic England's National Heritage List for England © Historic England

Scale 1:4,250  
at A4 size



# Wyese Neighbourhood Plan



- M Scheduled Ancient Monuments
- Local Wildlife Site (LWS)
- Village centre for purposes of contiguous development

## Blakemere Policies Map

© Crown copyright and database rights [2018] Ordnance Survey 100024168  
Wyese Group Parish Council (Licensee) Licence number: 100054028  
© Natural England [2018], reproduced with the permission of Natural England.  
Contains, or is based upon, Historic England's National Heritage List for England © Historic England

Scale 1:4,000  
at A4 size



# Wyese Neighbourhood Plan



- M Scheduled Ancient Monuments
- Local Wildlife Site (LWS)
- Land Liable to Flood
- Village centre for purposes of contiguous development

Herefordshire Council

## Tyberton Policies Map

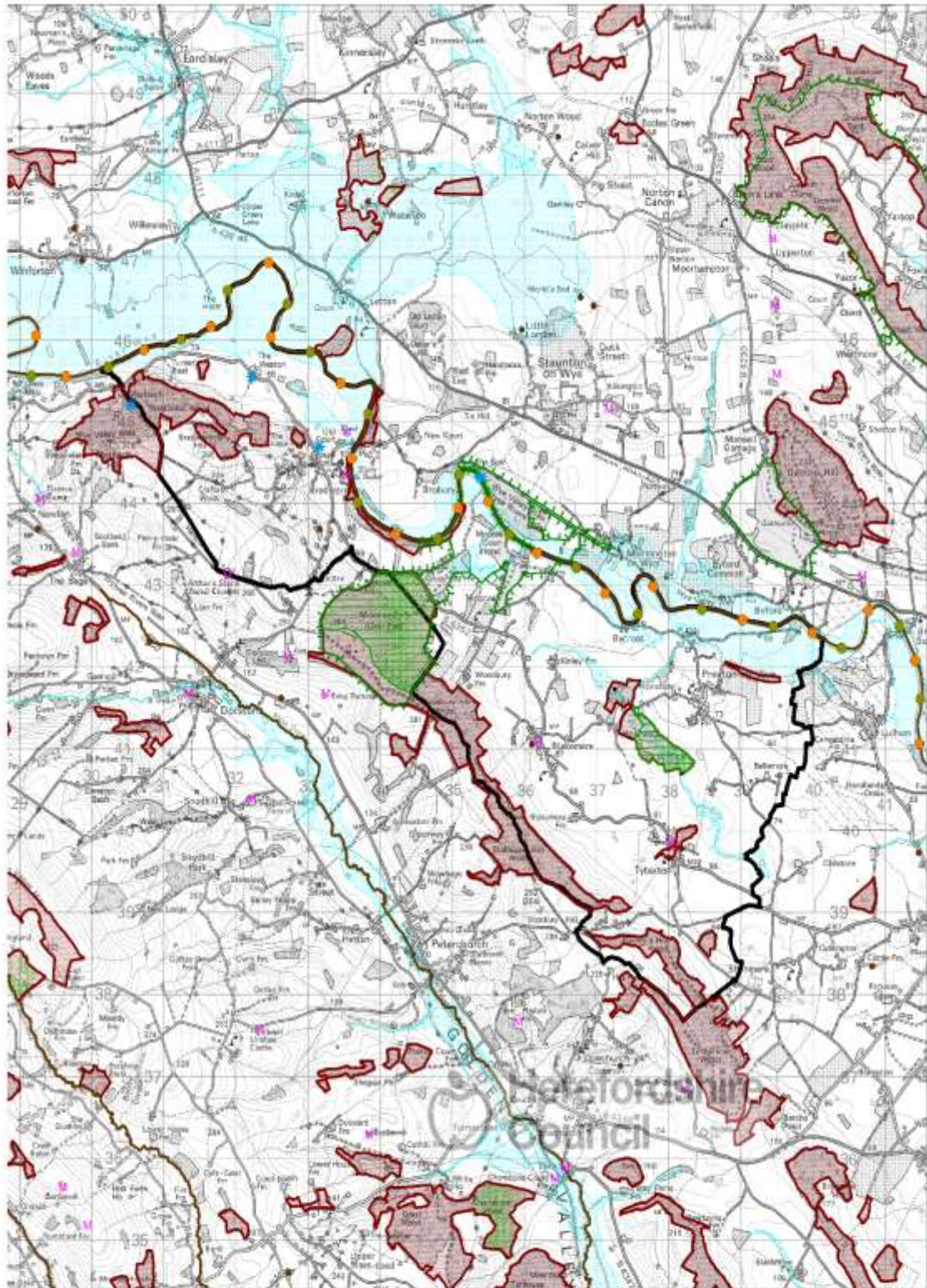
© Crown copyright and database rights [2018] Ordnance Survey 100024168  
 Wyese Group Parish Council (Licensee) Licence number: 100054028  
 © Environment Agency copyright and/or database right 2018. All rights reserved.  
 © Natural England [2018], reproduced with the permission of Natural England.  
 Contains, or is based upon, Historic England's National Heritage List for England © Historic England

