

Clehonger Neighbourhood Development Plan 2011-2031

Submission draft



DJN Planning Limited · October 2019 · For Clehonger Parish Council

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1. SETTING THE SCENE

Introduction

- 1.1 New planning powers were given to local communities by the Localism Act 2011. These include the ability to prepare Neighbourhood Development Plans as part of the statutory planning framework governing the development and use of land in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Clehonger Parish Council has decided to prepare a Neighbourhood Development Plan to make use of the new planning powers and help ensure that decisions on future development are guided locally.

Format of the Neighbourhood Development Plan

- 1.3 The Neighbourhood Development Plan begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2).
- 1.4 The Neighbourhood Development Plan's vision for the Neighbourhood Area in 2031 is set out in chapter 3, together with more detailed objectives. In line with national and County-wide planning policies, the Neighbourhood Development Plan seeks to contribute to sustainable development by addressing social, environmental and economic matters together. This chapter includes an overarching policy for the sustainable development of the Neighbourhood Area.
- 1.5 The Neighbourhood Development Plan then sets out policies on the development and use of land, for housing (chapter 4); on the environment (chapter 5); and for economic and social purposes (chapter 6). A concluding chapter explains how the Neighbourhood Development Plan will be delivered, and includes a set of Community Actions to capture aspirations on non-land use matters.
- 1.6 The Neighbourhood Development Plan has been prepared using evidence gathered from a range of sources. Much information has been taken from reports and other documentation prepared by Herefordshire Council for the Local Plan Core Strategy. This has been supplemented by local sources, including the 2014 Parish Plan and a residents' questionnaire survey undertaken in 2017. The resultant 'evidence base' for the Neighbourhood Development Plan is set out at Appendix A.

National and local planning policy context

- 1.7 The Neighbourhood Development Plan's policies need to be read alongside the existing national and County planning policies which apply in the Neighbourhood Area.
- 1.8 National planning policy is set out in the National Planning Policy Framework. Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.

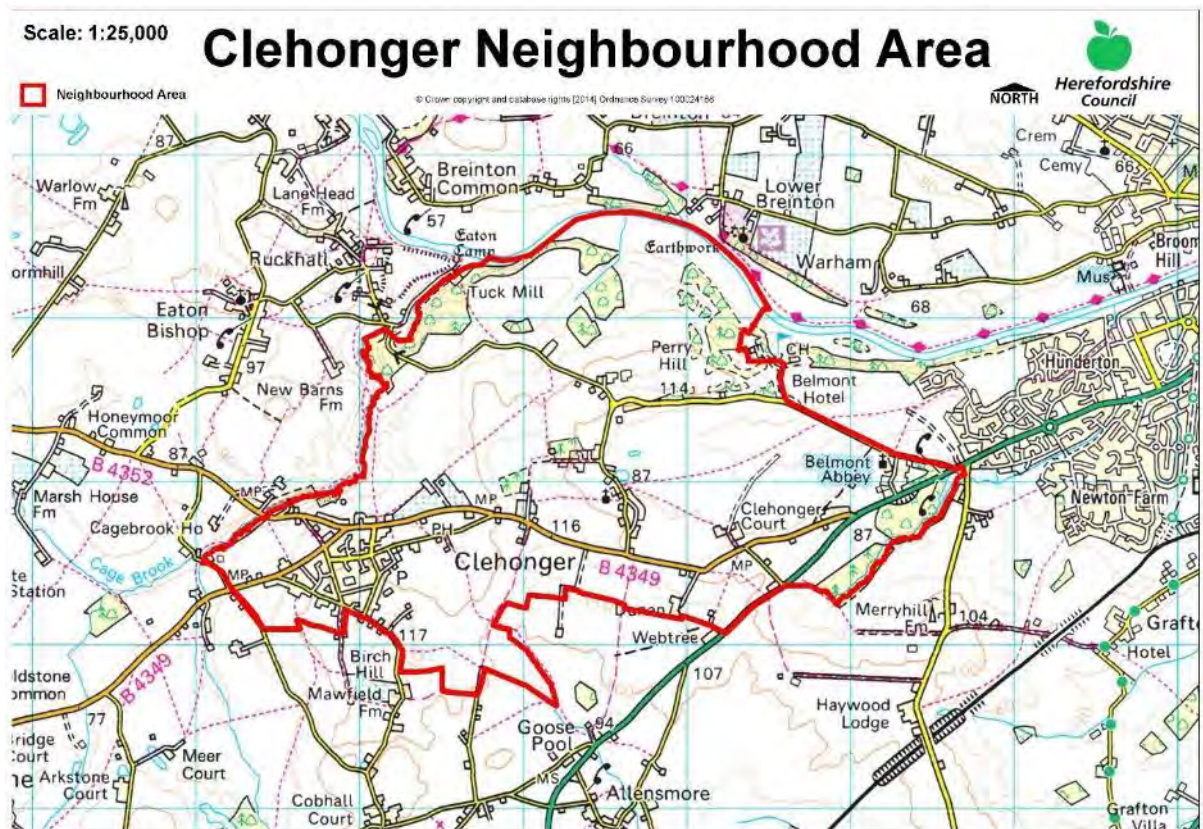
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- 1.9 Herefordshire Council is responsible for preparing the Local Plan. The Local Plan Core Strategy sets out strategic planning policies for the development of the County from 2011 to 2031. These cover such issues as requirements for new housing, the rural economy, the environment and community facilities. The Neighbourhood Development Plan has been written to complement rather than duplicate these existing policies. Reference is made to relevant policies in the text of the Neighbourhood Development Plan.
- 1.10 The Neighbourhood Development Plan, like all development plans, is subject to an assessment process known as Strategic Environmental Assessment. It must also undergo Habitats Regulations Assessment because of the proximity of the River Wye, which marks part of the northern boundary to the Neighbourhood Area and has European-level designation as a Special Area of Conservation. These Assessments are undertaken independently, by Herefordshire Council. To this end, Assessments of the Neighbourhood Development Plan at draft and submission stages have been carried out.
- 1.11 The Neighbourhood Development Plan covers the period 2011 to 2031.




Looking north-west towards Ruckhall from Perry Hill Farm

2. CLEHONGER NEIGHBOURHOOD AREA

- 2.1 This chapter describes the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place.
- 2.2 The Neighbourhood Area was approved in November 2014. The qualifying body is Clehonger Parish Council. The Neighbourhood Area covers the parish of Clehonger, an area of 699 hectares, together with a small part of the adjacent parish of Allensmore to the south of Poplar Road, Clehonger (Plan 1).



Plan 1: Clehonger Neighbourhood Area

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- 2.3 The Neighbourhood Area lies to the south-west of Hereford with the River Wye to the north. Nearby villages are Madley, Kingstone and Allensmore.
- 2.4 The Area is principally accessed by the B4349 which runs from the A465 in the east through the village of Clehonger enroute to Kingstone and thence the Golden Valley to the west. The B4352 runs from Clehonger to Madley, and then to Hay-on-Wye. Ruckhall Lane serves the north of the Area, connecting Belmont Abbey to Ruckhall; Church Road runs from Ruckhall Lane to the B4349.

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- 2.5 Herefordshire Council is developing proposals for a Hereford bypass running through the Neighbourhood Area in the east. An initial phase links the A49 at Grafton to the A465/B4349 junction, which will be re-modelled as part of the scheme. This phase was granted planning permission in July 2016 and compulsory purchase and side roads orders have been confirmed.
 - 2.6 Proposals are now being drawn up to extend the bypass to the north. A preferred route was confirmed by Herefordshire Council in summer 2018 for further scheme design and consents. This is proposed to run from the new A465/B4349 junction, passing west of Belmont Abbey en-route to a River Wye crossing.
 - 2.7 The main public transport provision from Clehonger is to Hereford, with a seven-day a week bus service which allows daytime return journeys. The Area is crossed by numerous public rights of way (footpaths and bridleways) giving access for local use and tourists.
 - 2.8 The principal settlement is the village of Clehonger. The much smaller settlement known as Old Clehonger lies a mile to the east, grouped around the parish church of All Saints. Belmont Abbey is further to the east at the junction of the A465 and Ruckhall Lane. There are several smaller groups of dwellings at the A465/B4349 junction; along Ruckhall Lane, and associated with farmsteads such as at Clehonger Court and Dunan. These are set amongst pasture and arable farmland, woodland, and traditional and commercial orchards.
 - 2.9 Clehonger has a village hall, church, community centre, primary school, convenience store/post office, playing field and The Seven Stars public house. The nearest doctor's surgery is at Kingstone to the south-west.



