

# Edwyn Ralph Neighbourhood Development Plan

**2011-31**

Regulation 14 Plan for consultation



December 2021

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## Contents

	<b>Page</b>
List of Policies	
1.0 Introduction	6
2.0 The development of the Plan	10
3.0 Vision and Objectives	12
4.0 The Plan Policies	13
4.1 A Strategy for Edwyn Ralph	14
4.2 Protecting and enhancing local character	18
4.3 Providing for housing needs	21
4.4 Sustaining and enhancing the local economy	31
4.5 Improving accessibility and road safety	35
4.6 Providing for the needs of the community	37
4.7 Providing for Infrastructure, utilities and services	40
5.0 Implementation and Monitoring	42
Implementation and monitoring framework	
Traffic management and road safety action plan	
Glossary	
Appendix – Local Heritage List	

## List of Policies

	<b>Page</b>
<b>A Strategy for Edwyn Ralph</b>	
ER 1 - Promoting a Sustainable Community	14
ER 2 - Development Strategy	15
<b>Protecting and enhancing Local Character</b>	
ER 3 - Protecting and enhancing Local Character	18
ER 4 - Heritage Assets	20
<b>Providing for housing needs</b>	
ER 5 - The scale of new housing	22
ER 6 – Housing allocation	25
ER 7 - Housing in the countryside	26
ER 8 - Extensions to dwellings	27
ER 9 - Design of new housing	27
ER 10 - Ensuring an appropriate range of tenures, types and sizes of houses	28
ER 11 - Affordable housing	29
<b>Sustaining and enhancing the local economy</b>	
ER 12 - Business development	31
ER 13 - Protection of existing commercial business premises	33
ER 14 - Agriculture and forestry enterprises	33
<b>Improving road safety and accessibility</b>	
ER 15 - Transport and connectivity	35
<b>Providing for the needs of the Community</b>	
ER 16 - Enhanced Services and Facilities for the Community	37
ER 17 - Protection of community facilities	38
<b>Providing for Infrastructure, utilities and services</b>	
ER 18 - Broadband and mobile telephone infrastructure	40
ER 19 - Renewable Energy	41

## Public Consultation

This is a Consultation document and your comments are invited on this Draft Plan.

This Draft Neighbourhood Plan for the Parish of Edwyn Ralph has been published for formal public consultation for a period of eight weeks from 17<sup>th</sup> December to the 12<sup>th</sup> February 2022.

Please use the representation form which can be accessed via the Neighbourhood Plan website - <https://edwynralph.org/np/> or submit comments in writing or by email.

All comments should be returned to:

Parish Clerk, Thornbury Group PC, 6 Callow End, Ledbury, Herefordshire, HR8 1BG

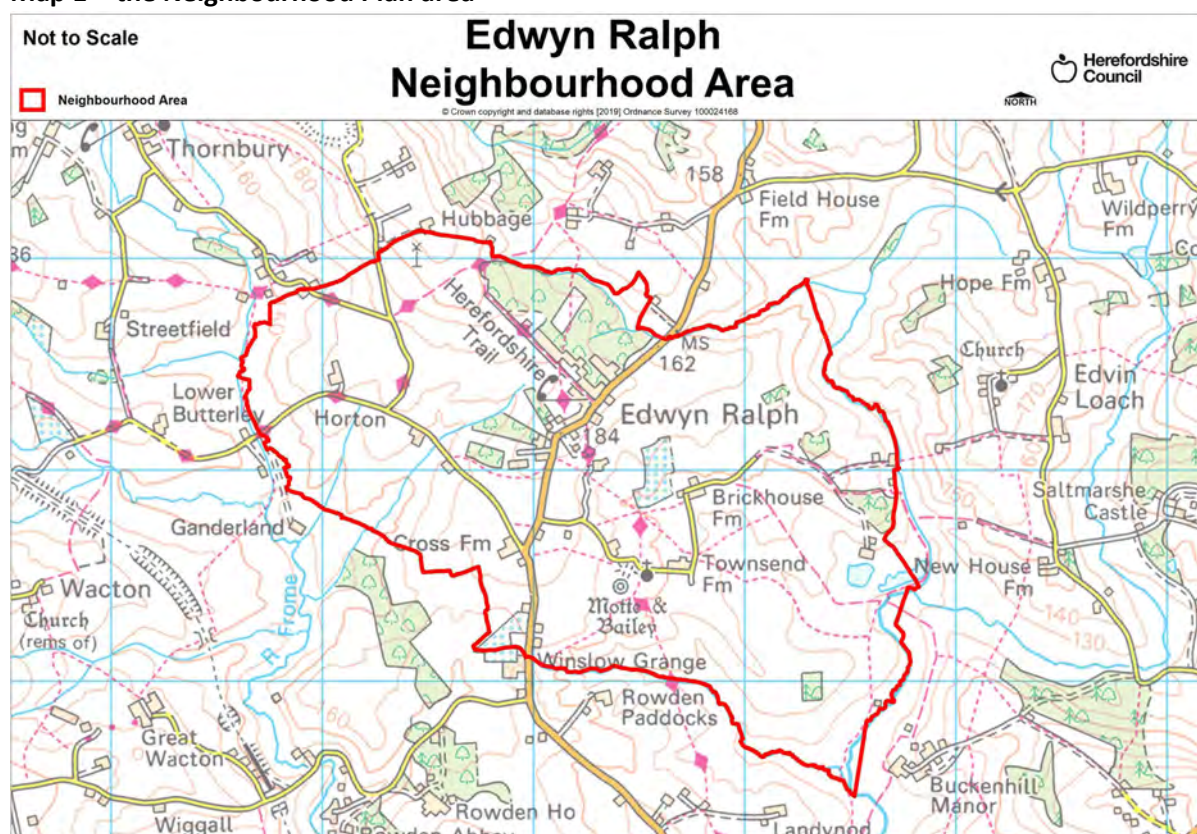
Email – [thornburygroupparishcouncil@gmail.com](mailto:thornburygroupparishcouncil@gmail.com)

All representations received will be considered by the Parish Council and used to inform the Submission Neighbourhood Plan.

## 1.0 Introduction and background

1.0.1 Edwyn Ralph is a rural Parish in north-east Herefordshire to the north-west of the market town of Bromyard. The area forms part of the Thornbury Group Parish and is wholly within Hampton Ward. The Parish covers an area of 496ha as shown on Map 1 below.

