

Shaping Our Place 2026
Local Development Framework

Rural Settlement Hierarchy Background Paper

Updated November 2010



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This edition of the Rural Settlement Hierarchy has been compiled following comments received during the "Place Shaping Paper" consultation which ended 12th March 2010, and the Rural Areas preferred option consultation which ended 29th August 2010.

1.0 Introduction

- 1.1 This Rural Settlement Hierarchy paper updates that which was prepared in July 2009 for consultation purposes. It has been prepared as part of the evidence base of the Local Development Framework (LDF) to help inform the emerging Core Strategy that will guide and shape the county until 2026. This paper does not assess or allocate individual sites for development.
- 1.2 The Developing Options consultation paper (June 2008) discussed the potential option of defining "Rural Service Centres" (RSCs). 35% of 798 respondents felt that growth within Herefordshire should be within Hereford, market towns and a limited number of sustainable rural settlements with the rest of the rural areas limited to affordable housing to meet local need. For Question 35 of the Developing Options paper, more than two thirds of respondents felt that particular settlements outside of the market towns should be identified as local service centres to help to promote and protect facilities and services.
- 1.3 A Draft Options Rural Settlement Hierarchy Background Paper went out to consultation in July 2009, which proposed 4 different options for Tier 2, (local centres) – settlements below the RSCs. The favoured option identified through this consultation was option 3 which was to identify settlements with good or very good public transport and four or more key services. All other options that were in the Draft Options Rural Settlement Hierarchy Paper have been discounted. However, through this consultation a further option, that had not previously been considered, was put forward. This option was taken forward into the Place Shaping Paper consultation.
- 1.4 In January 2010 Herefordshire Council consulted on the Place Shaping Paper as part of the Core Strategy. As part of the process, views were sought on the remaining two options for Tier 2 settlements of the settlement hierarchy. Of the responses 58% supported the new option of a criteria based approach rather than a prescribed list of settlements. As such the Rural Settlement Hierarchy was altered to adopt this option.
- 1.5 This paper sets out the criteria used to identify the settlements that act as RSCs in Herefordshire, and which could accommodate modest but balanced growth. Alongside this the criteria is set out for settlements that are to be classified as Tier 2 settlements. Current Government guidance emphasises that planning policies should facilitate and promote sustainable patterns of development for communities in rural areas. Local planning authorities should be aware of the circumstances, needs and priorities of the rural communities and businesses in their area, and of the interdependence between urban and rural areas.
- 1.6 RSCs are not defined in Government guidance, however for the purposes of this assessment, they are considered as settlements that have a wide enough range of services to fulfil the day-to-day needs of local residents, surrounding settlements and rural areas. The Strategic Housing Land Availability Assessment being prepared for the Core Strategy evidence base will be able to inform the available capacity and constraints of each of the RSCs to accept development. However, the Strategic Housing Land Availability Assessment is not a policy as such, merely a technical background paper. Detailed allocations of sites for development will be set out in the

forthcoming Market Towns and Rural Areas Plan which will itself be subject to further consultation and prepared in accordance with the procedures for Development Plan Documents.

- 1.7 Appendices include the detailed background information used for the methodology including accession modelling, parish council questionnaire results and a 'facilities and services' matrix formulated from various sources of information such as site surveys, education surplus places, etc.

2.0 Herefordshire in a regional context

- 2.1 Herefordshire is in the West Midlands region of England, and shares a boundary with Wales (Powys). Figure 1 is the Key Diagram from the West Midlands Regional Spatial Strategy (RSS), which illustrates the major functional relationships between Herefordshire and the surrounding West Midlands region.

- 2.2 The county's key linkages by road and rail are the M50, A40, A465 and A49 along with the Crewe to Cardiff, Hereford to Birmingham and Hereford to London railway services.

3.0 Local Context

- 3.1 Herefordshire's physical form and landscape has been shaped by; the geology, the resultant soil types and the vegetation, they support. The 'footprint' of the county essentially comprises a combination of high hill ranges round much of the perimeter, pierced by the principal rivers, together with the lower-lying plains in the centre. The main river crossing points have provided a natural focus for the development of settlements. Within that basic pattern, an exceptionally diverse landscape and rich biodiversity have evolved.
- 3.2 Herefordshire's population is 178,400 (2007, mid year estimate), which is relatively low for a large county covering an area of 217,973 hectares. Herefordshire has one of the five lowest county populations in England, as of 2005. Hereford, with about 55,400 people, sits in the centre, with the highest population density of approximately 78 persons per hectare; this density decreases to 0.06 persons per hectare in some of the more rural locations.
- 3.3 The market towns of Bromyard, Kington, Ledbury, Leominster and Ross-on-Wye, are distributed around the county with medieval regularity, the only gap in the pattern is at Ewyas Harold, which has never developed beyond village size. Together the market towns contain a population of around 38,900. In total, approximately 53% of the County's population live in Hereford City and the Market Towns, leaving 47% of the population living in nucleated settlements or smaller settlements, farms and other isolated properties that characterise much of Herefordshire.
- 3.4 In Herefordshire, there are in excess of 200 small settlements (below 50 dwellings), many of these may never be considered "sustainable" in terms of meeting day-to-day needs of the local population due to the lack of services and facilities. Indeed, it could be argued that allocating small-scale development to such small settlements will not guarantee the provision or retention of services. Rather, policies in the Core Strategy will aim primarily to promote local business developments and improvements to transport accessibility which can help the sustainability of larger settlements which already serve a wider hinterland. In settlements where a level of basic services do exist, small-scale developments can, in some circumstances, add to vitality and viability and be a means by which affordable housing to meet local housing needs can be brought forward.

4.0 Why a revision to the Settlement Hierarchy is needed

4.1 Since the UDP Settlement Hierarchy was originally prepared in 2002, there have been:

- a number of new national studies;
- developments at regional level in respect of rural services; and
- changes in existing service provision in Herefordshire settlements.

All of the above must be taken into consideration in preparing the Council's new Local Development Framework to replace the UDP.

4.2 This review of the Rural Settlement Hierarchy also takes into account the latest information on the provision of services and facilities, accessibility modelling and other physical constraints.

4.3 For reference, the existing UDP hierarchy is reproduced in Appendix 1.

5.0 National guidance

5.1 There are clear policy drivers from the national level for development to be focused in selected existing centres. Vitality, viability, social inclusion and public transport should be supported through the development process. Government planning policy and guidance in relation to settlement strategies is contained within a number of Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS). The most relevant are PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPS4 (Planning for Sustainable Economic Growth) PPS6 (Planning for Town Centres), PPS7 (Sustainable Development in Rural Areas) and PPG13 (Transport). An analysis of the relevant sections within these documents is contained in Appendix 2.

5.2 The key principles of these documents to be considered when developing the Rural Settlement Hierarchy were:

- Most new development should be directed to existing towns and cities, to help maximise accessibility to employment and services by walking, cycling and public transport (e.g. PPS1 paragraph 27(vi), PPS3 paragraphs 36-39, PPS4 paragraph EC6.2, PPG13 paragraph 6);
- In rural areas, development should be focused on settlements that can act as service centres for surrounding areas (PPS3 paragraphs 36-39, PPS4 paragraphs EC6.2 and PPG13 paragraph 6);
- With regard to housing, the focus for significant growth should be market towns or local service centres, well served by public transport and other facilities, with development in settlements and other small rural communities only where needed to contribute to their sustainability (PPS3 paragraphs 33-39). Therefore only limited growth should be expected through the expansion of settlements.

5.3 As well as government guidance at national level, there have been many other documents that have helped to inform and influence this background paper, e.g. The Taylor Review. An analysis of these supporting documents can be found in Appendix 3.

5.4 A table that shows the relationship between the sustainability objectives of PPS1 and this Rural Settlement Hierarchy along with expected outcomes, can be found in

Appendix 4. This sustainability table helps to define the parameters of this report in ensuring that any hierarchy developed for the LDF will be the most sustainable option available. It also helps to identify the sustainability options at a regional level and link these to a more local level. The indicators within the table will help to form a basis for monitoring the hierarchy in the future through the Annual Monitoring Report.

6.0 Methodology

6.1 The Rural Settlement Hierarchy Background Paper needs to reflect the current and emerging overall national and local policy context, the findings of other documents referred to in Appendix 3, as well as current research, and have particular regard to:

- The emerging Spatial Strategy of the Core Strategy which endorses a dispersed approach to development in the Rural Areas (combined Options A, B and C from the Developing Options paper);
- Identifying the settlements which act as “Rural Service Centres” for their surrounding area, and could potentially offer a suitable location for accommodating some of the future growth requirements for Herefordshire (as indicated in Planning Policy Statements 3, 4 and 7);
- Identifying the settlements or a criteria based policy affecting possible future settlements, where there is an identified housing development need, for example, for affordable housing or a certain type of housing, which would support business or service provision;
- The identification of the relationships between settlements and whether there are ‘groups’ or ‘hubs’ of settlements which are interlinked in terms of social networks and share employment/services.

6.2 In order to assess their current sustainability in terms of economic and social factors each settlement has been assessed in terms of:

- The number of existing facilities and services, that are available within 800 metres of the settlement, as recorded in January 2009, and updated in April 2010 following the Place Shaping consultation;
- Access to public transport and employment opportunities;
- Travel to work patterns; and
- Consideration of various aspects of the developing LDF evidence base.

6.3 To ensure the sustainability of a settlement in terms of environmental factors, settlements have been will be assessed in terms of ability to accommodate new development whilst taking into consideration Areas of Outstanding Natural Beauty (AONB), Flood Zone 3, Heritage Assets such as Conservation Areas (where relevant) and the overall character of the area. The full development potential of the settlement will be thoroughly assessed through capacity studies and viability studies conducted as part of the Strategic Housing Land Availability Assessment (SHLAA) and other evidence base studies for the LDF, and the Market Towns and Rural Areas Plan.

Baseline

6.4 There are many settlements in the county – from Hereford, to the five market towns, through to the large villages and many small local hamlets. In the absence of a formal definition at the smaller end of the scale, it is not possible to give an exact number of “settlements” in Herefordshire. For the purposes of this analysis, all settlements have been considered which either:

- (a) Were included in the Herefordshire Unitary Development Plan (March 2007), as designated market towns, main villages or smaller settlements; and
- (b) Were included as part of the facilities and services parish questionnaire, January 2009, detailed within section 8 of this report.

6.5 All other settlements of less than 20 dwellings have been excluded from the study, by virtue of being the smallest places with the lowest populations and often with little or no key facilities, and for the strategic planning purposes of the Core Strategy, are indistinguishable from open countryside.

6.6 Figure 1 below illustrates the number of settlements that have been surveyed, within the county, by number of dwellings. Clearly there are a great number of settlements at the smaller end of the scale.

