



**BRAMPTON ABBOTTS  
AND FOY**



**NEIGHBOURHOOD DEVELOPMENT PLAN  
2019-2031**



**REGULATION 16  
SUBMISSION DRAFT**



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## *Our Vision for 2031*

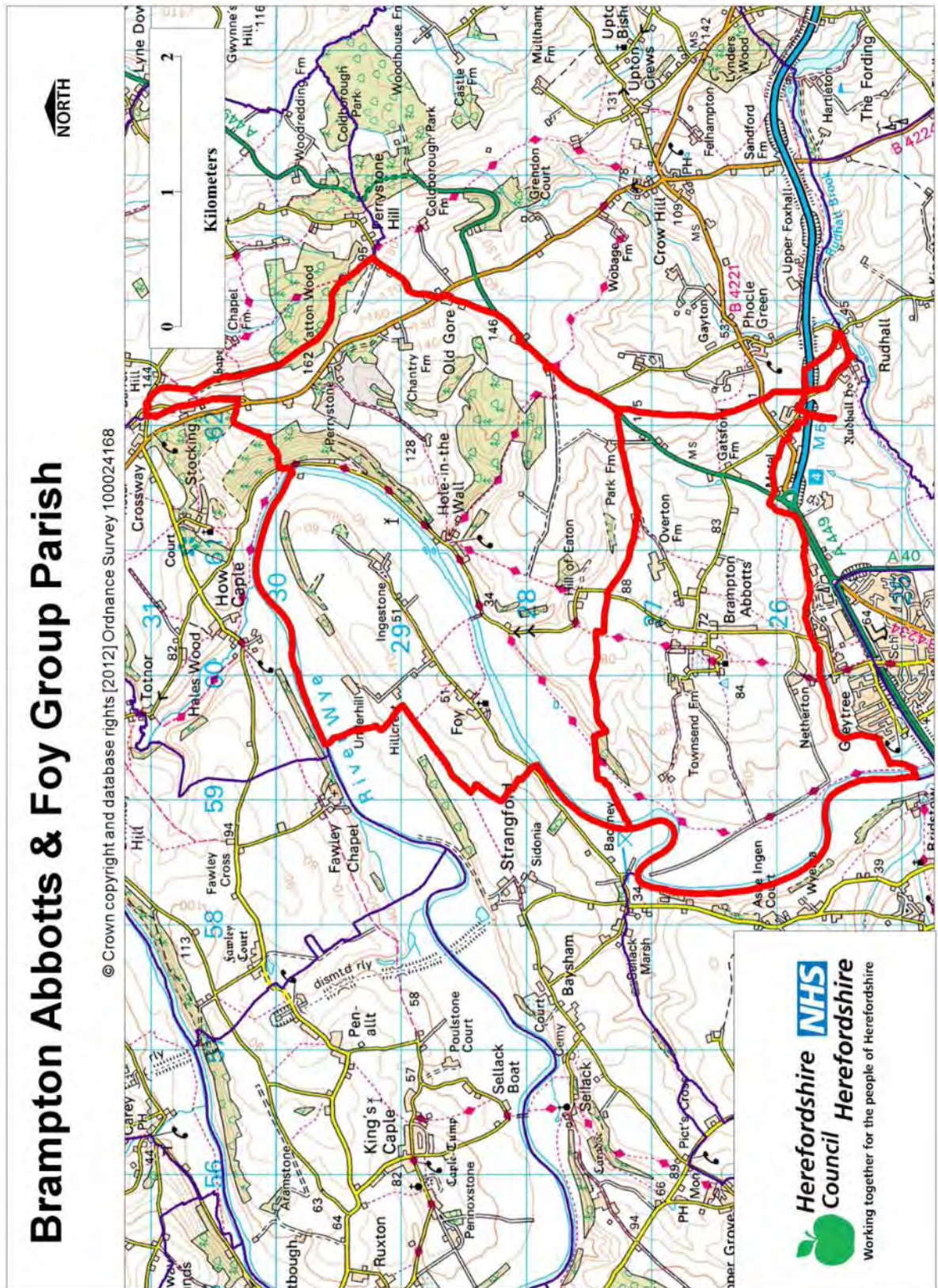
*Is for settlements that can retain their character whilst being able to embrace change through managed sustainable development.*

*Is for settlements with communities independent of Ross-on-Wye, that value their location and work hard to protect their natural landscape and environment.*

*Is for settlements with communities that have the ability to support genuine lifetime opportunities for families and others to grow and work together.*

*Is for settlements that take a pride in their heritage assets, that welcome visitors and support local businesses to enable them to thrive and prosper.*

Figure 1. The Brampton Abbots and Foy Neighbourhood Development Plan Area (OS Licence Number 1000054349)



# 1

## Introduction

- 1.1 Taking advantage of the new power available to parish councils, granted through the Localism Act 2011, Brampton Abbots and Foy Group Parish Council, as qualifying bodies, applied for the Group Parish to be designated as a neighbourhood planning area (Figure 1). This designation was approved by Herefordshire Council in January 2013.
- 1.2 This is the Regulation 16 Draft of the Neighbourhood Development Plan. When complete our plan will give local people more say on the future development of the area by helping to guide, control and promote development.
- 1.3 Put together by parish councillors and volunteers, our Neighbourhood Development Plan has reached second formal stage of consultation and we want to hear your views. If you look at Chapter 8 at the end of the plan you will see how you can make a response to this consultation.
- 1.4 The Neighbourhood Development Plan is structured in the following way:

Chapter 2 – *A Neighbourhood Development Plan for Brampton Abbots and Foy* sets out the background to the Neighbourhood Development Plan and describes why the Group Parish Council think it important we use this power.

Chapter 3 – *How Long Will It Take to Finalise the Neighbourhood Development Plan?* sets out the neighbourhood plan preparation process defined by government that we must follow to prepare a Neighbourhood Development Plan; and shows our intended timetable for getting through this process.

Chapter 4 – *Background and Key Issues* describes the Neighbourhood Development Plan area at the moment and examines some of the key issues facing the Neighbourhood Plan area.

Chapter 5 – *Neighbourhood Development Plan Objectives* sets out what we aim to achieve with the plan.

Chapter 6 – *Neighbourhood Development Plan Policies* is the real “heart” of the document and sets out our policies for the Neighbourhood Development Plan area.

Chapter 7 – *Review and Monitoring* describes how the Group Parish Council will keep the Neighbourhood Development Plan under review and monitor its effectiveness and appropriateness to meet its objectives.

Chapter 8 – *How to Comment on the Draft Neighbourhood Development Plan* explains how residents and others can make a response about this draft during the consultation period.



*View from Brampton Abbots towards Ross on Wye*

## 2

# A Neighbourhood Development Plan for Brampton Abbots and Foy

- 2.1 Neighbourhood Development Plans are 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, Parish Councils can now have some control in the process by preparing a Neighbourhood Development Plan.
- 2.2 Neighbourhood Development Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.
- 2.3 The Group Parish Council is of the view that this is an important right to exercise, and in 2012 the Group Parish Council applied for the whole of the area covered by the Group Parish (Figure 1) to be designated a neighbourhood planning area. Herefordshire Council approved this application in January 2013. When finalised the Neighbourhood Development Plan will give local people more say in the future development in the Neighbourhood Development Plan area covered by the Group Parish of Brampton Abbots and Foy.

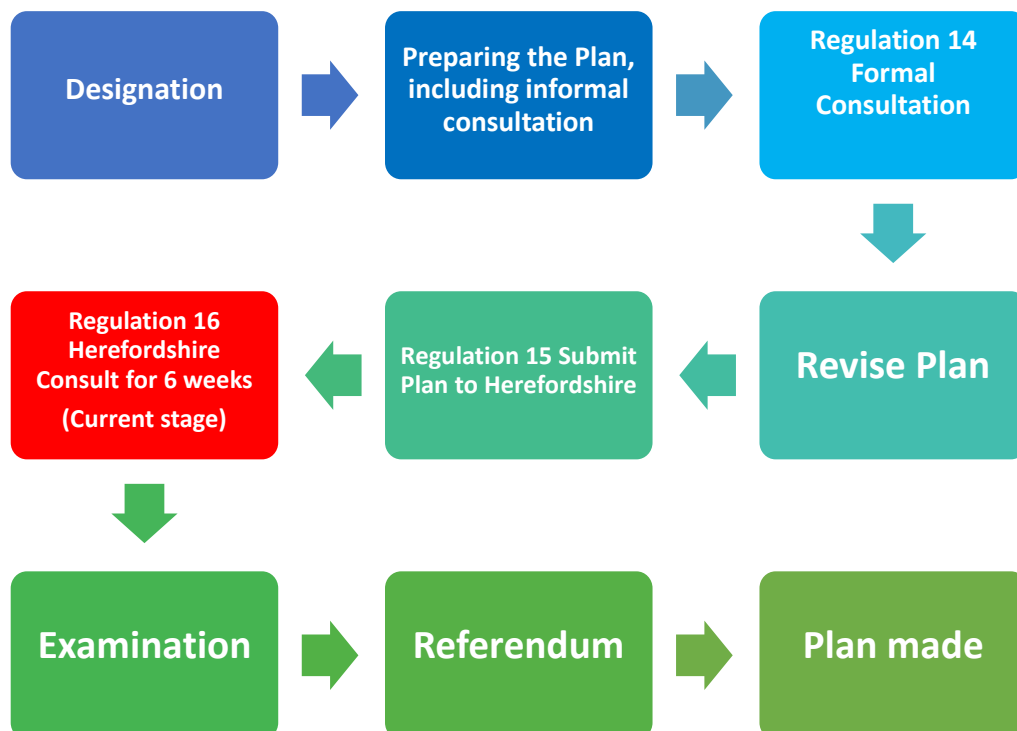


# 3

## How long will it take to finalise the Neighbourhood Development Plan?

3.1 Neighbourhood Development Plans must be prepared following a procedure set by government (Figure 2). We have now reached the second formal consultation stage – the Regulation 16 consultation.

