

Tarrington Neighbourhood Development Plan 2011-2031

Submission draft

July 2020

Tarrington Parish Council

Prepared by DJN Planning Ltd. for Tarrington Parish Council

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INTRODUCTION

The Neighbourhood Development Plan for Tarrington looks ahead to 2031 and tackles a wide variety of planning topics in the Parish. There are detailed planning policies for such matters as settlement boundaries for Tarrington and Little Tarrington, housing, the local economy, design, and protecting open spaces and the wider environment.

Many of these issues were first identified in the Parish Plan. They have been further explored in the consultations we have carried out in preparing the Neighbourhood Development Plan, including the resident's survey, open days and other feedback. A draft of the Plan was published for consultation in October 2019, and comments received have been taken into account in preparing this revised version.

The Neighbourhood Development Plan is now being submitted to Herefordshire Council. It will then undergo further consultation and an independent Examination. The final stage is a Parish referendum – a majority of those who vote need to agree with the Neighbourhood Development Plan for it to be finalised and come into use. It will then become the formal starting point for decisions on planning applications in the area, together with the complementary policies in Herefordshire Council's Local Plan.

Councillor Janette Ward,
Chairman,
Tarrington Parish Council

CONTENTS

	Page
LIST OF POLICIES	1
1. SETTING THE SCENE	2
2. THE NEIGHBOURHOOD AREA	4
Tarrington Neighbourhood Area	4
Key issues	6
3. A SUSTAINABLE TARRINGTON	10
The Vision	10
The Objectives	10
Sustainable Tarrington	11
4. RESPECTING THE ENVIRONMENT	12
Natural environment	12
Historic environment	14
Building design	15
5. MEETING HOUSING NEEDS	17
Housing requirement	17
Housing delivery	17
Settlement boundaries	18
Housing size, type and tenure	19
Land at School Road, Tarrington	20
6. SUPPORTING LOCAL EMPLOYMENT	23
Employment development	23
Communications infrastructure	24
Renewable energy	25
7. COMMUNITY INFRASTRUCTURE	26
Transport	26
Local Green Space	26
Green infrastructure	28
Community facilities	29
8. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN	30
PLANS	
1 Tarrington Neighbourhood Area	4
2 Tarrington Neighbourhood Area Strategic Environmental Assessment: Heritage and landscape	8
3 Tarrington Neighbourhood Area Strategic Environmental Assessment: Minerals, Biodiversity and Flood Zones	9
POLICIES MAPS	
Tarrington village Policies Map	31
Little Tarrington village Policies Map	32
Tarrington Parish Policies Map	33
APPENDICES	
A: EVIDENCE BASE	34
B: NATIONAL AND LOCAL PLANNING POLICIES	36

LIST OF POLICIES

A SUSTAINABLE TARRINGTON

TAR1	Sustainable Tarrington	11
------	------------------------	----

RESPECTING THE ENVIRONMENT

TAR2	Natural environment	12
TAR3	Historic environment	14
TAR4	Building design	15

MEETING HOUSING NEEDS

TAR5	Housing delivery	17
TAR6	Settlement boundaries	18
TAR7	Housing size, type and tenure	19
TAR8	Land at School Road, Tarrington	20

SUPPORTING LOCAL EMPLOYMENT

TAR9	Employment development	23
TAR10	Communications infrastructure	24
TAR11	Renewable energy	25

COMMUNITY INFRASTRUCTURE

TAR12	Transport	26
TAR13	Local Green Space	26
TAR14	Green infrastructure	28
TAR15	Community facilities	29

I. SETTING THE SCENE

Introduction

- I.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 for development in the area. When planning applications are made, they must be determined in accordance with this framework unless there are overriding circumstances to the contrary.
- I.2 Tarrington Parish Council considers that a Neighbourhood Development Plan should be prepared for the area, to make use of these planning powers and help ensure that decisions on future development are guided locally. The Parish Council is the ‘qualifying body’ responsible for preparing the Neighbourhood Development Plan.

Format of the Neighbourhood Development Plan

- I.3 The Neighbourhood Development Plan begins by providing a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2). In line with national and County-wide planning policies, the Plan seeks to contribute to sustainable development by comprehensively addressing social, environmental and economic matters.
- I.4 The Neighbourhood Development Plan’s vision for the future of the Neighbourhood Area up to 2031 is set out in chapter 3, together with more detailed objectives, grouped into four topics. This chapter sets an overarching policy for the future sustainable development of the Area.
- I.5 The Neighbourhood Development Plan then sets out planning policies within the following topics: environment (chapter 4); housing (chapter 5); employment (chapter 6); and community infrastructure (chapter 7). A concluding chapter explains how the Plan will be delivered. Three Policies Maps show the application of Plan policies. The Plan’s ‘evidence base’ is summarised at Appendix A.
- I.6 The Neighbourhood Development Plan, like all development plans, is subject to an assessment process termed Strategic Environmental Assessment. The Plan must also undergo Habitats Regulations Assessment because of the proximity of the River Lugg, which has European-level designation as a Special Area of Conservation. The Assessments are undertaken independently, by Herefordshire Council. Assessments of the NDP at draft and submission stages have been carried out.

National and local planning policy context

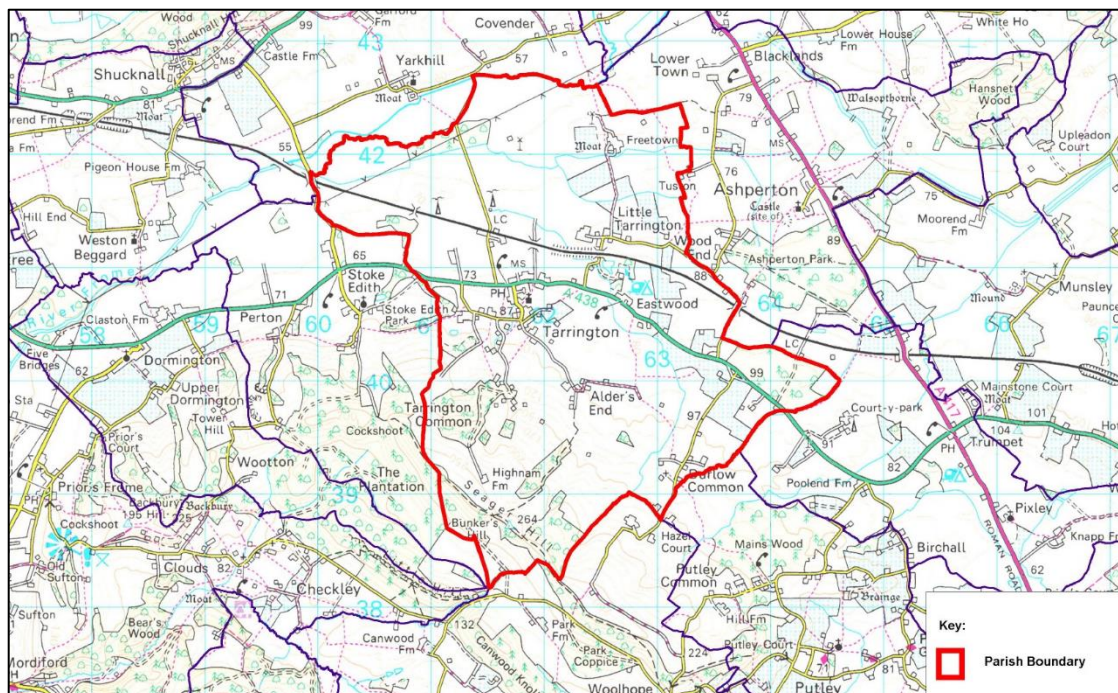
- I.7 The Neighbourhood Development Plan’s policies need to be read alongside existing national and County planning policies which also apply within the Neighbourhood Area.
- I.8 National planning policy is set out within the National Planning Policy Framework. Planning Practice Guidance provides more practical advice as to how national policy is to be implemented.

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- I.9 Herefordshire Council is responsible for the production of the Local Plan, which includes strategic planning policies governing development in the County for the period 2011 to 2031. The first document to be produced as part of the Local Plan is the Core Strategy. This sets out the immediate context for the preparation of Neighbourhood Development Plans, notably housing requirements, as well as many other policies on relevant issues such as employment, open space and infrastructure.
- I.10 The Neighbourhood Development Plan has been written to complement rather than duplicate these existing policies, which are listed in more detail at Appendix B. Reference is made to relevant policies in the text of the Plan as appropriate.
- I.11 The Neighbourhood Development Plan covers the period 2011 to 2031, coterminous with the Local Plan Core Strategy.