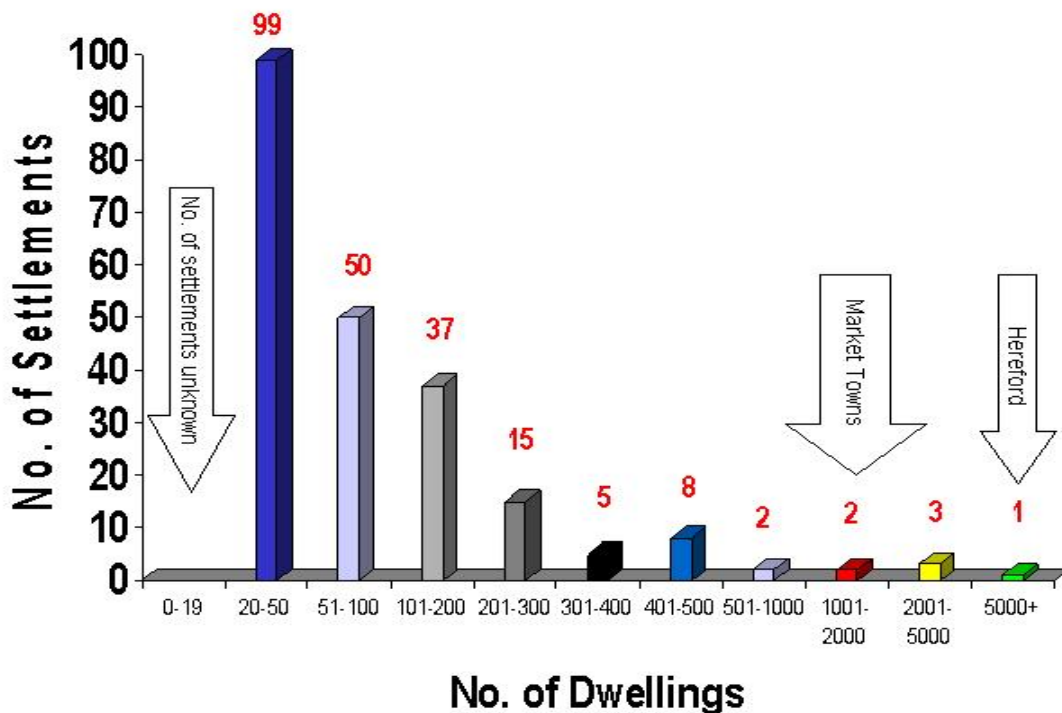


Figure 1 – Number of dwellings within settlements in the county (Source: Herefordshire Council)

Existing Services and Facilities

6.7 Within “The role of rural settlements as service centres” publication, by the Countryside Agency, 2004, it has been identified that settlements with existing services and facilities and/or good public transport links encourage higher levels of and more sustainable access to these services than those settlements without either. These settlements are able to support a diverse rural community, as settlements with good access to services will help to support those who cannot afford to or are unable to use the private car. The issue of service and employment access is therefore an important consideration in the formulation of this hierarchy. This research also suggests that, when considering accessibility, the more isolated rural settlements may display higher levels of self containment than that of villages located closer to larger urban areas. Such settlements may therefore provide more sustainable patterns of living and working, and may also have a disproportionately better range of services in terms of their size and population. In addition, remoter settlements that share functional relationships with surrounding settlements may denote that some of these settlements

that individually have limited services may be equally or indeed be a more sustainable option than other settlements of development potential.

- 6.8 For the purposes of analysing the services and facilities data, the settlements that had under 20 dwellings (approximate population of 50) are deemed to be small hamlets, with little or no services / facilities available and would therefore be unable to support development. These were not analysed further and considered to be housing within the open countryside.
- 6.9 The remaining settlements were assessed for the current level of services and facilities provided. This information is displayed in matrix form in Appendix 6. The services and facilities were given a weighted score depending on their importance to day-to-day needs of the local population. This was influenced by:
- Consultation with parish councils on what they felt were the most important services to be able to access within their parish settlements;
 - Identified best practice;
 - Government and regional guidance and other reports, including the Taylor Review, defining the most important services and facilities.
- 6.10 A score of 3 points was given to the key services and facilities meeting day-to-day needs. The key services have been defined as:
- Convenience store;
 - Public house / restaurant;
 - Post office;
 - Village/Community hall; and
 - Primary school;
- 6.11 Other services and facilities were given a score of 1 point each, these included;
- Secondary schools;
 - Open space provision/children's play area;
 - Mobile Library;
 - Mobile post office;
 - Post office cash facility;
 - Infant/Nursery school;
 - Place of worship;
 - GP
 - Chemist / Pharmacy;
 - Community Access points;
 - Non-convenience shop (A1);
 - Take-away;
 - Railway station,
 - Financial & Professional Services (A2) and Restaurants & Cafes (A3);
 - NHS dentist;
 - Petrol station;
 - Community transport;
 - Local hospital;
 - Bank;
 - Butcher;
 - Farm Shop;
 - Greengrocers;
 - Hairdressers;
 - Solicitors;

- Other service outlets;
- Petrol station;
- Car maintenance garage/workshop;
- Agricultural engineers;
- Garden centre; and
- Village warden

The main exceptions to the scoring in paragraphs 6.10 and 6.11 are:

- Cash point – details of scoring can be found in Appendix 5.
- Library – this was scored in the following way:
 - Static library scored 2 points, as it deemed to have longer hours of access and more services available;
 - Mobile Library 1 point
- Public transport – this was scored in the following way:
 - 3 points - Both peak and off peak times;
 - 2 points – Peak time only; or
 - 1 point – Off peak only
- Employment Sites – details of scoring can be found in Appendix 5.

6.12 All of the services and facilities recorded needed to be within an approximate area of 800 metres of the main settlement core, and were open and running as of April 2010. So, although a settlement may have an obvious facility, (i.e. a church) it may not have been recorded within the matrix if it was no longer in use. It should also be noted that if there were multiple key services, e.g. Pubs, then only one was scored three points and the additional ones were given one point each. This is to prevent a few settlements scoring very highly without having a range of services available that would ensure that they are more sustainable.

Accessibility to public transport

6.13 As explained in paragraph 6.2, accessibility by public transport to the nearest market town was also scored. It should be noted that on the borders of the county the closest market town where employment sites are located, might be outside of Herefordshire, for example, Hay-on-Wye and Ludlow. The accessibility to settlements was calculated using a software system called Accession. The settlements were awarded points according to the level of availability of the bus service. Further details on the system and scoring can be found in Appendix 5.

Community Transport

6.14 In addition to public transport there is the availability of Community transport across the county. There are 8 main community transport schemes and these provide coverage to every parish within Herefordshire. This has not been specifically scored because of its countywide coverage although it is acknowledged that this is a crucial service in particular to those settlements with no or limited public transport available.

Employment

- 6.15 Details on employment sites around the county were taken from the Employment Land Review (2009), which has been undertaken as part of the evidence base for the Core Strategy. Only the employment sites that have been identified as part of the employment study have been assessed, and included in the matrix. This is due to wanting a firm definition of what actually constitutes an employment site. Details of the scoring can be found in Appendix 5. Following the Place Shaping consultation, January – March 2010, there were three industrial sites that were identified as missing from the data this included Bishop’s Frome; Cradley and Whitchurch. Site visits in April 2010, confirmed the location of these sites and have therefore been inputted into the Matrix, Appendix 6. The aforementioned industrial sites will be included in the review of the Employment Land Review to take place in 2010.

Travel to work

- 6.16 Studies have shown that in rural areas, journeys to work are longer than for most services and the range of destinations more dispersed. In addition, a higher proportion of home working takes place within areas more remote from towns. This is the case for Herefordshire. See figure 2.

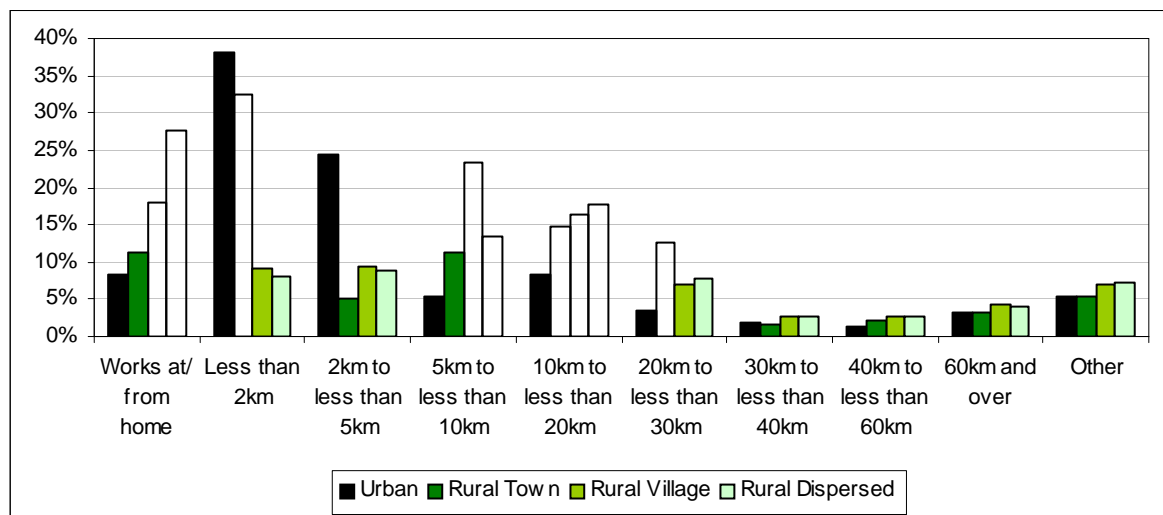


Figure 2 – Rural/Urban split and distances travelled to work. (Source: 2001 Census, OA Boundaries, ONS – Crown copyright)

- 6.17 As can be seen from figure 2, the rural areas show high levels of home working, 28% of residents who live in a rural dispersed location and 18% of residents in rural villages work from home. The travel to work information suggests that consideration should be given to the issue of home working and live/work units when allocating housing to the rural areas. This is particularly important in the villages that are more remote and have more restricted local employment opportunities to encourage sustainability with regard to employment provision.
- 6.18 Travel to work patterns were scored in the matrix by taking account of the percentage of people who both lived and worked within the same rural ward, as recorded in the Census 2001. Details of scoring can be found in Appendix 5.

Needs and opportunities

- 6.19 In addition to identifying what services and facilities already exist within the settlements, an essential part of assessing the growth potential of the county's settlements is to identify their individual needs, this can often be related to the opportunities that development can bring. The Taylor Review recognises that this is of great importance for the future of all settlements.
- 6.20 Due to limitations with Parish Plan information and Housing Needs study data the only needs that have been scored within the Rural Settlement Hierarchy is that of surplus school places, both primary and secondary. These were identified through a School Places Report from Children's Services; this can act as an indicator of where new housing could support existing schools. One point was given if there was a surplus of places at the school within the settlement.
- 6.21 Broadband Access has been identified as a crucial need across the county. Studies have shown that a minimum requirement for businesses is to have a broadband speed of 2Mb but ideally they should be 8Mb. Much of Herefordshire (October 2009) is limited to 0.5Mb by existing infrastructure. See Appendix 7 for Broadband coverage map. The need for good Broadband availability covers the whole of Herefordshire and therefore has not been scored nor included in the matrix as this would not affect the relative scores of individual settlements, however broadband has been identified as a community need and is included within the Community Needs Table in Appendix 10.
- 6.22 As discussed in paragraph 6.20, incomplete Housing Needs Surveys meant that the affordable housing need could not be relied upon for scoring as part of this report. However, the Strategic Housing Market Assessment (SHMA), detailed in Appendix 3, identified a significant need of affordable housing across Herefordshire. A Local Housing Market Assessment (LHMA) is not yet complete but will examine needs and demands of housing in the housing market areas within Herefordshire. The Affordable Housing Viability study will provide evidence to help determine the viable levels of affordable housing on qualifying sites. These studies are available on Herefordshire Council's website when complete. The levels and thresholds of affordable housing will be detailed within the Affordable Housing Policy of the Core Strategy.
- 6.23 It is acknowledged that community needs may change over time particularly given the length of the plan period (to 2026). In addition, it is recognised by many Parish Councils that many of these needs represent a 'wish list' and that it may be very difficult to meet them all, for instance due to overriding constraints or because development of an appropriate scale may not realistically provide the additional demand necessary to improve the level of services, for example: extra public transport provision.