Map 1 – the Neighbourhood Plan area



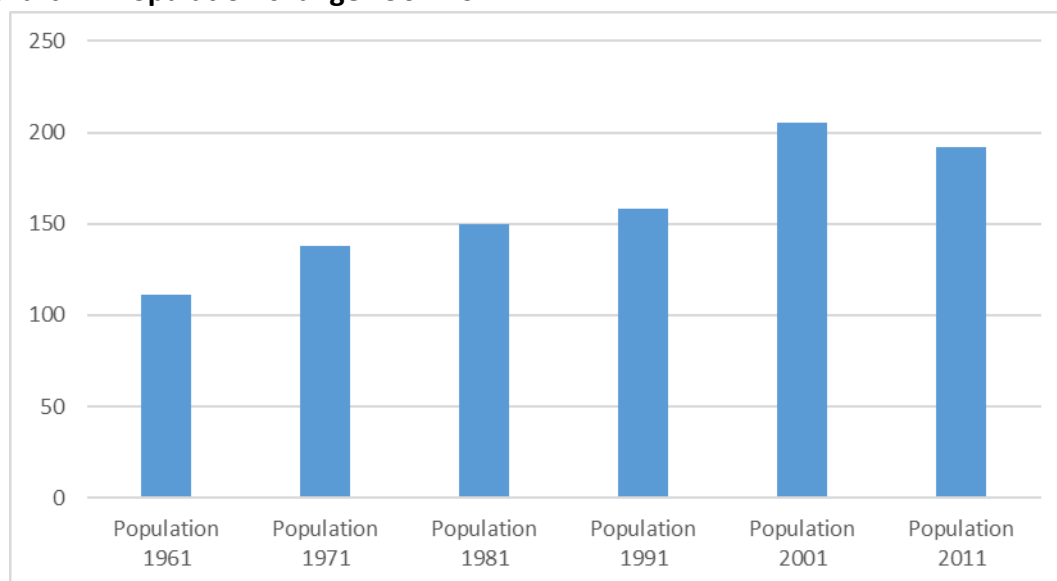
1.0.2 The Neighbourhood Plan covers an irregular shaped area, aligned on a roughly north-west to south east axis. The Parish is in the main a deeply tranquil rural area of elevated and gently rolling countryside. The highest point is on the northernmost boundary to the south of Hubbage at 215m above sea level. From this point the land falls away on all sides but more gradually to the south-east into the valley of the Tedstone Brook. The north-western parts of the Parish are more steeply sloping and are drained by the River Frome which forms the western boundary.

1.0.3 Edwyn Wood forms an extensive tract of ancient woodland to the north of the modern village, and a number of smaller areas of woodland can be seen particularly on the lower lying land in the east of the Parish. Fields vary in size but are typically enclosed by an extensive network of hedgerows, in addition to their aesthetic value,

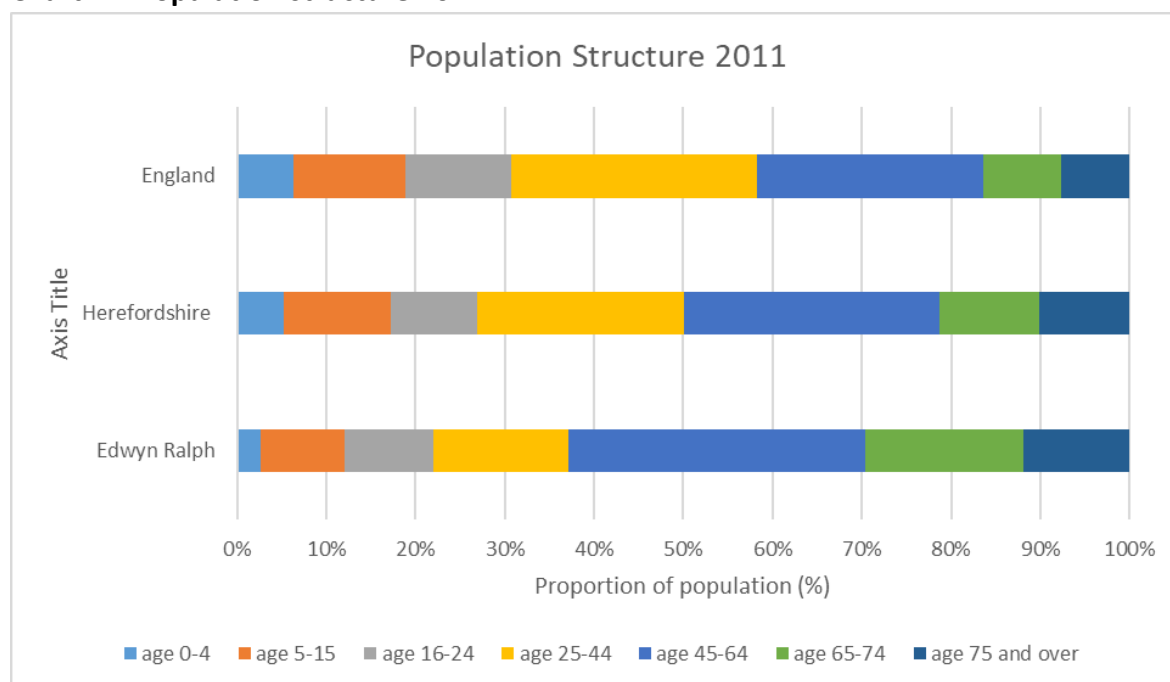
hedgerows provide important habitats for a number of species, particularly mammals.

- 1.0.4 The village of Edwyn Ralph is in the centre of the Parish and is the largest settlement. It consists of two distinct parts - the main village and the detached original medieval settlement. The main village contains some 60 dwellings and the Village Hall, and is clustered around the B4214, some 650m to the north of the medieval settlement which contains the Parish Church and remains of the Norman castle. Community and commercial facilities in the Parish are limited to the Village Hall and Parish Church.
- 1.0.5 Outside of the modern village, settlement is of a very low density and dispersed, the principal cluster being the medieval settlement, with a number of farmsteads, converted rural buildings and free-standing dwelling houses scattered across the rest of the area.
- 1.0.6 The B4214 Tenbury to Bromyard Road is the principal transportation link running through the centre of the area and through Edwyn Ralph village. The other roads are predominantly single carriageway rural lanes typically enclosed by high hedgerows. There is a limited network of footpaths and bridleways including the Herefordshire Trail – a long-distance footpath which provides a circular tour around the whole of Herefordshire linking the five market towns and surrounding beautiful countryside for which Herefordshire is renowned.
- 1.0.7 The population of the Parish is around 185 people. There has been a slight fall in population from 207 people in 2001. Until 2001 the population had risen steadily since the 1960s with the most significant period of growth between 1991 and 2001 as shown on Chart 1 below.
- 1.0.8 The large geography and small population results in a very low population density of 0.4 persons per hectare compared with 0.8 persons per hectare in Herefordshire and 4.1 persons per hectare in England as a whole.

**Chart 1 – Population change 1961-2011**



**Chart 2 – Population structure 2011**



1.0.9 The graph above shows that there is a high proportion of middle-aged and older people and a low proportion of younger people. The area has a generally healthy population with high levels of economic activity and low unemployment. There are no large employers within the area, with Parish-based workplace employment focussed on local farms and working from home. The area is not characterised by multiple-deprivation but it is within a wider locality associated with severe deprivation in terms of access to local services, increasing reliance on the private car to access facilities in nearby towns. The housing stock is skewed towards larger



detached houses and there is a relatively small amount of low-cost accommodation particularly in the social rented sector.