**Figure 2. The Neighbourhood Development Planning Process**



3.2 The Neighbourhood Development Plan preparation procedure includes two minimum six-week periods of consultation on the draft plan and will culminate in a referendum on whether the plan should

be made part of the statutory development plan for Herefordshire. The Brampton Abbots and Foy Neighbourhood Development Plan has now reached Regulation 16 submission draft plan consultation stage and is being consulted upon formally. This is an important stage and will be the final opportunity to make your views known before the plan is assessed by an independent examiner.

- 3.3 Once the plan has been examined and it is considered to meet the basic conditions and other legal and procedural requirements it will be put to a vote. This referendum will mean that of all those eligible to vote in the area covered by the Group Parish, will decide whether or not the Neighbourhood Development Plan should be made part of the statutory development plan for Herefordshire.
- 3.4 It is hoped to reach referendum later in 2019 and have a final Neighbourhood Development Plan in place before the end of 2019.
- 3.5 One final point to bear in mind is that the Neighbourhood Development Plan must take account of national planning policy and guidance provided by government; and strategic planning policy set by Herefordshire Council. The latter, as we show in the next chapter, is extremely important in terms of planning for future developments.

# 4

## Background and Key Issues

### Introduction

- 4.1 The Neighbourhood Development Plan area of Brampton Abbots and Foy includes the settlements of Brampton Abbots, Foy East (including Hole in the Wall) and Foy West, Hill of Eaton, Netherton and parts of Phocle Green, Rudhall and Old Gore. The Neighbourhood Development Plan area lies, at its closest, approximately two miles north of the town centre of the historic market town Ross-on-Wye in South Herefordshire. Almost the entire Neighbourhood Development Plan area falls within the Wye Valley Area of Outstanding Natural Beauty (AONB).
- 4.2 At the time of the 2011 Census the adult (age over 17) population of the Parish of Brampton Abbots was 238 people occupying 125 households and, for the Parish of Foy, 102 people living in 56 households. The number of people aged below 18 was 85 in Brampton Abbots and 20 in Foy.



*St Michaels & All Angels Church, Brampton Abbots*

- 4.3 The name Brampton means 'Broom settlement'. Abbots is a reference to the Abbot of St Peter's Abbey, Gloucester which held the village we know today in the late 11th century at the time of the Domesday survey. St. Michael and All Angels Church in Brampton Abbots dates from the Norman Period and is a grade II\* English Heritage listed building, which places it in the top 8% of England's historic buildings. The Church was officially closed for public worship in 2011 on health and safety grounds. Brampton Abbots has experienced a relatively benign history, except for a German World War II bomber unloading in the southern part of the Neighbourhood Development Plan area.



*St Mary's Church, Foy*

- 4.4 Foy is to the north east of Brampton Abbots and is divided geographically into two parts by the River Wye. It is believed that St. Mary's Church, situated in West Foy, dates from the early Medieval period. The nave and chancel of the current building dates to Henry III's reign (1216 – 1272). The original footbridge of 1876 connecting East and West Foy was washed away by floods and replaced by the present bridge in 1921.

## **What are the key issues facing the Neighbourhood Development Plan Area?**

- 4.5 The following key issues have been identified for the Neighbourhood Development Plan to address between now and 2031.

## Housing

- 4.6 Herefordshire Council's Core Strategy Local Plan (adopted in December 2015) sets strategic planning policy for housing and other development in the county's rural area over the period 2011-2031. Policy RA1 of the Core Strategy identifies seven rural housing market areas for the county. Brampton Abbots falls within the Ross on Wye Rural Housing Market Area (HRHMA). Policy RA1 set an indicative growth target for this whole area of 14%, 2011-2031.



*Brampton Abbots, the main settlement is characterised by small, dispersed clusters of homes*

- 4.7 To ensure the indicative growth target is met, the Core Strategy (Policy RA2) then goes on to identify a number of villages that will be the main focus of housing development, Brampton Abbots is one of those. For Brampton Abbots to meet the indicative minimum growth target in full of 14%, this means new housing growth of 19 new dwellings by 2031 (see table in paragraph 6.4 for the current position, taking into account planning approvals since 2011).
- 4.8 Foy, Hill of Eaton, Netherton, Rudhall, Phocle Green and Old Gore are smaller settlements not identified in the Core Strategy as settlements where housing growth is appropriate. Accordingly, new housing here should be in general conformity with Herefordshire Council Core Strategy policies for the countryside. These restrict when new housing is considered appropriate.
- 4.9 There are few young families in the Neighbourhood Development Plan area. The ever-increasing price of housing is one of the main reasons

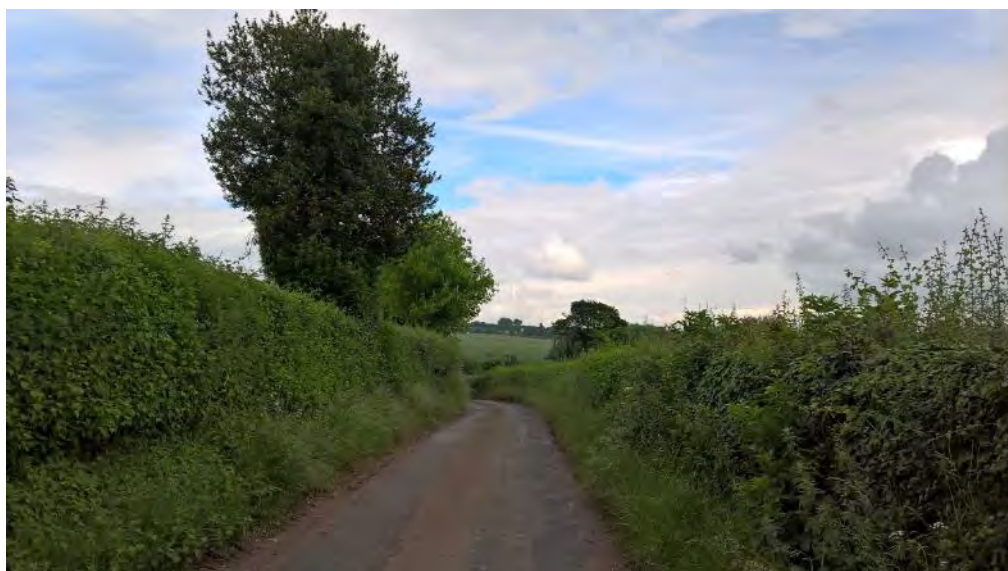
for this. There are also few low cost/social houses in the area that are available to purchase or rent.

### **Economy**

- 4.10 There is a need to support local business and promote better access to employment opportunities and improve infrastructure for business, such as high speed broadband that could be a relatively unobtrusive gain in this sensitive area and would facilitate increased homeworking. Being in a rural location some of the limiting factors on business are: lack of public transport; need for an improved electricity supply (which is currently often disrupted); Welsh Water's stated concern for limited capacity to deal with additional sewerage needs; no shop; road transport issues of small C and U roads. These will need to be considered in ways unbounded by the land use planning system. The nature and characteristic of the Neighbourhood Development Plan area substantially limits business growth. Any business planning applications will be judged, amongst other things, on the basis of this lack of infrastructure. Possible controls over businesses may be necessary.

### **Roads**

- 4.11 As well as the infrastructure issues identified in para. 4.10, there are significant issues in terms of the local road network. A number of these, such as speeding traffic are not land use planning matters. The unclassified roads in the Neighbourhood Development Plan area are used by cars, agricultural vehicles of all sizes and other commercials with an increasing trend towards home delivery for food and commodities. The greatest volume of traffic is seen on the Ross Road especially at the times during weekdays when children are being taken and collected from Oak House Nursery School. This road is also used as a rat run by people commuting to and from work. The junction at Oak House Nursery is also subject to congestion at certain times of the day when children are being dropped off and collected. The size and volume of agricultural traffic will depend on the season. Any new development in the Neighbourhood Development Plan area needs to take account of the rural nature of local roads and the dangers arising from them being narrow, winding with high banks and hedges, single lane in places, with no pavements or street lighting.



*Narrow lanes with high hedges*

### **Facilities**

4.12 The need to protect and enhance the Neighbourhood Development Plan area's small number of valuable community facilities is a key issue. These are:

- Brampton Abbots Village Hall
- St Michael & All Angels Church, Brampton Abbots
- St Mary Church, Foy