Environmental Factors

- 6.24 When assessing the growth potential of the county's settlements, it is important to consider potential constraints that could limit development. Within Herefordshire there are two landscape areas of national importance, the Wye Valley and the Malvern Hills Areas of Outstanding Natural Beauty (AONB). Settlements that are wholly within the AONB are constrained by this designation and the impact of any new peripheral residential development would need to be carefully considered, based upon identified local need and be of small-scale, as detailed within the AONB's

Management Plans. For settlements that are partly constrained by the AONB designation, consideration should be given to whether suitable sites are available outside this designation and if unavailable, growth should be based upon locally identified needs. The AONB are shown on the Environmental Constraints map in Appendix 8.

- 6.25 A number of areas within Herefordshire fall within Flood Zone 3, as defined by the Environment Agency. It is necessary to ensure that new development is not at direct risk from flooding, and that development in flood risk areas or elsewhere in catchments does not create or exacerbate flood risk to other land, therefore development within land at risk of flooding should be avoided. The Environment Agency Flood Zones 2 and 3 can be seen on the Environmental Constraints map in Appendix 8.
- 6.26 There are 64 Conservation Areas in Herefordshire. Some 47 cover whole or parts of villages. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Many of these Conservation Areas and their historic built environment already provide something unique, which if capitalised upon properly, can represent a valuable asset. However, Conservation Areas should not be seen as static 'museum' environments. Change must take place to accommodate the needs of residents, businesses and visitors. Any development proposals within Conservation Areas must be of a high standard of design so that new building works complement and contribute to the preservation or enhancement of the character and the appearance of the conservation area. Any development must also be balanced against the particular intrinsic qualities of each conservation area so that changes do not damage their special character but preferably enhance it. Consequently the existence of a Conservation Area does not, of itself, constrain the potential of a settlement to grow. Neither does it have a direct impact on the levels of service provided.
- 6.27 There are other designations that may place constraints on a settlement's potential for growth. These include:
- Sites of Special Scientific Interest (SSSI);
 - Sites of Nature Conservation Interest (SINC);
 - Local Nature Reserves;
 - Scheduled Ancient Monuments;
 - Listed buildings and their setting;
 - Ancient Woodland.

Although these sites are of value and importance, they typically affect only a few potential sites within or adjoining a settlement, rather than the whole settlement. Therefore such constraints will be identified on a site-by-site basis through the more detailed Market Towns and Rural Areas Plan at a later stage. In this respect, these other designations have not been taken into account for the purposes of this assessment.

- 6.28 In addition to these designations, there is a programme of Conservation Area Appraisals underway which will be taken into account, and the impact on the county's built heritage will also need to be taken into account as part of the Market Towns and Rural Areas Plan.
- 6.29 Due to the nature of changing services and facilities within the rural settlements the Rural Settlement Hierarchy will need to be kept under review to ensure the services and facilities matrix remains up to date.

7.0 Results of analysis undertaken

- 7.1 The services and facilities matrix was originally informed through site surveying as part of the Strategic Housing Land Availability Assessment (SHLAA). Officers identified the different services and facilities that were available within each settlement reviewed.
- 7.2 In addition, questionnaires were sent out to all Parish Councils in January 2009, requesting detailed information about services and facilities available in individual parishes. Ninety six Parish Councils replied to the questionnaire, and those results have helped to inform the analysis. In this way, the hierarchy matrix in Appendix 6 has been formulated.
- 7.3 The hierarchy matrix was updated, where appropriate, in September 2009 following the comments received from the consultation on the Draft Options Rural Settlement Hierarchy paper. This has been updated further following the comments received as part of the Core Strategy Place Shaping consultation January – March 2010, and is now correct as of April 2010.

8.0 Categorising the settlements

- 8.1 On the basis of the above sources of information and analysis it is proposed to identify two principal “Tiers” of Settlements: Tier 1, which will comprise Rural Service Centres and their related “Hubs”, and a Tier 2 which will be defined through criteria based policy. Outside those two tiers the scope for future development will be limited in accordance with normal Open Countryside protection policies. The next section sets the rationale behind these categorisations.

Defining Rural Service Centres (RSCs) and Hubs (Tier 1 Settlements)

- 8.2 Government guidance does not define “Rural Service Centres” so, for the purposes of this report, they are defined as settlements that have a wide enough range of services to fulfil the day-to-day needs of local residents, surrounding villages and rural areas. The final selection has been based on the highest criteria scoring settlements and not on population figures as the strategy is aimed at supporting the role and function of rural settlements which is not always related to size.
- 8.3 Herefordshire Council's Sustainable Community Strategy and Local Area Agreement set out the following key priorities for the county:
- Improve the provision of access to public transport and encourage alternatives to car use;
 - Increase the availability of appropriate and affordable housing;
 - Encourage higher skilled and better paid jobs in Herefordshire;
 - Improve access to and availability of local services and facilities;
 - Lead a local contribution to climate change reduction, by reducing the need to travel;
 - Protect, restore and enhance the built, historical and natural environment; and
 - Build sustainability into the design and planning processes of development, land management, transport and communities.
- 8.4 The above list highlights what the settlement hierarchy can help to achieve through the direction of development, including open market housing, affordable housing,

employment and community services. This can be best achieved by supporting those settlements that already have a good level of services and good public transport provision (RSC/Hubs), and those smaller settlements that have potential for improvements either through bringing forward employment, community services, improved transport provision or environmental enhancements. To ensure climate change priorities, the latter need to have good access to larger settlements and/or market towns via public transport and have basic services to meet day-to-day needs.

8.5 Based on the collation of evidence (set out in section 6), a list has been drawn up of the highest scoring settlements. Within this list the RSCs have been identified as those settlements which would be the most appropriate to accommodate growth
Criteria for RSC status include;

- Have an employment site (as identified in the Employment Land Study); or lie within 5km of an employment site; and
- Have good or very good public transport accessibility; and
- Have all five of the following key day-to-day services: pub; village hall; primary school; shop and post office.

8.6 From the criteria the following list of **RSCs** has been determined:

**Canon Pyon
Clehonger
Colwall
Credenhill
Eardisley
Ewyas Harold
Fownhope*
Goodrich
Kingsland
Kingstone
Lea**

**Leintwardine
Madley
Marden
Orleton
Pembridge
Peterchurch
Shobdon
Wellington
Weobley
Whitchurch**

**Note: Fownhope has been defined as a RSC as although it does not have an employment site identified through the Employment Land Study, it does currently stand as one of the largest villages with the most services and facilities, and therefore currently acts as a RSC in the locality as there are no other villages similar within the triangle of Ross, Ledbury and Hereford, in order to protect these services Fownhope will be a focus for development.*

Consultation responses indicated that Fownhope should be considered as a RSC due to its location and current role as a main settlement serving a large rural hinterland.

However, there are existing constraints of flooding and location within the AONB which will determine the level, scale and location of any new development, this will be detailed within the Market Towns and Rural Areas Plan.

8.7 From the matrix there are a number of settlements that score highly yet have **not** been classified as a RSC.

- Much Marcle has all of the services yet it does not have good or very good public transport provision as it lacks peak time services. Currently there are no plans in place to improve this service
- Cradley has no pub within the defined 800 metres
- Withington has no pub within the defined 800 metres

- Bartestree and Lugwardine were scored jointly due to their close proximity but neither contains a Post Office
- Bodenham and Bodenham Moor were not scored jointly as the cores of the settlements exceed 800 metres. Furthermore there is an absence of an employment site in their vicinity
- Bishop's Frome has no primary school within the defined 800 metres.

8.8 For the purposes of this study, the functional relationship between settlements is recognised through "Hubs". This is based on the concept that a settlement can be deemed to share certain key services with another settlement or a main town if it is within a 5km (approximately 3 miles) distance threshold, which represents a 5-minute drive at 40mph, deemed a safe speed for most rural roads. The suggested 'distance threshold' is based on pragmatic assumptions regarding service use in rural areas which recognises that the private car is by far the most widely used method of travel for accessing services outside of the immediate community. The 5km threshold is intended to be a broad and flexible guide to the distance which people *in general* will be willing to travel by private car to access more locally available services, if they represent a preferable alternative to travelling further afield. The Taylor Review identified this issue and that market towns and rural settlements are dependent upon each other for labour, housing, employment and services.

8.9 The criteria for a **Hub** includes:

- Must be within 5km of an RSC; and
- Must have three or more key services, (including employment site, pub, village hall, shop, post office and primary school); and
- Must have very good or good public transport accessibility.

8.10 From these criteria, the following groups settlements have been identified as Hubs:

Almeley (Hub with Eardisley)
Dorstone (Hub with Peterchurch)
Eardisland (Hub with Pembridge)
Holme Lacy (Hub with Fownhope)
Pontrilas (Hub with Ewyas Harold)
Moreton-on-Lugg (Hub with Wellington)
Stretton Sugwas (Hub with Credenhill)
Sutton St Nicholas (Hub with Marden)
Walford (Coughton) (Hub with Goodrich)
Weston under Penyard (Hub with Lea)
Wigmore (Hub with Leintwardine)
Winnal (Hub with Kingstone)

8.11 The proposed level of growth for each RSC, or to be divided between RSC and Hubs, is 100 units during the plan period. The precise level of growth may vary between RSCs due to specific site capacity and constraints in each locality. This will be outlined within the Market Towns and Rural Areas Plan.