Clehonger village hall

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- 2.10 The population of the Neighbourhood Area was 1,382 in 2011 (this does not include that part of the Area in Allensmore parish, circa 40 dwellings). This was an increase of 7.8% on the 2001 figure (1,282). The number of households also rose, from 552 to 598, such that the average household size remained constant at 2.3 persons per household. The mid-year 2016 population estimate for Clehonger parish is 1,366.
- 2.11 In 2011, the age profile of the population was notably older than the County average. Young people aged 0-15 made up 13.8% of the population (County 17.1%), whilst older people aged 65 and over accounted for 29.2% (County 21.3%).
- 2.12 The population density in 2011 was 2.0 persons per hectare, greater than that of the County (0.8 ppha) but less than the West Midlands figure (4.3 ppha). In 2011 75.4% of homes were owner occupied either outright or with a mortgage or loan, more than the County average (67.7%). A further 14.2% were social housing (County 10.5%), with most of the rest being privately rented (8.8%). Almost half of dwellings had three bedrooms (47%), compared to 42.2% in Herefordshire.
- 2.13 The prevailing land use is agriculture, principally arable, with most of the farmland rated as grade 2 (very good). Farm-based enterprises, local services and other small businesses including home-working provide employment. The rate of self-employment in 2011 was 18.9%, higher than in the County (14.4%) or the West Midlands (8.5%). There are no industrial or trading estates although the Gooses Foot Industrial Estate, Kingstone, and BT's Madley Earth Station are adjacent to the Neighbourhood Area. Hereford provides a wide range of job opportunities including at the Rotherwas Industrial Estate which was awarded Enterprise Zone status in 2011.



Public footpath from Old Clehonger towards Belmont Abbey

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- 2.14 The landscape is important in defining local character and distinctiveness. The County Landscape Character Assessment¹ identifies the following main landscape types: Principal Settled Farmlands in the south and west of the Area, and Wooded Estatelands in the north.
- 2.15 In terms of biodiversity, the principal feature is the River Wye to the north – a Site of Special Scientific Interest and a European-level Special Area of Conservation. Cage Brook Valley Site of Special Scientific Interest comprises two blocks of semi-natural woodland and unimproved grassland on the western edge of the Neighbourhood Area. Other habitats are designated at County-level as Local Wildlife Sites. These are Clehonger village pond, Hayleasow Wood, Newton Coppice and Spring Grove. There are several Priority Habitat Inventory entries including ancient and semi-natural woodland in the north of the Area at Priors Shell Wood, Old Hill Coppice, and Ruckhall Wood; and traditional orchards around Clehonger village and at Bowling Green Farm and Clehonger Court.² Herefordshire Council’s Ecological Network Map shows how the various habitats act as core areas, buffer zones, corridors and stepping stones.



Cage Brook at Ruckhall Mill

- 2.16 The Neighbourhood Area has a range of heritage assets. There are numerous mainly Grade II listed buildings, including the bridge that carries Ruckhall Lane over Cage Brook, cottages and former agricultural buildings. The Church of All Saints at Old Clehonger is listed grade I. At the Benedictine monastery of Belmont Abbey, the Abbey Church of St Michael and All Saints is grade II* and there are several other grade II listed structures within the complex including

¹ Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

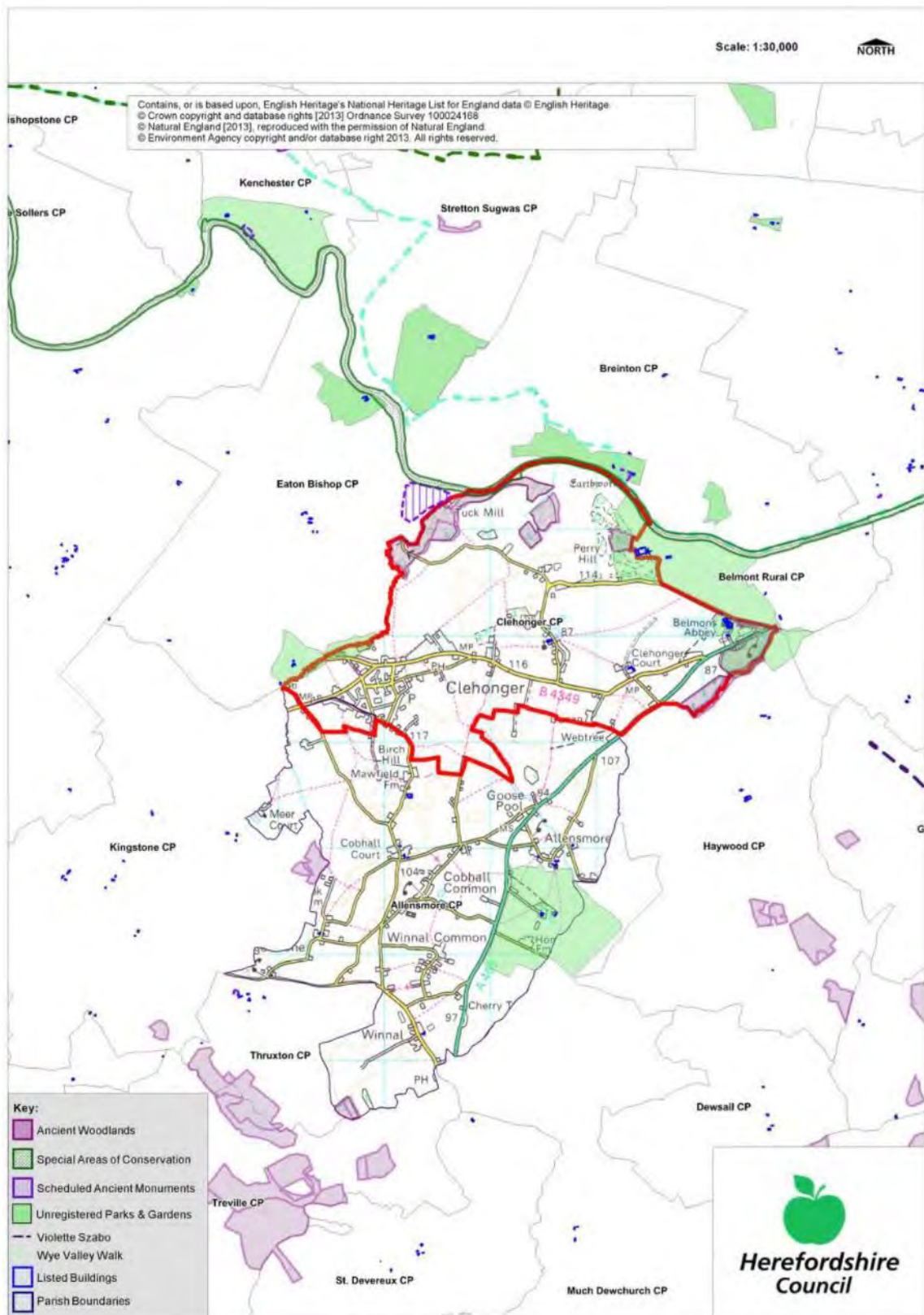
² The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006. Many of the traditional orchards around the village have been lost to development and other factors.

walls and gate piers as well as buildings. Outside the Neighbourhood Area to the north-west lies Eaton Camp, a scheduled ancient monument. Unregistered historic parks and gardens at Cagebrook House to the west and Belmont House to the north-east are both partly in the Neighbourhood Area. There are no Conservation Areas.