2. THE NEIGHBOURHOOD AREA

Tarrington Neighbourhood Area

- 2.1 This part of the Plan 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 Tarrington Neighbourhood Area was approved in January 2014. It is a compact rural parish mid-way between Hereford and Ledbury, bisected east to west by two transport corridors – the A438 and a railway line. These run parallel to each other through the middle of the Area (Plan I).
- 2.3 The main centre of population is Tarrington village, which lies predominantly to the south of the A438 and is nucleated in form. The village has a public house, the Tarrington Arms, on the main road; the Lady Emily Community Hall, housed in the former village school, and a parish church. The smaller settlement of Little Tarrington lies to the north of the railway line. Throughout the remainder of the Area there are scattered groups of houses, wayside dwellings, and farm development.
- 2.4 The population of the Area was 576 in 2011, a 15% increase over the 2001 figure, in 226 households. The age profile of the population was slightly older than the County average, with fewer younger people (17.1% aged 0-15 compared to a County figure of 19.6%) and a higher proportion of older people (21.3% aged over 65 compared to 16.9% at County level).



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Plan I: Tarrington Neighbourhood Area

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- 2.5 In terms of housing tenure within the Area, some 59.7% of homes are owner occupied, noticeably less than the County average (67.7%). Social rented housing in contrast accounts for 20.3% of homes (County 13.9%), and private rented for 16.8% (15.5%).
- 2.6 The population density is 0.5 persons per hectare, reflecting the rural environs and less than that at County (0.8 ppha) or West Midlands (4.3 ppha) levels.
- 2.7 Local employment is largely linked to agriculture or otherwise situated on established farm enterprises. There are no industrial estates or other employment areas. The most significant types of employment for local residents are wholesale and retail trade (14.6% locally, 16.7% at County level); manufacturing (11.7% and 12.6% respectively), and construction (11.3% and 8.7%). Self-employment is a notable feature, accounting for 20.7% of economically active residents (full/part-time), compared to 15.6% at County level. Some 15% of economically active residents worked at or mainly from home, notably more than for Herefordshire as a whole (6%). There is a camping and caravanning site and fishing lake at The Millpond, to the north of the A438.
- 2.8 There are regular bus services from Tarrington to Hereford and Ledbury, allowing journeys to work to both centres.
- 2.9 In terms of the landscape, there is a clear differentiation between north and south which is identified in both national and County-level studies. The Area falls within two of the National Character Areas, as defined by Natural England: the Herefordshire Lowlands, and South Herefordshire and Over Severn.¹ The northern part of the Area is within the Herefordshire Lowlands, typified by a gently undulating tranquil and rural landscape, with small dispersed settlements of hamlets and villages. Older, vernacular buildings such as cider barns and historic farmsteads are common features. Farming is mixed arable and livestock, with traditional orchards still to be found albeit these are suffering decline. Rivers such as the Frome flow through wide fertile valleys.
- 2.10 The southern part of the Area is in the South Herefordshire and Over Severn character area, which includes the Woolhope Dome. This is a picturesque, rural, well-wooded landscape with substantial areas of woodland, parkland and traditional orchards and a mix of arable and livestock farming.²
- 2.11 The County Landscape Character Assessment describes several landscape types in the Plan Area.³ Principal Settled Farmlands comprise the rolling lowlands of central Herefordshire. These are settled agricultural landscapes made up from a patchwork of hop fields, traditional orchards, grazed pastures and arable fields with restricted tree cover and field boundaries formed by hedgerow. This describes the landscape of the northern part of the Area and includes Little Tarrington. Tarrington village lies on the transition, marked by the rising topography, between this landscape type and that of Wooded Hills and Farmland. These are medium to large scale upstanding, wooded landscapes with hedged fields set to mixed farming

¹ National Character Area Profile 100: Herefordshire Lowlands, 2013, Natural England.

² National Character Area Profile 104: South Herefordshire and Over Severn, 2014, Natural England.

³ Landscape Character Assessment, 2009, HC.

uses. This is the steeply rising and elevated topography associated with the escarpment of the Woolhope Dome. Finally, the south east of the Area comprises Estate Farmlands, characterised again by mixed farming and with views framed by groups of plantation and ornamental trees.

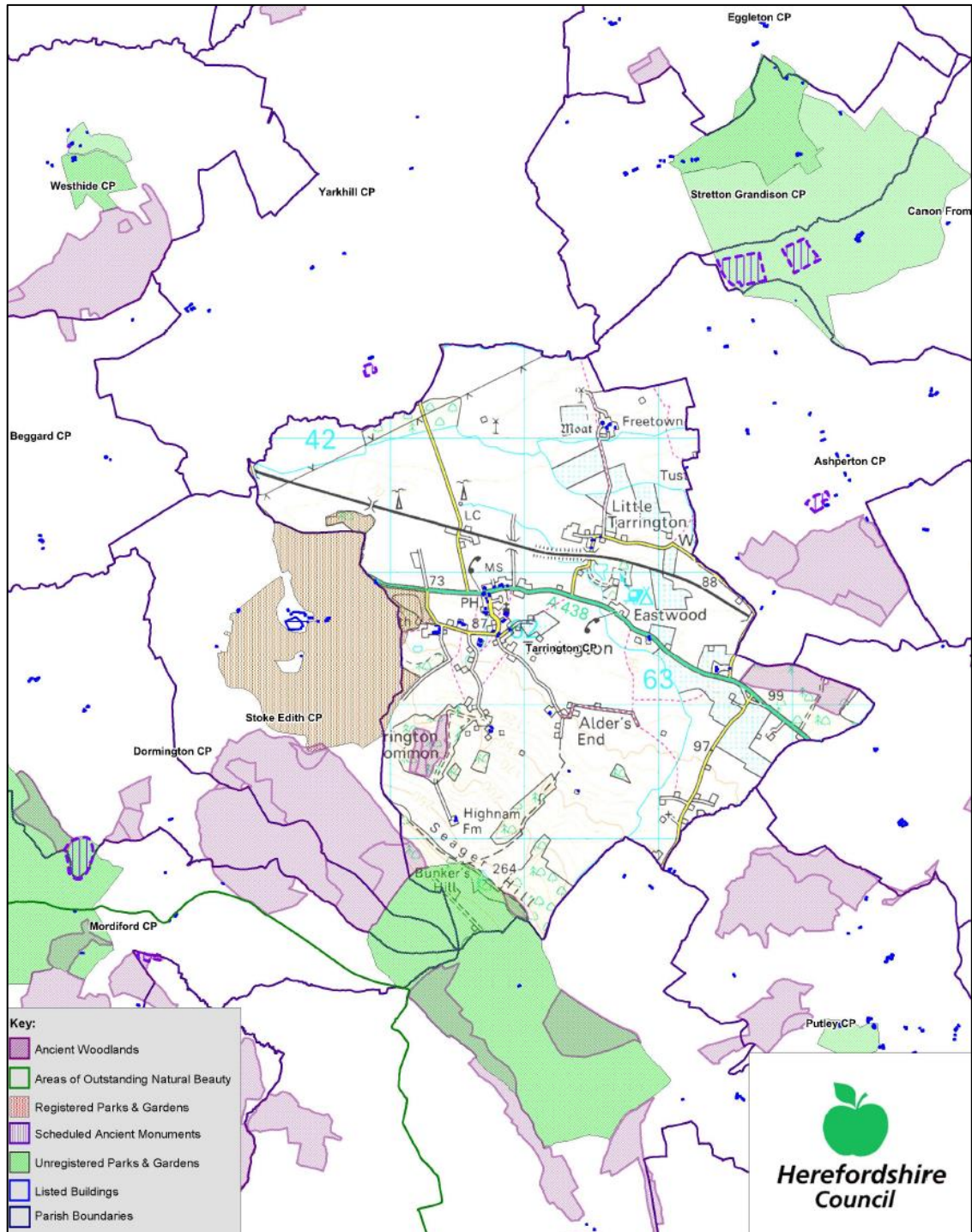
- 2.12 The Neighbourhood Area has a range of woodland and other natural habitats in the form of a scattered mosaic of ancient and semi-natural woodland, ancient replanted woodland, deciduous woodland, traditional orchards and woodland and parkland. There is a concentration of woodland habitats to the south, on the elevated slopes of the Woolhope Dome including at Tarrington Common. Woodland at Seager Hill is designated as Local Wildlife Sites. There are Priority Habitat Inventory entries for traditional orchards, deciduous woodland and woodland and parkland.⁴ Herefordshire Council's Ecological Network Map shows the woodlands as core areas, with local watercourses and linking habitats forming corridors and stepping stones throughout the Area.
- 2.13 There are clusters of listed buildings within Tarrington village, Little Tarrington and Freetown to the north. The Stoke Edith grade II registered park and garden lies to the west, largely outside the Area. There is one scheduled ancient monument, the Churchyard cross in St Phillip's and St James' Churchyard. There are no Conservation Areas within the Neighbourhood Area.
- 2.14 Local watercourses, including the Gar Brook, drain north-westerly into the River Frome, which forms in part the northern boundary of the Area and flows west towards its confluence with the River Lugg at Hampton Meadow, and thence the Wye. The entire lengths of the River Wye and River Lugg are designated as Sites of Special Scientific Interest, while the Wye and the Lugg (from Hampton Court Bridge to its confluence with the Wye) are designated as a Special Area of Conservation under European legislation.
- 2.15 Plans 2 and 3 are taken from the Environmental Reports produced by Herefordshire Council as part of the SEA process referred to in the Introduction. They show the areas of heritage, landscape, minerals and biodiversity interest in the Neighbourhood Area.