### **Built and Natural Environment**

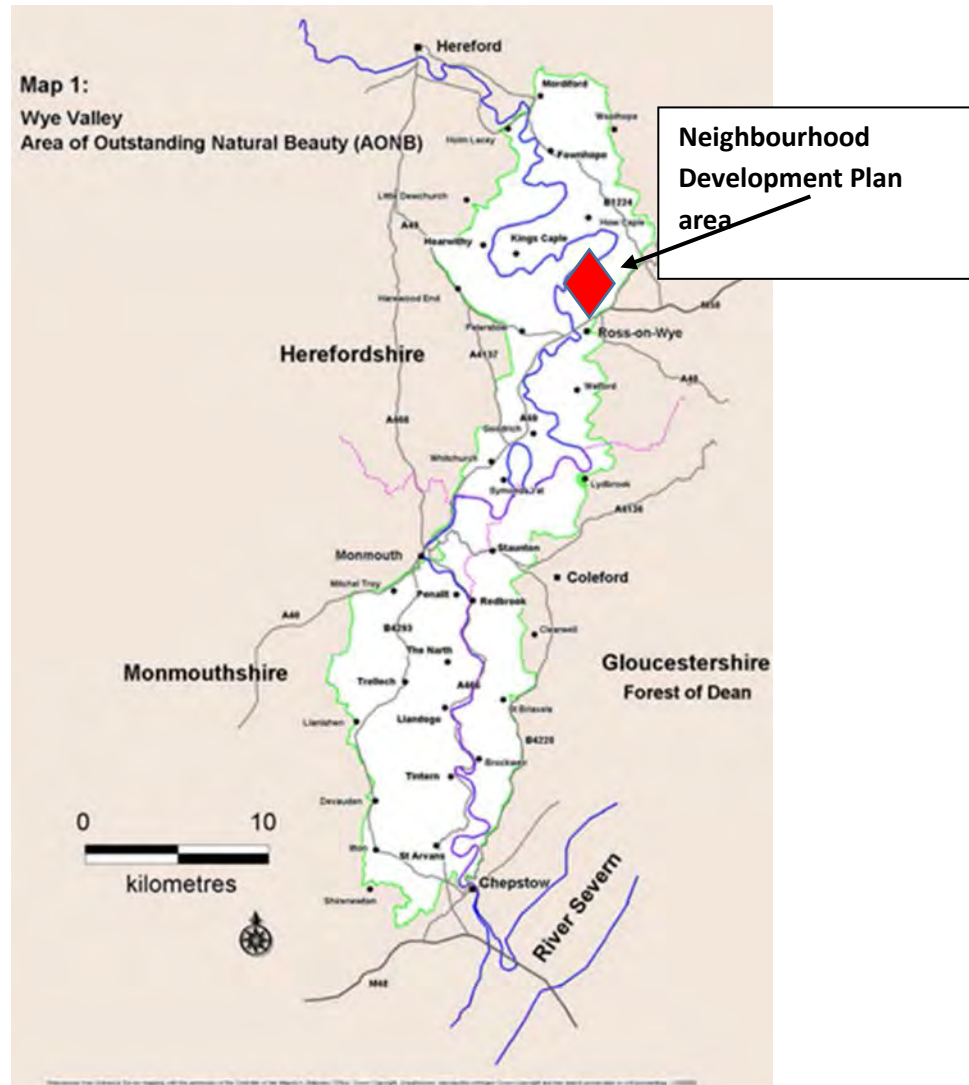
4.13 Figures 4 and 5 are taken from the Strategic Environmental Assessment Screening undertaken by Herefordshire ([https://www.herefordshire.gov.uk/directory\\_record/3034/brampton\\_abbotts\\_and\\_foy\\_group\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3034/brampton_abbotts_and_foy_group_neighbourhood_development_plan)) summarises the key environmental features in the Neighbourhood Development Plan area.

### **Landscape and Environment**

4.14 Most of the Neighbourhood Development Plan area lies within the Wye Valley Area of Outstanding Natural Beauty (Figure 3). This is an internationally important protected landscape straddling the border between England and Wales. It is one of the most dramatic and scenic landscape areas in southern Britain. National planning policy sets out that great weight should be given to conserving the landscape and scenic beauty in the AONB. This is, therefore, a key issue the Neighbourhood Development Plan must address. *The Wye Valley*

*AONB Management Plan* is also a material consideration for all development proposals within the AONB and those in the setting of the AONB that may have an impact on this valued landscape.

**Figure 3. Wye Valley Area of Outstanding Natural Beauty**



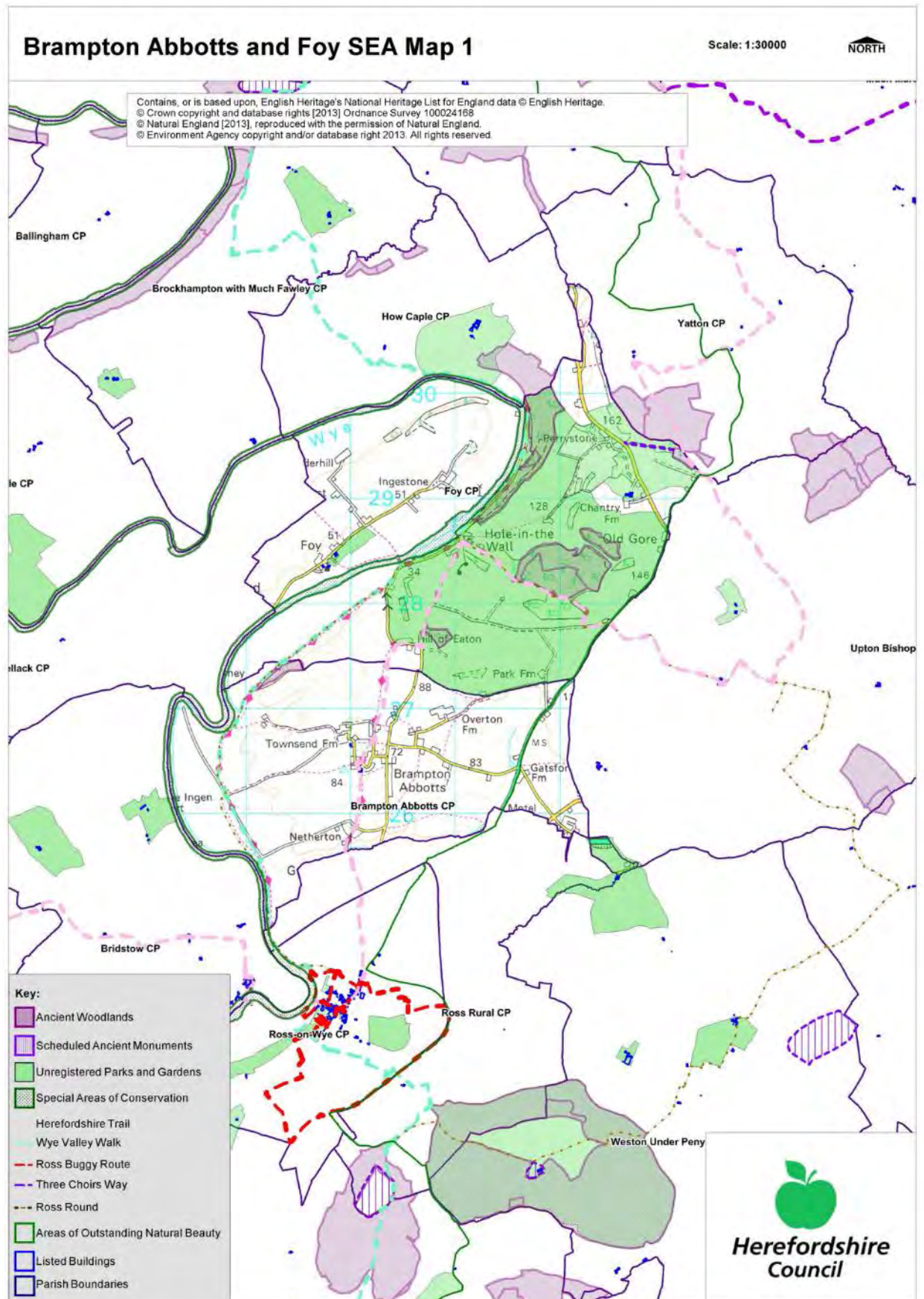
4.15 The Neighbourhood Development Plan area has several important footpaths that provide access to the wider countryside, with walks along the River Wye. These include 4.5 miles of the 136-mile-long Wye Valley Walk and 3.75 miles of the 150-mile circular Herefordshire Trail. The only foot crossing of the Wye to connect the settlements of Brampton Abbots and Foy is in a deteriorating but currently useable state. On the east bank the lane runs through pasture beside the river.



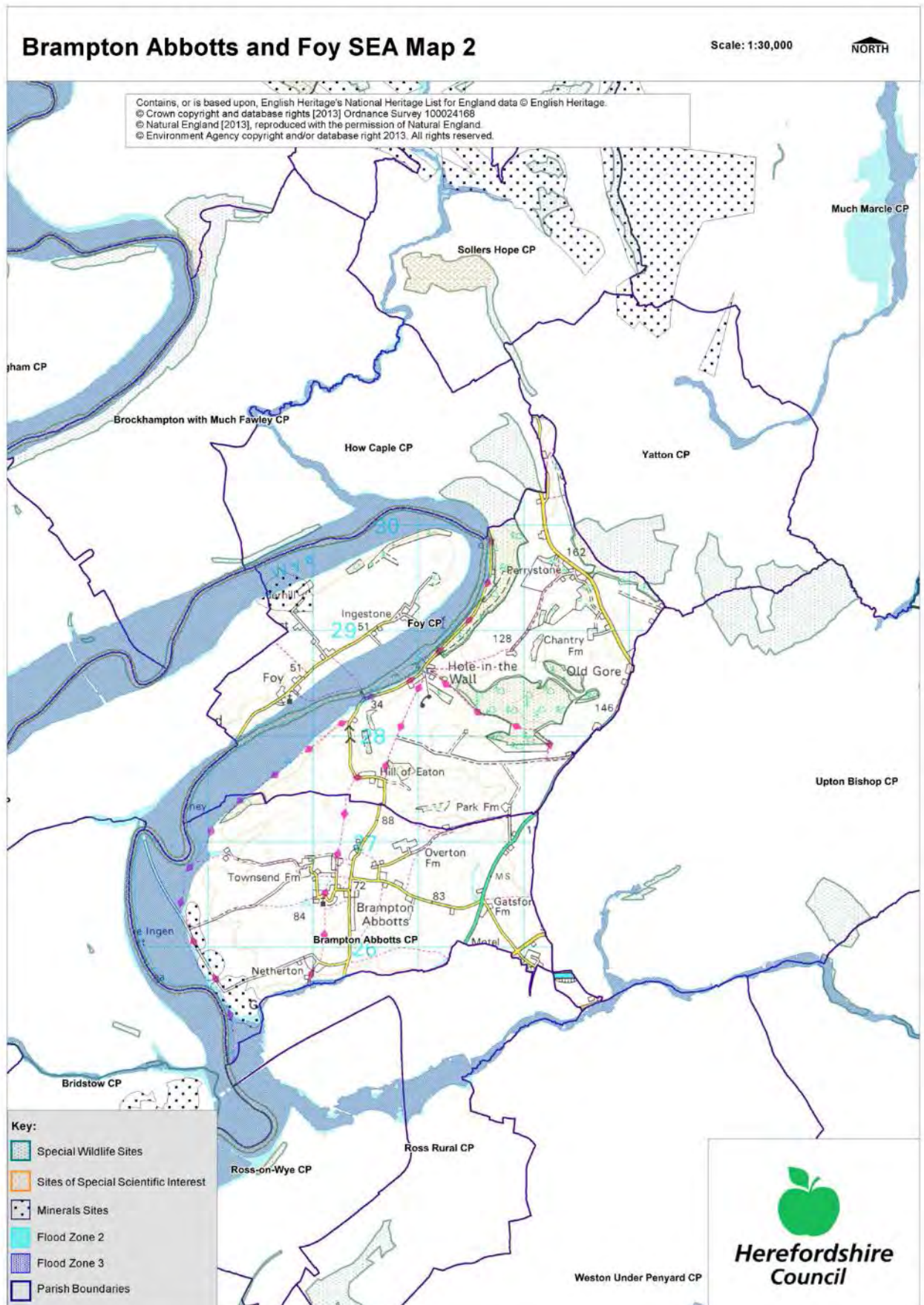
## **Wildlife and Ecology**

- 4.16 The open fields, green spaces, woodland, hedgerows and the River Wye and other watercourses that make up a large part of the Neighbourhood Development Plan area provide a perfect habitat for an abundance of wildlife. Great weight should be given to conserving these habitats so that this wildlife not only survives but also thrives. The whole of the River Wye is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