- 2.17 The Neighbourhood Area is in the catchment of the River Wye. A notable issue in the Wye catchment is phosphate concentrations. Land in the corridor of the River Wye and the Cage Brook is liable to flood (Flood Zones 2 and 3).
- 2.18 Plans 2 and 3 are taken from the Strategic Environmental Assessment Scoping Report produced by Herefordshire Council. They show the many areas of heritage, landscape, minerals and biodiversity interest in the Neighbourhood Area.

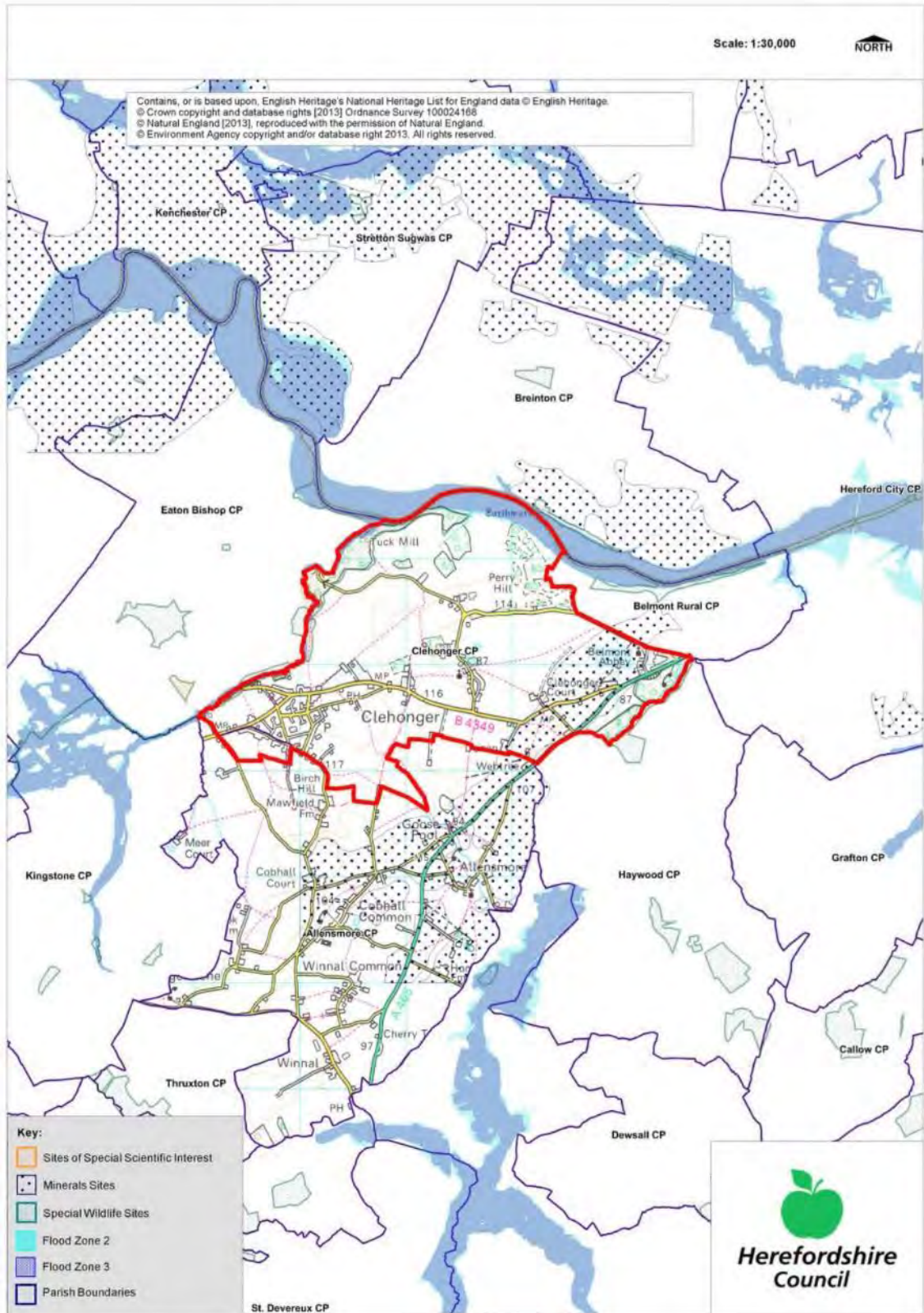


Belmont Abbey Church




Plan 2: Clehonger Strategic Environmental Assessment: Heritage and Landscape.

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Plan 3: Clehonger Strategic Environmental Assessment: Minerals, Biodiversity and Flood Zones.

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3. VISION AND OBJECTIVES

3.1 This chapter defines a vision and objectives for the Neighbourhood Development Plan which provide a basis for the planning policies which follow in later chapters. It concludes with an over-arching policy on sustainability designed to help guide development towards a sustainable outcome.

Vision

3.2 The Neighbourhood Development Plan aims to deliver the following Vision by 2031, in combination with national planning policies and the policies of the Local Plan Core Strategy:

In 2031, Clehonger will be a caring community where a high quality of life is underpinned by essential infrastructure, public safety, recreational opportunities, good quality development and a healthy natural environment that promotes the wellbeing of residents and the protection of wildlife.

Objectives

3.3 Objective 1: Housing

- **To meet housing requirements** by demonstrating delivery to meet the strategic requirements, defining the planned extent of Clehonger village, and requiring a mix of size and type of properties to meet community needs.

3.4 Objective 2: Environment

- **To protect and enhance the local environment by** ensuring that new development and road infrastructure is located and designed to respect its immediate context, the character of the landscape, wildlife and biodiversity and heritage assets.

3.5 Objective 3: Local economy

- **To support the local economy** by enabling development which is in scale and in keeping with the rural character of the Neighbourhood Area and appropriate to its location and setting.

3.6 Objective 4: Social and community infrastructure

- **To protect, retain and improve infrastructure** including community facilities, open space and land used for recreation.

3.7 Objective 5: Community Actions

- **To identify those matters which fall outside the formal development and land-use scope** of the Neighbourhood Development Plan, such as traffic and transport, as Community Actions for further consideration and action by Clehonger Parish Council.

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- 3.8 Some development proposals may entail a mix of gains and losses when assessed against the Vision and its supporting objectives. Planning decisions will need to balance such variable impacts against each other in considering how individual projects contribute to sustainability, taking into account the character, needs and opportunities of the Neighbourhood Area.

Sustainable development

- 3.9 National and local planning policies place the achievement of sustainable development at the heart of the planning system. The objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs.³
- 3.10 The planning system has three overarching and interdependent objectives - economic, social and environmental. These need to be pursued in mutually supportive ways so that net gains can be secured across each objective.
- 3.11 The Clehonger Neighbourhood Development Plan seeks to play an active role in guiding development towards a sustainable solution. It does this by setting out the character of the area, identifying needs and opportunities, and providing appropriate land-use planning policies to manage change.

Policy C1: Sustainable development

Development proposals which contribute to the sustainable development of the Clehonger Neighbourhood Area will be supported. In making this assessment, the following objectives will be sought and balanced, as relevant to the proposal:

- 1. to deliver new housing which meets the strategic requirements, is proportionate in terms of those requirements, and helps address community needs;**
- 2. taking all opportunities to conserve and enhance the distinctive natural and historic environment, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity;**
- 3. supporting new and diversified employment opportunities which are compatible and in scale with the rural nature of the area;**
- 4. retaining and enhancing social and community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life;**
- 5. fostering sustainable transport provision and making use of opportunities to provide or support the provision of new or improved public transport, walking and cycling infrastructure and connectivity.**

³ National Planning Policy Framework 2018 paragraph 7; Resolution 42/187 of the United Nations General Assembly.

4. HOUSING

Local Plan Core Strategy requirements

- 4.1 The Local Plan Core Strategy requires the Neighbourhood Development Plan to make provision for a minimum of 109 new dwellings between 2011 and 2031, with no upper limit set. It also requires that settlement boundaries be defined for those villages earmarked in the Strategy for proportionate housing development. This is so that new housing can be best situated in relation to existing services and facilities and to avoid unnecessary, isolated development in the open countryside, in line with national planning policy.
- 4.2 The Local Plan Core Strategy designates Clehonger as a “main focus” settlement for proportionate housing growth, reflecting the presence of local services and public transport provision. Housing development in the countryside is to be restricted to avoid an unsustainable pattern of development.