Key issues

- 2.16 Key issues to be addressed have been identified through the early work on the Neighbourhood Development Plan, building on the Parish Plan. Not all of these issues are capable of being tackled directly by the Neighbourhood Development Plan or indeed the planning system. Some, such as traffic speeds, fall to other regulatory provisions. In these cases, the Plan may be able to help indirectly, for instance by seeking developer contributions to support community actions. In other cases, the Plan can aid by setting a positive framework, helping schemes to progress readily through their planning stages. Key planning issues to be tackled directly or indirectly by the Plan are as follows:

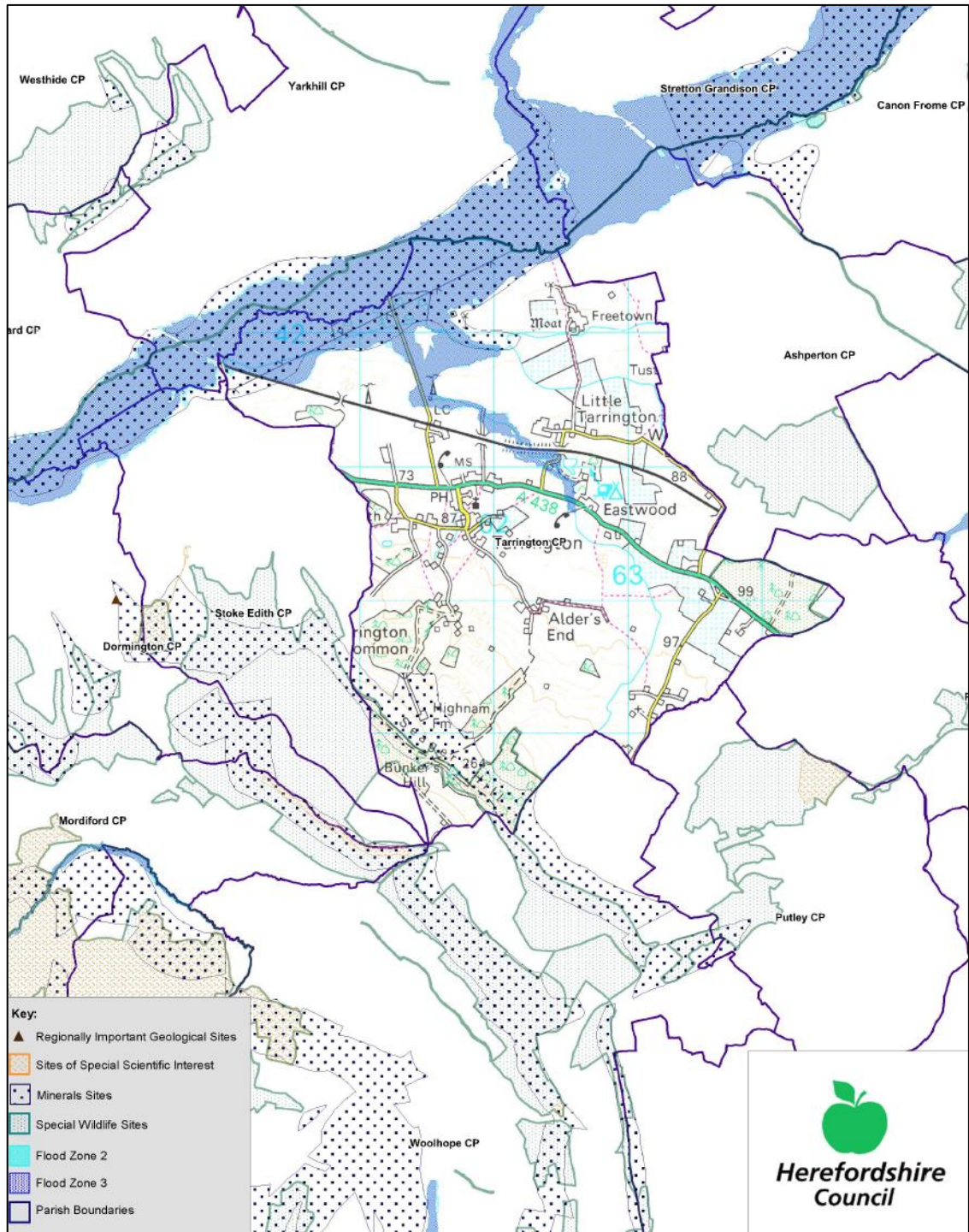
⁴ The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006.

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- Meeting the requirements for new housing which are set out in the Local Plan Core Strategy.
 - A preference for new housing to be affordable family homes rather than larger properties.
 - Defining appropriate settlement boundaries for Tarrington and Little Tarrington.
 - Protecting and enhancing the natural and historic environment.
 - Ensuring new development respects landscape and townscape character.
 - Protecting important open spaces.
 - Protecting green infrastructure and encouraging additional provision in new development.
 - Enabling walking and cycling routes in new developments and elsewhere, to support active travel.
 - Enabling small businesses, tourism and services to establish and grow, to provide job opportunities consistent with the rural location.
 - Protecting, maintaining and enhancing local community facilities.



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**Plan 2: Tarrington Neighbourhood Area Strategic Environmental Assessment:
Heritage and Landscape**



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Plan 3: Tarrington Neighbourhood Area Strategic Environmental Assessment: Minerals, Biodiversity and Flood Zones.

3. A SUSTAINABLE TARRINGTON

- 3.1 National and local planning policies place the achievement of sustainable development at the heart of the planning system. Sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations. The Neighbourhood Development Plan sets out what this means for the villages and the parish as a whole.
- 3.2 This chapter defines a vision and supporting objectives for the Neighbourhood Development Plan, together with an over-arching strategic policy on sustainable development. This gives a basis for the more detailed policies in following chapters.

The Vision

- 3.3 To be a rural parish where the natural and historic environments are protected, where all ages can enjoy a good quality of life, where community life thrives and where there are homes, businesses and facilities to meet the needs of a vibrant, rural village.

The Objectives

Objective 1: Environment

- 3.4 The Neighbourhood Development Plan will ensure that our local environment is maintained by:
- Protecting landscape character.
 - Sustaining and enhancing the significance of heritage assets.
 - Supporting biodiversity.
 - Ensuring that new development makes a positive contribution to local character and distinctiveness.

Objective 2: Housing

- 3.5 The Neighbourhood Development Plan will ensure that new housing contributes to a viable and balanced community through:
- Identifying land for new housing to meet the requirements of the Local Plan Core Strategy.
 - Seeking a mix of house types, sizes and tenures to address local housing needs, including affordable family homes.
 - Encouraging energy-efficient housing.
 - Providing settlement boundaries for Tarrington and Little Tarrington.

Objective 3: Employment

- 3.6 The Neighbourhood Development Plan will provide opportunities for economic development by:
- Supporting employment development.

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- Encouraging tourism and leisure-related businesses, including the Tarrington Arms and The Millpond camping, caravanning and fishing site.
 - Working to improve electronic communications.
 - Supporting the development of renewable energy.

Objective 4: Community

3.7 The Neighbourhood Development Plan will support community infrastructure by:

- Addressing the traffic and transport implications of new development.
- Safeguarding local green spaces.
- Protecting and enhancing green infrastructure.
- Supporting the retention and further development of community facilities.

Sustainable Tarrington

3.8 The achievement of sustainable development requires planning's environmental, social, and economic aspects to be considered together, because they are mutually dependent. Gains in all three areas are to be sought jointly and simultaneously, and the Neighbourhood Development Plan plays an active role in guiding development in the Neighbourhood Area to a sustainable solution. The following policy confirms that a balance needs to be sought across the different aspects contributing to sustainability in delivering the Plan's vision and objectives.

Policy TARI: Sustainable Tarrington

In considering the overall contribution of development proposals to the sustainable development of the Tarrington Neighbourhood Area, the following principles will be sought and balanced:

- 1. protecting and enhancing the natural, historic and built environment; and**
- 2. enabling the delivery of new housing to meet strategic requirements and local needs; and**
- 3. supporting proposals for new and diversified employment opportunities which are compatible and in scale with the rural nature of the area; and**
- 4. supporting community infrastructure to meet a range of needs.**

4. RESPECTING THE ENVIRONMENT

4.1 This chapter of the Plan sets out planning policies to address the following matters:

- Natural environment.
- Historic environment.
- Building design.