**Figure 4 – Strategic Environmental Assessment Map 1 for Brampton Abbots and Foy (OS Licence number 100054349)**



**Figure 5 – Strategic Environmental Assessment Map 2 for Brampton Abbots and Foy (OS Licence Number 1000054349)**



# 5

## Neighbourhood Development Plan Objectives

### Introduction

- 5.1 Based on the key issues identified, the Neighbourhood Development Plan has the following objectives. If these are achieved the Vision of the plan will be delivered.

**OBJECTIVE 1 – To support sustainable housing growth up to 2031**

**OBJECTIVE 2 – To conserve local heritage assets**

**OBJECTIVE 3 – To conserve the area’s valued landscape, natural environment and wildlife**

**OBJECTIVE 4 – To support appropriate growth in the local economy**

**OBJECTIVE 5 – To protect and enhance community facilities and open spaces**

**OBJECTIVE 6– To encourage appropriate provision of infrastructure**

# 6

## Neighbourhood Development Plan Policies

### **Objective 1 - To support sustainable housing growth up to 2031**

#### **POLICY BAF1 - NEW HOUSING DEVELOPMENT IN BRAMPTON ABBOTTS**

##### **1. Within the Settlement Boundary**

A balanced mix of new housing development of good design within the defined Brampton Abbots Settlement Boundary, as shown on the Policies Map (Figure 6), will be supported when:

- a. It is of good design when assessed against Policy BAF2 of this plan and Policy SD1 of the Herefordshire Local Plan Core Strategy and in keeping with the character, appearance and local distinctiveness of the settlement
- b. It conserves and enhances the landscape and scenic beauty of the Wye Valley Area of Outstanding Natural Beauty (AONB);
- c. It does not lead to significant adverse surface water flooding or local road traffic and highway safety impacts; and
- d. It conserves the linear road side settlement pattern

Where possible such proposals should provide a mix of dwelling types, which include lower cost housing that benefit older people, people or families with disabilities, young families and single people, thereby creating a genuine lifetime community.

## 2. Development outside the Settlement Boundary within the AONB

In the AONB, development outside the defined Brampton Abbots Settlement Boundary will be restricted in its scale, type and distribution so as to conserve the landscape and scenic beauty of the AONB and meet the following circumstances in addition to those referred to in a-d above:

- e. The Core Strategy growth target has not been met; AND
- f. Such development adjoins the Settlement Boundary, does not significantly reduce the gaps between the settlement boundaries and conserves the road sided linear, dispersed settlement pattern of the built-up area.

## 3. Development outside the Settlement Boundary and not within the AONB

New housing development in those areas outside the defined Brampton Abbots Settlement Boundary and not in the AONB will be subject to the provisions of Herefordshire Local Plan Core Strategy Policy RA3 "Herefordshire's Countryside".

### **Background and Justification**

6.1 Brampton Abbots settlement has a linear, dispersed built-up settlement form following various roads through the Neighbourhood Development Plan area. This settlement form has come about as the settlement has developed over many years. It is prominent and has views across fields and, further to the south and west, important landmarks such as May Hill, Penyard Park, Coppett Hill, Goodrich Castle and Hay Bluff. There are various public footpaths in the area that are well used. There are several small areas of built development. These have been identified on the Policies Map and include:

- The largest and oldest area of settlement congregates around the Parish Church, Old School and Old Rectory. The area includes a mix of house types and ages and extends east to include the Village Hall;
- To the north of this area is an area of linear built development that has had planning approvals for 7 dwellings, that will extend this area south towards the Village Hall. These commitments are included in the Settlement Boundary;
- Further dispersed, linear areas of built development are separated from the rest of the settlement by key open land areas. The furthest south of these dispersed, linear built areas is a

linear development, largely on the east side, of Ross Road. This area is then separated from other dispersed groups of built development by open land/open countryside;

- Further north, along Ross Road, the first of these is The Grove and Brampton View and beyond. The former is a small group of originally local authority owned houses;
- To the east of Ross Road and again separated by open land/countryside are three smaller, dispersed areas of built form and further east Overton Cottages and Overton Barn;
- To the west of which is a linear group of 11 dwellings including Old House and various cottages; and
- Finally, a small cluster of development centred on Highfield.

6.2 The Neighbourhood Development Plan supports further housing growth in Brampton Abbots settlement to meet national planning policy and to meet the growth target identified in the Herefordshire Core Strategy Local Plan, 2011-2031. In meeting these national and County policy aims it is essential that this housing growth also takes account of the size (even when taken together as a group of less than 100 homes), layout, role and function of Brampton Abbots settlement; the essential character of which is a dispersed, linear rather than nucleated form with no uniformity. Policy BAF1 will help to retain the linear, dispersed built form of Brampton Abbots by defining a Settlement Boundary for each of the seven identified existing built-up areas. These boundaries have been identified, in part, using the guidance contained in Herefordshire Council's [\*Guidance Note 20: Guide to Settlement Boundaries\*](#). These areas include any existing commitments i.e. homes under construction or planning permissions. Within these areas new housing development will be supported provided it is:

- of good design (Policy BAF3 of this Plan and Core Strategy Policy SD1 will be used to assess this);
- It does not lead to surface water flooding – there is already a significant local issue in relation to this issue on Church Road/Ross Road; and
- it does not lead to significant adverse impacts on amenity and road traffic and safety.

6.3 This approach will help to ensure that the Neighbourhood Development Plan can deliver the level of housing to meet the aims set in the Herefordshire Local Plan Core Strategy, 2001-2031. The Core Strategy identifies Brampton Abbots as a settlement that will be the “main focus of proportionate housing development”. In the Ross-on-Wye Rural Housing Market Area (RHMA) the indicative growth target

for such settlements is 14% growth 2011 to 2031. For Brampton Abbotts, this translates into a minimum target of 19 new homes, 2011-2031.



*Ribbon of development on Ross Road*

- 6.4 In seeking to deliver this minimum target the position as of **April 2018** was as follows (Herefordshire Council NDP Department annual review):

Commitments

Category	Number of
Completions	2
Under Construction	0
Planning approvals	15
<b>Total Commitments</b>	<b>17</b>

- 6.5 Since April 2018 a small number of planning approvals have been given and Brampton Abbotts is now in a position of potential over-supply when future housing growth is considered against the Core Strategy minimum target. Given that seven separate areas of dispersed existing built form go to make up the Settlement Boundary it is considered that there may be scope for further, limited infill within these areas should additional growth be needed within the Neighbourhood Development Plan area.
- 6.6 Brampton Abbotts settlement lies within the Wye Valley AONB. In such areas, national planning policy indicates that development should be restricted (NPPF para. 11, footnote 6; and para. 172). NPPF indicates that objectively assessed needs (the RHMA growth target) may not necessarily be met because other policies on the NPPF, such as AONB