Scale 1:4,250  
 at A4 size  
 NORTH

Herefordshire Council



# Wyeside Neighbourhood Plan



- |  |                               |                                   |
|--|-------------------------------|-----------------------------------|
| Neighbourhood Area                             | Land Liable to Flood (S03)    | Local Wildlife Site (LWS) (LD2)   |
| Site of Special Scientific Interest (LD2, S04) | National Nature Reserve (LD2) | Scheduled Ancient Monuments (LD4) |
| Special Area for Conservation (LD3, S03, S04)  | Local Geological Sites (LD2)  | Safeguarding Mineral Reserves     |
| Registered Historic Parks & Gardens (LD3, LD4) |                               |                                   |

## Wyeside Group Policies Map

Local Plan - Core Strategy (General Policies are shown in brackets). The Strategy and/or Place Shaping Policies in the same document may also apply.  
 Content, or is based upon: Historic England's National Heritage List for England © Historic England  
 © Crown copyright and database right (2016) Ordnance Survey 100024166  
 Wyeside Group Parish Council (Licencees) Licence number: 100554028  
 © Natural England (2016), reproduced with the permission of Natural England.  
 © Government Agency copyright and/or database right 2016. All rights reserved.

Scale 1: 45,000  
 at A3 size





**Appendix 6 – Listed Buildings within Wyeside**

*Source:* Historic England Natural Heritage List

**There is a total of 71 Listed Buildings in Wyese:**

**Blakemere – 8 Listed Buildings**

**Cherry Orchard Cottage**

Grade II

B4352, Blakemere, County of Herefordshire

**Church House Farmhouse**

Grade II

B4352, Blakemere, County of Herefordshire

**Church of St Leonard**

Grade II

B4352, Blakemere, County of Herefordshire

**Churchyard Cross Blakemere Green**

Grade II

B4352, Blakemere, County of Herefordshire

**The Old Vicarage**

Grade II

B4352, Blakemere, County of Herefordshire

**The Plough**

Grade II

B4352, Blakemere, County of Herefordshire

**Wells Cottage**

Grade II

B4352, Blakemere, County of Herefordshire

**Woodlands View**

Grade II

B4352, Blakemere, County of Herefordshire

**Bredwardine – 28 Listed Buildings**

**Barn about 100 Metres West of New Weston Farmhouse**

Grade II

B4352, Bredwardine, County of Herefordshire

**Barn about 250 Metres South West of Town House Farmhouse**

Grade II

The Dell, Bredwardine, County of Herefordshire

**Barn and Cow House about 10 Metres North West of Fine Street Farmhouse**

Grade II

Bredwardine, County of Herefordshire

**Barn and Cowhouses about 30 Metres North of Oldhouse**

Grade II

Bredwardine, County of Herefordshire

**Barn, Cartshed and Cattle Stalls about 20 Metres North East of New Farmhouse**

Grade II

Bredwardine, County of Herefordshire

**Barn, Cowhouse and Hay Loft about 50 Metres West of Old Court**

Grade II

Bredwardine, County of Herefordshire

**Bredwardine Lodge**

Grade II

Bredwardine Hill, Bredwardine, County of Herefordshire

**Bredwardine Bridge**

Grade II

Bredwardine Bredwardine, County of Herefordshire

**Bredwardine Cottage**

Grade II

Bredwardine, Bredwardine, County of Herefordshire

**Church of St Andrew**

Grade II

Church Lane, Bredwardine, County of Herefordshire

**Churchyard Cross**

Grade II

Church Lane, Bredwardine, County of Herefordshire

**Cowhouse about 75 Metres North West of New Weston Farmhouse**

Grade II

B4352, Bredwardine, County of Herefordshire

**Davies Memorial about 14 Metres South East of South Porch of Church of St Andrew**

Grade II

Church Lane, Bredwardine, County of Herefordshire

**New Weston Farmhouse**

Grade II

B4352, Bredwardine, County of Herefordshire

**Old Court**

Grade II

Bredwardine, County of Herefordshire

**Old Western Farmhouse**

Grade II

Bredwardine, County of Herefordshire

**Oldhouse**

Grade II

Bredwardine, County of Herefordshire

**Outbuilding about 10 Metres South of Town House Farmhouse**

Grade II

B4352, Bredwardine, County of Herefordshire

**Parry Memorial about 11 Metres South Of South Porch of Church of St Andrew**

Grade II

Church Lane, Bredwardine, County of Herefordshire