Natural environment

- 4.2 The Plan Area has a range of natural environmental features. Local Wildlife Sites and ancient woodlands are shown on Plans 2 and 3. Other habitats of importance include woodland and traditional orchards as listed in Natural England's Priority Habitat Inventory. Traditional orchards in particular are a notable feature throughout the Area, reflecting the previous importance of cider production as a 'cottage' industry. Trees, hedgerows, roadside verges, ponds and watercourses throughout the Area have value to wildlife, providing both habitats and connectivity.
- 4.3 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in the Area. The Map is based on data held by the Herefordshire Biological Records Centre and identifies the role that individual wildlife habitats play in the network, as core areas, corridors and stepping stones, showing how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.⁵ Policy TAR2 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.
- 4.4 The landscape of the Area is both distinctive and varied and an important aspect of the local character of the villages and their rural setting. Local Plan Core Strategy policy LDI *Landscape and townscape* provides for landscape character to be considered in planning decisions. Landscape character should positively influence development, including the protection and enhancement of the setting of settlements; designated parks and gardens should be conserved and enhanced; and tree cover should be maintained and extended. Responses to the residents' survey gave weight to the protection of important views and the wider countryside around the villages, as well as to protecting the natural environment. Given the rising land to the south of the area, topography will be an important consideration in ensuring that development proposals respect the setting of Tarrington village.
- 4.5 The Neighbourhood Area drains via the River Frome to the River Lugg at Hampton Bishop, and thence to the Wye. As noted earlier, both the Wye and Lugg are designated as Sites of Special Scientific Interest, and the Wye and part of the Lugg are a Special Area of Conservation (SAC), recognised as being of international importance for the aquatic flora and fauna they support. Phosphate levels in the River Lugg exceed water quality objectives such that it is in an unfavourable condition. The high level of protection afforded to the SAC and

⁵ https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map

case law mean that there is only limited scope for approving development in the River Lugg catchment which could lead to additional damaging effects by increasing phosphate levels.

- 4.6 The relevant strategic policy is Local Plan Core Strategy policy SD4 *Wastewater treatment and river water quality*. This requires that development does not undermine the achievement of water quality targets for the County's rivers, particularly through the treatment of wastewater. Herefordshire Council has also issued guidance for developers to address the issue of the impact of phosphates on the SAC.⁶ Development may proceed where it can be shown to be either nutrient neutral or would lead to betterment. Policy SD4 also supports delivery of Water Framework Directive objectives, together with Local Plan Core Strategy policy SD3 *Sustainable water management and water resources*.
- 4.7 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.

Policy TAR2: Natural environment

Proposals should be able to demonstrate that they protect, conserve and enhance the natural environment in accordance with the principles in Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3. This includes the following, as is relevant to the proposal:

- 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 River Lugg 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. conserving, restoring and enhancing sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, local wildlife sites, woodland, veteran trees, hedgerows, roadside verges, ponds and watercourses; and**
- 4. 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; and**
- 5. ensuring that proposals respect the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated important views, trees and hedgerows and local features of interest; and**

⁶ Herefordshire Council, Position Statement – Development in the River Lugg Catchment Area, March 2020.

6. protecting and enhancing the setting and character of Tarrington and Little Tarrington, including settlement pattern, tree cover and topography.

Historic environment

- 4.8 As noted in chapter 2, the Plan Area has a variety of heritage assets which make a significant contribution to local character and sense of place. For instance, the many listed buildings include barns, cow houses and cider houses, reflecting the area's past and present agricultural economy. The registered Stoke Edith landscaped park and garden, partly within the Area to the west, is also of note.
- 4.9 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. Weight was given to protecting local heritage assets in the residents' survey. Historic features make a notable contribution to local character and distinctiveness. Proposals should be able to demonstrate that they have taken the historic environment into account in making a positive contribution overall to local character.
- 4.10 Historic farmsteads are a notable 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 TAR3: Historic environment

Proposals should be able to demonstrate that they protect, conserve and enhance the historic environment and heritage assets. 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 Local Plan Core Strategy policy LD4. This includes the following, as relevant to the proposal:

- 1. giving great weight to conserving designated heritage assets including listed buildings, scheduled ancient monuments and the Stoke Edith registered park and garden, irrespective of the scale of harm or loss of significance; and**
- 2. for non-designated heritage assets including 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.**

Proposals should positively respond to the historic environment and the contribution it makes to local character.

Building design

- 4.11 A further aspect of the local sense of place is the distinctive building design. Many of the older village buildings are in brick, with stone and timber framing also evident; later developments are also in brick, and brick/render. Village dwellings tend to be detached or semi-detached rather than terraced. Generous highway verges and mature tree planting contribute to a semi-rural ambience. Parts of Little Tarrington have a more domestic feel, with smaller properties set close to the highway. Both villages have distinctive and different characters due to their natural features and topography, settlement pattern, open spaces, established planting, and the presence of many historic properties including listed buildings.
- 4.12 Planning policy supports high quality design. Local Plan Core Strategy policy SD1 *Sustainable design and energy efficiency* details the wide range of factors that are assessed in this respect. For this Plan, the following policy emphasises the importance of securing a locally distinctive design approach in individual developments, which relates to and supports the existing village character. In the residents' survey, 88% of respondents wanted to see new development respect the scale and style of existing buildings and 81% supported the use of traditional building materials. There was only limited support for modern building styles and materials (from 20% of respondents).
- 4.13 In assessing proposals, regard will be needed to such aspects of design as layout and siting; density; means of access and enclosure, including relationship to the highway; scale and mass; height; detailing; materials; and landscaping. An aspect of concern is street and other external lighting. Where planning permission is required, external lighting should be kept to a minimum and be designed to avoid light pollution, so as to help ensure the protection of dark skies, an important aspect of the rural character and distinctiveness of both village and parish.

Policy TAR4: Building design

Development proposals should:

- 1. respect the character of adjoining development and the wider landscape, having regard to siting, scale, height, massing, detailing, means of enclosure and the use of traditional materials; and**
- 2. incorporate relevant sustainability measures to include building orientation and design, energy and water conservation, the use of sustainable construction methods and materials, provision for the recycling of waste, cycle storage, communications and broadband technologies, and the generation of renewable energy; and**
- 3. in the case of proposals for new housing, be sited and designed to avoid adverse impacts on the amenity of future occupants from the operation of existing uses, including agricultural and business operations; and**
- 4. be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated and include**

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- adequate off-street parking for residents, staff and visitors as appropriate;
and
5. include provision for pedestrians and cyclists to encourage active travel and to enable access to village services and to public transport wherever feasible;
and
 6. avoid creating unacceptable impacts on residential amenity and the tranquillity of the countryside from noise, the volume and nature of traffic generated, dust or odour. Where external lighting is proposed, avoid adverse amenity and environmental impacts occurring through light spillage;
and
 7. retain and incorporate existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and
 8. provide for new landscaping which is in keeping with the prevailing landscape character in order to integrate new buildings into their surroundings and to support green infrastructure and the Herefordshire ecological network.

5. MEETING HOUSING NEEDS

5.1 This chapter of the Neighbourhood Development Plan sets out planning policies on:

- Housing delivery.
- Settlement boundaries.
- Housing size, type and tenure.
- The allocation of land for new housing development.

Housing requirement

5.2 Local Plan Core Strategy policy RA1 *Rural housing distribution* sets growth targets for each of the rural Housing Market Areas in the County which are to be used as a basis for the production of individual Neighbourhood Development Plans. The Tarrington Neighbourhood Area is in the Hereford rural Housing Market Area, where housing growth of 18% is sought.

5.3 This equates to a minimum of 43 new houses to be provided between 2011 to 2031 in the Neighbourhood Area. Housing completions since 2011 contribute to meeting the target. Housing commitments have also been taken into account – these are dwellings on sites which have been granted planning permission but not yet completed. Figures from Herefordshire Council show that there were 25 such commitments at 1 April 2019, and a further 10 dwellings were granted planning permission later that month.⁷ After deducting these completions and commitments, there is a remaining requirement for a minimum of 3 dwellings to be addressed in the Neighbourhood Development Plan (Table 1).

Number of new houses required to 2031 (min)	Housing completions (net) 2011 2019	Housing commitments (net) as at 1 April 2019	Planning permission LPA ref 184506	Housing remaining to be delivered
43	5	25	10	3

TABLE 1: Housing requirement, Tarrington Neighbourhood Area, 2011-2031

Housing delivery

5.4 Local Plan Core Strategy policy RA2 *Housing in settlements outside Hereford and the market towns* identifies rural settlements to be considered for sensitive and appropriate housing growth. There are two categories: those which are to be the main focus of new housing, and smaller settlements where proportionate housing is appropriate. Tarrington is included within the former category, and Little Tarrington within the latter.