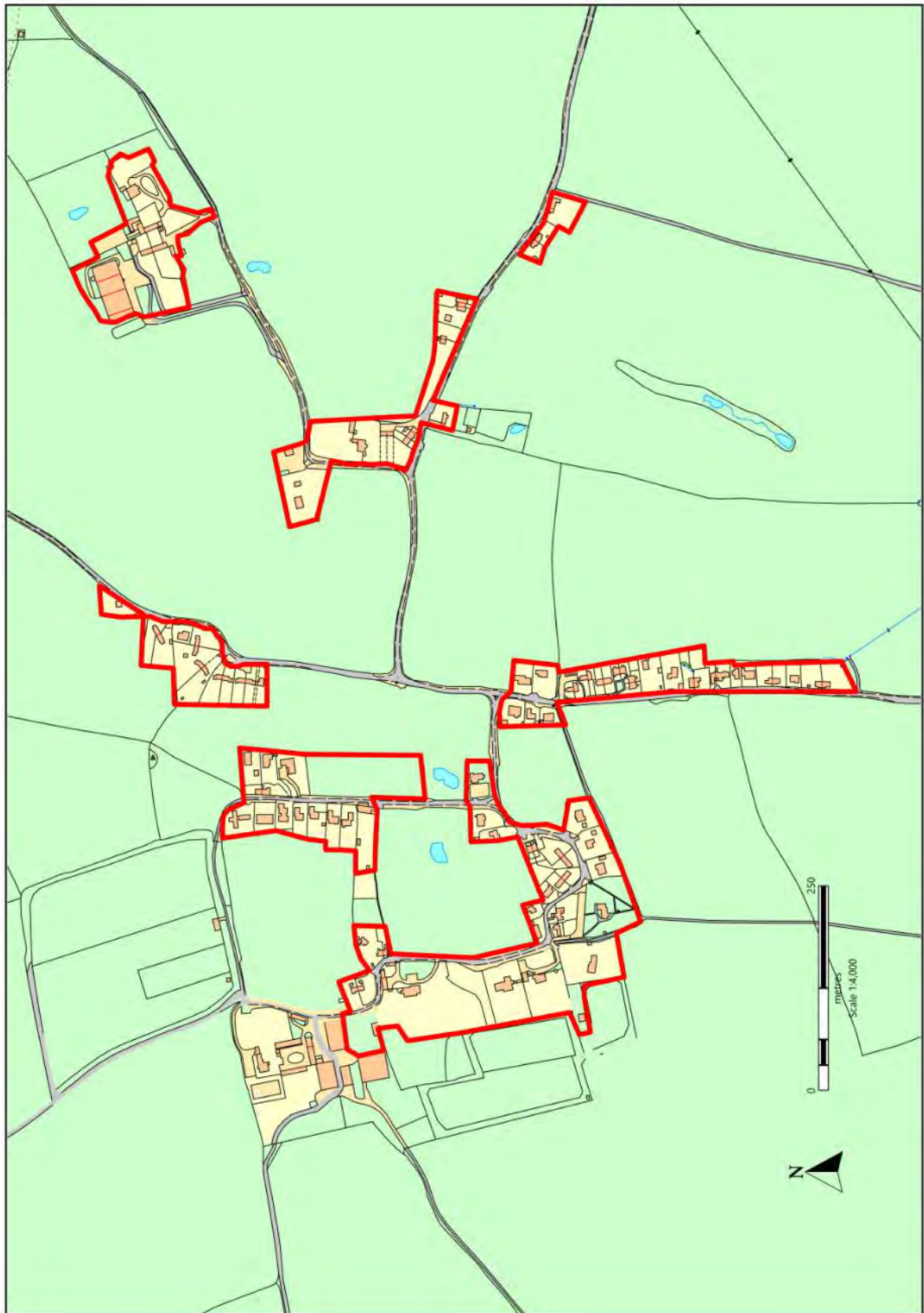
policy, indicate development should be restricted. The NPPF places great weight on conserving and enhancing landscape and scenic beauty in the AONB. To provide some degree of flexibility to go towards meeting the RHMA minimum target and to meeting national planning policy aims of supporting housing growth, Policy BAF1 allows for development outside the defined Settlement Boundary in very limited circumstances. Such development will be managed so that it conserves the linear, road side dispersed settlement pattern of Brampton Abbots – the key features identified in the form and layout of the settlement. Such development would be individual or small, roadside developments of houses that conserve this linearity so that such development does not lead to any significant reduction in the gap between the seven dispersed areas of the settlement.

- 6.7 Outside the Brampton Abbots Settlement Boundary and in areas that do not adjoin this boundary all new development, will be classed as being in the countryside. Planning applications for new residential development in these areas will be assessed against Herefordshire Local Plan Core Strategy Policy RA3 “Herefordshire’s Countryside”. *The Wye Valley AONB Management Plan* is also a material consideration for all development proposals within the AONB and those in the setting of the AONB that may have an impact on this valued landscape.



*Converted rural building*

**Figure 6 – Brampton Abbots and Foy Neighbourhood Development Plan Policies Map** (OS Licence Number 1000054349)



## **POLICY BAF2 – GOOD QUALITY DESIGN**

All development proposals within the Neighbourhood Development Plan area will be expected to demonstrate that they:

- a) Exploit existing infrastructure, or provide adequate new infrastructure to serve the needs of the development so as to ensure that the development does not have a negative impact on existing infrastructure; and
- b) They do not have a significant adverse impact on the amenity of existing and future occupiers of the development and neighbouring properties.

The Neighbourhood Development Plan area has a distinctive and special character, most of it being within the highly-valued landscape of the Wye Valley AONB. New development should make a positive contribution to this distinctive and special character and highly valued landscape by being of good quality design when assessed in relation to the following criteria:

- a. Contribution to local identity and sense of place;
- b. Suitability of the overall design and appearance of the development (including size, scale, density, layout, access,) when assessed in relationship with surrounding buildings, spaces, vegetation, water areas and other features of the surrounding area;
- c. Use, and where appropriate re-use, of local and traditional materials or suitable artificial alternatives. Standardised materials and products should be avoided;
- d. Use of space and landscape design;
- e. Protection and enhancement of woods, trees, hedgerows, rivers, ditches and water features;
- f. Movement to, within, around, and through the development;
- g. Originality, innovation and initiative;
- h. Inclusion of energy efficiency and conservation measures; and
- i. Use of sustainable drainage systems.

### **Background and Justification**

- 6.8 Most of the Neighbourhood Development Plan area is within the nationally protected and valued landscape of the Wye Valley AONB. A small part of the Neighbourhood Development Plan area, around the settlement of Rudhall, lies outside the AONB.

- 6.9 Given that most of the Neighbourhood Development Plan area is already protected and valued for the outstanding beauty of its character and landscape new development must be of good quality design.
- 6.10 Policy BAF2 sets out the key criteria which Development proposers should have regard to when considering and preparing development proposals. These criteria, alongside other development plan policies, will be used in the *assessment* of planning applications.



*An area with a valued landscape*

- 6.11 As well, as character, landscape and scenic beauty, Development proposers should assess and be able to demonstrate that proposals will not have adverse impact on infrastructure and traffic generation. These are key issues identified by local residents; in particular, the impact even a small-scale development can have on existing infrastructure or roads given the limited, rural infrastructure and inadequate roads of the Neighbourhood Development Plan area.

## Objective 2 - To conserve local heritage assets

### POLICY BAF3 – PROTECTING LOCAL NON-DESIGNATED HERITAGE ASSETS

Development proposals should conserve and enhance local non-designated heritage assets and their setting in a manner appropriate to the identified asset's significance. In particular, Development proposers should take account of the following non-designated heritage assets:

- a) Those identified in the Herefordshire Historic Environment Record;
- b) Such assets that are linked to the social and economic (e.g. agricultural and railway) history of the Neighbourhood Development Plan area; and
- c) Non-designated heritage assets that have a particular significance in the wider landscape setting of the Neighbourhood Development Plan area.



*Part of the area's railway history*

### Background and Justification

- 6.12 As well as designated heritage assets, such as Listed Buildings, the Neighbourhood Development Plan area has several other non-designated heritage assets. National planning policy recognises that heritage assets should be protected according to their significance. Therefore, a greater degree of protection is afforded to designated heritage assets than non-designated heritage assets. Whilst this distinction is recognised, it is important that development proposals

take full account of the identified and, in some instances, yet to be identified non-designated heritage assets in the Neighbourhood Development Plan area. Development proposers should work with Herefordshire Council to identify such assets, initially by consulting the Herefordshire Historic Environment Record, and, also where it is identified as appropriate, through desk-top and site survey work.

6.13

Where non-designated heritage assets are identified, development proposals should seek to conserve and enhance these on-site, or in another location in a manner appropriate to their significance and, where it is determined by Herefordshire Council that development can take place, that removes or replaces a heritage asset, suitable recording should be undertaken.



Memorial cross for the Rector of BA Harry St Helier Evans the inscription reads *They that are with him are called and faithful H.E. August 5 1904*

6.14

Development proposers are also reminded that they must through their proposals address any statutory protections and their Neighbourhood Development Plan policies relevant to designated heritage assets and their setting. To help Development proposers and others, the attached Appendix includes a list of known designated and non-designated heritage assets as of the date of publication of this Neighbourhood Development Plan.

## **Objective 3 - To conserve the Neighbourhood Development Plan area's valued landscape, natural environment and wildlife.**

### **POLICY BAF4 – LANDSCAPE AND SCENIC BEAUTY**

Within the Neighbourhood Development Plan area, but particularly within the area of the Wye Valley AONB development must conserve and enhance the area's landscape scenic beauty and wildlife.

Development proposals will be assessed against the following:

- a) Within the settlements and countryside of the AONB their ability to conserve and enhance the scenic and natural beauty of the Neighbourhood Development Plan area and in those areas not within the AONB their degree of impact on the AONB, where identified, and their impact on the wider landscape;
- b) Impact on views within the Neighbourhood Development Plan area including, but not limited to, those of the Neighbourhood Development Plan area's settlements, and along the River Wye Valley, together with those to Ross-on-Wye, and views of Goodrich Castle, Hay Bluff and May Hill. Where appropriate impact on views should be identified and assessed in a Landscape Visual Impact Assessment. Where a negative impact is identified, suitable mitigation should be acceptable but only in circumstances where it reduces the impact to a minimal level and enhances landscape features;
- c) The conservation and management of mature trees, hedgerows, orchards, water meadows, ponds and other water features;
- d) Proposals should be of a scale and designed so that they retain the dispersed and road side linear settlement pattern of the Neighbourhood Development Plan area as it sits within the wider, most valued landscape and do not change the character and distinctiveness of the area;
- e) Conservation of the scenic beauty and tranquillity of the AONB;
- f) Mitigation of lighting to limit light pollution and retain the Neighbourhood Development Plan area's dark skies; and
- g) Conservation, where appropriate, and enhancement of wildlife.

### **Background and Justification**

- 6.15 Most of the Neighbourhood Development Plan area is within the Wye Valley AONB. This is a nationally recognised and valued landscape. National planning policy recognises that in such areas development should be restricted. Where development is proposed, it will be assessed for its impact on this valued landscape and wildlife, and where it cannot demonstrate that it conserves and enhances the rural beauty and wildlife of the area it will not be supported. It will be for Development proposers to carry out suitable assessments of their proposals on the landscape and wildlife of the Neighbourhood Development Plan area, including Landscape Visual Impact and Ecology Assessments, to ensure that their proposal conserves and enhances the wider landscape, particularly the AONB, and wildlife. Proposals will only be supported when they include measures to eliminate negative impact. In particular, assessments should identify and assess impact on key views within the Neighbourhood Development Plan area. Some of these views are spectacular both within the area, such as along the Wye Valley, and looking out of the area e.g. to Ross-on-Wye



*Wye Valley Walk*

- 6.16 The Neighbourhood Development Plan area is made up of the small dispersed settlements of Brampton Abbotts, Foy East (including Hole in the Wall) and Foy West, Hill of Eaton, Netherton, parts of Old Gore, Phocle Green, Rudhall, the latter two not being within the AONB. Proposals should be of a scale and designed in such a way that they conserve this settlement pattern. This will be of particular importance within the AONB, but outside of the AONB, proposals will be assessed for the impact on the wider landscape including impact on the AONB and wildlife. *The Wye Valley AONB Management Plan* is also a material



consideration for all development proposals within the AONB and those in the setting of the AONB that may have an impact on this valued landscape.