- 1.0.10 Between 2007-15, the Herefordshire Unitary Development Plan (UDP), the strategic planning document for the County, severely restricted growth and development in the rural parts of the County. Instead, the UDP focussed new development into the City of Hereford, the market towns and a limited number of 'main villages'. The vast majority of the County, including most small and medium sized rural villages were classified as 'open countryside'. The settlement of Edwyn Ralph was not identified as a 'main village', and so the effect of the UDP was to restrict new development in the Neighbourhood Plan area. This Policy was rigorously applied and has been largely successful in preventing development from coming forward that could have eroded the special character of the area.
- 1.0.11 In 2015 Herefordshire Council adopted a new Plan for the County – the Core Strategy. This new Plan has taken a different approach from the UDP and promotes rural regeneration by allocating significant levels of growth to villages across the County including those previously classified as being within 'open countryside'. Edwyn Ralph settlement is now identified as a settlement where new housing development will be promoted, and the Parish has been given a minimum 'target' of new homes to deliver up to 2031.
- 1.0.12 The Core Strategy has devolved responsibility for delivering growth to local communities through the preparation of Neighbourhood Development Plans. Neighbourhood Plans are a key element of the Localism Act 2011 and give Parish Councils and other relevant bodies new powers to prepare statutory Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policies and the local development plan of which this Neighbourhood Plan will form a part of. Other powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 1.0.13 This Neighbourhood Plan is the community's response to the challenges and opportunities that the Core Strategy has given us. It covers the period to 2031 and enables us to protect and enhance what makes the area special, to plan for some new growth to meet the needs of our existing population and to attract new people to the area.

## 2.0 The development of the Plan

- 2.0.1 In the Summer of 2019 the Group Parish Council and Edwyn Ralph Residents Association (ERRA) resolved to prepare a Neighbourhood Plan for Edwyn Ralph Parish. Herefordshire Council formally designated the area on 26 September 2019.
- 2.0.2 The Steering Group was formed in late 2019 and is made up of local residents and supported by a planning consultant. The Steering Group meets on a regular basis with the minutes of meetings published on the Parish Council website.
- 2.0.3 The development of the Neighbourhood Plan has made use of a range of skills, knowledge and enthusiasm within the Steering Group and wider community. Unlike other parts of Herefordshire, there is no direct precursor to the Neighbourhood Plan – for example in the form of a Parish Plan or Village Design Statement. The Neighbourhood Plan has therefore been informed by evidence collected to support the Herefordshire Local Plan, and by new studies and surveys commissioned specifically for the Plan itself.
- 2.0.4 The preparation of the Plan has been directly impacted by the restrictions on community meetings associated with the CV-19 pandemic. The Steering Group have therefore relied mainly on a series of consultations and engagement via leaflet drops, community surveys and face to face discussions with members of the community. This engagement has been associated with relatively high response rates and provides a comprehensive basis to inform the preparation of the Plan.
- 2.0.5 The first of these initiatives was a Community Survey which took place in October 2020 to understand the ‘big issues’ facing the area and thus to inform the overall scope of the Plan. The results of this survey were published on the Neighbourhood Plan website (<https://edwynralph.org/np/>) and in a leaflet issued to all households in December 2020. The key findings from this survey were:
- Overall high levels of satisfaction with the area as a place to live.
  - Very high priority given to protecting the character of the village and wider Parish with a focus on natural habitats and the environment.
  - Road safety was recognised as a problem particularly in Edwyn Ralph village, and there is strong support for improved walking and cycling facilities.
  - Support for additional housing and the majority of new housing should be focussed within village boundaries rather than the open countryside.

- 2.0.7 These findings informed the preparation of a draft Vision and set of Objectives which were distributed to all households in the Parish for consultation in January 2021.
- 2.0.8 At an early stage in the preparation of the Plan the Steering Group agreed to prepare a Character Assessment of the area to help to develop a better understanding of the special qualities of the area and to build on the key messages from the Community Survey. The findings of this work were also distributed to all households for consultation in December 2020 alongside the findings of the Community Survey.
- 2.0.9 In January 2021 the Parish Council issued a 'Call for Sites' in order to help identify potential locations to accommodate new housing development. Five submissions were made and the initial assessment of these sites together with a draft settlement boundary were published for consultation as part of the second Community Survey in May 2021. The Community Survey received a high response rate and the feedback informed the preparation of the Preferred Development Strategy which was presented to a Community Meeting on 20<sup>th</sup> August 2021. The presentation to this meeting was also published on the Neighbourhood Plan website.
- 2.0.11 The Draft Plan has been screened by Herefordshire Council as part of the Strategic Environmental Assessment and Appropriate Assessment as required by European Regulations and the Screening Report has informed the preparation of the Draft Plan.
- 2.0.12 The Draft Neighbourhood Plan is published for consultation from 22 November to 11th January 2022. The Draft Plan is available for viewing and downloading from the Neighbourhood Plan website <https://edwynralph.org/np/> . Copies are available for viewing at St Michael and All Angels Church, Edwyn Ralph and hard copies can be provided on request.
- 2.0.13 Comments are invited by email or in writing, preferably using the response form provided. All comments will be considered by the Steering Group and Parish Council and will inform the revised version of the Neighbourhood Plan which is programmed for submission to Herefordshire Council in February / March 2022.

### 3.0 Vision and Objectives

#### Vision

In 2031, Edwyn Ralph will remain a rewarding place to live and work in, having grown only modestly while retaining its uniquely tranquil rural character. The rich legacy of its historic buildings and monuments, natural habitats, trees and woodlands and expansive vistas from its elevated position will have been protected and enhanced. Limited residential growth to provide for a range of needs will have taken place in a form which maintains the distinctive linear pattern of existing properties.

Road safety within the village will have been further improved as a result of traffic calming measures, and the network of footpaths and bridleways protected and extended.

Our community will have a shared sense of pride and belonging, giving a sense of strong social cohesion to the main village and the wider rural Parish beyond.

#### Objectives

1. To **maintain and enhance the rural character** of the village and surrounding countryside, and ensure that important views, trees and woodlands, fields and hedgerows, and historic buildings are protected.
2. To ensure that future housing development **provides for modest growth** of a scale and type to meet a range of needs, while fitting in sympathetically with existing properties and following the existing linear pattern of the main settlement.
3. To **sustain and enhance the range of business and commercial activities** and services in the Parish where this is compatible with the tranquil rural character. Especially those that support economic activity such as working from home and appropriate farm diversification.
4. To promote **safe roads and spaces** for all road users including pedestrians, cyclists and horse riders; reduce traffic speeds through effective traffic calming measures.
5. Maintaining all existing rights of way, footpaths and bridleways to **enable the community to have as much access to, and enjoyment of, the beautiful countryside surrounding our village.**
6. To **provide for the needs of the community**, by sustaining and /or enhancing where appropriate, improvements to existing community facilities including the local Village Hall and surrounding area and Parish Church, and explore opportunities for new facilities such as a village shop.
7. To ensure that the supply of **utilities and telecommunications is sufficient** to meet the needs of the community at a time when more home-working is likely.

## 4.0 The Plan Policies

- 4.0.1 Planning decisions are guided by policies that are referred to when planning applications are made to Herefordshire Council. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan policies, unless material considerations indicate otherwise. The Localism Act allows communities to develop their own policies, provided that they are based on sound evidence, community input and proper principles of planning. The preparation of the Neighbourhood Plan must follow the statutory process.
- 4.0.2 The following section of the Plan identifies a series of Policy Areas, which correspond to the key issues identified by the Community. Relevant Herefordshire Core Strategy policies that need to be considered are set out and shown in blue text.
- 4.0.3 19 policies have been developed under seven Policy Areas that seek to influence planning and development outcomes in order that they meet the requirements of the community. The relationship of these Policies to the Plan Objectives is summarised in the table below.