**Parry Memorial about 12 Metres South of South Porch of Church of St Andrew**

Grade II

Bredwardine

**Parry Memorial about 9 Metres South of Chancel of Church of St Andrew**

Grade II

Church Lane, Bredwardine, County of Herefordshire

**Powell Memorial about 10 Metres South of Nave of Church of St Andrew**

Grade II

Church Lane, Bredwardine, County of Herefordshire

**Red Lion Hotel**

Grade II

Bredwardine Hill, Bredwardine, County of Herefordshire

**Tallat about 100 Metres North West of New Weston Farmhouse**

Grade II

B4352, Bredwardine, County of Herefordshire

**The Old Vicarage**

Grade II

Bredwardine, County of Herefordshire

**Thomas Memorial about 11 Metres South East of South Porch of Church of St Andrew**

Grade II

Church Lane, Bredwardine, County of Herefordshire

### **Town House Farmhouse**

Grade II

B4352, Bredwardine, County of Herefordshire

### **Woodhill Memorial About 2 Metres West of Church of St Andrew**

Grade II

Church Lane, Bredwardine, County of Herefordshire

### **Moccas – 15 Listed Buildings**

#### **Barn about 20 Metres North of Woodbury Farmhouse**

Grade II

Woodbury Lane, Moccas, County of Herefordshire

#### **Barn at Home Farmhouse**

Grade II

Moccas, County of Herefordshire

#### **Bridge Lodge**

Grade II

Moccas, County of Herefordshire

#### **Church of St Michael and All Angels**

Grade I

Moccas, County of Herefordshire

#### **Dawe Lodge**

Grade II

Moccas, County of Herefordshire

#### **Estate Building, Home Farmhouse**

Grade II

Moccas, County of Herefordshire

#### **Home Farmhouse**

Grade II

Moccas, County of Herefordshire

#### **Jimane**

Grade II

Moccas, County of Herefordshire

#### **Lower Moccas Farmhouse**

Grade II

Moccas, County of Herefordshire

#### **Moccas Court**

Grade I

Moccas, County of Herefordshire

#### **Newhouse Farmhouse**

Grade II

B4352, Moccas, County of Herefordshire

#### **Round House**

Grade II

B4352, Moccas, County of Herefordshire

#### **The Smithy**

Grade II

Woodbury Lane, Moccas, County of Herefordshire

#### **Woodbury Farmhouse**

Grade II

Woodbury Lane, Moccas, County of Herefordshire

#### **Yew Tree Cottage**

Grade II



## **Preston-on-Wye – 11 Listed Buildings**

### **Church of St Laurence**

Grade II

Preston Court, Preston-on-Wye, County of Herefordshire

### **Churchyard Cross**

Grade II

Preston Court, Preston-on-Wye, County of Herefordshire

### **Cottage at So 391412**

Grade II

Preston-on-Wye, County of Herefordshire

### **Derelict Pair of Cottages about 160 Metres East North East of Lower House Farmhouse**

Grade II

Hacton Lane, Preston-on-Wye, County of Herefordshire

### **Green Farmhouse**

Grade II

Old Thatch Close, Preston-on-Wye, County of Herefordshire

### **Hacton**

Grade II

Hacton Lane, Preston-on-Wye, County of Herefordshire

### **Huntley Court**

Grade II

Preston-on-Wye, County of Herefordshire

### **Lower Bellamore Farmhouse**

Grade II

Preston-on-Wye, County of Herefordshire

### **Preston Court**

Grade II

Preston Court, Preston-on-Wye, County of Herefordshire

### **Stables about 5 Metres South of Green Farmhouse**

Grade II

Old Thatch Close, Preston-on-Wye, County of Herefordshire

### **Upper House**

Grade II

Preston-on-Wye, County of Herefordshire

## **Tyberton – 9 Listed Buildings**

### **Church House Farmhouse**

Grade II

B4352, Tyberton, County of Herefordshire

### **Church of St Mary**

Grade II

B4352, Tyberton, County of Herefordshire

### **Churchyard Cross about 8 Yards South of the Chancel of the Church of St Mary**

Grade I

B4352, Tyberton, County of Herefordshire

### **Fewtrell Monument about 12 Yards South-East of the South Porch of the Church of St Mary**

Grade II

B4352, Tyberton, County of Herefordshire

### **Lower House Farmhouse**

Grade II

B4352, Tyberton, County of Herefordshire

### **Portal about 100 Yards West of Woodfield Farmhouse**

Grade II

B4352, Tyberton, County of Herefordshire

## Wyeside Neighbourhood Plan

---

### **The Grove**

Grade II

B4352, Tyberton, County of Herefordshire

### **Titley Cottage**

Grade II

Tyberton, County of Herefordshire

### **Woodfield Farmhouse**

Grade II

B4352, Tyberton, County of Herefordshire.