Housing delivery

- 4.3 Table 1 shows the position as at April 2019 with regard to housing delivery in the Neighbourhood Area. Between 2011 and 2019, 59 dwellings have been built. As at 1 April 2019 a further 152 had planning permission. Details are shown at Appendix B. Taken together, these completions and commitments total 211 dwellings.
- 4.4 Table 1 includes a realistic allowance for future windfall development.⁴ This has been calculated on the basis that windfalls have provided a reliable source of supply since 2011 and that they are expected to continue, albeit at a reduced rate to reflect the operation of the policies of the Neighbourhood Development Plan (see Appendix B).
- 4.5 The minimum housing requirement of 109 dwellings set by the Local Plan Core Strategy has been met and exceeded by 107%. The Local Plan Core Strategy is concerned to ensure that housing development in the identified settlements is proportionate to the size of the community and its needs, and contributes to improving community cohesion.⁵ The NDP also wishes to ensure that housing development is proportionate in these terms. In view of this and the significant progress already made on housing delivery, no site allocations for housing are proposed in the NDP. As noted above, further dwellings are expected to come forward as windfalls, either within the Clehonger settlement boundary (as supported by policy C2) or in the wider countryside (under Local Plan Core Strategy policy RA3).

⁴ Sites not specifically identified in the development plan.

⁵ Local Plan Core Strategy, paragraphs 4.8.15 and 4.8.18.

CLEHONGER NEIGHBOURHOOD AREA HOUSING REQUIREMENT 2011-2031	109
Dwellings completed 2011 – April 2019	59
Dwellings with planning permission, 1 April 2019	152
Windfall allowance	15
TOTAL HOUSING DELIVERY	226

Table 1: Housing delivery

Clehonger settlement boundary

- 4.6 Clehonger village is nucleated in form. It has developed mainly to the south of the B4349 and north of Poplar Road. Although there are some older wayside properties, much of the village was built in the 1950s and 1960s with many bungalows, some social housing and the Innesfield sheltered accommodation complex.
- 4.7 In recent years a number of small housing schemes have come forward on the edge of the settlement. This includes to the south of Poplar Road (Gardiners Oak, 10 dwellings in two phases) and north of the B4349 (Apple Tree Close, 5 dwellings), with other schemes under construction, with planning permission or proposed. Two larger schemes have also come forward: 80 dwellings are currently being built to the east of the village and there is outline planning permission for a further 90 dwellings on land to the west between the B4352 Madley Road and the B4349.
- 4.8 A settlement boundary is defined for Clehonger to show the planned extent of the main built-up form of the village (Plan 4). The distinct nucleated form of the settlement, with a generally clear physical demarcation between village and countryside, is evident. The settlement boundary has been drawn having regard to criteria in Herefordshire Council guidance.⁶ It includes areas of committed development (i.e., with planning permission) and generally follows physical features, principally curtilages marked by fence or hedgerows. In a limited number of cases, rear gardens have been excluded from the settlement boundary to protect amenity and village character (Gardiners Oak and School Lane).
- 4.9 New housing will be supported inside the settlement boundary where it is appropriate to its context and respects local character, including the nucleated settlement pattern, and meets local needs and demand. Proposals for other development such as small-scale employment will be considered against the policy criteria. Policy C6 sets out requirements in respect of design and access.

⁶ Herefordshire Council, Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, June 2015.

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- 4.10 For the avoidance of doubt land outside the settlement boundary is defined as countryside in planning terms. This includes land and sites immediately abutting the boundary as well as other hamlets and clusters of development, such as at Old Clehonger. Development in these rural locations away from the main focus of service provision would not be sustainable.

Policy C2: Clehonger settlement boundary

A settlement boundary for Clehonger is defined and is shown on Plan 4. Proposals for housing inside the settlement boundary will be supported where they are in accord with policy C6 on design, including in respect of the relationship to the character of adjoining development, settlement form and the wider landscape, and can be shown to be of a size and type to meet local requirements in accordance with policy C3 on housing mix.

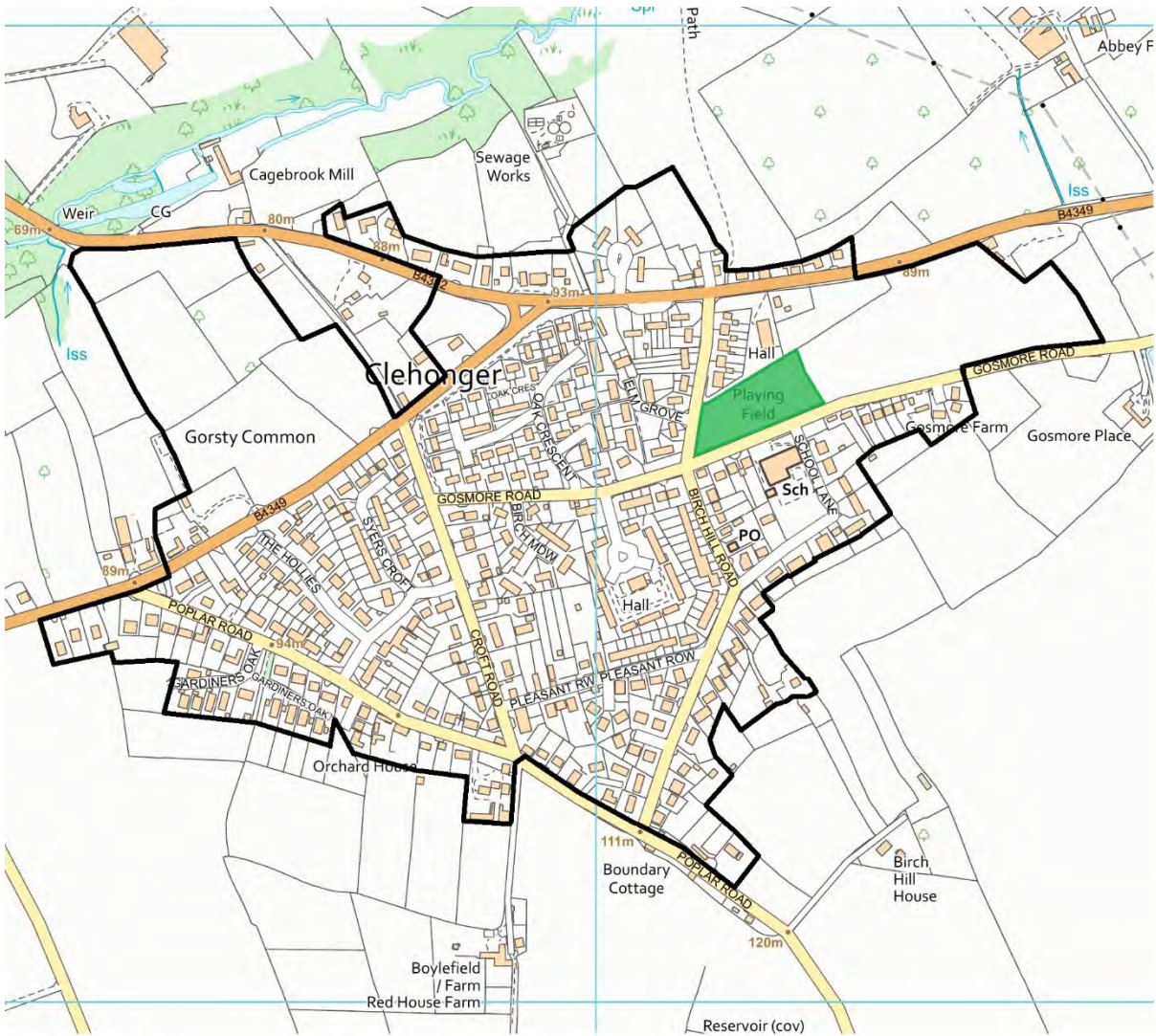
Housing mix



- 4.11 It is important to make sure that housing of the right kind is provided to meet local needs. National policy requires that local planning policies be responsive to local circumstances and support housing developments that reflect local needs.⁷
- 4.12 Local Plan Core Strategy policy H1 *Affordable housing thresholds and targets* requires that new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000 m² will be expected to contribute towards meeting affordable housing needs.⁸ There is a target of 35% affordable housing provision for qualifying sites in the Clehonger Neighbourhood Area.
- 4.13 Local Plan Core Strategy policy H3 *Ensuring an appropriate range and mix of housing* recognises the need for a range and mix of house types and sizes which can contribute to balanced communities. On larger sites (> 50 dwellings), the policy seeks the provision of housing to meet the needs of all households, including younger single and older people.
- 4.14 In Clehonger, the evidence shows that the need to provide for a sustainable and balanced community in this way also applies to housing sites below the threshold in policy H3.
- 4.15 Information from the Local Housing Market Assessment⁹ on the tenure, size and type of dwellings which are needed locally over the plan period is set out in Table 2. This refers to the Hereford Rural Housing Market Area (HMA) which includes the Clehonger Neighbourhood Area. There is a significant requirement for affordable housing. In terms of dwelling type and size, for market housing the main requirement is for 3-bedroom houses. For affordable housing, both houses and flats are required with a greater emphasis on smaller properties – 70% should be 1- or 2-bedroom homes.