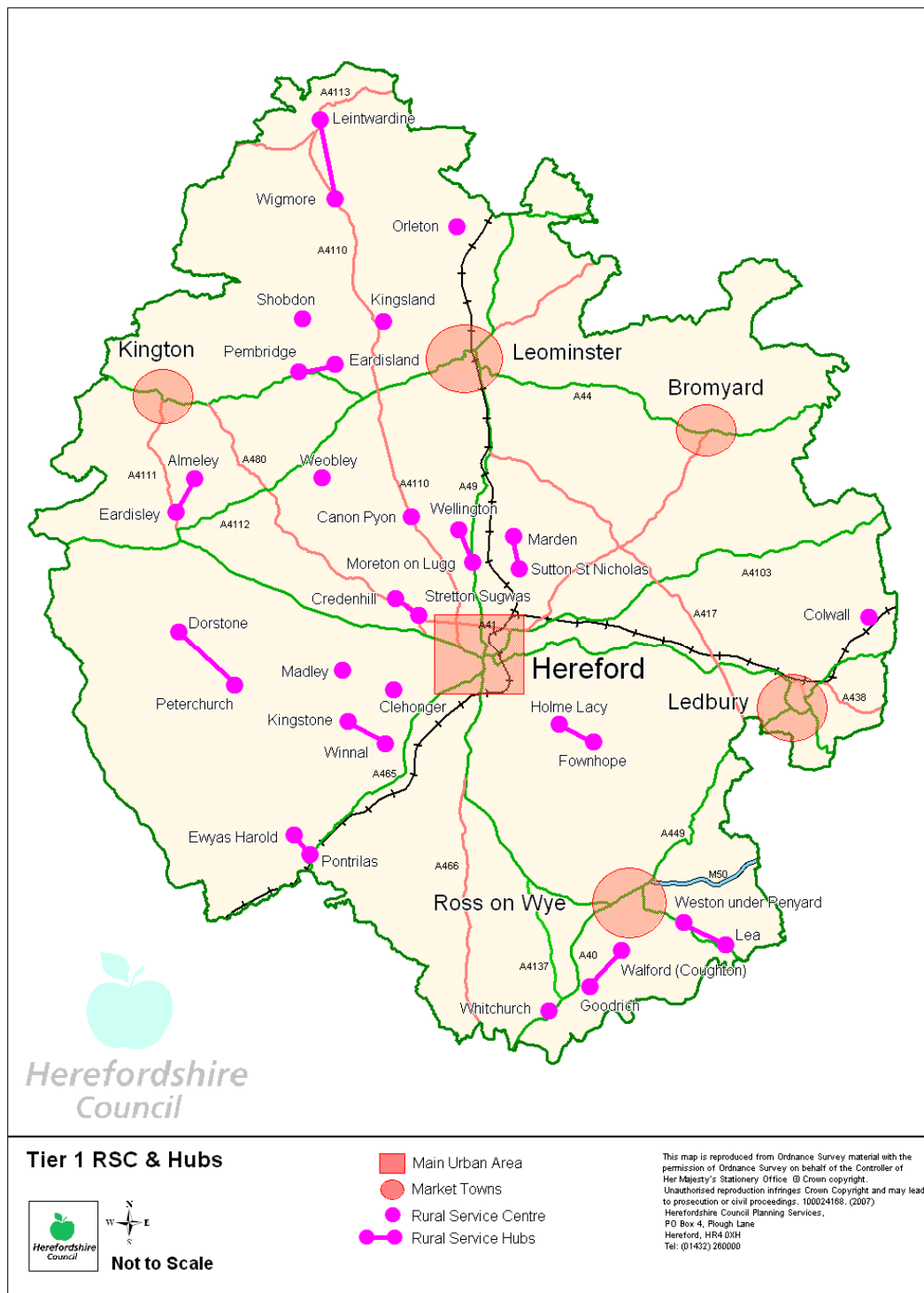


Figure 3 – Tier 1 settlements - RSCs and Hubs

Defining Local Centres (Tier 2 Settlements)

- 8.12 As outlined earlier, a new option for the second tier was identified (a criteria based policy), through the draft options consultation. This new option was then identified as the preferred option through the Place Shaping Consultation. The criteria based policy for development below the RSCs, allows a flexible hierarchy and acknowledges the concerns set out within the Taylor review that sustainability is a process not an end state.
- 8.13 Within these settlements limited development may be allowed as long as it is a scale appropriate for the locality and satisfies the following criteria:
- Must have the provision of good public transport (*i.e. return journeys in peak time hours*)
 - The presence of a minimum of 4 key day-to-day services (*i.e. employment site, post office, primary school, pub, shop, village hall*)
 - Ensure that any defined community benefit, in scale to the proposal, is provided by the development (*the community need being identified and supported by the parish council and local community*)
 - The development will be of a small-scale that is appropriate to the settlement and locality
 - Ensure the development is in accordance with national and local planning policy, including design, affordable housing and impact upon the environment and local distinctiveness.
- 8.14 By stipulating the above criteria, the Rural Settlement Hierarchy is focusing development to the most sustainable locations. However, the criteria based approach does provide flexibility and allows for changes in service provision during the plan period. Should a settlement that currently does not meet Tier 2 criteria receive extra key services during the plan period then they could be considered a sustainable location for future growth.
- 8.15 To remain flexible no set parameters regarding development size have been set, however it is expected that each settlement would not exceed a total of around 30 dwellings developed over the plan period. This is to ensure that the character and nature of the settlement would not be altered. It is anticipated that any development will be of a small-scale that is appropriate to the settlement.
- 8.16 This option would possibly negate the need for development boundaries. Proposals would be considered on its merits in relation to the environmental capacity of the area to accommodate development. Annual monitoring of numbers and spatial distribution of new development, would be required, to ensure local and regional requirements for new homes are being met and not overreached. There is no map for this option as the settlements suitable for development may alter during the plan period.

Development outside RSCs and Tier 2

- 8.17 Below Tier 2 settlements, typical open countryside policies will apply. Residential development will be limited to that which meets an agricultural, forestry or other farm diversification requirement, or accompanies the establishment or growth of a rural enterprise. Policies will also continue to allow for the replacement of an existing dwelling or the conversion of an existing rural building in appropriate circumstances. Affordable exception sites will also be permissible as long as the scheme contributes

to meet quantifiable local needs as ascertained from up-to-date local housing need surveys. Affordable housing sites may be allocated through the Market Towns & Rural Areas Plan.

9.0 The Direction of Development

- 9.1 The Rural Settlement Hierarchy proposed in this report will assist in directing development to those areas that are considered to be the most 'sustainable' in terms of all the indicators including the level of community services and facilities they may have and / or need, accessibility to higher order centres, i.e. for employment opportunities, and ability to accommodate new development whilst limiting environmental impact.
- 9.2 This approach accords with national planning policies in PPS3, PPS4 and PPS7, which advise that development should be directed to developed areas and, in the countryside, new development should be sensitively related to existing settlement patterns.
- 9.3 The specific amount of development directed to individual settlements identified in the hierarchy will be established through the forthcoming Market Towns and Rural Areas Plan.

10.0 Monitoring and Reviewing the Rural Settlement Hierarchy

- 10.1 The Annual Monitoring Report (AMR) currently monitors the number and percentage of new dwellings completed within built-up areas for the UDP settlement hierarchy. The monitoring of this indicator will continue for county monitoring purposes. This will identify the extent to which new dwellings and other forms of development are being located within the most sustainable locations in accordance with the location for development adopted within the Core Strategy.
- 10.2 The effects of the policies in the Core Strategy will be monitored through the AMR and all supporting evidence will be re-examined, including this Rural Settlement Hierarchy paper, at appropriate future reviews. Appendix 4 details the PPS1 broad sustainability indicators and also provides indicators against which the settlement hierarchy can be monitored.

Appendix 1 – Main Villages and Smaller Settlements as per UDP

The largest rural settlements that have existing public transport links to urban centres, a good range of existing facilities/services and/or employment opportunities are identified as locations where rural development is directed. These settlements are termed 'main settlements' within the UDP and have a defined settlement boundary.

In respect of the wider rural areas the UDP also identifies a number of 'smaller settlements'. These settlements are not as large and do not have the same range of public transport or local facilities as main settlements, but do provide some facilities and / or services for the local area. The UDP does not define settlement boundaries for smaller settlements and development within them is limited to infill development. Outside the main settlements and smaller settlements in the wider countryside, residential development is strictly controlled.

Main Villages (H4)		Smaller Settlements (H6)	
Almeley	Little Dewchurch	Ashperton	Pencombe
Bartestree	Lugwardine	Bishopstone	Peterstow
The Moor, Bodenham	Luston	Brampton Bryan	Pontrilas
Bosbury	Lyonshall	Bredenbury	Pontshill
Brimfield	Madley	Bredwardine	Preston on Wye
Burghill	Marden	Burley Gate	Richards Castle
Canon Pyon	Moreton-on-Lugg	Dorstone	Stoke Lacy / Stoke Cross
Cleghonger	Much Dewchurch	Fromes Hill	Stoke Prior
Colwall	Orelton	Garway	Stretton Sugwas
Cradley	Pembridge	Gorsley	Swainshill
Credenhill	Peterchurch	Hampton Bishop	Upton Bishop
Cusop	Shobdon	Holme Lacy	Walford
Dilwyn	Staunton-on-Wye	Hope under Dinmore	Wellington Heath
Eardisland	Sutton St Nicholas	Kimbolton	Winforton
Eardisley	Tarrington	Kings Caple	Woolhope
Ewyas Harold	Walford (Coughton)	Kingsthorpe	Yarpole
Fownhope	Wellington	Lingen	
Goodrich	Weobley	Llangrove	
Kingsland	Weston under Penyard	Longtown	
Kingstone	Withington	Monkland	
Lea	Whitbourne	Mordiford	
Leintwardine	Whitchurch	Much Birch	
	Wigmore	Much Marcle	

Appendix 2 - National Policy Background to the Review of Settlement Hierarchy

Planning Policy Statement 1 (PPS1) – Delivering Sustainable Development

This sets out the broad principles for sustainable development, and in terms of a settlement strategy, key points are under paragraph 27 (vi) and (vii):

- “Focus developments that attract a large number of people, especially retail, leisure and office development, in existing centres to promote their vitality and viability, social inclusion and more sustainable patterns of development.”
- “Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges.”

Planning Policy Statement 3 (PPS3) – Housing

This outlines the key principles for housing delivery, and of particular relevance are paragraphs 30, 31, 36 and 38:

- “LPA’s should make sufficient land available either within or adjoining market towns or villages, for both affordable and market housing, in order to sustain rural communities. In determining the approach to planning for housing and affordable housing in rural communities, LPA’s should have regard to the relevant sub-regional housing market and land availability assessments, the relevant RSS, regional housing strategy and local housing strategy.” (paragraph 30)
- “The focus for significant development should be market towns or local service centres that are well served by public transport and other facilities. Development may be provided for in villages and other small rural communities where needed to contribute to their sustainability.” (Paragraph 31)
- “The Government’s policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure.” (Paragraph 36)
- “The need to provide housing in rural areas, not only in market towns and local service centres but also in villages in order to enhance or maintain their sustainability. This should include, particularly in small rural settlements, considering the relationship between settlements so as to ensure that growth is distributed in a way that supports informal social support networks, assists people to live near their work and benefit from key services, minimise environmental impact and, where possible, encourage environmental benefits.” (Paragraph 38)

Planning Policy Statement 4 (PPS4) – Planning for Sustainable Economic Growth

This statement sets out guidance on economic development and building prosperous communities. The Planning Policy Statement 4, published December 2009, replaces Planning Policy Guidance 4, Draft Planning Policy Statement 4, Planning Policy Guidance 5, Planning Policy Statement 6 and parts of Planning Policy Statement 7 and Planning Policy Guidance 13.

Planning Policy Statement 4 puts the town centre and retail development in a wider 'economic development' context, contributing to the overarching objective of sustainable economic growth. The Planning Policy Statement also ensures that climate change is taken into account in all new schemes, and there is also a significant emphasis on seeking to meet the needs of deprived areas. The specific policy for the rural areas within the document is policy EC6 which seeks to ensure 'the countryside is protected for the sake of its intrinsic character and beauty.' It states that Local Planning Authorities should identify Local Service Centres whereby most new development should be located to ensure that services and other facilities can be provided close together, and to 'seek to remedy any identified deficiencies in local shopping and other facilities'.

Planning Policy Statement 6 (PPS6) – Planning for Town centres

Chapter 2, Page 7 requires Local Planning Authorities to:

- “define a network and a hierarchy of centres each performing their appropriate role to meet the needs of their catchments.”

Planning Policy Statement 7 (PPS7) – Sustainable Development in Rural Areas

- Paragraph 1 (iii):
 - “Most developments which are likely to generate large numbers of trips should be located in or next to towns or other service centres that are accessible by public transport, walking and cycling.”
 - “Decisions on the location of other developments in rural areas should, where possible, give people the greatest opportunity to access them by public transport, walking, cycling, consistent with achieving the primary purpose of the development.”
- Paragraph 1 (iv):
 - “New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government’s overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.”
- Paragraphs 3 and 4:
 - “Away from larger urban areas, planning authorities should focus most new developments in or near to local service centres where

- “planning authorities should set out in LDDs their policies for allowing some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities. In particular, authorities should be supportive of small scale development of this nature where it provides the most sustainable option in villages that are remote from, and have poor public transport links with, service centres.”