- 6.17 The AONB is nationally recognised and protected, and residents and visitors strongly value the rural nature of the Neighbourhood Development Plan area, the solitude and the fact that it is a safe, idyllic place in which to live and visit. Development should not have negative impact on these important qualities.

## **OBJECTIVE 4 – To support appropriate growth in the local economy**

### **POLICY BAF5 – TO SUPPORT THE GROWTH OF SMALL-SCALE RURAL BUSINESSES**

Proposals for the development of small-scale business enterprises suitable to a rural area such as this where there is a lack of facilities/infrastructure that take account of the road system will be supported when they do not have a significant adverse impact on the valued landscape (AONB) or rural character of the Neighbourhood Development Plan area, its residential amenity, infrastructure or traffic (both volume and size) or tranquillity and they are for the following:

- a. Conversion or reuse of an existing building where the building is suitable for such a conversion without rebuilding or disproportionate extensions;
- b. Homeworking proposals requiring planning permission;
- c. Live/work units in existing buildings or within the defined Brampton Abbots Settlement Boundary (Policies Map, Figure 6);
- d. Small-scale proposals for the expansion or diversification of an existing rural business use (non-agricultural); and
- e. The proposal is acceptable when assessed against Policies BAF2, BAF3 and BAF4 of this Neighbourhood Development Plan.

#### **Background/Justification**

- 6.18 As to be expected in such a rural Neighbourhood Development Plan area, agriculture is the main business activity. This comprises arable crops, potatoes, some sheep and cattle and a poultry unit.
- 6.19 Other business activities in the Neighbourhood Development Plan area are tourism, country sports, equine, a children's home, the PGL activity centre and a private nursery school. There is also some homeworking. New development for small scale business activities that maintains, and is suitable for, the special characteristics of the rural nature of the Neighbourhood Development Plan area will be supported, provided

there is no significant impact on existing and future residential amenities, infrastructure and traffic generation.

- 6.20 Given most of the Neighbourhood Development Plan area is within the Wye Valley AONB, where national planning policy protects such areas to restrict the overall scale, type or distribution of development, and that there is this lack of facilities and infrastructure, development proposals for economic activity need to be appropriate to the special character of this area, particularly in terms of their scale. Therefore, proposals that re-use existing buildings, or are for homeworking requiring planning permission will normally be supported, as will live/work units in the Settlement Boundary of Brampton Abbots settlement. There are also a small number of existing rural business (non-agricultural) uses in the Neighbourhood Development Plan area and limited proposals for the expansion or diversification of such uses will be supported
- 6.21 St Michael & All Angels Church in Brampton Abbots is currently not used for worship. Brampton Abbots Church Regeneration Group have looked at future options for the re-use of the Church. If a business use were to be put forward as the best option it would be assessed against Policy BAF5, but, being a listed building, any development would also have to conserve the building and its setting, and the setting of any other affected designated heritage assets, including the chest tombs.
- 6.22 The Diocese of Hereford has been awarded a Lottery Grant to make the Church safe on the condition that it is used for worship for a minimum of six services a year.
- 6.23 Small-scale hydro-electricity generation proposals on the River Wye may also be supported when compatible with Herefordshire Local Plan Core Strategy Policy SD2 "Renewable and low carbon energy generation". This policy includes criterion 1 that such development should not "adversely impact upon international or national designated natural assets" such as the Wye Valley AONB or the River Wye Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC).

## **POLICY BAF6 - POLYTUNNELS**

**Within those parts of the Neighbourhood Development Plan area that are within the Wye Valley Area of Outstanding Natural Beauty (AONB), when planning permission is required for polytunnels and their ancillary development, such development will be restricted to protect the landscape and scenic beauty of this area.**

**Where proposals for polytunnels and ancillary works are considered to be major development such proposals will only be allowed in exceptional circumstances: where it can be demonstrated that such major development is in the public interest when assessed against the criteria in national planning policy paragraph 172.**

### **Background/Justification**

- 6.24 Most of the Neighbourhood Development Plan area lies within the Wye Valley Area of Outstanding Natural Beauty (AONB) where national planning policy protects such areas to restrict the overall scale, type or distribution of development. This area is protected for its landscape and scenic beauty. National planning policy states that in such areas “great weight should be given to conserving and enhancing landscape and scenic beauty. The scale and extent of development within these areas should be limited.” (NPPF, para. 172). Polytunnels can have a major physical and visual impact on the landscape. Given the national planning policy requirement and the potential impact of such development, Policy BAF6 will seek to limit such development. Where proposals for polytunnels and ancillary works are considered to be major development such proposals will only be allowed in the exceptional circumstances where it can be demonstrated that such major development is in the public interest when assessed against the criteria in national planning policy paragraph 172.

## **Objective 5 – To protect and enhance community facilities and open spaces**

### **POLICY BAF7 – COMMUNITY FACILITIES AND OPEN SPACES**

The community facilities listed below and shown on Figures 7, 8, 9 and 10 will be protected:

- Brampton Abbots Village Hall
- St Michael and All Angel Church, Brampton Abbots
- St Mary’s Church, Foy
- Foy Bridge, Foy
- Jubilee triangle open space and seating area

Development assessed to be in line with other policies in this Neighbourhood Development Plan that would enhance or improve these facilities, or in the case of St Michael & All Angel Church would bring the Church back to a place of worship with a certain level of commercial activity to fund it which would complement the Village Hall, will be supported subject to compliance with BAF2, BAF3 and BAF4.

Development leading to the loss of these community facilities and open space will only be supported when equivalent, or better, provision is made within the Neighbourhood Development Plan area; and / or the Development proposer can clearly demonstrate that such a use is no longer suitable for a community facility or such a facility is no longer needed by the local community.

#### **Background/Justification**

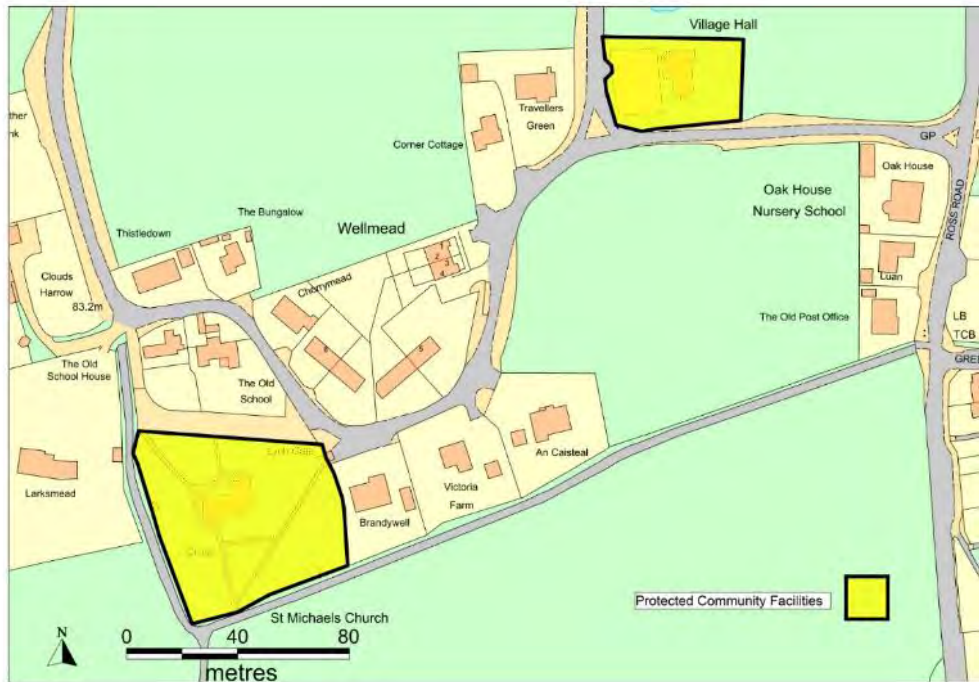
- 6.25 Community facilities are the glue that holds a community together. The Village Hall and two Churches identified in Policy BAF7 will be protected for community uses. In Brampton Abbots, the small open space known as the Jubilee triangle open space and seating area will be protected for its value as open space, Also, protected as a community facility and being crucial to maintaining a physical connection between Brampton Abbots and Foy is Foy Bridge. This key infrastructure plays an important social role in the Neighbourhood Development Plan area and is protected under Policy BAF7. Protecting the named facilities and open space will maintain the health and social well-being of the Neighbourhood Development Plan area. The loss of the named

community facilities will only be supported when equivalent, or better provision, is made elsewhere in the Neighbourhood Development Plan area. This policy is in general conformity with Policy SC1 of the Core Strategy.