<b>Objective</b>	<b>Relevant Plan policies</b>
1	ER1, ER2, ER3, ER4, ER9.
2	ER1, ER2, ER5, ER6, ER7, ER8, ER9, ER10, ER11.
3	ER1, ER2, ER12, ER13, ER14.
4	ER1, ER2, ER15.
5	ER1, ER2, ER15.
6	ER1, ER2, ER16, ER17.
7	ER1, ER2, ER18, ER19.

## 4.1 A Strategy for Edwyn Ralph

### Relevant Herefordshire Core Strategy Policies

RA2 – Housing in settlements outside Hereford and the market towns

RA3 – Herefordshire’s countryside

### Neighbourhood Plan Policies

#### **Policy ER 1 - Promoting a Sustainable Community**

Support will be given to positive measures that promote sustainable development in accordance with the Vision, Objectives and Policies set out in this Neighbourhood Plan. Development proposals should address the following priorities that are considered essential for maintaining a cohesive and resilient community:

1. The highest priority will be given to maintaining and enhancing the rural character and local distinctiveness within the Plan area. This includes the setting and amenity of the settlement of Edwyn Ralph, heritage assets, biodiversity, landscape and views.
2. Housing provision should meet the on-going identified needs of the community with a suitable mix of size, type and tenure, achieve a high standard of architecture and sustainable design that fits sensitively into its surroundings.
3. Development should be accommodated within infrastructure limits in particular for sewage treatment and water supply, and measures brought forward for adapting to or mitigating climate change.
4. Measures should be introduced, including in association with the development of sites, to minimise the effects of vehicles on the local road network and residential amenity, to improve provision for pedestrians and cyclists and to promote sustainable transport initiatives.
5. Improvements to community facilities will be sought for the wellbeing of the whole community.
6. Emphasis should be on promoting employment which is appropriate in terms of scale and contributes positively to the character of the Parish.

#### **4.1.1 Why we need this Policy and how to use it**

4.1.2 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching policy covers the essential elements for sustainable development in Edwyn Ralph. It reflects the

approach promoted in the Herefordshire Core Strategy and the National Planning Policy Framework (NPPF) together with community priorities reflected in the various consultation events. It is intended to implement this Policy through the resulting detailed Neighbourhood Plan policies ER 2-19. These are to be used as a reference for all planning decisions made by the Parish Council and Herefordshire Council.

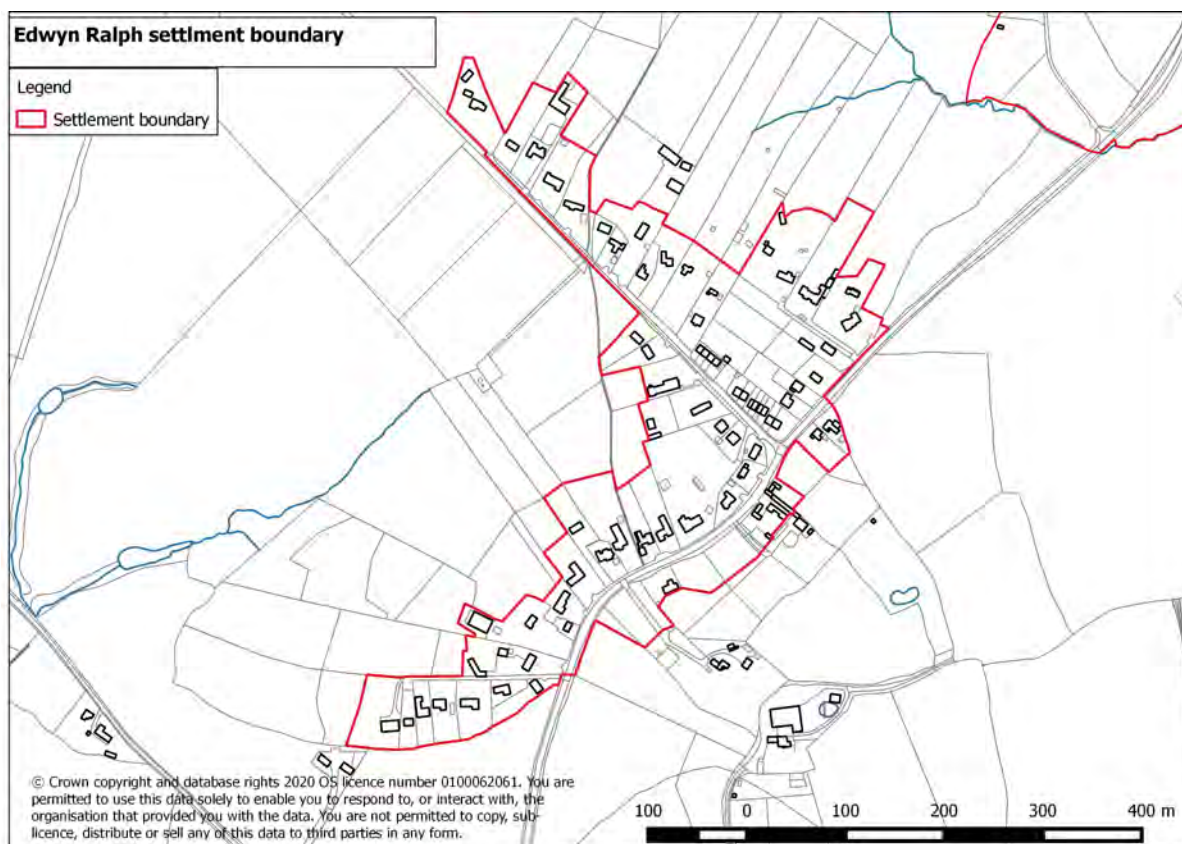
#### **Policy ER 2 - Development Strategy**

The settlement of Edwyn Ralph will be the focus for development within the Parish. Limited small-scale development opportunities will be supported outside of the settlement subject to the policies and proposals set out in this Plan and the Herefordshire Core Strategy provided that any effects on amenity and the environment, especially the landscape and local road network are acceptable.

The accommodation of development to meet the needs of the Parish and contribute to County requirements will be based upon the following approach:

1. The settlement of Edwyn Ralph will play the main role of providing for a range of facilities for the Parish. To allow for proportionate residential within the settlement of Edwyn Ralph a settlement boundary is defined as shown on Map 2.
2. The countryside will continue to accommodate development in particular that associated with agriculture, tourism and other rural enterprises where these reflect the scale and nature of the landscape within which they sit and can be accommodated on the road network.

**Map 2 – Edwyn Ralph settlement boundary**



#### **4.1.3 Why we need this Policy and how to use it**

4.1.4 This Policy is aligned with Herefordshire Core Strategy Policy RA2, which identifies the settlement of Edwyn Ralph as a location where new housing will be supported. This Policy requires that new housing should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In the case of the schedule of smaller settlements identified in table 4.15 (including Edwyn Ralph), particular attention should be given to the form, layout, character and setting of the site. The main built up area including land proposed for development in this Plan but not yet built-upon is defined by the settlement boundary.

4.1.5 Outside of the settlement of Edwyn Ralph, development proposals will need to accord with the rural Policies set out in the Herefordshire Core Strategy, in particular but not exclusively Policy RA3.

4.1.6 Other forms of development will come forward in the Parish and this Policy directs where these might be. They include land for employment, services, facilities and infrastructure. Those considered most required are explained in greater detail in the policies and proposals of this Plan. Where proposals are not covered by a



specific Neighbourhood Plan policy then the Herefordshire Core Strategy will be used.