5.5 The Neighbourhood Development Plan's approach to housing delivery has been informed by a number of commissioned and other studies. The process undertaken and the resultant evidence base are summarised in the Housing Site Assessment Update (April 2018) and at

⁷ LPA ref 184506, granted 11 April 2019.

Appendix A. This work has led to the proposed allocation of land at Tarrington for development for around six new dwellings. No allocations are proposed at Little Tarrington although scope for infill development at Little Tarrington Farm is acknowledged in the Housing Site Assessment Update and the land concerned is included in the settlement boundary for the village. This balance of provision reflects the relative status of Tarrington and Little Tarrington in the Local Plan Core Strategy, referred to above.

- 5.6 The scope for “windfall” housing development has also been considered. This refers to dwellings arising on sites which are not specifically identified (i.e., allocated) in the Neighbourhood Development Plan, but which nonetheless become available for development and are granted planning permission. Such dwellings may arise either within the settlement boundaries as suitable infill sites, or outside the boundaries where they meet the requirements of Local Plan Core Strategy policies RA3, RA4 and RA5. Based on planning decisions since 2011, the Housing Site Assessment Update recommends that a conservative windfall allowance of 10 dwellings be made for the remainder of the plan period.
- 5.7 Taking these sources of supply into account, it is expected that a minimum of 56 dwellings will be delivered over the plan period through completions, committed sites, the proposed site allocation and as estimated windfalls. This meets the Local Plan Core Strategy requirement.

Policy TAR5: Housing delivery

New housing will be provided between 2011 and 2031 to meet the minimum growth target of the Local Plan Core Strategy. Completed dwellings and committed sites will be taken into account. Further new housing will be delivered as follows:

- 1. by allocating land for housing development at School Road, Tarrington; and**
- 2. on suitable infill sites within the settlement boundaries defined for Tarrington and Little Tarrington; and**
- 3. outside the settlement boundaries in accordance with policies RA3, RA4 and RA5 of the Local Plan Core Strategy.**

Settlement boundaries

- 5.8 Settlement boundaries are provided for Tarrington and Little Tarrington to define the planned limits of the villages. Within the boundaries, housing and other suitable development proposals will be permitted where planning requirements are met, including those set out in Local Plan Core Strategy policy RA2 *Housing in settlements outside Hereford and the market towns*. Outside the boundaries, Local Plan Core Strategy policy RA3 *Herefordshire’s countryside* and allied policies set out the exceptional circumstances in which residential development will be permitted.
- 5.9 The settlement boundary for Tarrington was originally established in the former Unitary Development Plan and has been reviewed with reference to criteria in Herefordshire Council

guidance.⁸ The residents' survey showed considerable support for the principle of a settlement boundary for the village, with over 90% of respondents favouring such an approach. The former UDP boundary has been adjusted to incorporate the Plan proposal for housing at School Road (see policy TAR8).

- 5.10 The settlement boundary for Little Tarrington has been drawn for the purposes of this Plan. The historic core of the village lies north of the railway line and comprises farm buildings and wayside dwellings, principally arranged on an east-west axis resulting in a linear settlement pattern. South of the railway line, land with planning permission for residential and live/work development has been included in a settlement boundary in accordance with the Herefordshire Council guidance, together with existing housing and open space at Garbrook to the east.
- 5.11 The boundaries will provide a clear basis for the delivery of a sustainable pattern of development. They are shown on Plans 4 and 5 at the rear of the Plan.

Policy TAR6: Settlement boundaries

Settlement boundaries are defined for Tarrington and for Little Tarrington, as shown on the village Policies Maps. Within these settlement boundaries, new housing and other development which is in accordance with the Plan's policies will be permitted. Local Plan Core Strategy policies RA3, RA4 and RA5 will apply to proposals for housing outside the boundaries.

Housing size, type and tenure

- 5.12 Dwellings should be provided which reflect the local housing requirements. In the rural parts of the Hereford Housing Market Area, which includes the Neighbourhood Area, the Local Housing Market Assessment shows that the majority of open market housing will need to have either 2 or 3 bedrooms (23% and 54% respectively of the total requirement). For affordable housing, 1 and 2-bedroom properties are required (33% and 37%), against 3-bedroom properties or larger (30%).⁹ Resident survey responses particularly identify affordable and starter homes, and family homes (2-4 bedrooms) as being required (72% and 78% of respondents respectively). The most recent Local Housing Needs Survey for Tarrington parish, carried out in June 2014, identifies only limited locally-arising affordable housing need to 2017.¹⁰
- 5.13 In terms of dwelling type, the presumption is that houses will be the norm, though there is support in the residents' survey for bungalows (57% of replies) and retirement homes (51%).

Policy TAR7: Housing size, type and tenure

⁸ HC, Guide to settlement boundaries, Neighbourhood Planning Guidance Note 20, rev. June 2015.

⁹ Herefordshire Local Housing Market Assessment 2013, tables 50 and 51, HC.

¹⁰ Local Housing Needs Survey for Tarrington parish, 2014, HC Strategic Intelligence Team. One household was found to have a need for affordable accommodation.

Proposals for new housing should include dwelling types, sizes and tenures to meet local housing requirements, including affordable housing in accordance with the requirements of Local Plan Core Strategy policy H1.

Land at School Road, Tarrington

- 5.14 Land at School Road, Tarrington is allocated for development for housing. The site is 0.65 ha. of pasture on the western edge of Tarrington and is shown on the Tarrington village Policies Map. It is part of a larger field which extends to the west and rises to the north.
- 5.15 The potential of the field to accommodate development has been considered during the preparation of the Neighbourhood Development Plan. This work has shown that development should be limited to the south-eastern part of the field so as to avoid undue impacts on nearby listed buildings including those at Brook House, other locally-important buildings, and to respect the landscape setting of the village. This will also serve to retain a gap in built frontage to School Road and help to respect the rural setting of the public footpath (TR3) which runs between School Road and the A438. The site now proposed for allocation reflects these conclusions.
- 5.16 The site has a hedgerow boundary to School Road, with a wide roadside verge. The site rises from the road towards a local ridgeline in the north, with the public right of way running outside and parallel with the western boundary. The eastern boundary is marked by a watercourse with mature trees subject to a Tree Preservation Order.
- 5.17 The northern and western boundaries of the site have been drawn to respect the topography and will need to be consolidated with hedgerow and strategic landscaping. This is to be provided outside the boundaries of the site on land within the same ownership and will be secured by planning condition. The site has historically been used as an orchard; the possibility that agricultural spraying may have led to a legacy of contamination should be considered. The re-instatement of traditional orchard would be appropriate reflecting neighbouring planting and this previous use.
- 5.18 The site has capacity for around six dwellings. Development should reflect local housing needs and preferences as identified in the Local Housing Market Assessment (or successor documents) and the residents' survey, with an emphasis on 2 and 3-bedroom homes. Dŵr Cymru Welsh Water have confirmed that the site can be supplied with clean water (a water main is located in School Road), and that the public sewerage network and Tarrington Wastewater Treatment Works can accommodate foul-only flows arising from the proposed development (a public sewer is located in School Road).
- 5.19 Dwellings should be carefully sited with respect to the topography, with floor levels and ridge heights designed to minimise landscape impacts. The significance of heritage assets and associated views should also be respected. Dwellings should be designed to reflect the local rural context and the edge of village location.
- 5.20 The choice of materials will be important to ensure that the scheme reflects the local character. Local stone is typical of the immediate environs of the site including for boundary

walling and use of this material would help new development to be successfully assimilated in this edge of village location. Timber may also be specified as a secondary material to add interest and relief and add a reference to local agricultural buildings.

- 5.21 The site will be accessed from School Road. The treatment of the highway frontage should read as a natural extension to the village and enable a successful transition between existing properties to the east and west. Any hedgerow which needs to be removed to accommodate visibility requirements should be translocated to the rear of splays unless an acceptable alternative frontage treatment is provided.
- 5.22 Attention will be needed to providing sustainable transport connections in line with Local Plan Core Strategy policy MT1. School Road serves as a link between the principal settled areas of the village and the Lady Emily Community Hall. The road is unlit and has no footway save for a relatively short section outside the Hall. As part of the development of the site, a 2m wide footway along School Road should be provided along the full frontage of the larger field from the watercourse in the east to the curtilage of The Vine in the west. This will need to be sensitively designed to respect the rural character of the locality. In addition, public footpath TR3 should be upgraded to improve access to the east- and west-bound bus stops on the A438, and consideration given to making a new footway link from the site to School Road by means of a footbridge across the watercourse, to improve connectivity to the village.
- 5.23 Proposals should include a buffer zone to the watercourse on the east, to:
- Enable new native tree planting to strengthen the habitat offered by the wooded corridor and the visual screening between the new dwellings and Church View
 - Avoid adverse effects on the watercourse and its associated habitat
 - Enable opportunities for the creation of a new footpath link running north from School Road within the buffer zone and connecting via a footbridge to School Road north of Church View
 - Enable the provision of sustainable drainage.
- 5.24 Any planning application for development on the site should include the following supporting information:
- Planning Statement
 - Landscape and Visual Impact Assessment, to be informed by topographic survey information, the proposed floor levels and ridge heights of new dwellings, and details of any groundworks proposed
 - Heritage Statement
 - Transport Statement
 - Design and Access Statement
 - Arboricultural Impact Assessment.