Planning Policy Guidance 13 (PPG13) – Transport

- Paragraph 6 requires local authorities:
 - “In rural areas, locate most development for housing, jobs, shopping, leisure and services in local service centres which are designated in the development plan to act as focal points for housing, transport and other services and encourage better transport provision in the countryside.”

Appendix 3 – Other documents that have influenced the review of the Rural Settlement Hierarchy

Herefordshire Community Strategy, 2006

The Community Strategy (2006) is an overarching document that was prepared in conjunction with Herefordshire Partnership and sets out the aspirations for the County by 2020 and how they might be achieved. It is important that the Settlement Hierarchy Background Paper, as part of the evidence base for the Local Development Framework, recognises and helps address the issues raised in the Community Strategy.

Among the Community Strategy's guiding principles are to:

- Improve business, learning and employment opportunities in Herefordshire enabling sustainable prosperity for all;
- Improving public health and quality of life and developing stronger, more inclusive communities and creating a safer and greener place to live, work and visit.

Parish Plans

The Parish Plan process enables Parish Councils, in consultation with their local communities, to establish the key priorities and future actions for each area. 43 Parish Councils in Herefordshire have completed Plans, and 12 are currently in preparation.

The priorities identified for each Parish are varied, although there are some commonalities such as the provision of affordable housing and improved public transport. Priorities such as delivering affordable housing and maintaining and enhancing the services available in rural areas can be directly influenced by policies in the Core Strategy. See the Parish Plans.

Although the Parish Plans have not been used directly within the Rural Settlement Hierarchy due to the incomplete coverage, the needs within them are identified as community needs and will be used to identify what each settlement needs to help ensure a sustainable place for the future. This will help to ensure that through development some of these needs are met. The community needs table can be found in Appendix 10. When a review of the Rural Settlement Hierarchy takes place in the future, if there is complete coverage of plans for all of Herefordshire, then the needs within the parish will be scored and added to the hierarchy matrix.

Strategic Housing Market Assessment (SHMA)

The purpose of a Strategic Housing Market Assessment is to provide an evidence base to inform the development of planning policies and housing strategies. The council has undertaken a Strategic Housing Market Assessment jointly with Shropshire. This assessment provides evidence on the nature and influence of the housing market, the proportion of open market and affordable housing need, the mix of housing needed in terms of size and type, and the proportion of tenure types required – i.e. owner occupied, rented (private or subsidised), and shared ownership. Essentially, this study has identified a significant need for affordable housing across the whole County.

Strategic Housing Land Availability Assessment (SHLAA)

The council is required to produce a Strategic Housing Land Availability Assessment to inform the Core Strategy. The Assessment will provide an indication of the capacity of the County to accommodate housing development on both previously developed sites (brownfield) and greenfield sites as part of the evidence base of the Local Development Framework. Its purpose is to demonstrate that the housing requirement set out in the Regional Spatial Strategy can be fulfilled. The findings of the Assessment will help to inform the Core Strategy, Hereford Area Plan and Market Towns and Rural Areas Plan – the documents that comprise the LDF for Herefordshire. The assessment is being finalised and has been used to inform this paper.

Water Cycle Study

The Water Cycle Study has been undertaken as part of the evidence base for the Local Development Framework. The Council engaged consultants to undertake the study, which commenced April 2007. Within this study it was identified that the public mains water supply in the areas proposed to be RSCs was considered adequate for the level of growth.

Regarding sewerage, however, the study has identified that there could be the possibility of capacity problems with the proposed level of growth for some of the settlements. These include:

Kingsland	The treatment works will need upgrading and possibly additional waste infrastructure.
Shobdon	The treatment works will need upgrading and possibly additional waste infrastructure.
Weobley	The treatment works will need upgrading and possibly additional waste infrastructure.
Canon Pyon	The waste infrastructure will need upgrading if more than 25 houses are proposed due to the fact that it is only a small works.
Moreton on Lugg	The waste infrastructure will need to be upgraded for any future growth beyond the UDP proposals.
Peterchurch	The waste infrastructure will need to be upgraded if any further large developments are proposed.
Clehonger	The current treatment works are unable to cope with the proposed level of growth and therefore will require upgrading and additional infrastructure.
Pontrilas	This treatment works has been identified as a Quality scheme for future investment but the outcome of this programme won't be known until December 2009. Currently 45 dwellings could be accepted through the works but further growth will need upgrading to the system.

Strategic Flood Risk Assessment – 2009

The primary aim of a Strategic Flood Risk Assessment is to determine whether planning policies or development land allocations will increase the risk of flooding, both within the development and the surrounding area. It also identifies and promotes measures that will minimise flood-risk and/or enhance flood resilience at all

levels, particularly with regard to future development and existing critical infrastructure.

Herefordshire has encountered significant flood hazard in recent years, where 5 of the 10 most major floods since 1795 have occurred within the last 20 years (1990, 1998, 2000, 2004 and 2007) which alludes to the fact that flood hazard is a very real and possibly increasing phenomenon. While the cost of flood damage in Herefordshire may not be as high as other conurbations in the West Midlands, due to a lesser degree of vulnerability (property at risk), critical infrastructure within the county in particular seems to be disproportionately vulnerable.

The overall flood hazard, flood risk and flood report indicators discussed in the SFRA are summarised in Evidence Map 4 -1 (within the SFRA report), which confirms that the greatest fluvial risks to existing property lies along the main corridors of the Rivers Lugg and the Wye, where there is the greatest concentration of property. Development in these areas must be located outside the Zone 3 and 2 floodplains, otherwise this will place an increased burden on emergency services and civil contingency planning, unless sufficient mitigation methods are used.

The following table provides an overview of the villages which have been identified as being at risk from flooding to some degree; and includes fluvial flood risk, catchment flood hazard and flood risk as identified through flood reports.

Villages	Catchment	Rivers
Dorstone, Peterchurch	Dore	Dore
Michaelchurch Escley, Clodock, Longtown	Upper Monnow	Escley Brook, Olchon Brook
Aston Ingham	Ell Brook	Ell Brook
Bodenham, Hope under Dinmore, Mordiford	Lower Lugg	Penaloe Brook, Cherry Brook, Lugg
Stoke Prior, Marden, Sutton St Nicholas, Withington Marsh	Lower Lugg	Lugg
Eardisley, Winforton, Whitney-on- Wye	Upper Middle Wye	Wye
Leintwardine, Orleton, Brimfield	Mid Teme	Teme, Brimfield Brook, Little Hereford
Bishops Frome, Five Bridges, Stretton Grandison	Middle Frome	Frome

There are also a significant number of observed flooding hotspots, for which future strategic solutions may be required. Flood hotspots represent those areas where there is a significant collection of individual reports within a limited area, which is

symptomatic of a wider scale flood risk in the locality. The most persistent of these include the villages:

- Leintwardine,
- Eardisland,
- Orleton,
- Ivington,
- Bodenham,
- Stretton Grandison,
- Sutton St Nicholas,
- Bosbury,
- Hampton Bishop, and
- Ewyas Harold

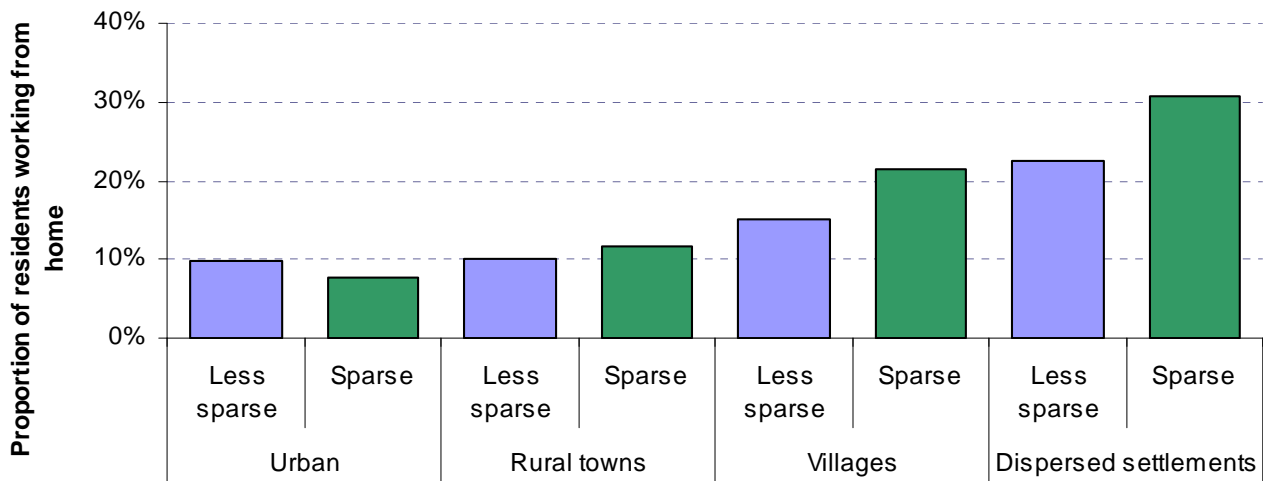
These areas whilst at risk from flooding, are not precluded from development as such. Development in these areas will need to take flooding issues into account.

Rural Community Sustainability Paper 2008 – Advantage West Midlands

In January 2008 Advantage West Midlands and West Midlands Regional Assembly commissioned SQW Consulting and Land Use Consultants to undertake a study into sustainable rural communities. The study focussed on eight themes. These were: housing; employment provision; IT infrastructure; green infrastructure; critical rural services; economic inclusion; low carbon principles; and economy.

The findings highlight:

- The growth of home working in rural areas. For example, in Kington 14% of the resident workforce are working from home.
- Service accessibility is declining. The Indices of Deprivation 2007 housing and services domain shows deprivation is generally higher in remote areas and lowest in urban areas.
- Affordable housing completions are poor across rural areas.
- Environmental performance (CO² per capita emissions) is poor in accessible rural areas.
- Net loss of younger people (16-30 age group) from rural districts: the proportion of young people in rural districts is below regional averages. Conversely, the proportion of the population over 65 in rural areas is greater than, and growing faster than, the regional and English averages.



Levels of home working in rural and urban parts of the West Midlands, 2001, Advantage West Midlands

The key conclusion from the study found that all rural settlements need to be allowed to evolve as vibrant and dynamic places, if they are to be genuinely sustainable, and there is a need to recognise that the sustainability is a *process* not a *state*. To be more sustainable, rural communities ought to be places where people of all ages want to both live and work. The alternative tends to be in-migration of older workers and retirees into the more remote areas. Accepting that sustainability is a process there is a need to focus on outcomes for a rural sustainable community. (see Appendix 4).

The Taylor Review

The Taylor Review of rural economy and affordable housing (2008) offers 48 recommendations offering a vision of a living, working sustainable countryside and how this can be achieved. It identifies that with the new scale of housing required in the country, some villages will grow substantially, whilst others risk seeing little or no development. Matthew Taylor identifies that these villages, 'protected' from development face becoming increasingly exclusive communities of the retired and of wealthy commuters travelling ever longer distances to work, losing their services like schools and shops. He also identifies that the right balance of housing and employment opportunities are crucial for all communities to be sustainable.