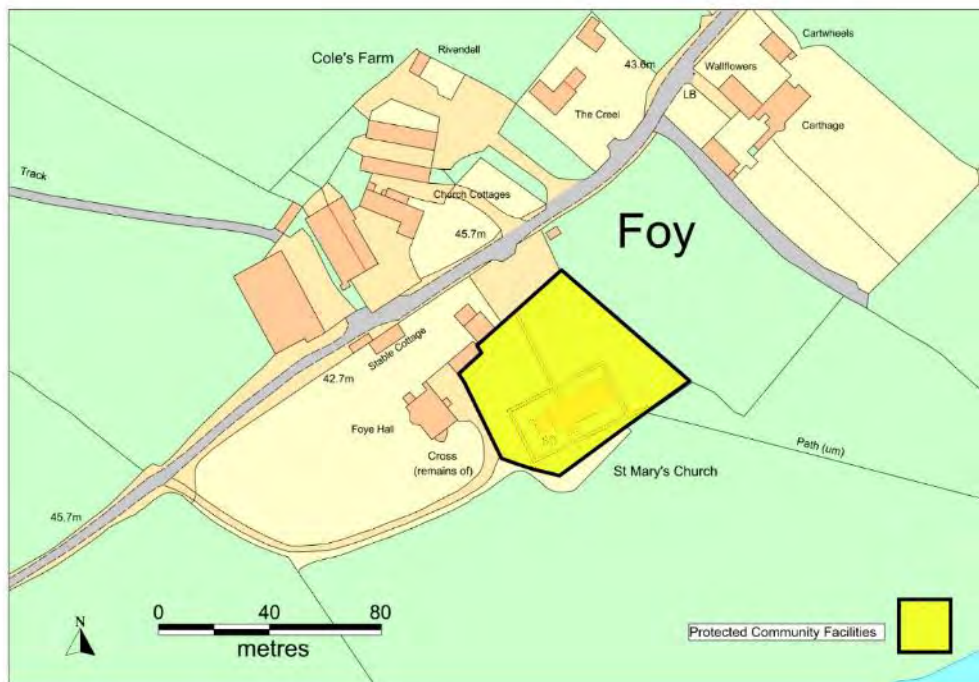


*Brampton Abbots Village Hall*

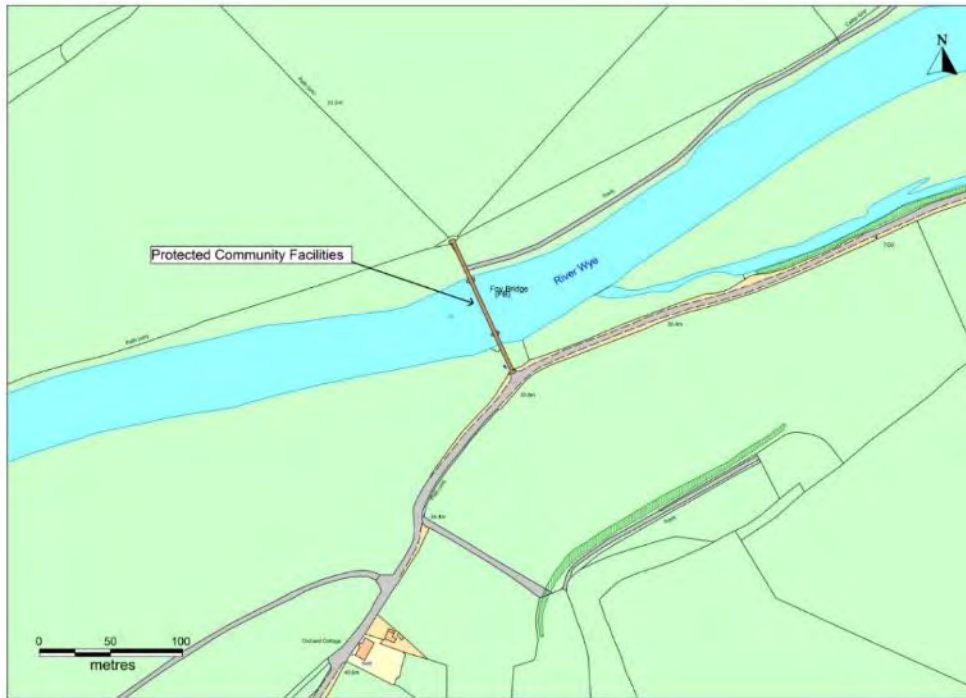
**Figure 7 – Brampton Abbots Protected Community Facilities** (OS Licence Number 1000054349)



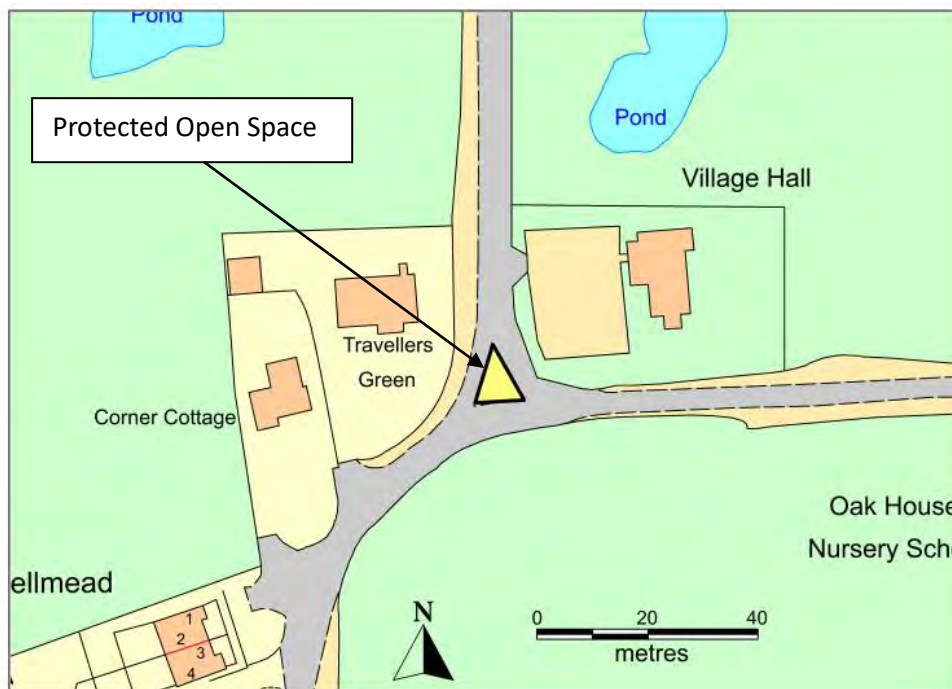
**Figure 8– Foy Protected Community Facilities** (OS Licence Number 1000054349)



**Figure 9– Foy Protected Community Facilities** (OS Licence Number 1000054349)



**Figure 10– Jubilee triangle open space** (OS Licence Number 1000054349)







*Jubilee Triangle Open Space*

## **OBJECTIVE 6– To encourage appropriate provision of infrastructure**

### **POLICY BAF8 – THE MANAGEMENT OF TRAFFIC SAFETY AROUND THE NEIGHBOURHOOD DEVELOPMENT PLAN AREA**

**To minimise the impact of traffic and to create a safer environment for all road users, improvements to the following areas will be supported:**

- **Gatsford Crossroads (Figure 11a)**
- **Rudhall Crossroads (Figure 11b)**
- **Junction at Oak House, Ross Road (Figure 11c)**

**Planning proposals that would lead to further increases in traffic at these locations and other traffic management issues will be resisted unless suitable mitigation is identified.**

#### **Background/Justification**

- 6.26 The roads within the Neighbourhood Development Plan area, excepting the stretches of the A449 to the south and the B4224 to the east, are narrow, often single lane and often historic sunken lanes with steep banks and high hedges. These features, along with the winding nature of some roads make visibility, in many places, poor. The volume and speed of traffic makes the three areas identified in Policy BAF8 particularly dangerous and problematic. Proposals to control the speed and volume of traffic at these locations will be supported. The Parish Council has set up a working group to look at this issue and will liaise with Herefordshire Council to seek improvements in the future. Where planning proposals would lead to further increases in traffic at these locations and result in other traffic management issues they will be resisted unless suitable mitigation is identified at the planning application stage.
- 6.27 Road and traffic problems need to be addressed at the planning proposal stage as the Neighbourhood Development Plan area has only one return public transport service, operating once a week.

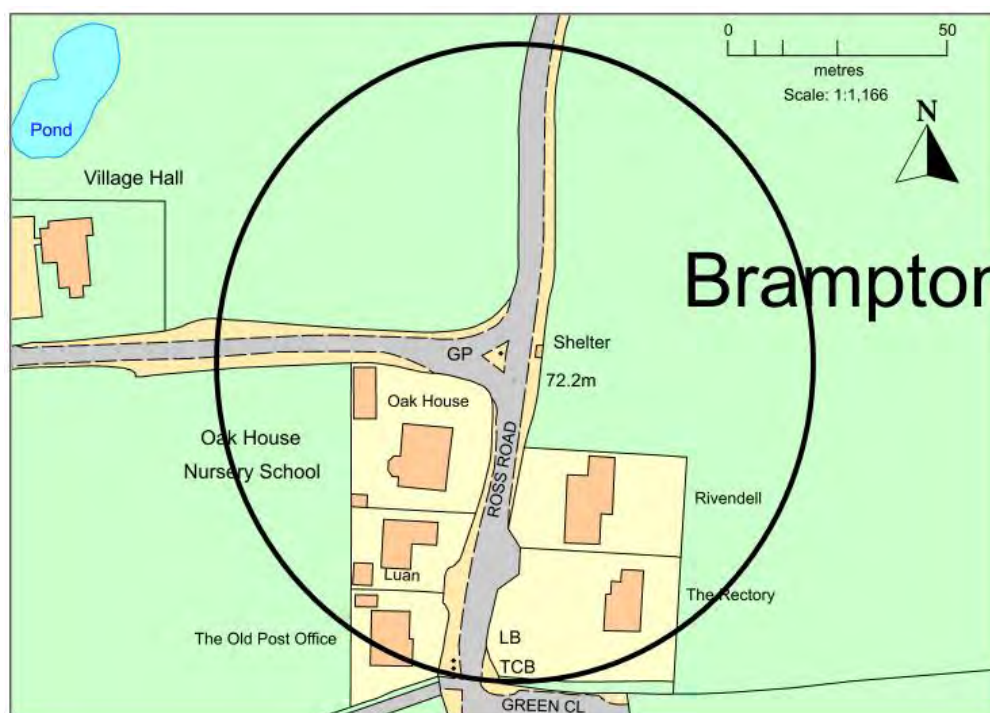
**Figure 11a– Gatsford Crossroads** (OS Licence Number 1000054349)



**Figure 11b– Rudhall Crossroads** (OS Licence Number 1000054349)



**Figure 11c– Junction at Oak House, Ross Road** (OS Licence Number 1000054349)



## **POLICY BAF9 - PUBLIC SEWERAGE NETWORK AND WASTEWATER TREATMENT WORKS (WwTW)**

**Development that may result in the capacity of the public sewerage network and/or the Ross-on-Wye wastewater treatment works (WwTW) becoming overloaded will not be supported.**

**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).**

### **Background/Justification**

- 6.28 Most of Brampton Abbots settlement is connected to the mains sewer. Welsh Water have indicated that the wastewater treatment works is currently at capacity. To ensure that any new development that could impact on the public sewerage network/wastewater treatment works (WwTW) is capable of accepting the foul flows from new development,

in line with Policy SD4 of the Herefordshire Core Strategy, Policy BAF9 will also be used to ensure that new development will only be permitted where the capacity of the public sewerage network allows or adequate private sewerage arrangements are provided.