Policy TAR8: Land at School Road, Tarrington

Land at School Road Tarrington is allocated for housing development for around six dwellings. The site is shown on the Tarrington village Policies Map. Proposals which meet the following site-specific requirements will be supported:

- 1. dwellings are provided which contribute to meeting the latest assessment of housing needs including house type and size; and**
- 2. topography, neighbouring heritage assets and views are respected; and**
- 3. traditional building materials including stone and timber are specified; and**
- 4. provision of linear hedgerow to the western and northern boundaries of the site and of strategic landscaping outside these boundaries which protects the rural character of public right of way TR3; and**
- 5. vehicular access is taken from School Road, with the existing hedgerow translocated to the rear of visibility splays unless an alternative frontage treatment is agreed; and**
- 6. safe and suitable access for all users is provided to village facilities and to assist integrated transport, to include:**
 - provision of a 2m wide footway along School Road between the watercourse in the east and The Vine in the west; and**
 - upgrading of public right of way TR3 to provide access to the bus stops on the A438; and**
 - consideration of the feasibility of providing a footway link by footbridge to the north, connecting to School Road; and**
- 7. provision of a buffer zone within the east of the site which serves to protect the brook and bankside habitat and enable sustainable drainage.**

6. SUPPORTING LOCAL EMPLOYMENT

6.1 This chapter of the Plan sets out planning policies on:

- Employment development.
- Communications infrastructure.
- Renewable energy.

Employment development

6.2 Employment in the Area comprises agriculture and small businesses, including home working. Reflecting the rural nature of the Plan Area, survey respondents thought that the Plan should mainly encourage small-scale employment, particularly in agriculture and related activities, services such as pubs, restaurant and cafe, and tourism and leisure. Larger-scale types of employment, such as light industry or manufacturing, were seen as less likely to have a part to play.

6.3 In making provision for jobs and the local economy, survey replies favoured the conversion of existing buildings, the use of previously-developed land and the protection of existing sites from changes of use, with limited support for allocating greenfield land for new development.

6.4 The Local Plan Core Strategy recognises the role of the rural economy, with policy RA6 *Rural economy* giving support for a wide range of employment uses in the County's rural areas including through the re-use of redundant rural buildings (policy RA5), homeworking (policy E3) and tourism projects (policy E4). Policy E2 *Redevelopment of existing employment land and buildings* provides protection for the existing supply.

6.5 Responding to the survey findings, and reflecting strategic rural economy policies, this Plan does not identify new employment land. Suitable larger-scale provision in this regard is made in the Local Plan Core Strategy at Hereford and Ledbury. Rather, the aim is to support small-scale employment developments where these can be shown to be compatible with the rural environment, highway capacity and residential amenity. Such an approach was supported by 83% of Open Day respondents. The existing mainly farm-based employment sites will continue, with new proposals accommodated through the sensitive conversion of rural buildings and the use of previously-developed land. This will encourage employment in such sectors as farming, agricultural diversification, tourism and leisure, and other small-scale businesses. Homeworking will also be supported. Proposals to extend existing business premises will be considered against the policy criteria.

Policy TAR9: Employment development

Proposals for employment development including diversification proposals which serve to improve the viability of existing local businesses will be supported provided that they:

- 1. are in scale with the character of the area; and**
- 2. wherever possible, make use of existing premises and previously developed land, including through the appropriate and sustainable re-use of rural buildings, and homeworking; and**
- 3. do not adversely affect heritage assets, landscape character, or biodiversity; and**
- 4. do not create unacceptable adverse impacts on the amenity of local residents; and**
- 5. promote sustainability through energy and water conservation, recycling and cycle storage, and provision for broadband, renewable energy and green infrastructure; and**
- 6. enable traffic generated to be safely accommodated on local roads without undue operational, safety or environmental consequences, including road widening or hedgerow loss.**

Communications infrastructure

- 6.6 Responses to the residents' survey highlighted that improvements to broadband services and mobile phone reception would encourage new businesses to locate in the parish. At the Open Days, 96% of respondents supported proposals for improvements to telecommunications and broadband infrastructure.
- 6.7 Broadband services are subject to a County-wide investment programme under the Fastershire project, with work in the Plan Area already underway. Such infrastructure improvements will support the Plan's policy on local business and economic activity, including enabling working from home, as well as many other aspects of village and community life, and are welcomed for these reasons. New residential and business development should be future-proofed by making advance provision for connectivity, such as ducting. The following policy will ensure that communications infrastructure requiring planning permission is provided in keeping with the rural environment and character of the villages and countryside.

Policy TARI0: Communications infrastructure

Proposals for the provision of communications and broadband infrastructure will be supported by ensuring:

- 1. that development required for communications and broadband services is well-designed and sited, consistent with technical and operational requirements and the delivery of service improvements; and**
- 2. that new developments incorporate suitable advance provision for such technology.**

Renewable energy

- 6.8 National planning policy and guidance supports the inclusion of positively expressed and balanced policies in Neighbourhood Development Plans that allow the need for renewable or low carbon energy to be considered alongside environmental factors, cumulative impacts and the implications for heritage assets and local amenity. Local Plan Core Strategy policy SD2 *Renewable and low carbon energy* sets out the County-level approach.
- 6.9 The residents' survey canvassed opinion about the scope for renewable energy schemes. Greatest support was shown for solar power (64% of respondents) and ground/air sources (45%) above biomass and wind turbines (both 29%). Consultation at the Open Days sought opinion about domestic-scale renewable energy proposals which met environmental safeguards, and 86% were in favour of encouraging schemes on this basis with comments favouring solar and discouraging wind turbines.
- 6.10 Taking into account the results of the survey consultation and the lack of backing for wind energy from the local community, the Plan does not identify sites or areas as suitable for wind energy development. A range of factors will need to be considered in balancing impacts with benefits, and these are identified in the following policy. Highway safety and capacity may be a particular concern where schemes give rise to significant traffic movements on the narrow rural lanes, for instance through the movement or import of fuel. Renewable energy micro-generation, through for instance photo-voltaic panels, should be included in new development as part of the overall approach to a scheme's sustainability.

Policy TARI I: Renewable energy

Proposals for renewable energy generation will be supported provided that the individual and cumulative impacts on the following are or can be made acceptable:

- 1. heritage assets and their settings, including associated views; and**
- 2. landscape and settlement character, including village setting; and**
- 3. biodiversity; and**
- 4. local and residential amenity; and**
- 5. highway safety and capacity.**

Community-led renewable energy proposals where benefits can be demonstrated are encouraged.

7. COMMUNITY INFRASTRUCTURE

Transport

- 7.1 Issues around traffic and highways are a long-standing concern of residents. The 2007 Parish Plan highlighted speeding and road safety issues associated with the A438, which bisects the Area and runs through Tarrington village. Other traffic and transport issues discussed in the Parish Plan were car parking, public transport and pedestrian facilities, and use of the rural lanes. A number of actions were agreed at that time.
- 7.2 Open Day responses show that traffic speed and volume remain of concern, particularly traffic travelling above the 30 mph speed limit in and on the main road approaches to the village. Further issues were use of the narrow rural lanes by heavy traffic, highway maintenance and flooding. Many of these matters fall outside the scope of the Neighbourhood Development Plan. Speed limits for instance are set by Herefordshire Council as highway authority and are enforced by the West Mercia Police and the Safer Roads Partnership. The Parish Council will continue to work with Herefordshire Council and others to identify and implement measures, including traffic calming, to address such issues where possible. Such a partnership approach was supported by 85% of Open Day respondents.
- 7.3 Where development is proposed, Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* sets out Herefordshire Council's technical highway requirements (active travel embraces walking and cycling). In the residents' survey, there was significant support for additional footpaths to be provided through new development, and this is taken forward in the following policy. Encouragement is also given to facilities for cycling and public transport in order to promote and encourage sustainable travel as far as practicable. Both site allocations include suitable proposals.

Policy TARI2: Transport

Proposals for the provision or improvement of walking, cycling and public transport infrastructure will be supported wherever feasible and appropriate, particularly where they deliver enhanced connectivity to existing facilities including by the creation of new footway and cycleway links.