Affordable Housing

Matthew Taylor explained that affordable housing should not be identified through an Exception Site policy, but that this should be 'reformulated as criteria based Community Led Affordable Housing policy within the local plan. This will require a more proactive engagement to bring forward sites for affordable homes to meet local needs in many more communities. 'There should be a clear vision for every village to show how these needs will be met to enhance the sustainability of the community.' This issue will be addressed in the Core Strategy and the area-specific Market Towns & Rural Areas Plan.

The relationship between Planning Policy Statement 1 (PPS1) and the Herefordshire Settlement Hierarchy Indicators.

PPS1 Broad Sustainability Indicators		Desired Outcomes from SQW Report
Sustainable Economic Development.	<ul style="list-style-type: none"> • The availability of local employment opportunities. • The number of people who work and live within the same settlement area. • In-commuting to a settlement for employment purposes. 	<ul style="list-style-type: none"> • Flourishing local economy, providing jobs and wealth. • Viable and sustainable primary sector. • Greater local production and supply of products. • Diverse economic base including high value and high skilled jobs in rural areas. • High rates of locally financed and initiated small enterprises. • Inclusive economy providing employment and consumption opportunities to all residents. • Variety and balance of land use between employment, housing and services/infrastructure. • Access to and use of cutting edge ICT.
Social cohesion and inclusion.	<ul style="list-style-type: none"> • Provision of primary schools, secondary education and library services. • Provision of playgrounds and parks / amenity open space. • Provision of health facilities – doctors / dentists surgeries. • Provision of other community facilities – community / village halls, place of worship, public houses / bars / inns and restaurants / cafes / takeaways. • Provision of retail facilities – comparison and convenience shops, post office, bank / building society. • Public Transport access to Higher Order Centres via bus and rail services. • Identified needs e.g. affordable housing. 	<ul style="list-style-type: none"> • Mixed communities with a balance of ages. • No extreme inequalities in wealth or opportunities. • Local distinctiveness and pride of place. • Safe and healthy neighbourhoods. • Strong, effective and inclusive governance. • Alignment between workplace-based and residence-based earnings. • A range of services to meet personal, community and economic needs (inc education and training, healthcare, leisure and retail).
Protection and enhancement of the environment.	<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty. • Character/form of village. 	<ul style="list-style-type: none"> • Attractive and accessible countryside. • Efficient consumption of resources and energy. • Space for renewable energy production and sustainable transport.
Supplementary paper to PPS1	<ul style="list-style-type: none"> • Accessibility to services generally by walking, cycling, public transport. • Areas at risk of flooding 	<ul style="list-style-type: none"> • Greater availability of sustainable forms of travel. • Reduced need to travel and car dependency.

Appendix 5 – Methodology / Scoring System

Accessibility

The accessibility to settlements around the County has been calculated using a computer system called Accession, which works from up to date bus timetables and postcode areas. The accessibility of a settlement was scored if there was provision of sustainable transport to the closest market town, (this includes towns outside of the Herefordshire border) or Hereford, both inbound and outbound at peak times, to accommodate work commuters, and off peak for shoppers and social visits etc.

The peak times were as follows: 07.30am – 09.00am, 16.30pm – 18.00pm weekdays, and between 09.00am – 17.30pm Saturday interpeak. Off-peak were all services outside of these times. For the matrix, the scores were awarded as follows;

- Any settlements where there was accessibility identified for peak time and off peak travel – 3 points
- Any settlements where there was accessibility in just peak time – 2 points
- Any settlement where there was accessibility in just off peak time – 1 point

Please note, as areas are covered by postcode rather than place name, there could be the possibility of small anomalies within the data. Bus timetable data used was only for a specified day of the week, when there should be no market days, and therefore the services identified may vary on different days.

In order to back this data up cross referencing was made using the county bus timetables.

Travel to Work Patterns

Ranking applied to travel to work patterns:

- 3 = between 25% and 30% of people both live and work within the settlement/ward.
- 2 = between 20% and 24% of people both live and work within the settlement/ward.
- 1 = between 15% and 19% of people both live and work within the settlement/ward.
- 0 = less than 15% of people both live and work within the settlement/ward.

The information was taken from the 2001 Census and based on the number of people both living and working within the same rural ward.

Employment Site rankings:

Employment sites were identified as part of the Employment Land Study (June 2009) that was undertaken by Consultants as part of the LDF. These sites were then given a rating within the study dependant on a number of factors as follows:

- 'Best' - Very good quality relatively unconstrained sites suitable for local or incoming clients with a national / regional choice of locations;
- 'Good' – Sites which may be subject to some constraints but with potential to be suitable for inward investors and / or locally-based businesses;
- 'Moderate' – Sites which score poorly against one or more qualitative factors but which (could) perform a role in the employment hierarchy, including for local businesses;

Appendix 5 – Methodology / Scoring System

- ‘Poor’ – Generally poor quality sites with significant constraints and often in inappropriate locations. It should be noted that for the purposes of the rural settlement hierarchy the location of some of these sites in the rural areas may be of benefit to the local residents.

As this paper deals with the rural settlements as opposed to Hereford City or the market towns, there have been no ‘best’ employment sites identified in the rural areas.

Therefore the ranking of employment sites on this basis are as follows:

- 3 – Sites identified in the employment land study as ‘Good’
- 2 – Sites identified in the employment land study as ‘Moderate’
- 1 – Sites identified in the employment land study as ‘Poor’

Some industrial estates within the study were split and therefore potentially ranked differently according to the quality, size and potential constraints within that part of the industrial estate. Therefore, (for the purposes of this report), if there were two ranked sites within the same village the highest ranking was considered. The scoring was given to settlements if the employment site was either within a named settlement or within 5km of a named settlement.

There has been one special circumstance made for Credenhill, the SAS camp which employs between 300-500 civilians as well as many military staff. This was not identified within the employment land study this is due to the military nature of the employer. It is considered that as a very large employer, which supports local services and facilities within the area, it should be allocated 3 points as per other employment sites.

Cash Point:

Due to the varied availability of cash points and post office cash facilities, a different scoring system has been devised:

- Cash points located within a shop or pub were deemed to have limited availability times therefore scored 1 point.
- If the settlement had a post-office or mobile post office then these were scored an additional point for the limited cash facility available at the kiosk.
- Cash points located outside and, therefore, available twenty-four hours a day were scored two points.

Appendix 6 - Hierarchy Matrix








	Approximate number of residential dwellings within the main village envelope	Key Services							Additional Key Services	Train Station	Community Access Points	Travel To Work	Children's play area suitable for under 5's	Children's play area suitable for 5-10yrs old	Children's play area suitable for over 10yrs old	Sports pitch / Tennis court provision / other leisure facilities	Place of Worship	Pre- school / nursery	Secondary school	GP	Chemist / Pharmacy	Butcher	Farm Shop	Greengrocers	Non-convenience shop	Other Retail outlets	Dentist	Hairdressers	Solicitors	Accountants	Estate Agents	Other Service outlets	Library	Cash point	PO Cash Facility	Bank	Village Warden	Petrol Station	Car Maintenance garage/workshop	Agricultural Engineers	Garden Centre	Needs		Constraints		total points							
		Pub / Restaurant	Village Hall	Primary School	Shop	Post office	Existing employment site (within 5km)	Surplus Primary School places																																		Surplus High School places	Flooding	AONB									
Longtown	106	1	3	3	3	3	3				3				2	2	1													1	1									1		✓		27									
Gorsley	184	3	3	3	3	3	3				1	1				2	1		1											1	1											1				27							
Moreton on Lugg	337	3		3		3	3	3			0	1	1	1		1	1							1						1	1	1		1											26								
Cleghonger	448	3	3	3	3	3	3	2			1		1															1														1				25							
Bridstow	89	3	3	3	3			3			1				1	1														1	1	1					1	1						1	1	✓		25					
Staunton on Wye	128	2	3	3	3				1		2		1			1	2	1		1	1										1													1				24					
Garway	83	2	3	3	3			3			2	1	1			1	2	1													1														1				24				
Dorstone	97	3	3	3		3	1				2	1	1	1	1	1	2	1													1		1															24					
Weston under Penyard	155	3	3	3	3			3			1	1	1			1	1	1													1														1				23				
Walford (Coughton)	224	3	3	3	3			3			1	1	1			1	1														1	1														1		✓		23			
Much Birch	162	3	3	3	3						2	1	1			1	1		1	1			1								1															1				23			
Brimfield	252	1	3	3			3	2			1	1	1			2															1		1														1		✓		23		
Bosbury	143	1	3	3	3		3	1			1					1	1	1		1									1			1		1												1		✓ (S&W)		23			
Stoke Prior	71	1	3	3	3		3	3			2					1														1	1	1																		22			
Peterstow	130	3	3	3		3	3				1					1							1									1	1														1		✓		22		
Burley Gate	52	3		3	3	3	3				1						2														1		1														1				22		
Wilton	180	3	3			3	3	3	4		1					1									1	1																					1		✓	✓	21		
Whitbourne	109	2	3	3	3	3					1	1	1			1															1																1				21		
Sutton St Nicholas	287	3	3	3	3						0	1	1	1		2	1										1				1																1				21		
St Weonards	30	3		3	3	3	3				2					1																1		1															1				21
Pontrilas	66	3		3		3	3	2			1																				1	1	1	1															1		✓		21
Holme Lacy	117	3		3	3			3			1	1	1	1	1	2																															1	1		✓ (S)		21	
Stretton Sugwas	79	3	3	3	3			3			0					1												1			1																	1	1			20	
Preston on Wye	61	3	3	3			3				1	2	1			1	1														1		1																		20		
Pencombe	89	1	3	3	3			3			2					1	1														1		1															1				20	
Mordiford	72	3	3		3	3	3				0				1		1	1													1		1														✓	✓			20		
Hope under Dinmore	115	3	3	3		3					2					1										1	1					1	1																		20		