⁷ National Planning Policy Framework paragraph 77.


⁸ Affordable housing is defined in the National Planning Policy Framework as housing for sale or rent for those whose needs are not met by the market. Under national policy, affordable housing may be sought on sites of 10 or more homes or with an area of 0.5 hectares or more.

⁹ Herefordshire Council, Herefordshire Local Housing Market Assessment 2012 update, 2013.



-  Settlement boundary (policy C2)
-  Clehonger playing field (policy C10)

Plan 4: Clehonger village policies

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- 4.16 Overall, the Local Housing Market Assessment shows that the main requirements are for smaller rather than larger properties, particularly in respect of the affordable sector.
- 4.17 The evidence underpinning strategic policy H3 also includes *A Study of the Housing and Support Needs of Older People 2012*.¹⁰ This confirms there is an increasing requirement for new housing to cater for older people. Policy H3 reflects this, seeing a need to ensure that new housing takes account of the changing needs of an ageing population, and to ensure that developments contain a range of house types, including, where appropriate, bungalows.

House type	Market Housing		Affordable housing	
	No.	%	No.	%
Houses	1,204	99.1%	528	80.6%
Flats	11	0.9%	127	19.4%
House size				
1 bedroom	61	5%	216	33%
2 bedroom	279	22.9%	242	37%
3 bedroom	662	54.5%	176	26.9%
4+ bedroom	213	17.5%	20	3.1%

Table 2: Tenure, size and type of dwellings required, Hereford Rural HMA 2011-2031

Source: Local Housing Market Assessment tables 50 and 51.

- 4.18 Locally, the Parish Plan records clear preferences for 2-bedroom starter homes and family homes suited to young couples and families (both 59%), above executive homes (19%) and flats (23%). Readily adaptable/easy access homes including bungalows (52%), supported housing and retirement homes (41%) were also favoured. A range of tenures were preferred, including dwellings available for sale on the open market as well as affordable housing provided through a housing association, via shared ownership or as low-cost market housing. The Parish Plan includes actions to seek a mix of properties to promote a balanced age distribution in the population, especially affordable housing for the younger generation as part of building “homes for life”.
- 4.19 Responses to the residents’ survey underlined these concerns. The most important forms of future housing development were seen as affordable home ownership, affordable rented housing and private housing. The expressed need was for smaller and less expensive homes, to better meet the housing requirements of younger people and families. Overall there was support for a mix of housing to be provided, encompassing bungalows, detached and semi-detached homes, and for 2- and 3-bedroom accommodation. Such a range of housing provision will cater for all ages including the young and old alike so as to allow both groups to remain in the village. The provision of suitable housing such as bungalows for older people will allow existing residents to stay in the community, enabling downsizing and so the release of existing larger homes for family occupation.

¹⁰ Herefordshire Council, *A study of the Housing and Support Needs of Older People in Herefordshire, 2012*.

4.20 Taking all this into account, the following policy will help deliver a sustainable and balanced community in Clehonger by encouraging a suitable mix of housing. All forms of housing development, including conversion and sub-division schemes as well as new development, will be expected to show that they are contributing to meeting local housing needs. It is particularly important that new housing proposals in the Neighbourhood Area address the requirement for smaller accommodation. This will help meet housing market pressures and local need.

Policy C3: Housing mix

In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties.

Development proposals which provide housing of a suitable size, tenure and style to meet local needs will be supported. In particular, smaller 2- or 3-bedroom property will be encouraged, as well as schemes designed to meet the needs of older people, first-time buyers and young families.

Where a site includes a mix of affordable and open market housing, the affordable units should be distributed across the site and be designed to be indistinguishable from the open market units. Proposals that seek to concentrate different types and tenures of homes in separate groups on a site will not be supported.



Old Clehonger pond

5. ENVIRONMENT

Natural environment

- 5.1 The Neighbourhood Area offers a pleasant lowland landscape of hedged fields, orchards and woodland. Both the landscape and natural features within it are valued locally. This is shown by responses to the residents' survey, where 85% of respondents saw the rural landscape as important or very important. Aspects of the natural environment such as wildlife, hedgerows, specimen trees, ancient woodland, orchards, meadows, ponds and streams were also seen as important.
- 5.2 The County Landscape Character Assessment¹¹ identifies two landscape types in the Neighbourhood Area. To the south and west are Principal Settled Farmlands. These are the rolling agricultural landscapes typical of central Herefordshire with mixed farming, hedgerows, and restricted tree cover. Orchards, grazed pastures and arable fields make up a rich patchwork of farmed land use. The characteristic pattern is of small to medium sized hedged fields, often following long-established historic boundaries. In the north lie Wooded Estate lands; mixed farming is the dominant land use but woodland comprises a significant proportion of land cover and is the critical element in defining its character. Such woodland is generally in the form of large, discrete woods of ancient semi-natural character and irregular in outline. Hedgerows are again important in defining scale and providing structure.
- 5.3 For both landscape types, the Assessment indicates that landscape character is being harmed through the loss and deterioration of hedgerows through for instance the intensification of arable farming. This harm arises from both the loss of hedgerows themselves and impacts on any associated historic field boundary. For this reason, the loss of important¹² or other hedgerows will generally be resisted.
- 5.4 The rolling topography of the Neighbourhood affords many notable views of the village and countryside, including three referred to in the following policy:
- Looking southwards from Ruckhall Lane across open farmland towards Old Clehonger and Belmont Abbey (multiple vantage points from SO46563846 to SO47873837)
 - Looking north from elevated land above the village at the junction of Birch Hill Road and access to Birch Hill House (OS spot height 120m), across Clehonger and the Neighbourhood Area towards the Wye valley and the countryside beyond (grid ref SO46043769)
 - Looking west from Clehonger bridleway 16 opposite Bowling Green Farm towards Hay Bluff in the distance (grid ref SO45193707).

¹¹ Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

¹² As defined in the Hedgerow Regulations 1997 SI No. 1160.

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- 5.5 The River Wye marks part of the northern boundary of the Neighbourhood Area and is a Special Area of Conservation and a Site of Special Scientific Interest. The Cage Brook is a tributary of the Wye which rises to the west and passes through the Cage Brook Valley Site of Special Scientific Interest to the west of Clehonger.
- 5.6 Water quality is a continuing issue in the Wye catchment and Local Plan Core Strategy policy SD4 *Wastewater treatment and river water quality* requires that development does not undermine the achievement of water quality targets for the County’s rivers, particularly through the treatment of wastewater. Policy SD4 contributes to delivery of the Nutrient Management Plan prepared by the Environment Agency and Natural England. This aims to manage nutrients in the River Wye to enable growth whilst conserving the river environment. Policy SD4 also supports delivery of Water Framework Directive objectives, together with Local Plan Core Strategy policy SD3 *Sustainable water management and water resources*.
- 5.7 The Neighbourhood Area has a range of natural environmental features. Habitats of importance are listed in Natural England’s Priority Habitat Inventory and comprise a scattered mosaic of deciduous and other woodland, ancient and semi-natural woodland, ancient replanted woodland, wood pasture and parkland, and traditional orchards. Woodland is a feature of the western and northern parts of the Area. Several woodland areas are designated as Local Wildlife Sites, together with the village pond at Old Clehonger. Other landscape features such as trees, hedgerows, ponds and watercourses throughout the Area also have value to wildlife and form part of green infrastructure.