Local Green Space

- 7.4 The Neighbourhood Area enjoys a range of local green spaces, which make a significant contribution to its rural character and local amenity. Local Plan Core Strategy policy OS1 *Requirement for open space, sports and recreational facilities* provides a strategic direction but it falls to this Plan to identify specific areas for protection. Green spaces were seen as important in responses to the residents' survey, with 64% of respondents viewing their protection and enhancement as very important.
- 7.5 Neighbourhood Development Plans can designate land as Local Green Space in order to protect green areas of particular importance to the local community. Such designation should be consistent with the local planning of sustainable development and complement

investment in sufficient homes, jobs and other essential services and be capable of enduring beyond the end of the plan period, i.e. after 2031. The designation should only be used where the green space is in reasonably close proximity to the community served, demonstrably special to the community and holds a particular local significance, and is local in character and not an extensive tract of land.¹¹

- 7.6 Existing green spaces include the Lady Emily Community Hall field, play area and garden; the Churchyard; amenity and play areas at Barrs Orchard, Pound Close and Garbrook; and the Jubilee Green. School Road and Church Lane are bordered by grassed highway verges, occasionally on embankment, which make a notable contribution to village character in their own right and through the setting they provide for the adjoining buildings, including several heritage assets, and the degree of traffic/pedestrian segregation they enable. Additional such segregation will be provided by a new footway in conjunction with the development of land at School Road (policy TAR8). The protection afforded to highway verges in policy TAR13 is without prejudice to this proposal.
- 7.7 The designation of these open and green areas as Local Green Spaces is consistent with the local planning of sustainable development and investment in sufficient homes, jobs and other essential services. The Neighbourhood Development Plan considers the social, economic and environmental aspects of sustainable development together in its Vision, objectives and policy TAR1, and makes planning policy provision for each of these areas. Each of the proposed Local Green Spaces are capable of enduring beyond 2031 by virtue of their public ownership and/or existing open space use. They meet the other requirements of the National Planning Policy Framework for designation as Local Green Space as follows:
- In reasonably close proximity to the community served: they are within or adjacent to existing and proposed housing.
 - demonstrably special to the local community and hold a particular local significance: they meet a range of formal and informal recreational needs and make important contributions to village character.
 - Local in character and not an extensive tract of land: they are local in character being closely associated with housing areas and are limited in extent.

Policy TAR13: Local Green Space

The following Local Green Spaces will be safeguarded from development unless very special circumstances arise which outweigh the need for protection:

- 1. Lady Emily Community Hall field, children's play area and garden;**
- 2. St. Philip and St. James churchyard and access;**
- 3. green spaces and children's play area at Barrs Orchard, Pound Close and Garbrook;**
- 4. Jubilee Green;**
- 5. highway verges at School Road and Church Lane.**

¹¹ National Planning Policy Framework paragraphs 99 and 100.

Green infrastructure

7.8 There are many other natural assets in the Plan area which deserve protection as elements of green infrastructure. This is a collective term for open spaces and other natural features which together deliver a wide range of environmental and quality of life benefits. These include access to open countryside and natural spaces, opportunities for active travel, flood risk management, and contributing to biodiversity, culture and heritage. The Plan Area is in a strategic green infrastructure corridor linking Hereford and Ledbury, identified in the County's Green Infrastructure Strategy.¹² As well as the local green spaces identified in policy TARI3, other local components of green infrastructure are:

- Habitats identified in Natural England's Priority Habitat Inventory, comprising traditional orchards and woodland, and which are also important to the biodiversity of the Area (policy TAR2).
- The River Frome and associated floodplain, together with other watercourses and ponds.
- Public rights of way.
- Trees, hedgerows, and roadside verges including the "Tarrington Oak" triangle to the east, adjacent to the A438.

7.9 Development should incorporate new green infrastructure where possible. This could include:

- The use of sustainable drainage systems to manage surface water run-off and flood risk whilst also delivering benefits to wildlife and green space.
- The specification of features such as green roofs and walls, and of native species in planting schemes.
- The creation of new habitats, habitat enhancements and other measures supporting wildlife, particularly where such provision serves to link existing features to enhance the green infrastructure network.

7.10 The following policy seeks to protect existing and enable the creation of new green infrastructure. It is recognised that individual features have an intrinsic value and are also likely to perform a network function, for example by connecting or acting as a stepping stone between other features and habitats. The policy is designed to complement Local Plan Core Strategy policy LD3 *Green infrastructure* and support the wider green infrastructure network and strategic corridor.

Policy TARI4: Green infrastructure

Green infrastructure, including identified Priority Habitats, will be protected and enhanced. Opportunities will be sought for the provision of new elements of green infrastructure and for the strengthening of the green infrastructure network. Proposals should:

¹² Green Infrastructure Strategy, Herefordshire, 2010, HC.

-
1. **identify and wherever possible retain and enhance existing green infrastructure within or bordering the site, such as trees, hedgerows, wildflower verges and water features; and**
 2. **incorporate new green infrastructure and deliver ecological enhancements; and**
 3. **be designed to contribute wherever possible to the wider green infrastructure network by linking green spaces and strengthening existing corridors.**

Community facilities

- 7.11 Local community facilities are well-regarded. The residents' survey identified footpaths, the Community Hall including playing fields and playground, and the Church as of particular importance, followed by the Tarrington Arms and open spaces. Local facilities will be retained and enhancements supported, as will proposals for new provision, in line with Local Plan Core Strategy policy SCI *Social and community facilities*. Access improvements to enable a genuine choice of modes of travel will also be sought.
- 7.12 Local Plan Core Strategy policy IDI *Infrastructure delivery* proposes a co-ordinated approach to the delivery of infrastructure to support development and sustainable communities. This is to be undertaken by securing developer contributions through legal section 106 agreements and a future Community Infrastructure Levy (CIL). The CIL can be used to fund a wide range of infrastructure, such as play areas, parks and green spaces, transport, flood defences and other community facilities, which is needed to support the development of the area. This may be new provision or improvements to the capacity of existing infrastructure if this is necessary to support development. Section 106 agreements will still be used for site-specific matters where necessary to make individual schemes acceptable in planning terms.
- 7.13 When the CIL is operational and the Neighbourhood Development Plan made, 25% of CIL funds arising in the Area will be transferred to the Parish Council. This neighbourhood portion will then be available to support the development of the Area by funding suitable community infrastructure. The residents' survey has highlighted footpaths, green spaces, a car park, play and picnic areas as additional facilities to be provided through future development. Funding for actions and schemes to address road safety and traffic speed on the A438 through the village is also a priority.

Policy TAR15: Community facilities

Proposals for the enhancement of community facilities, and for new provision in and adjacent to Tarrington village which is accessible by a choice of transport modes, will be supported. Proposals should take account of the potential for the co-location of services in achieving viability. Support will be given to diversification proposals where these can be shown to enable viability.

8. DELIVERING THE PLAN

8.1 The Plan is a long-term planning document, which will be implemented in the period up to 2031 primarily via decisions on planning applications, but also by the actions and investments of other agencies and parties. The Parish Council will seek to implement the objectives and policies of the Plan as follows in delivering the sustainable development of the Plan Area.

Respecting the environment

- Working with Herefordshire Council to secure decisions on planning applications in accordance with the Plan so as to protect and enhance landscape character, biodiversity and heritage assets, and to deliver sustainable design.

Meeting housing needs

- The Parish Council will work with Herefordshire Council, landowners, developers, social housing providers and the community to secure housing growth as envisaged and proposed in the Plan.
- This includes seeking decisions in favour of housing development which meets the Plan's housing objectives and policies, and against proposals which would conflict with the Plan, including in respect of the setting of the village and the wider countryside.

Supporting local employment

- Working with businesses to improve local employment opportunities in line with the objectives and policies of the Plan.
- Supporting improvements to communications infrastructure advanced by partnerships and network operators.

Community infrastructure

- Working with Herefordshire Council as the highway authority, West Mercia police and the Safer Roads Partnership to address issues of road safety and excessive traffic speed.
- Working with Herefordshire Council as highway authority responsible for the A438 and other rural roads in the Neighbourhood Area to address issues of highway maintenance including ditches and drainage.
- Working with Herefordshire Council and landowners to maintain and encourage improvements to public rights of way.
- Working with Herefordshire Council and local community and voluntary organisations to protect, retain and enhance local facilities.
- Using Community Infrastructure Levy funds to support the development of the area.
- Protecting valued open spaces within the villages as Local Green Spaces and seeking their appropriate management to foster and promote public access.
- Supporting proposals which through their land use or management serve to provide better integration and access to green infrastructure.
- Supporting electric vehicle charging points in suitable and appropriate locations.