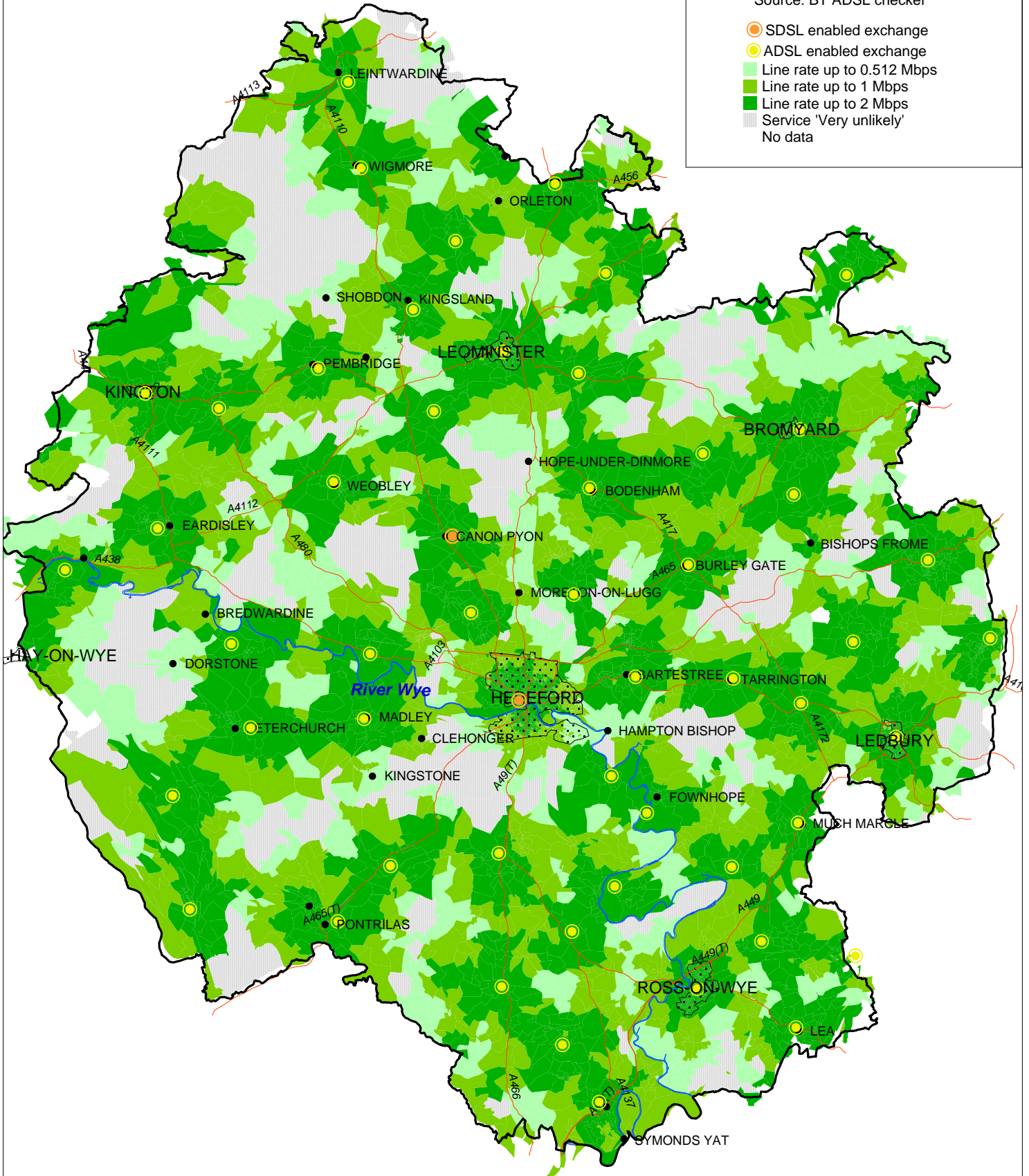
Appendix 6 - Hierarchy Matrix

	Approximate number of residential dwellings within the main village envelope	Key Services										Needs		Constraints		total points																																	
		Public transport provision	Pub / Restaurant	Village Hall	Primary School	Shop	Post office	Existing employment site (within 5km)	Additional Key Services	Train Station	Community Access Points	Travel To Work	Children's play area suitable for under 5's	Children's play area suitable for 5-10yrs old	Children's play area suitable for over 10yrs old		Sports pitch / Tennis court provision / other leisure facilities	Place of Worship	Pre- school / nursery	Secondary school	GP	Chemist / Pharmacy	Butcher	Farm Shop	Greengrocers	Non-convenience shop	Other Retail outlets	Dentist	Hairdressers	Solicitors	Accountants	Estate Agents	Other Service outlets	Library	Cash point	PO Cash Facility	Bank	Village Warden	Petrol Station	Car Maintenance garage/workshop	Agricultural Engineers	Garden Centre	Surplus Primary School places	Surplus High School places	Flooding	AONB			
Winforton	71	3	3	3							2				1									1	1						1													✓		15			
Whitney on Wye	26	1	3	3		1					2				1																1	1	1			1								✓		15			
Ashperton	62	1		3	3						2				1	1																						1									14		
Tillington Common	110	3	3			3					0												1		1	1					1																14		
Rowlestone	20	0		3			3				3				1															3	1																	14	
Lower Eggleton (Newtown Crossroads)	58	2	3			3	1				2																					1				1		1					✓		14				
Little Birch	101	3	3	3							2				2																	1															14		
Kings Caple	84	3		3	3						2				1																	1										1		✓		14			
Kimbolton	90	1	3	3	3						1				1																	1															14		
Hoarwithy	83	3	3				3				2				1																	1		1									✓	✓		14			
Brampton Abbots	109	1		3	3						2				1	1											1				1											1		✓		14			
Aymestrey	36	3	3	3							2				1																	1											✓			14			
Wormbridge	58	3				3					1				1	1									1	1					1					1											13		
Upton Bishop & Crow Hill	124	3	3	3							2				2																																	13	
Symonds Yat (West)	46	3	3				1	1			1															2						1																13	
Staunton on Arrow	34	3		3			2				2				1																		1											1		✓		13	
Putley	63	1		3			3				2		1		1																	1		1														13	
Middleton on the Hill	30	0	3	3			3				1				1																	1		1														13	
Little Hereford	24	1	3	3			2				1				1	1																1																13	
Kilpeck	39	3		3			3				1				1																	1		1														13	
Eastnor	37	1			3		3				2					1	1	1																											1		✓		13
Aston Ingham	39	1	3	3							1					1																	1															13	
Richard's Castle	79	3	3	3							1				1																		1															12	
Much Dewchurch	104	3	3	3							1				1																		1															12	
Ledgemoor	36	0	3	3			3				1				1																		1															12	
Kings Pyon	30	3	3				3				1				1																		1																12

Appendix 7 - Broadband availability map

Broadband availability as of May 2008
Source: BT ADSL checker

-  SDSL enabled exchange
-  ADSL enabled exchange
-  Line rate up to 0.512 Mbps
-  Line rate up to 1 Mbps
-  Line rate up to 2 Mbps
-  Service 'Very unlikely'
-  No data



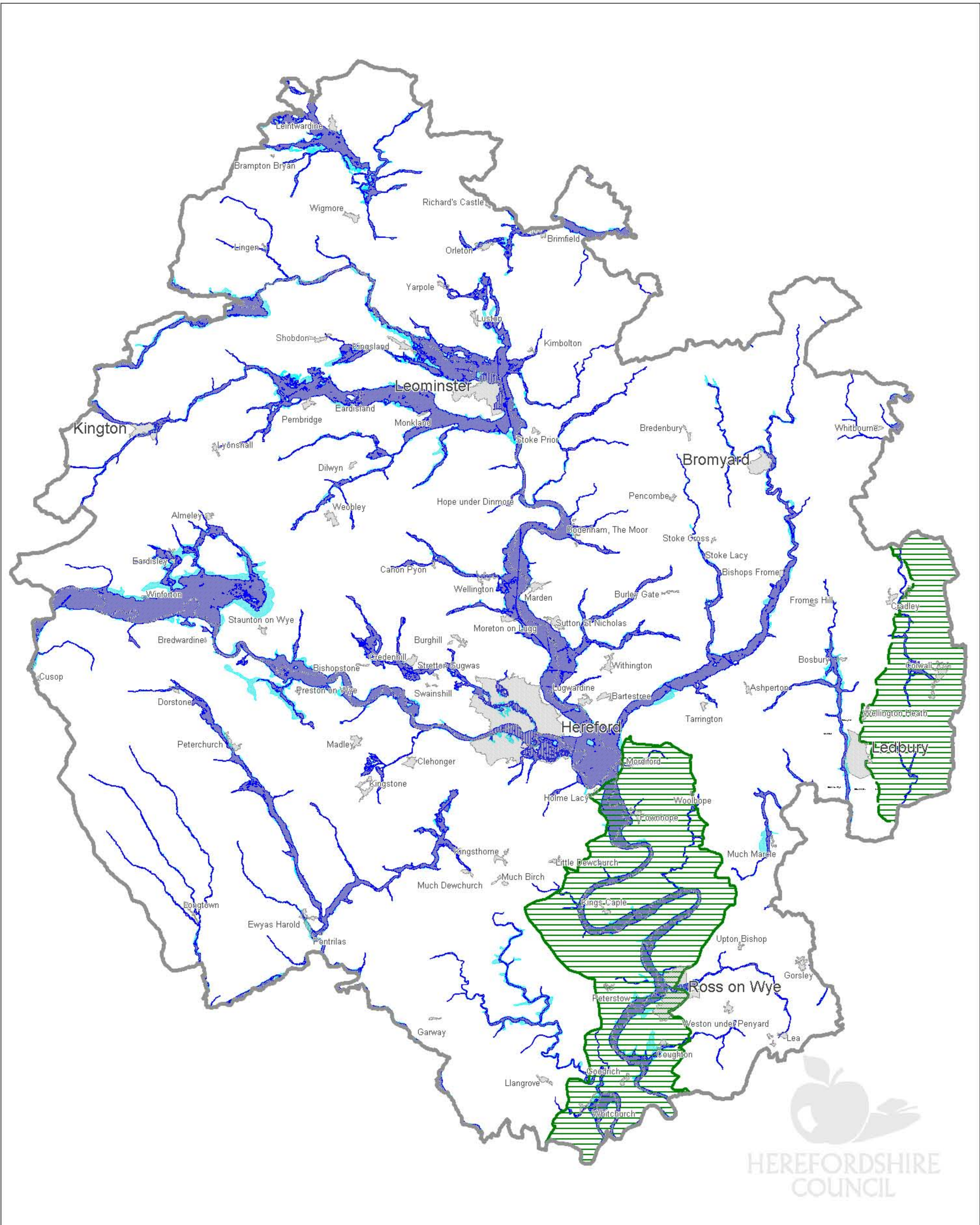
Broadband availability in Herefordshire by postcode
Source: BT ADSL broadband checker



SCALE 1: 286,000

Herefordshire Council
Research Team
PO Box 4, Plough Lane
Hereford, HR4 0XH
Tel.: (01432) 260000
E-mail: researchteam@herefordshire.gov.uk