## **Evidence**

Edwyn Ralph Community Surveys (2020 and 2021)

Edwyn Ralph Neighbourhood Plan Characterisation Study (2020)

Settlement Boundary and Call for Sites Report (2021)

Settlement boundary and Site Assessment – Report of Community Survey (2021)

## 4.2 Protecting and Enhancing Local Character

### **Relevant Objectives:**

1. To maintain and enhance the rural character of the village and surrounding countryside, and ensure that important views, trees and woodlands, fields and hedgerows, and historic buildings are protected.

### **Relevant Core Strategy Policies:**

Policy LD1 – Landscape and townscape

Policy LD2 – Biodiversity and Geodiversity

Policy LD3 – Green Infrastructure

Policy LD4 – Historic environment and heritage assets

### **Neighbourhood Plan Policies**

#### **Policy ER 3 – Protecting and Enhancing Local Character**

All development proposals will be expected to respect, reinforce and promote the special qualities, historic character and local distinctiveness of the area in order to help maintain its cultural identity and strong sense of place.

Development proposals should sustain and, where appropriate, enhance local character and those designated and non-designated aspects of the historic and natural environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or biodiversity value in accordance with the following principles:

1. Within and on the edge of the settlement of Edwyn Ralph, development proposals should be sensitively designed to:
  - i. Respect and protect the setting of the settlement within the wider landscape as defined in the Neighbourhood Plan Characterisation Study.
  - ii. Be compatible with the prevailing density of that part of the settlement adjacent to the site.
  - iii. Be well related to existing frontages and not result in inappropriate 'back land' development.
  - iv. Be consistent with the height, size and massing of buildings and plot width.
  - v. Use materials, architectural detailing and building form that respects the surrounding land and buildings.
  - vi. Minimise street furniture and ensure that any necessary is appropriate to the character of the village.

2. Outside the settlement of Edwyn Ralph, retain the development form of farmsteads including historic farmsteads within the wider setting of the area.
3. Not adversely affect key views as identified in the Neighbourhood Plan Characterisation Study, including long-distance views and the skyline provided by the surrounding hills.
4. Retain existing field patterns and boundaries. When constructing new boundaries, and in addition to stock-fencing where this is required, native tree species should be used in preference to timber fence panels or the planting of "Leylandii / conifer". Walls in keeping with existing boundary walls will be acceptable. Existing hedgerows should be retained and the establishment of new native hedges encouraged.
5. Provide for the protection and enhancement of local habitats and wildlife corridors.
6. Mature and established trees of amenity value should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for ongoing management.
7. Protect and enhance existing areas of woodland including traditional orchards and provide for new areas of woodland where it is practicable to do so, including the required additional tree planting associated with the dwellings under construction to the south and south-east of Woodhouse Farm.
8. Demonstrate that the proposal will not have an adverse effect on the River Wye Special Area of Conservation ("SAC") and species of European importance. In particular, planning permission will only be granted if it is shown so that the planning authority can be certain that the proposal will not increase nutrient inputs to the SAC. This could include through the delivery of mitigation to make a proposal nutrient neutral. Reference should be made to Herefordshire Council's Phosphate calculator and associated guidance.

Development that would have an impact on any of the above distinctive elements should be supported by a statement which demonstrates that all aspects of character and distinctiveness have been fully assessed and used to inform proposals, having regard to the detailed analysis set out in the Neighbourhood Plan Characterisation Study.

#### **4.2.1 Why we need this Policy and how to use it**

4.2.2 The Parish is a deeply tranquil area which retains much of its traditional historic character and has largely escaped the impact of modern development. This character is evident in the survival of individual historic assets such as scheduled ancient monuments and listed buildings and in the local character and distinctiveness of the broader landscape.

4.2.3 This character is under constant threat of erosion from modern development, often small scale, incremental and homogenising in nature. Whilst a legislative framework supported by national guidance exists to provide for the protection of statutorily designated assets the key challenge for the Neighbourhood Plan is to manage

change in a way that protects this special character of the area as a whole, including non-designated assets.

4.2.4 The Community Survey found that the rural character and tranquility of the area are very highly valued by local people. Wildlife, trees and hedgerows and views are cited as the most important elements which make up the character of the area.

4.2.5 A Characterisation Study has been prepared to support the Neighbourhood Plan to understand in more detail the components of this character and how planning policies can protect and enhance it. Policy ER3 provides the strategy to promote the protection and enhancement of this special character based on those key features identified in the Characterisation Study. Policy ER 04 provides a more detailed Policy approach to the protection and enhancement of heritage assets.

#### **Policy ER 4 – Heritage Assets**

All applications affecting heritage assets will be required to demonstrate consideration of the significance of any heritage asset affected including any contribution made by their setting.

Great weight will be given to the conservation and enhancement of a designated heritage asset and any harm or loss will require clear and convincing justification in accordance with national policy.

A balanced judgement will be required about the effects of any development proposal on or affecting any non-designated heritage asset, including those identified in Appendix 1, having regard to the scale of any harm or loss and the significance of the heritage asset.

Development proposals must demonstrate they have taken full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

#### **4.2.6 Why we need this Policy and how to use it**

4.2.7 The Parish has six listed buildings one Scheduled Ancient Monument.

4.2.8 However, the majority of the buildings and heritage assets which contribute to the special character of the area including historic farmsteads and other key local buildings are not subject to Statutory Listing. The Characterisation Study recommends the preparation of a 'local list' based on its findings. A 'locally listed building', is a building, structure or feature which, whilst not listed by the Secretary

of State for its national importance, is felt by the local authority to be of local importance due to its architectural, historical or environmental significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list. The purpose of the local list is to ensure that care is taken over decisions affecting the future of these buildings, and that their special status is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.

- 4.2.9 Local listing is supported by Historic England in Advice Note 7 and is recognised in the Governments Planning Practise Guidance (PPG). Locally listing a building or structure does not change or bring additional consent requirements over and above those required for planning permission and would not result in any additional legal requirements for property owners. It is intended, however, to play an important role in helping to influence planning decisions. The list of heritage assets is set out in Appendix 1, based on the findings of the Characterisation Study. The Parish Council will maintain the list which will be subject to review and addition where considered appropriate and in consultation with Herefordshire Council and the local community.

## **Evidence**

Edwyn Ralph Community Surveys (2020 and 2021)

Edwyn Ralph Neighbourhood Plan Characterisation Study (2020)

## 4.3 Providing for Housing needs

### **Relevant Objectives:**

2. To ensure that future housing development provides for modest growth of a scale and type to meet a range of needs, while fitting in sympathetically with existing properties and following the existing linear pattern of the main settlement.

### **Relevant Herefordshire Core Strategy Policies**

Policy RA2 – Housing in settlements outside Hereford and the market towns

Policy RA3 – Herefordshire’s countryside

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Policy RA5 – Re-use of rural buildings

Policy H1 – Affordable Housing

Policy H2 – Rural exception sites

Policy H3 – Ensuring a range and mix of housing

Policy SD1 – Sustainable design and energy efficiency

Policy SD3 – Sustainable water management and water resources

Policy SD4 – Wastewater treatment and river water quality

### **Neighbourhood Plan Policies:**

<b>Policy ER 5 – The scale of new housing</b>
<p>The Plan will provide for a minimum of 17 new homes to meet demonstrated local housing needs and contribute to the supply of homes to serve the wider housing market over the plan period between 2011 and 2031.</p>

#### **4.3.1 Why we need this Policy and how to use it**

- 4.3.2 Policy RA2 of the Core Strategy states that the minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements listed in Figures 4.14 and 4.15 of the Core Strategy. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets by indicating levels of suitable and available capacity.