Old Clehonger pond and All Saints Church

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- 5.8 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in the Neighbourhood Area. The Map is based on data held by the Herefordshire Biological Records Centre and is a dynamic resource which is updated in the light of new information as this becomes available. It identifies the role that individual wildlife habitats play in the network and shows how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.¹³ Policy C4 ensures that the evidence base that the Ecological Map represents will be taken into account in planning decisions. This includes consideration of connectivity in an environment which is becoming increasingly fragmented from a wildlife point of view.
- 5.9 The Local Plan Core Strategy includes policies to protect landscape and townscape (policy LD1), biodiversity and geodiversity (policy LD2) and green infrastructure (policy LD3). These policies, together with national policy and guidance, give an overall framework for environmental protection which is proportionate to the status and significance of the features involved. They are given local focus in the following policy. Complementary policy C6 on design provides for landscaping and wildlife in the context of individual development proposals.

Policy C4: Natural environment

Development proposals should protect, conserve and where possible enhance the natural environment of Clehonger Neighbourhood Area in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3 by:

- 1. avoiding likely harm to the River Wye Special Area of Conservation and to species of European importance; and**
- 2. avoiding likely harm to the River Wye and Cage Brook Valley Sites of Special Scientific Interest unless the benefits of the proposed development clearly outweigh the likely impacts on the conservation status of the Site concerned and on the national network of protected Sites; and**
- 3. respecting the prevailing landscape character, as defined in the County Landscape Character Assessment, and protect the following public views (see illustrative photographs overleaf):**
 - A. views looking south from Ruckhall Lane, including of Old Clehonger and Belmont Abbey; and**
 - B. view looking north from Birch Hill Road towards hills on the other side of the River Wye; and**
 - C. view looking west from Clehonger bridleway 16 opposite Bowling Green Farm to Hay Bluff in the distance; and**
- 4. promoting the conservation, restoration and enhancement of other sites and features of landscape value and biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, irreplaceable**

¹³ https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map

habitats such as ancient woodland and veteran trees, hedgerows, ponds and watercourses, and historic field boundaries; and

5. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure.



Policy C4, 3A: views looking south from Ruckhall Lane



Policy C4, 3B: view looking north from Birch Hill Road towards hills on the other side of the River Wye



Policy C4, 3C: view looking west from Clehonger bridleway 16 opposite Bowling Green Farm to Hay Bluff in the distance.

Historic environment

- 5.10 Designated heritage assets in the Neighbourhood Area comprise the many listed buildings including the grade I listed All Saints Church at Old Clehonger. There are also unregistered parks and gardens at Cagebrook House and Belmont House which are partly inside the Neighbourhood Area. Designated and undesignated heritage assets are important in their own right and to the character and local distinctiveness of the Neighbourhood Area.



All Saints Church, Old Clehonger

- 5.11 National planning policy and guidance and Local Plan Core Strategy policy LD4 *Historic environment and heritage assets* give an overall framework for the protection of the historic environment. The National Planning Policy Framework requires that designated and non-designated heritage assets should be conserved in a manner appropriate to their significance. The Framework provides a national policy approach to assessing development proposals which may impact on the significance of heritage assets. This takes account of the level of any designation; the scale of harm or loss of significance; and the public benefits of the proposal. Policy LD4 applies to the County's designated and non-designated heritage assets, such as archaeological sites listed on the Herefordshire Historic Environment Record.
- 5.12 Historic farmsteads are a feature of the Neighbourhood Area and development proposals should have regard to their distinctive character including their plan form and layout. Due reference should be made and full consideration be given to the Herefordshire Farmsteads Characterisation Project.

Policy C5: Historic environment

Development proposals should protect, conserve and where possible enhance the historic environment and heritage assets in the Clehonger Neighbourhood Area. In considering the impact of proposed development on heritage assets, account will be taken of their significance (including any contribution made by their setting) in accord with the National Planning Policy Framework and Herefordshire Local Plan Core Strategy policy LD4 by:

1. giving great weight to conserving designated heritage assets including listed buildings and scheduled ancient monuments, irrespective of the scale of harm or loss of significance; and
2. for non-designated heritage assets including parks and gardens and archaeological sites, balancing the scale of any harm or loss against their significance; and
3. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.

Design

- 5.13 Clehonger village has mostly been developed in the 20th century, although there are some older period properties notably along the B4349 and Poplar Road. Brick is the predominant material although render, timber, painted brick and stone are also represented. Roof coverings are typically slate or tile. At Old Clehonger there is a similar variety of property ages, styles and materials. The hamlets, farmsteads and other wayside dwellings in the surrounding countryside have a distinctive rural character.
- 5.14 Replies to the residents' survey showed that the most favoured objectives for a design policy were to ensure energy-efficiency in new housing and to encourage designs that were in character with existing dwellings. These were important to 82% and 75% of respondents respectively. The support for sustainable design emphasises energy efficiency, minimising carbon footprint, and specifying materials with regard to their life cycle, including from reclaimed, salvaged or recycled sources. There were mixed views on modern designs, particularly when set against the priority given to new development being able to fit in with the existing village fabric. However, 34% of respondents saw modern designs as important or very important, and support for such an approach is included in the following policy.
- 5.15 Residents' survey replies also placed emphasis on:
- new housing being provided with sufficient off-road parking and a garden
 - connection to mains drainage (this is governed by Local Plan Core Strategy policy SD4)
 - minimising noise, light and air pollution.
- 5.16 The design of individual buildings and their relationship to each other and their surroundings is an important aspect of the local environment. Local Plan Core Strategy policies LD1 *Landscape and townscape* and SD1 *Sustainable design and energy efficiency* detail a wide

range of factors to be assessed in considering the design of new development. Policy C6 below supplements the strategic policies; it is intended to be applicable to all forms of development as relevant, with a particular emphasis on new housing proposals.

- 5.17 The creation of new accesses to serve development can have notable environmental impacts (Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* deals with technical highway requirements). For example, achieving the required sightlines for new or improved junctions may lead to undue impacts on local character through the loss of roadside vegetation, with a general “opening up” of what may have been a relatively closed landscape setting. Proposals which cannot satisfactorily mitigate such environmental impacts will not be supported.

Policy C6: Design

Development proposals should maintain and enhance the local distinctiveness of Clehonger Neighbourhood Area and achieve a high quality of design by:

- 1. respecting and positively responding to the character of adjoining development, settlement form and the wider landscape, having regard to siting, scale, height, massing, detailing, materials and means of enclosure; and**
- 2. incorporating sustainability measures to include building orientation and design, energy and water conservation, sustainable construction methods and materials, the generation of renewable energy, charging points for electric vehicles, and provision for the recycling of waste, cycle storage, communications and broadband technologies; and**
- 3. in the case of proposals for new housing, incorporating private amenity space and sufficient off-road parking for vehicles and cycles commensurate with the size and type of property; and**
- 4. being capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access should wherever practicable include provisions for pedestrians and cyclists to encourage active travel, and for powered disability vehicles; and**
- 5. avoiding creating unacceptable impacts on residential amenity and tranquillity from noise, volume and nature of traffic generated, light, dust or odour; and**
- 6. retaining and incorporating features of amenity and biodiversity value, such as mature trees, ponds and hedgerows, and incorporate new provision for wildlife; and**
- 7. providing for new tree planting and other landscaping which is in keeping with the prevailing landscape character, uses locally appropriate and native species, integrates new buildings in their surroundings, and supports green infrastructure and the Herefordshire Ecological Network.**

Modern design approaches which take an innovative approach, including to energy efficiency and sustainability, will be welcomed where they make a positive contribution to the character of the area and contribute to local distinctiveness.