## **POLICY BAF10 – HIGH SPEED INTERNET AND COMMUNICATIONS**

**The development of new high-speed broadband infrastructure to serve the Neighbourhood Development Plan area will be supported where it is sympathetically designed and suitably camouflaged.**

**All new residential and commercial development will be required to facilitate the provision of infrastructure to support high speed broadband.**

### **Background/Justification**

- 6.29 Like many rural areas the Neighbourhood Development Plan area suffers from relatively poor high-speed broadband. This can vary considerably from area to area. To offset this shortfall and to support the local economy and quality of life where proposals are made to improve such communications they will be supported and where new residential and commercial development is proposed it should include such infrastructure.

# 7

## Review and Monitoring

- 7.1 This Neighbourhood Development Plan will be monitored and kept under review by the Group Parish Council twice within any 12-month period during the life of the Council, at meetings pre-determined by councillors, the Neighbourhood Development Plan will be an agenda item so that it can be formally reviewed. Additionally, any councillor can request an extra review of the plan by asking the clerk to place it on the agenda of the next meeting. Any parishioner can make the same request.

# 8

## How to comment on the Draft Plan

- 8.1 [Herefordshire Council run the submission consultation – this section will need to be completed when we have details of dates etc.]

# Appendix 1 – Heritage Assets

Please note some of the records may be listed under more than one heading

## 1) Scheduled Monuments

- Dyke on South side of Yatton Wood - Yatton HE List Entry Number: 1005341
- Churchyard Cross - Brampton Abbots HE List Entry Number: 1016129

Also listed Grade II

## 2) Historic England Listing

- Church of St Michael - Brampton Abbots

List Entry Number: 1099258 Grade: II\* Also:

- Scattered Group of 19 Chest Tombs

List Entry Number: 1099259

Grade: II

- Churchyard Cross

List Entry Number: 1349019

Grade: II

- Rudhall House - (That part in Brampton Parish)

List Entry Number: 1099260 Grade: I

- The Old Rectory - Brampton Abbots

List Entry Number: 1349020

Grade: II

- The Chantry - Foy

List Entry Number: 1099266 Grade: II Also:

- \*Garden Gateway and Flanking Wall

List Entry Number: 1157799

Grade: II

\*Barn

List Entry Number: 1099267

Grade: II

- Church of St Mary - Foy List Entry Number: 1157820

Grade: I

Also:

- \*Base of Churchyard Cross

List Entry Number: 1099268

Grade: II

- \*Group of Chest Tombs South of Nave

List Entry Number: 1099269

Grade: II

- \*Scattered Group of 8 Chest Tombs North of Church

List Entry Number: 1099270

Grade: II



- \*Sundial South of Porch

List Entry Number: 1301401

Grade: II

- The Can & Anchor - Hole in the Wall

List Entry Number: 1099272 Grade: II

- Carthage - Foy

List Entry Number: 1166404 Grade: II Also:

- \*East Service Wing

List Entry Number: 1099271 Grade: II

- Foye Court - Foy

List Entry Number: 1166408 Grade: II

- Old Gore War Memorial - Old Gore

List Entry Number: 1099253

Grade: II

### **3) Royal Commission on Historic Monuments - Inventory of the Historical**

#### **Monuments in Herefordshire**

- Church of St Mary - Foy
- Barn - Foy
- Court Farm - Hole in the Wall
- Wayside Cottage - Hole in the Wall
- Abrahall Cottage - Hole in the Wall
- Camp - Hole in the Wall
- Dyke south of Yatton Wood - Yatton
- Church of St Michael - Brampton Abbots
- Rudhall House - Rudhall
- Netherton Farm - Brampton Abbots

#### **4) Pevsner - Buildings of England**

- Church of St Mary - Foy
- Vicarage - Foy
- Carthage - Foy
- Ingestone - Foy
- Footbridge - Foy
- Can & Anchor - Hole in the Wall
- School - Hole in the Wall
- Church of St Michael including Lychgate - Brampton Abbots
- Old School - Brampton Abbots
- Old Rectory - Brampton Abbots
- Rudhall Manor – Rudhall

## **5) Herefordshire Sites & Monuments Record (SMR)**

### Chantry. Farm (The Chantry)

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 62666 29019  
49621

### Campfield. 1/2-mile E of Church. Foy (Eaton Tregoz Castle?)

FOY, HEREFORDSHIRE

FORT (Undated)

CASTLE? (Medieval - 1066 AD to 1539 AD) so 6054 2820  
47410

### Oldgore Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 63002 28662  
7319

### Dyke. W of Perrystone Court, Foy

FOY, HEREFORDSHIRE

DYKE (DEFENCE) (Early Medieval - 410 AD to 1065 AD) so 6208 2963  
22127

### Foy Bridge

FOY, HEREFORDSHIRE

BRIDGE (Post Medieval - 1540 AD to 1900 AD) so 605 284  
49937

### Park Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 61864 27330  
47407

### Underhill, Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 59902 29367  
853

### Cross, SW of Church. Foy.

FOY, HEREFORDSHIRE

CROSS (Medieval - 1066 AD to 1539 AD) so 5976 2832  
47414

### Hill of Eaton, Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 60561 27622  
47409

Coutt Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 60920 28545  
7320

St Mary: Church. Foy

FOY, HEREFORDSHIRE

CHURCH (Medieval - 1066 AD to 1539 AD) so 5977 2833  
6628

Park. Eaton Tregoz

FOY, HEREFORDSHIRE

DEER PARK (Medieval - 1066 AD to 1539 AD) so 61 27  
5710

Ingestone Court

FOY, HEREFORDSHIRE

HOUSE (1 7th Century - 1601 AD to 1700 AD) FARM (Post Medieval - 1540  
AD to 1900 AD) so 60930 29176  
47408

Cole's Farm. Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 59713 28425  
6629

Coppice Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 62698 28099  
47406

Home Farm (Snog's Ash Farm)

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 62191 29904  
23785

Court Farm. Hole-in-the-Wall. Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 6000 2855  
851

Dyke. S side of Yatton Wood. Foy

FOY, HEREFORDSHIRE

DYKE (DEFENCE) (Early Medieval - 410 AD to 1065 AD) so 6261 2953  
47412

New Barn

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 61428 28035  
24539

Eaton Park, Foy

FOY, HEREFORDSHIRE

LANDSCAPE PARK (Post Medieval - 1540 AD to 1900 AD) so 624 282  
31553

Brickend. Foy

FOY, HEREFORDSHIRE

BRICK KILN (Post Medieval - 1540 AD to 1900 AD) so 6017 2887  
30006

House and Garden. Perrystone. Foy

FOY, HEREFORDSHIRE

HOUSE (18th Century - 1701 AD to 1800 AD) GARDEN (Medieval - 1066 AD  
to 1539 AD) so 6244 2952  
33629

Site of possible hillfort, Hill of Eaton. Brampton Abbots

FOY, HEREFORDSHIRE

HILLFORT (Iron Age - 800 BC to 42 AD)  
SO 6030 2780SMR No  
35419

Foy Halla vicarage, Foy

FOY, HEREFORDSHIRE

VICARAGE (Post Medieval - 1540 AD to 1900 AD) so 5973 2834  
31220

Carthage Landscape Park

FOY, HEREFORDSHIRE

LANDSCAPE PARK (Post Medieval - 1540 AD to 1900 AD) so 6001 2853  
31221

Eaton Tregoz Landscape Park

FOY, HEREFORDSHIRE

LANDSCAPE PARK (Post Medieval - 1540 AD to 1900 AD) so 6166 2831  
48563

Townsend Farm. Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD  
to 1900 AD) so 59923 26799  
6624

Churchyard cross. Brampton Abbots.

BRAMPTON ABBOTTS, HEREFORDSHIRE CROSS (Medieval - 1066 AD to 1539 AD) so 6010 2639  
2425

Netherton Farm, Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE  
HOUSE (16th Century - 1501 AD to 1600 AD) FARM (Post Medieval - 1540 AD to 1900 AD) so 60027 25889  
6834

St Michael & All Angels. Church. Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE CHURCH (Medieval - 1066 AD to 1539 AD) so 6010 2641  
48561

Overton Farm

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD to 1900 AD) so 60927 26977  
48565

The Old House (New House). Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD to 1900 AD) so 60675 26674

- Gatsford Farm (Gatsford)

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD to 1900 AD) so 61641 26365  
51387

Earthworks of medieval settlement. 250m southeast of Townsend Farm.

Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE  
DESERTED SETTLEMENT (Medieval to 19th Century - 1066 AD to 1900 AD) so 60134 26588  
6625

Rudhall House

BRAMPTON ABBOTTS, HEREFORDSHIRE  
MANOR HOUSE (Medieval - 1066 AD to 1539 AD) CHAPEL (Medieval - 1066 AD to 1539 AD) so 6255 2537  
30907

Backney viaduct

BRAMPTON ABBOTTS, HEREFORDSHIRE  
RAILWAY VIADUCT (Post Medieval - 1540 AD to 1900 AD) so 5838 2711  
35379

The Old Rectory, Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE VICARAGE (Post Medieval -  
1540 AD to 1900 AD) so 5999 2664