- 4.3.3 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. Applying the housing target growth rate of 14% over the period to 2031, the Neighbourhood Plan is required to find a minimum of 13 new dwellings. By August 2021 there had been nine housing completions and a further two houses with the benefit of planning permission. An additional two homes have been created through the conversion of a former barn at Brickhouse Farm, where planning permission has been granted for conversion to residential. This means that the minimum Core Strategy housing target is capable of being met. However, this is a minimum target and Government guidance encourages Neighbourhood Plans to exceed minimum targets in order to provide for a sustainable choice of sites and to provide for flexibility in the event of circumstances changing.
- 4.3.4 Core Strategy Policy RA2 is not just concerned with the amount of new housing. Within the settlements identified in the Policy, new housing development should result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand, and where it makes a positive contribution to the surrounding environment and landscape setting. In the case of the smaller settlements listed in para 4.15, (including Edwyn Ralph), the Policy requires that particular attention should be given to the form, layout, character and setting of the site. The Policy adds that specific proposals for the delivery of local need housing will be supported where this meets an identified need and their long-term retention as local needs housing is secured as such. The Neighbourhood Plan Evidence Base Report (May 2018), provides a summary of key elements of the Local Plan evidence base relevant to housing need – the Housing Needs Survey and the Local Housing Market Assessment. The 2012 Thornbury Housing Needs Study reveals a need for five affordable homes to meet the needs of existing and emerging households within the Group Parish, one household being located within Edwyn Ralph Parish. This suggests that while the evidence is dated, there is very limited demand for additional affordable housing within the Parish. The 2013 Herefordshire Local Housing Market Assessment identifies the market and affordable housing requirements for the Bromyard Housing Market Area within which the Parish is located. For market housing the main requirement is for three-bedroom housing while for affordable housing the need is more mixed with evidence of need for two and three-bedroom homes the more significant.
- 4.3.5 Affordable housing can be delivered in two ways – firstly through the bringing forward of development on sites of more than ten new homes where Core Strategy Policy H1 requires that 40% are affordable. The second delivery route is through ‘exceptions sites’ subject to Core Strategy Policy H2 and RA3 – sites that would not normally be released for housing where it would meet a proven local need and offer access to a range of services and facilities normally available in a settlement identified in Policy RA2 (Edwyn Ralph).
-

4.3.6 In the context of the Core Strategy Policy requirements and evidence base as outlined above, the second Community Survey sought to understand the views of the community on the overall level of growth that the Neighbourhood Plan should promote and specifically on the amount, type, location and tenure of new housing to be provided over the Plan period. The survey is fully representative of the views of the community having received a response rate of 60% of households. The following key findings of the Survey are most relevant to housing issues:

- The majority of responses supported a strategy of ‘modest growth’, this being provided by identifying sites for up to four more homes than the minimum Core Strategy target. Under this scenario, development would be accommodated through development within the existing settlement, the conversion of suitable buildings in the countryside and one small well-designed site of two homes on the edge of the village. This level of growth would provide for some new homes but ensure that the overall character and setting of the settlement was protected.
- A strong preference for small and medium sized family houses or first time buyers with owner occupied and starter homes being the most popular tenures.

4.3.7 The Call for Sites exercise invited landowners and their agents to submit sites for potential inclusion in the Neighbourhood Plan. No minimum size threshold was identified in order to understand the range and type of sites potentially available for development in the area. A total of five individual Call for Sites were submitted and these sites had the potential to provide 26 homes based on the capacity identified by the site promoters. Of the five submissions, all but one were located within or on the edge of the settlement of Edwyn Ralph.

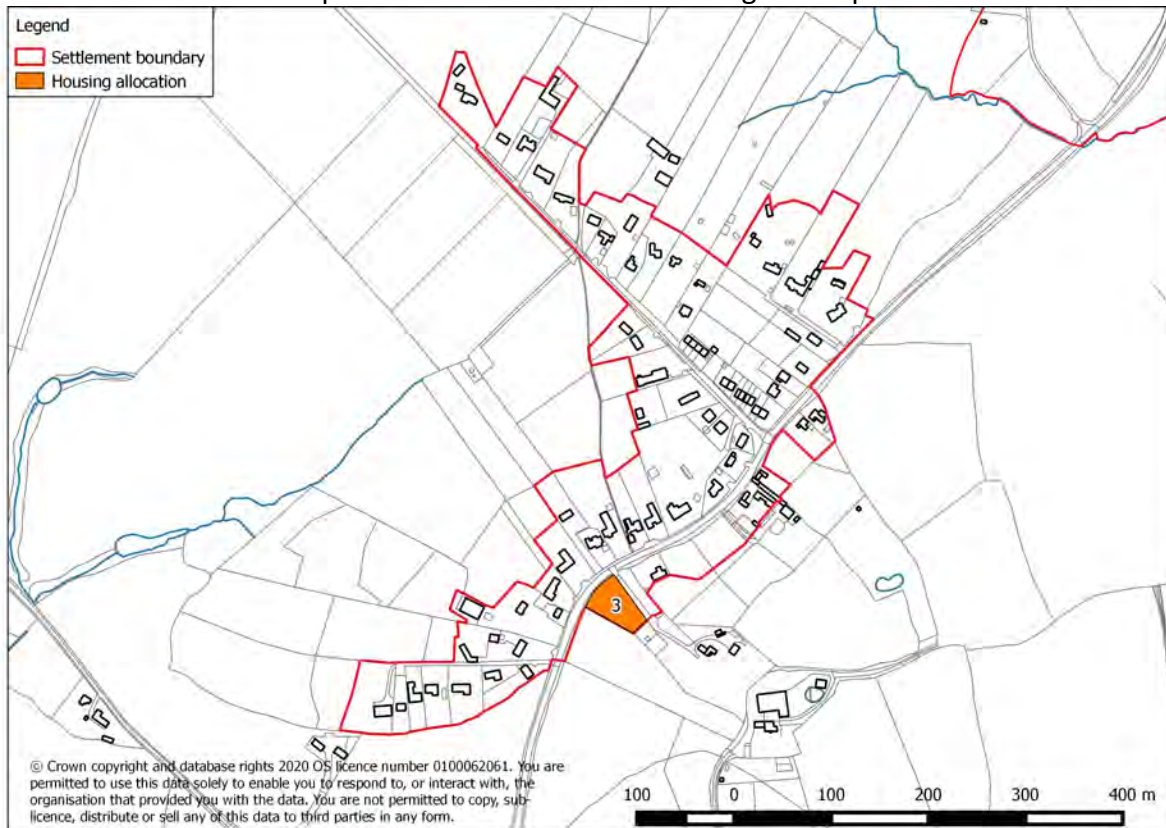
4.3.8 The submissions were considered by the Neighbourhood Planning Steering Group and the findings were presented as part of the second community survey. The assessment recommended that one site within the settlement (site 5) was potentially suitable subject to addressing a number of constraints, and an additional site on the edge of the settlement (site 3) was potentially suitable with mitigation. The community survey responses included a large number of comments on the site assessments, and in the light of the issues raised in these responses the Preferred Option was presented to the Community meeting in August 2021 and subsequently published on the Neighbourhood Plan website. The Preferred Option is consistent with the strategy of Modest Growth and involves the allocation of site 3 for residential development of two homes. Further opportunities are likely to come forward over the lifetime of the Plan through infilling and limited intensification within the settlement potentially including site 5 subject to constraints addressed in the Site Assessment Report being overcome.