6. ECONOMIC AND SOCIAL

Business and tourism

- 6.1 Employment in the Neighbourhood Area includes mixed farming, small businesses, local services and home working. Self-employment is a significant feature - 18.9% of the economically active were self-employed in 2011, higher than in the County (14.4%) or the West Midlands (8.5%).
- 6.2 Respondents to the residents' survey thought that the Neighbourhood Development Plan should seek to encourage increased employment opportunities, particularly by promoting small to medium business enterprises together with cottage industries, crafts and home working. These options were important or very important to over 70% of respondents. Tourism projects received less support, being seen as of low importance by 26% of respondents (but were still important or very important to 56%).
- 6.3 Comments to the survey gave overall support for new businesses in the Area and for increasing employment opportunities. This was seen as a way of reducing travel and commuting. A particular issue concerned broadband speeds and provision, this being regarded as a barrier to attracting new businesses.
- 6.4 The Local Plan Core Strategy recognises the broadly-based nature of the rural economy in Herefordshire. Policy RA6 *Rural economy* gives support for a wide range of employment uses in the County's rural areas through the re-use of redundant rural buildings (policy RA5), homeworking (policy E3) and tourism (policy E4). Policy E2 *Redevelopment of existing employment land and buildings* safeguards land and buildings which provide employment from redevelopment for other purposes, an option favoured by a majority of survey respondents.
- 6.5 Proposals for new businesses and other forms of economic development which enable the diversification of the rural economy will be supported provided they are of a scale and nature which are appropriate to their location and setting. Planning requirements to safeguard the character of locations and their settings, residential amenity, highway safety, and water quality are set out in Local Plan Core Strategy policy RA6. To complement this strategic approach, the following policy promotes sustaining existing businesses and securing more employment in sectors such as farming, tourism and crafts. The aim is to enable small-scale employment in the Neighbourhood Area to continue to evolve, with a flexible approach to growing enterprises and to enabling self-employment. Policy C6 will apply in respect of design and access matters.

Policy C7: Business and tourism

Development proposals to enable the creation or expansion of small and medium business enterprises will be supported provided that they are of a scale, type and nature appropriate to their location and setting and the impacts on highway safety and capacity are or can be made acceptable. This includes:

1. the re-use of redundant rural buildings for business use and the provision of live/work units; and
2. the small-scale extension of existing business premises and commercial facilities; and
3. extensions to existing dwellings needed to enable home working; and
4. the development and diversification of farm, forestry and other land-based rural businesses; and
5. rural tourism, craft and leisure proposals, particularly those which sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.

Agricultural development

- 6.6 Changes in farming have seen pressures arise for larger-scale, industrial-sized developments in the countryside such as intensive livestock units and polytunnels. Permitted development rights for agriculture and forestry mean that only buildings above certain size thresholds require planning permission. Local Plan Core Strategy policy RA6 *Rural economy* provides that proposals to diversify the rural economy will be permitted provided that there are no undue impacts due to scale or on residential amenity, traffic safety and water quality.
- 6.7 Responses to the residents' survey placed more importance on traditional farming than intensive methods or industrial farm diversification. There were many comments supportive of farming and farm diversification including intensive production. Others were concerned about the possible implications for the local environment.
- 6.8 Larger-scale proposals may give rise to a range of possible impacts including on the landscape, the highway network and public rights of way. The following policy is intended to help ensure that new agricultural development is undertaken sensitively and with due regard to its implications.
- 6.9 Herefordshire Council has issued a Poly tunnels Planning Guide which provides a comprehensive assessment of the relevant issues and a set of guidelines.¹⁴ These guidelines will also be taken into account in deciding whether polytunnel proposals requiring planning permission are to be supported.

¹⁴ https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf

Policy C8 Agricultural development

Proposals for agricultural development requiring planning permission, for example intensive livestock units, polytunnels or horticulture, should be able to demonstrate that they meet the following requirements. Any other existing, permitted or proposed similar developments in the locality should be taken into account so that cumulative impacts can be considered:

- 1. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and**
- 2. the impacts on landscape character and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and**
- 3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of external lighting, the design and siting of any installation, or odour, noise and air pollution; and**
- 4. there are no unacceptable impacts on the natural and historic environments, in accordance with policies C4 and C5; and**
- 5. sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution and soil erosion; and**
- 6. there are no unacceptable impacts on the utility and enjoyment of public rights of way.**

Community facilities

6.10 Local community facilities are important in meeting the current and future needs of residents. They comprise:

- Clehonger Village Hall
- Clehonger playing field
- Innesfield Community Centre
- All Saints Church
- Belmont Abbey Church of St Michael and All Saints
- Clehonger Primary School and Little Gems Pre-School
- Clehonger Village Stores and Post Office
- The Seven Stars public house.

6.11 Replies to the residents' survey confirmed the importance placed on retaining local community facilities. Overall, 85% of residents saw protection of community assets as important or very important in conserving or improving the built environment. Continued improvement of the village hall and the playing field (see below) was supported by at least 75% of residents; and 88% thought that having and retaining a village school was important or very important to quality of life.

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- 6.12 Existing community facilities will be retained, and enhancements and proposals for new provision supported, in line with Local Plan Core Strategy policy SC1 *Social and community facilities*. This provides that facilities will be retained unless an appropriate alternative is available or can be provided, or that the facility can be shown to be no longer required, viable or fit for purpose. Where appropriate, it must have been vacant and marketed for community use without success.
- 6.13 Viable alternative facilities must be equivalent to those they are to replace in terms of size, quality and accessibility (including by foot, cycle and public transport).

Policy C9: Community facilities

Existing community facilities in Clehonger will be retained in accordance with Herefordshire Local Plan Core Strategy policy SC1. Development proposals for the enhancement of community facilities and for new provision will be supported. Diversification proposals which can be shown to enable or increase the viability of existing and proposed services and facilities will be encouraged. Proposals should take account of the potential for the co-location of services in achieving viability.



Clehonger village shop and Post Office

Clehonger playing field

- 6.14 Clehonger playing field is well-located in the village and is maintained by the Parish Council. It has been recently updated and improved and includes a football pitch, children's play area and adult fitness equipment. In replies to the Parish Plan questionnaire, 67% agreed or

strongly agreed that the playing field was important to the whole community. Local Plan Core Strategy policy OS3 *Loss of open space, sports or recreation facilities* provides a set of principles to be taken into account when development proposals are made which may lead to the loss of open space, sports or recreation facilities. These principles are reflected in the following policy together with relevant provisions in the National Planning Policy Framework.¹⁵

Policy C10: Clehonger playing field

Proposals that would result in the loss of open space, sport and recreational land and buildings at Clehonger playing field as shown on Plan 4 will not be permitted unless:

- 1. it can be satisfactorily demonstrated that the open space, land or buildings concerned are surplus to requirements, or**
- 2. that the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, taking into account accessibility by foot, cycle and public transport, or**
- 3. the development is for alternative sports or recreational provision, the benefits of which clearly outweigh the loss.**



Clehonger playing field

¹⁵ National Planning Policy Framework paragraph 97

Hereford bypass

- 6.15 As explained in chapter 2, Herefordshire Council is developing proposals for a Hereford bypass which will pass through the Neighbourhood Area. Provision for the scheme is made in the Local Plan Core Strategy. An initial phase will see the existing junction of the A465 and the B4349 being moved to the west and replaced by a roundabout. The roundabout will serve a new road, the southern link road, running from the A49 at Grafton to the A465. These proposals have planning permission and compulsory purchase and side roads orders have been confirmed.
- 6.16 From the A465 the bypass is proposed to head northwards. Herefordshire Council's preferred route for this section runs from the new roundabout in a northerly and north-easterly direction across farmland, crossing Ruckhall Lane en-route to the River Wye. This is subject to further scheme design, consultation and consents.
- 6.17 The scheme has the potential to create a number of impacts on the Neighbourhood Area, including on landscape and visual amenity. The collection of designated heritage assets at Belmont Abbey lies on elevated land to the east and the route passes through their rural parkland setting. Clehonger footpath 7 from Old Clehonger connects with Ruckhall Lane immediately to the west of the proposed crossing, where the route exits the Neighbourhood Area.
- 6.18 Policy C11 is intended to complement other policies of the Neighbourhood Development Plan by addressing these and other potential impacts in a single policy.