Tarrington village Policies Map

Scale 1:3,500
at A4 size



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- Little Tarrington Settlement Boundary (TAR6)
- Neighbourhood Area
- Local Green Space (TAR13)
- Land Liable to Flood
- Commitment Sites

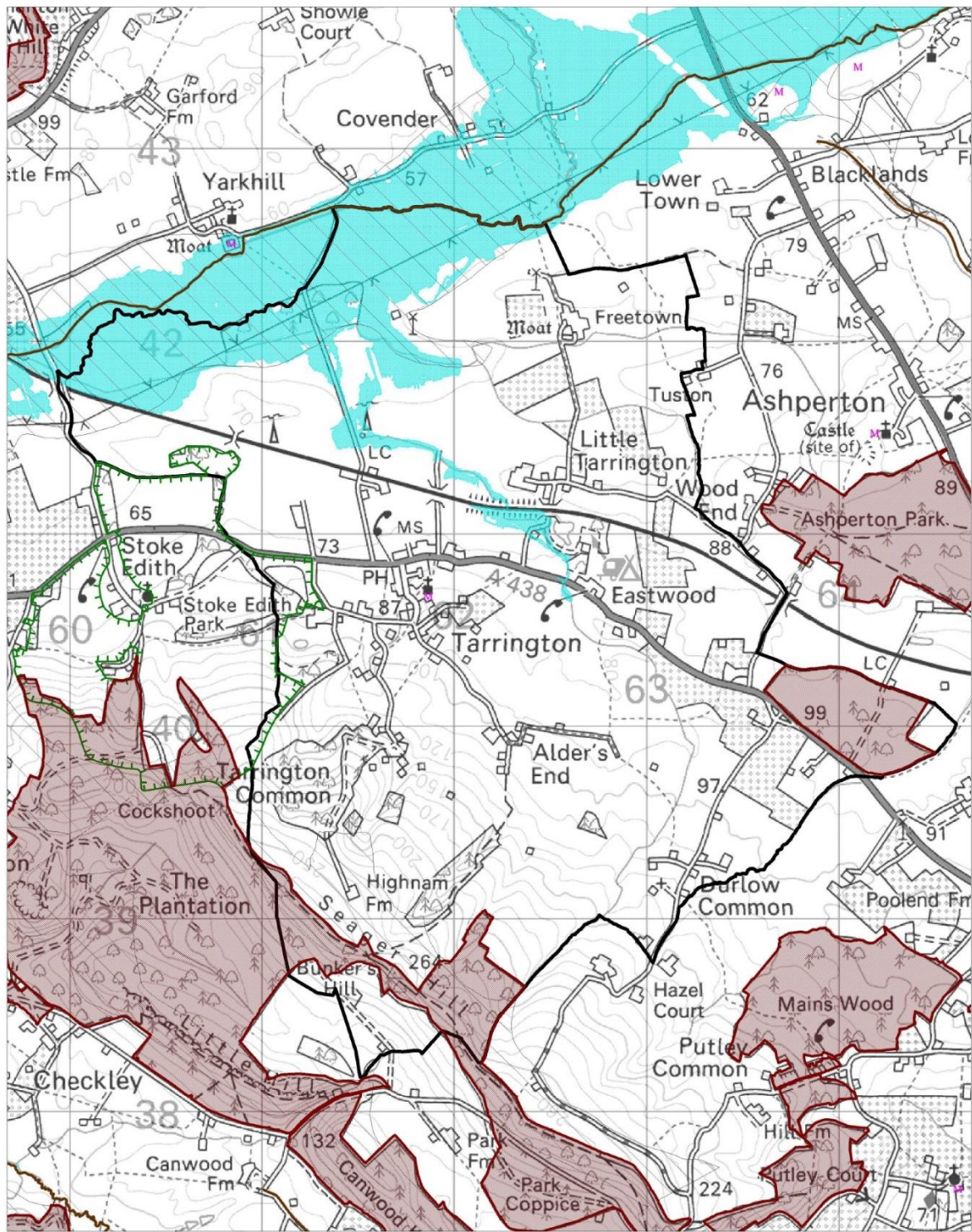
Little Tarrington village Policies Map

Scale 1:4,750
at A4 size



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-  Neighbourhood Area
-  Local Wildlife Site (LWS) (LD2)

-  Land Liable to Flood (SD3)
-  Registered Historic Parks & Gardens (LD3, LD4)

-  Safeguarding Mineral Reserves
-  Scheduled Ancient Monuments (LD4)

Tarrington Parish Policies Map

(Local Plan - Core Strategy General Policies are shown in brackets. The Strategic and/or Place Shaping Policies in the same document may also apply.)
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Scale 1: 17,500
at A3 size



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 draft Plan.

HC = Herefordshire Council

National level evidence

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

Census 2011 at <http://www.neighbourhood.statistics.gov.uk/dissemination/>

National Character Area profiles, 100: Herefordshire Lowlands, 2013, and 104: South Herefordshire and Over Severn, 2014, Natural England.

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

County level evidence

Herefordshire Unitary Development Plan, 2007, HC.

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

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

Green Infrastructure Strategy, 2010, HC.

Herefordshire Local Housing Market Assessment, 2013, HC.

Herefordshire Ecological Network Map, 2013, HC.

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

Strategic Housing Land Availability Assessment, Rural Report, Assessment of land with housing potential - Tarrington, 2015, HC.

HC, Position Statement – Development in the River Lugg Catchment Area, 2020.

Parish and local level evidence

Local Housing Needs Survey for Tarrington Parish, 2014, HC Strategic Intelligence Team.

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

Tarrington Neighbourhood Development Plan, Residents' Survey Report and Comments from the Residents' Survey, November 2014, Data Orchard.

Tarrington Neighbourhood Development Plan, Response Record Sheet results for the Open Days 13 and 15 February 2015, March 2015, Data Orchard.

Documents and representations provided by landowners and interested parties to the Plan process, including in response to a Call for Sites in October 2015, and available at <http://www.tarrington.org.uk/neighbourhood-plan-documents/>

Landscape comments on three potential housing sites in Tarrington, Herefordshire, September 2015, Carly Tinkler.

Tarrington Neighbourhood Development Plan, Housing Site Assessment, December 2015, DJN Planning Ltd.

Residential commitments and completions data for Tarrington Area, 2015, HC.

Results of a Questionnaire Survey of residents in the parish of Tarrington to provide the community's views to assist in a professional landscape and visual assessment of Site 6, June 2016, Tarrington NDP Steering Group.

Tarrington Neighbourhood Development Plan, Landscape Assessment, Land off School Road, Tarrington, July 2016, Carly Tinkler.

Tarrington Neighbourhood Development Plan, Housing Site Assessment update, April 2018, DJN Planning Ltd.

Environmental Reports for Tarrington Neighbourhood Area, February 2019 and July 2020, HC.

Habitats Regulations Assessment Report for Tarrington Neighbourhood Area, February 2019 and July 2020, HC.

APPENDIX B: NATIONAL AND LOCAL PLANNING POLICIES

B.1 A number of planning policies apply to the Neighbourhood Area, courtesy of the National Planning Policy Framework and County-level plans. The principal documents and their provisions are summarised below.

National Planning Policy Framework

B.2 The Framework sets out national policy statements on the full range of planning matters, including both development and environmental protection. Relevant chapters are:

- Plan-making (chapter 3)
- Delivering a sufficient supply of homes (5)
- Building a strong, competitive economy (6)
- Promoting healthy and safe communities (8)
- Promoting sustainable transport (9)
- Achieving well-designed places (12)
- Conserving and enhancing the natural and historic environments (15,16)

B.3 The Framework is supported by Planning Practice Guidance which sets out more detail on how the national policies should be implemented.

Herefordshire Unitary Development Plan 2007

B.4 Though the bulk of the Unitary Development Plan policies have been superseded by those set out in the Local Plan, the following policy continues in force and applies within the Plan Area (Frome valley and Seager Hill):

- M5, Safeguarding mineral reserves

Herefordshire Local Plan, Core Strategy 2011-2031, 2015

B.5 This sets out a County-level spatial strategy and policies on a wide range of planning matters, with the following of particular relevance and importance to the Neighbourhood Development Plan:

- SS1 Presumption in favour of sustainable development
- RA1 Rural housing distribution
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire's countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- RA5 Re-use of rural buildings
- RA6 Rural economy
- HI Affordable housing
- H3 Ensuring an appropriate range and mix of housing
- SCI Social and community facilities

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- OSI Requirement for open space, sports and recreational facilities
 - MT1 Traffic management, highway safety and promoting active travel
 - E3 Home working
 - E4 Tourism
 - LD1 Landscape and townscape
 - LD2 Biodiversity and geodiversity
 - LD3 Green infrastructure
 - LD4 Historic environment and heritage assets
 - SD1 Sustainable design and energy efficiency
 - SD2 Renewable and low carbon energy generation
 - SD3 Sustainable water management and water resources
 - SD4 Wastewater treatment and river water quality
 - ID1 Infrastructure delivery