4.3.9 In addition, within the surrounding countryside, there are a number of farmsteads and rural buildings that have the potential to be converted to residential use subject to being in accordance with Core Strategy Policy RA3, Neighbourhood Plan Policy ER 7 and through exercising permitted development rights. It is difficult to quantify this source of supply with any degree of confidence as it is reliant upon the operational needs and aspirations of a large number of individual farmers and landowners. But it is inevitable that these opportunities will come forward over the lifetime of the Neighbourhood Plan. This approach will ensure that the favoured growth scenario as set out in the Community Survey is capable of being delivered.

### Policy ER 6 – Housing allocation

The site as shown on Map 4 below is allocated for housing development:



#### Site 3 – Top Paddock, The Manor

Development of two homes aligned to but set back from the B4214. Development proposals should provide a substantial new landscaping belt along the south western and southern boundary consistent with the scale of that on the western side of the B4214 forming the southern boundary of the properties which front on to Edwyn Wood.

#### 4.3.12 Why we need this Policy and how to use it

4.3.13 Policy ER 06 allocates a site in the settlement of Edwyn Ralph for residential development. This site is consistent with the preferred Growth Option and will provide for some limited new residential development of a scale and type consistent with the size and character of the settlement. While it is normal practice for development plans to allocate sites of five units or more, it is considered that in the case of Edwyn Ralph, the Call for Sites exercise and Characterisation Study revealed that the community wish to see the Neighbourhood Plan take a more detailed approach. It is accepted that while other small windfall sites may come forward for development within the settlement boundary and subject to Policy ER 5, it is appropriate for the Neighbourhood Plan to provide specific guidance on the site identified in Policy ER 6 due to its prominence and significance in the context of the character of the settlement.

#### **Policy ER 7 – Housing in the countryside**

New housing development in areas outside the defined Settlement Boundary will be limited to proposals which satisfy one or more of the following criteria:

1. Where it has been demonstrated that there is a functional and financial requirement for an agricultural or forestry worker's dwelling on an existing or proposed holding subject to Core Strategy Policy RA4; or
2. Where it accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Core Strategy Policy RA4; or
3. Where it involves the replacement of an existing dwelling subject to Core Strategy Policy RA3; or
4. Where it would result in the sustainable re-use of a redundant or disused building(s) subject to Core Strategy Policy RA3; or
5. Where it can assist in meeting a proven local need for affordable housing as defined by the National Planning Policy Framework and subject to Core Strategy Policy H2 and is located on the edge of the defined settlement boundary with safe and suitable access to local facilities.
6. Where a proposed dwelling is of truly exceptional quality helping to raise standards of design more generally in rural areas; reflects the highest standards in architecture; significantly enhances its immediate setting; and is sensitive to the defining characteristics of the local area.

In locations in the countryside (and so outside the defined settlement boundary) where extension or modification of a dwelling permitted by this policy is likely to have an adverse impact on its landscape setting, or on visual amenity, permitted development rights relating to extension and modification of that dwelling will be removed.

#### **4.3.14 Why we need this Policy and how to use it**

4.3.15 New residential development in the open countryside is now largely precluded in the National Planning Policy Framework and Herefordshire Core Strategy. Both set a very restrictive approach and the Neighbourhood Plan must be in conformity with these policies. In summary, residential development in the countryside is largely limited to the replacement or extension of existing dwellings, provision of homes for those employed in agriculture and forestry and conversion of appropriate redundant or under-used barns and other rural buildings. In addition, and on sites on the edge of settlements only, affordable housing may be permitted subject to Policy ER 11.

#### **Policy ER 8 – Extensions to dwellings**

Planning applications will be supported for extensions to dwellings subject to meeting the following criteria:

1. The overall design, size, appearance, scale, height and mass remain visually subservient to the original dwelling; and
2. No significant and adverse impact on the amenity of neighbouring properties.

#### **4.3.16 Why we need this Policy and how to use it**

4.3.17 This Policy seeks to ensure that extensions to dwellings are designed to complement and / or enhance the existing property and surrounding area. This is necessary in order to protect the character of the area and to retain variety and choice in the housing stock to meet a range of needs. Extensions which are not subordinate to the original dwelling will not be permitted. 'Original' in this respect is defined as the dwelling as first built or, if it is more than 20 years old, as it was 20 years before any application is made. Twenty years is considered sufficient to take account of the differing needs of households between generations.

#### **Policy ER 9 – Design of new housing**

To be supported development proposals must contain a co-ordinated package of design measures which, in addition to regulatory requirements, include the following:

1. Incorporating locally distinctive features and materials - although new innovative design or features will be supported where they fit sensitively within their immediate surroundings.
2. Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, cycle and recycling storage and broadband infrastructure.
3. Including adequate parking and ensuring that movement to, within, around and

through the development is acceptable.

4. Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the Parish where opportunities are available.
5. Hard and soft landscape proposals not resulting in a suburbanised appearance, for example avoiding the planting of boundaries with non-native species, the use of timber board or panel fencing, extensive use of pavers or tarmac, or use of uncharacteristic gravel.
6. Seeking on-site measures that support energy conservation, such as tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces and minimising the use of external lighting to that which is necessary.
7. Provide sufficient garden space to enable residents to enjoy their use with appropriate degrees of privacy.
8. Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties.
9. Minimising construction traffic and reducing waste.

#### **4.3.18 Why we need this Policy and how to use it**

4.3.19 The special character of the Neighbourhood Plan area reflects a variety of building materials and designs. Responses to the community survey show that local people would like to see new development to be based on a sound understanding of the character of the area, but acceptance of the value of contemporary designs and materials. Building regulations, set by national Government, set high standards of insulation, renewable energy systems, rain water harvesting and grey water recycling in accordance with para 173 of the NPPF.

#### **Policy ER 10 – Ensuring an appropriate range of tenures, types and sizes of houses**

All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and sizes of dwellings in the Parish. In order to even out the size range of dwellings available in the Parish and meet identified needs, proposals must be for smaller dwellings of two or three bedrooms, unless it can be demonstrated this is not appropriate, for example if the size and shape of the site would make this impractical, where it would be inconsistent with the character of the area or if up to date housing needs information demonstrates a different mix is required.

#### **4.3.20 Why we need this Policy and how to use it**

4.3.21 Policy H1 of the Herefordshire Core Strategy states that residential developments should provide a range and mix of housing which can contribute to the creation of balanced and inclusive communities. Policy RA2 of the Core Strategy also requires

that within the settlements identified in the Policy (Edwyn Ralph settlement), new housing development should result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

4.3.22 The 2013 update of the 2012 Herefordshire Local Housing Assessment shows that within the Bromyard Housing Market Area, there is a -9.6% requirement for 4 bed units with the greatest need being for 3 beds followed by 2 beds.