Looking east from Old Clehonger towards Belmont Abbey

Policy C11: Hereford bypass

Proposals for the Hereford bypass within the Neighbourhood Area should:

1. give great weight to conserving designated heritage assets including those at Belmont Abbey in accordance with policy C5; and
2. minimise impact on landscape character and visual amenity through scheme routing and design including appropriate use of cuttings, embankments and bunding; and
3. incorporate landscaping proposals using native species to provide effective visual screening and noise reduction; and
4. specify road surface materials designed to reduce traffic noise; and
5. include sustainable drainage, storage and attenuation proposals to eliminate surface water run-off onto adjacent land and to avoid the risk of pollution; and
6. include lighting only as necessary for highway safety purposes, with light spillage kept to a minimum to reduce impact on amenity, wildlife and the character of the area; and
7. where existing highways and public rights of way are affected provide for continued connections of equivalent or better convenience and utility, and improve provision for walking, cycling and horse riding where opportunities arise; and
8. provide for wildlife where movement corridors are affected.



Belmont Abbey and Ruckhall Lane

7. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 7.1 The Neighbourhood Development Plan is a long-term planning document which will be implemented in the period up to 2031. Clehonger Parish Council will seek to implement the objectives of the Neighbourhood Development Plan in delivering the sustainable development of the Neighbourhood Area.
- 7.2 The principal means of doing this will be through decisions on planning applications, taken by Herefordshire Council as local planning authority in accordance with the development plan unless material considerations indicate otherwise. The Neighbourhood Development Plan will, when made, form part of the overall 'development plan'.
- 7.3 The Parish Council will seek planning decisions which accord with the Neighbourhood Development Plan when consulted on planning applications by Herefordshire Council. This includes supporting proposals which meet the policies of the Neighbourhood Development Plan, and opposing proposals which do not.
- 7.4 Wherever possible, the Parish Council will work pro-actively with applicants and the local planning authority to allow planning permission to be granted for development that improves the economic, social and environmental conditions of Clehonger Neighbourhood Area.

Community actions

- 7.5 The formal role of the Neighbourhood Development Plan is the setting of planning policies which deal with land use and development. However, in preparing the Neighbourhood Development Plan the local community has identified ways of improving the local Area which extend beyond this remit. These cannot be addressed through the land use planning policies of the Neighbourhood Development Plan but may be expressed as Community Actions to be undertaken or led by Clehonger Parish Council. These are set out in Table 3. Where appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of village life.

Ref.	Topic area	Community Action
CA1	Highways – road safety and traffic speed	Cleghonger Parish Council will continue to work with Herefordshire Council, West Mercia Police and the Safer Roads Partnership others to identify and implement measures to address the issues raised where possible, to include seeking traffic calming and the enforcement and further introduction of speed limits.
CA2	Highways – parking in Cleghonger	Cleghonger Parish Council will continue to address roadside parking issues in the village particularly at the Primary School by seeking ways of reducing car use for short trips and promoting alternative parking solutions.
CA3	Highways – road maintenance	Cleghonger Parish Council will continue to work with Herefordshire Council to address issues of highway maintenance as they arise.
CA4	Public transport provision	Cleghonger Parish Council will work with Herefordshire Council, bus operators and Community Transport providers to investigate ways of addressing issues identified and will continue to press the case for existing service levels to be maintained and for improvements to be delivered.
CA5	Walking and cycling	Cleghonger Parish Council will continue to work with landowners to promote the maintenance of public rights of way throughout the Parish and to seek improvements to connectivity in and around the village to foster walking and cycling as alternatives to use of the private car for short trips.
CA6	Cleghonger playing field	Cleghonger Parish Council will continue to maintain and seek ways of improving the playing field.
CA7	Health services	Cleghonger Parish Council will seek to ensure continued provision of local health services equivalent to at least the current level of services in working with Kingstone Surgery and the Herefordshire Clinical Commissioning Group.
CA8	Communications and broadband	Cleghonger Parish Council will promote and support improvements to communications infrastructure by working in partnership with Herefordshire Council and network operators.
CA9	Community information and communication	Cleghonger Parish Council will continue to maintain and improve ways of providing information to and communicating with the community including use of notice boards, publications and the website.

Table 3: Cleghonger Community Actions

APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the Neighbourhood Development Plan.

HC = Herefordshire Council

National level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Natural England, National Character Area profile 100: Herefordshire Lowlands, 2013.

Environment Agency and Natural England, River Wye SAC, Nutrient Management Plan, Evidence base and options appraisal, Action Plan, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, updated December 2015, 2016.

Environment Agency, Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

County level evidence

HC, Herefordshire Unitary Development Plan, 2007.

Preece, N. and Rimmington, N., Herefordshire Historic Farmsteads Characterisation Project Report, Herefordshire Archaeology, 2008.

HC, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

HC, Green Infrastructure Strategy, 2010.

A study of the Housing and Support Needs of Older People in Herefordshire, Peter Fletcher Associates and arc4 for Herefordshire Council, 2012.

HC, Herefordshire Ecological Network Map, 2013.

HC, Herefordshire Local Housing Market Assessment 2012 update, 2013.

HC, Herefordshire Local Plan, Core Strategy 2011-2031, 2015.

HC, Strategic Housing Land Availability Assessment, Rural Report, 2015.

HC, Polytunnels Planning Guide, June 2018.

Parish and local level evidence

Clehonger Parish Plan, 2014.

HC, Strategic Environmental Assessment, Clehonger Neighbourhood Area Scoping Report, 2015.

HC, Environmental Reports, June 2019 and November 2019.

HC, Habitat Regulations Assessment, June 2019 and November 2019.

Reports by DJN Planning Limited for Clehonger Parish Council:

- Residents' questionnaire survey, Results report and Comment Listings report, November 2018.
- Evidence base and strategic policies listing, December 2018.

HC, residential commitments and completions data for Clehonger Neighbourhood Area.

APPENDIX B: DWELLING COMPLETIONS AND COMMITMENTS**Completions 2011 - April 2019**

Address	Proposal	No. of units (net)
Plot adj. Silverdale, Clehonger	Erection of detached house	1
Yew Tree Farm, Poplar Road	Proposed four dwellings	4
Plot adj. Meadow View	Erection of energy efficient passive house	1
Site adj. 13 Gosmore Road	Three-bedroomed house	1
Silverdale, Clehonger	Conversion of coach house	1
Land adj. Landimore, Poplar Road	Five houses	5
Land off Gardiners Oak	Four detached bungalows and garages	4
Clehonger Manor	Certificate of lawfulness	2
Land adj. to Garnom Bungalow	Three dwellings	1
Land between Gosmore Road and the Seven Stars PH, Clehonger	Residential development for up to 80 houses	36
Land to rear of Bine Cottage	Five dwellings	3
TOTAL NET COMPLETIONS		59

Commitments as at 1 April 2019

Address	Proposal	No. of units (net)
Land adj. Glasnant House	Four dwellings	4
Land at Walnut Tree Farm	Two dwellings	2
Land to rear of Bine Cottage	Five dwellings	2
Land between Gosmore Road and the Seven Stars PH, Clehonger	Residential development for up to 80 houses	44
Land off Madley Road, Clehonger	Site for residential development of up to 90 dwellings	90
Land adj. to Garnom Bungalow	Three dwellings	2
Harp Acre, Clehonger	Residential development of 3 bungalows	3
Land at Wellfield, Poplar Road	Demolition of agricultural buildings and erection of up to five dwellings	5
TOTAL NET COMMITMENTS		152

Windfall allowance

A total of 41 windfall units have been built or come forward since 2011, excluding the two larger sites at Clehonger. This represents a reliable source of supply at an average of 5.12 units per annum. Windfalls are expected to continue to occur in the remainder of the plan period to 2031. However, the policies of the NDP will enable a more plan-led approach which will act to reduce windfall supply. A conservative assumption is made therefore that windfall supply 2019-2031 will be 25% of the recent delivery rate, equivalent to 15 units over the period.