Appendix 8 - Environmental Constraints Map



Environmental Constraints Map

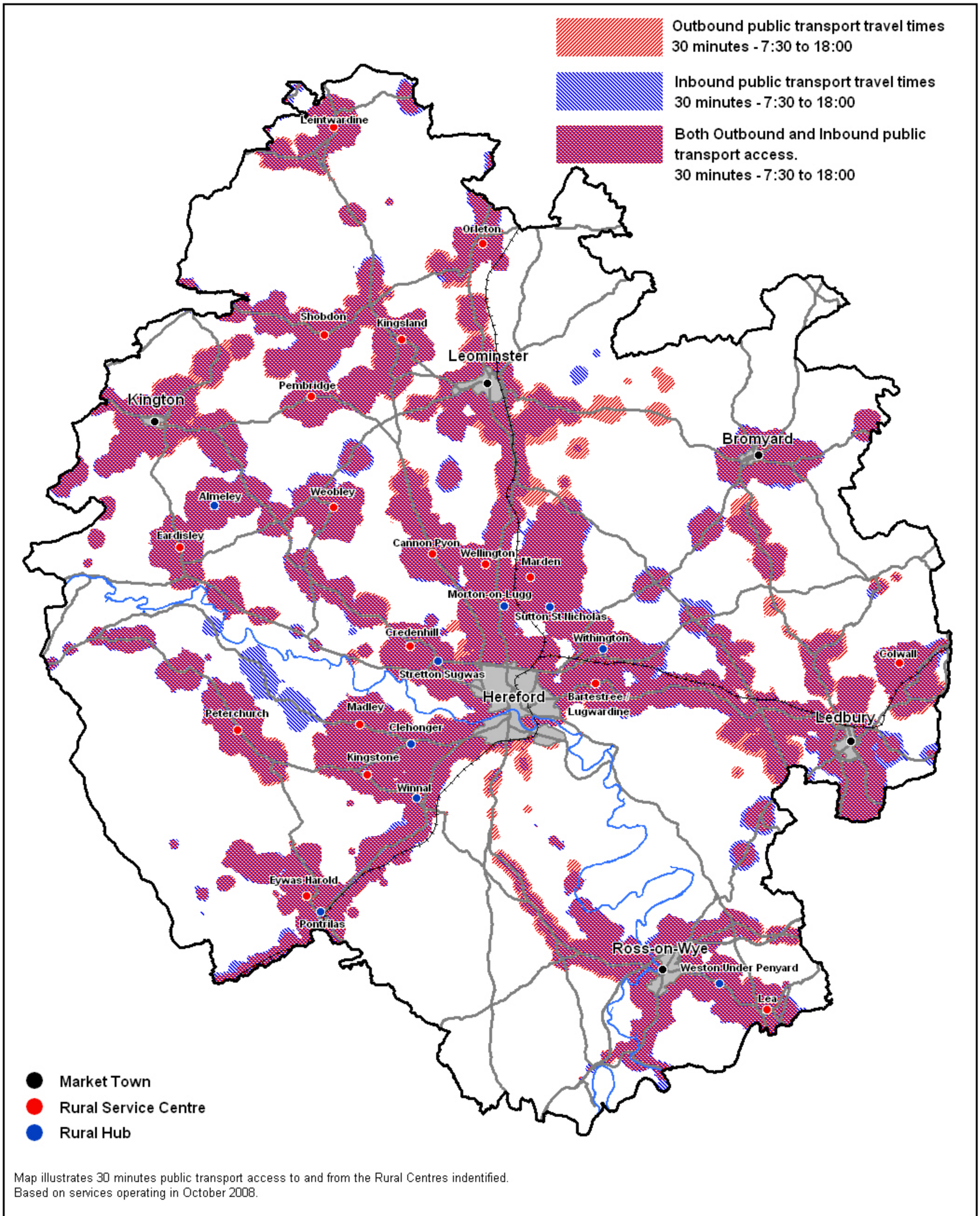


NORTH
Scale 1: 140,000

- Key**
-  Area of Outstanding Natural Beauty (AONB)
 -  Floodzone 2
 -  Floodzone 3

Herefordshire Council Planning Services,
 PO Box 4, Plough Lane
 Hereford, HR4 0XH
 Tel: (01432) 260000

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Accessibility Assessment for Rural Centres



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 Herefordshire Council IT Services Division, Thorn Office Centre, Holme Lacy Road, Rotherwas, Hereford, HR2 6JT.
 Tel: 01432 260160
 Email: helpdesk@herefordshire.gov.uk



Appendix 10

Community Needs Table

Settlement	Broadband	Open Space / recreation Needs	Additional school places needed	Convenience shop	Post Office provision	Community Facilities	Employment land needed	Improved Public Transport provision	Improved footpaths / cycleways / bridleways	Indoor leisure facilities	Improved Health Facilities	Additional pre-school facilities	Youth facilities	Improved Utilites	Total Needs
Upton Bishop & Crow Hill	1	1		1	1	1	1	1	1		1			1	10
Marden	1	1				1		1	1		1	1	1		8
Pembridge	1	1	1				1	1		1	1		1		8
Almeley	1			1	1	1	1	1	1					1	8
Tarrington	1	1		1	1			1	1		2				8
Yarpole	1	1		1	1		1	1	1				1		8
Kingsland	1	1	1			1		1	1	1			1		8
Ewyas Harold	1	1						1	1				1	1	6
Wellington	1	1						1	1		1		1		6
Holme Lacy	1	1		1				1	1				1		6
Much Birch	1	1						1	1				1	1	6
Cradley	1	1						1	1			1	1		6
Eardisley	1	1				1	1	1					1		6
Luston	1	1		1	1				1			1			6
Peterchurch	1	1				1		1	1				1		6
Burghill	1	1			1			1	1				1		6
Little Dewchurch	1	1				1		1	1					1	6
Cusop	1	1				1	1	1					1		6
Brilley	1	1					1	1	1		1				6
Moreton on Lugg	1	1				1		1	1		1				6
Fownhope	1	1					1	1	1						5
Sutton St Nicholas	1	1		1								1	1		5
Shobdon	1	1						1					1	1	5
Wigmore	1						1		1	1			1		5
Linton (South)	1	1						1	1				1		5
Bishopstone	1					1		1	1					1	5
Dormington	1					1		1	1				1		5
Middleton on the Hill	1	1						1	1		1				5
Weobley	1	1						1		1			1		5
Wellington Heath	1	1						1	1						4
Weston under Penyard	1					1		1						1	4
Woolhope	1	1							1					1	4
Hampton Bishop	1	1						1	1						4
Brimfield	1			1				1							3
Staunton on Wye	1			1	1										3
Walford (Coughton)	1	1							1						3
Eardisland	1				1		1								3
Breinton	1							1	1						3
Llangarron	1			1	1										3
Weston Beggard	1							1	1						3

Appendix 10

Community Needs Table

Settlement	Broadband	Open Space / recreation Needs	Additional school places needed	Convenience shop	Post Office provision	Community Facilities	Employment land needed	Improved Public Transport provision	Improved footpaths / cycleways / bridleways	Indoor leisure facilities	Improved Health Facilities	Additional pre-school facilities	Youth facilities	Improved Utilites	Total Needs
Colwall	1										1				2
Orleton	1	1													2
Garway	1						1								2
Bridstow	1							1							2
Whitchurch	1								1						2
Canon Pyon	1							1							2
Madley	1		1												2
Dilwyn	1						1								2
Bosbury	1			1											2
Ashperton	1													1	2
Mordiford	1			1											2
Brockhampton	1							1							2
Hope under Dinmore	1												1		2
Bodenham Moor	1													1	2
Kings Pyon	1							1							2
Aston Ingham	1							1							2
Kilpeck	1							1							2
Much Cowarne	1	1													2
Pipe and Lyde	1					1									2
Stretton Grandison	1				1										2
Lingen	1													1	2
Stapleton	1													1	2
Clehonger	1														1
Longtown	1														1
Kingstone	1														1
Credenhill	1														1
Llangrove	1														1
Much Marcle	1														1
Leintwardine	1														1
Stretton Sugwas	1														1
Lyonshall	1														1
Lea	1														1
Bishops Frome	1														1
Gorsley	1														1
Stoke Prior	1														1
Whitbourne	1														1
Peterstow	1														1
Bartestree	1														1
Bodenham	1														1
Lugwardine	1														1
St Weonards	1														1

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Community Needs Table

Settlement	Broadband	Open Space / recreation Needs	Additional school places needed	Convenience shop	Post Office provision	Community Facilities	Employment land needed	Improved Public Transport provision	Improved footpaths / cycleways / bridleways	Indoor leisure facilities	Improved Health Facilities	Additional pre-school facilities	Youth facilities	Improved Utilites	Total Needs
Brampton Abbots	1														1
Burley Gate	1														1
Kimbolton	1														1
Kings Cuple	1														1
Clifford	1														1
Eastnor	1														1
Goodrich	1														1
Ivington	1														1
Much Dewchurch	1														1
Orcop	1														1
Pencombe	1														1
Withington	1														1
Richard's Castle	1														1
Abbeydore	1														1
Aconbury	1														1
Adforton	1														1
Allensmore	1														1
Ashton	1														1
Aymestrey	1														1
Bacton	1														1
Bircher	1														1
Bishopswood	1														1
Blakemere	1														1
Brampton Bryan	1														1
Bredenbury	1														1
Bredwardine	1														1
Brierley	1														1
Bringsty / Bringsty Common	1														1
Broad Oak	1														1
Bromsash	1														1
Burmarsh	1														1
Bush Bank	1														1
Byford	1														1
Canon Frome	1														1
Cobhall Common	1														1
Cobnash	1														1
Coddington	1														1
Combe Moor	1														1
Didley	1														1
Dinedor	1														1
Docklow	1														1

Appendix 10

Community Needs Table

Settlement	Broadband	Open Space / recreation Needs	Additional school places needed	Convenience shop	Post Office provision	Community Facilities	Employment land needed	Improved Public Transport provision	Improved footpaths / cycleways / bridleways	Indoor leisure facilities	Improved Health Facilities	Additional pre-school facilities	Youth facilities	Improved Utilites	Total Needs
Dorstone	1														1
Eaton Bishop	1														1
Edwyn Ralph	1														1
Eggleton	1														1
Eyton	1														1
Fromes Hill	1														1
Glewstone	1														1
Harewood End	1														1
Hatfield	1														1
Hergest	1														1
Hoarwithy	1														1
Holme Marsh	1														1
Howle Hill	1														1
Kerne Bridge	1														1
Kingsthorpe	1														1
Kinnersley	1														1
Kinsham	1														1
Ledgemoor	1														1
Leinthall Earls	1														1
Leinthall Starkes	1														1
Letton	1														1
Leysters	1														1
Linton (North)	1														1
Litmarsh	1														1
Little Birch	1														1
Little Hereford	1														1
Little Tarrington	1														1
Llancloudy	1														1
Llanwarne	1														1
Lower Eggleton	1														1
Lower Maescoyd	1														1
Lucton	1														1
Mansel Lacy	1														1
Mathon	1														1
MB/ The Cleaver	1														1
Michealchurch Escley	1														1
Moccas	1														1
Monkhide	1														1
Monkland	1														1
Moorhampton	1														1
Moreton	1														1
Mortimers Cross	1														1

Appendix 10

Community Needs Table

Settlement	Broadband	Open Space / recreation Needs	Additional school places needed	Convenience shop	Post Office provision	Community Facilities	Employment land needed	Improved Public Transport provision	Improved footpaths / cycleways / bridleways	Indoor leisure facilities	Improved Health Facilities	Additional pre-school facilities	Youth facilities	Improved Utilites	Total Needs
Munderfield	1														1
Newtown	1														1
Norton Canon	1														1
Ocle Pychard	1														1
Pontrilas	1														1
Pontshill	1														1
Preston on Wye	1														1
Priors Frome	1														1
Priory Wood	1														1
Pudleston	1														1
Putley	1														1
Risbury	1														1
Rowlstone	1														1
Ruckhall	1														1
Rushall	1														1
Shelwick	1														1
Shirlheath	1														1
Shucknall	1														1
St Owens Cross	1														1
Staunton on Arrow	1														1
Steensbridge	1														1
Stoke Edith	1														1
Stoke Cross	1														1
Swainshill	1														1
Symonds Yat (East)	1														1
Symonds Yat (West)	1														1
Three Ashes	1														1
Thrupton	1														1
Tillington Common	1														1
Titley	1														1
Twyford Common	1														1
Tyberton	1														1
Ullingswick	1														1
Upper Hill	1														1
Upper Lyde	1														1
Upton Crews	1														1
Vauld	1														1
Vowchurch	1														1
Walford (North)	1														1

Appendix 10

Community Needs Table

Settlement	Broadband	Open Space / recreation Needs	Additional school places needed	Convenience shop	Post Office provision	Community Facilities	Employment land needed	Improved Public Transport provision	Improved footpaths / cycleways / bridleways	Indoor leisure facilities	Improved Health Facilities	Additional pre-school facilities	Youth facilities	Improved Utilites	Total Needs
Welsh Newton Common	1														1
Westhide	1														1
Westhope	1														1
Wharton	1														1
Whitney on Wye	1														1
Wilton	1														1
Winforton	1														1
Winnal	1														1
Withington Marsh	1														1
Woonton	1														1
Wormbridge	1														1
Wormelow	1														1
Yatton	1														1
Yazor	1														1