#### **Policy ER 11 – Affordable Housing**

The need for affordable housing will be met by:

1. Rural exception sites; or
2. On windfall developments providing ten homes or more which have a combined floorspace of more than 1,000sq metres, a minimum of 40% of properties are made available to meet local affordable housing needs.

All affordable homes will be subject to Section 106 Agreements ensuring that priority for allocation, on the first and subsequent lettings, is first given to those with a local need within the Group Parish.

A 'cascade' arrangement will be in place to ensure that where nobody with a local connection is forthcoming then properties will be offered at a second stage to those from the neighbouring Herefordshire Parishes of Bromyard & Winslow, Bredenbury & District (Group), Thornbury (Group), North Bromyard (Group) and Brockhampton (Group).

For the purposes of identifying a local need these shall be:

- a) Those who live within the Parish.
- b) Those not living within the Parish but who had done so within the past ten years.
- c) Those who work or are coming to work within the Parish.
- d) Those with an essential need to support or be supported by a current resident within the Parish.

Covenants will be required which ensure that all properties will be re-sold or let to occupiers who demonstrate a local housing need, and will be subject to the same cascade arrangements described above.

#### **4.3.23 Why we need this Policy and how to use it**

4.3.24 There is a limited evidence for a need for new affordable housing in the Parish. The need for further affordable housing to meet the needs of the Parish will be subject

to early review and the Parish Council will work with Herefordshire Council to commission a review of the 2012 Study.

4.3.25 It is important to ensure that any new houses under Policy ER 11 remain affordable to meet the needs of future generations. This will be achieved by the provision of Section 106 Agreements and associated covenants.

### **Evidence**

Edwyn Ralph Community Surveys (2020 and 2021)

Edwyn Ralph Neighbourhood Plan Characterisation Study (2020)

Settlement Boundary and Call for Sites Report (2021)

Settlement boundary and Site Assessment – Report of Community Survey (2021)

Local Affordable Housing Needs Survey for Thornbury Group Parish (2012)

## 4.4 Sustaining and enhancing the local economy

### **Relevant Objectives:**

3. To sustain and enhance the range of business and commercial activities and services in the Parish where this is compatible with the tranquil rural character. Especially those that support economic activity such as working from home and appropriate farm diversification.

### **Relevant Local Plan Policies:**

Policy RA5 – Re-use of rural buildings

Policy RA6 – Rural economy

Policy E1 - Employment provision

Policy E2 – Redevelopment of existing employment land and buildings

Policy E3 – Home working

Policy E4 - Tourism

### **Neighbourhood Plan Policies:**

#### **Policy ER 12 – Business development**

Development proposals that support the retention and development of local businesses will be supported. A range of economic activities will be supported in particular proposals which:

1. Support, strengthen and diversify the rural economy.
2. Support and/or protect the vitality and viability of existing commercial facilities of an appropriate type and scale.
3. Provide for the day to day shopping and service needs of the local community.
4. Involve the extension of existing businesses.
5. Promote tourism proposals of an appropriate scale and in accordance with Core Strategy Policy E4.
6. Promote the sustainable use of the historic and natural environment as an asset to be valued, conserved and enhanced.
7. Enhance homeworking capabilities
8. Create new jobs within the Parish

All development proposals must:

1. Retain, or preferably enhance, the character of the rural parts of the Parish or settlement in which the site is located.
2. Not have a significant adverse effect upon the Parish's ecological network.
3. Not adversely affect the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell.
4. Be undertaken within the capacity of local infrastructure including the local highway network.

#### **4.4.1 Why we need this Policy and how to use it**

4.4.2 The Parish Council and ERRA are keen to support the retention and sustainability of business enterprises to help ensure opportunities for local employment and training are provided. As is the case across much of rural Herefordshire, the challenge is to invest in activity that supports the diversification of the economy towards higher waged, knowledge intensive employment whilst continuing to develop the traditional aspects of the existing economy of food and farming, tourism and creative industries.

4.4.3 The area is associated with significant levels of economic activity and low unemployment, with a high proportion of self-employed and people who work from home. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys.

4.4.4 Historically farming has been the key industry in the area and it remains an important employer of local people. As the number of farmers and agricultural employees has declined, a number of farm buildings have been converted to other uses including those associated with diversification projects.

4.4.5 There are a number of tourism businesses in the area taking advantage of the beautiful countryside and access to a wide range of things to do in the surrounding area.



#### **Policy ER 13 – Protection of existing commercial business premises**

Proposals which involve the redevelopment or change of use of business premises to non-business uses will only be permitted when:

1. The premises have been empty for a significant period of time (for a minimum of six months) and during that time actively marketed without securing a viable alternative commercial business use; or
2. Equivalent, or better, provision is made, to replace the proposed loss of local commercial business space; or
3. In exceptional circumstances where the existing permitted operation is causing clear and demonstrable environmental problems for the residents of nearby properties by virtue of noise, smell, dust and traffic generation.

#### **4.4.7 Why we need this Policy and how to use it**

4.4.8 In addition to promoting new employment generating development it is important that the Plan protects existing viable business premises from being lost to other, more profitable uses such as housing.

4.4.9 The types of business premises that are most vulnerable to pressure for such redevelopment include those used for tourism and hospitality, food and drink production, e-commerce, agricultural diversification and small-scale workshops / light industry.

#### **Policy ER 14 – Agriculture and forestry enterprises**

New development proposals which require planning permission for agricultural, forestry or rural enterprises will be supported where:

1. They do not generate an unacceptable increase in traffic volumes and HGV movements through settlements or along lanes unsuitable for larger vehicles.
2. In the case of new buildings, proposals should be well related to existing development and the landscape in terms of scale, design, colour and materials.
3. Development should be sited with existing groups of buildings where practicable. Where new buildings cannot be located with existing buildings, new development should not be sited in isolated or elevated locations but should take advantage of natural landform.
4. There is no significant adverse effect arising from the cumulative effects of too many developments of a similar nature.
5. There is no unacceptable adverse effect from noise, smell, traffic movements on the amenity of occupiers and users of buildings within proximity of the proposed site.
6. There is no detrimental effect upon watercourses.

7. All reasonable measures are taken to reduce any negative impact upon the carbon footprint of the Parish.
8. Any additional requirements for transport, accommodation and amenities for workers, particularly seasonal workers, is fully and appropriately catered for and any potential negative impact upon the Parish is mitigated.
9. With regard to agricultural development requiring planning permission, in addition to the general criteria in this policy, particular regard will be given to ensuring the potential polluting effects are fully mitigated, and where they cannot, permission should be refused.

#### **4.4.9 Why we need this Policy and how to use it**

4.4.10 The Plan recognises the importance of a vibrant and viable agricultural sector to the sustainability of the area. In spite of changes in farming practices in recent years, the key elements and overall structure of the rural landscape have largely survived, and the preservation and enhancement of this character is central to this Plan. The Plan supports further growth and diversification of agricultural businesses, but recognises that some agricultural activity can have a significant impact on the character and amenity of the area by virtue of the size and siting of new buildings, the impact of processes undertaken and associated levels and types of vehicle movements.

#### **Evidence**

Edwyn Ralph Community Surveys (2020 and 2021)

Edwyn Ralph Neighbourhood Plan Characterisation Study (2020)

## 4.5 Improving accessibility and road safety

### **Relevant Objectives:**

10. To promote safe roads and spaces for all road users including pedestrians, cyclists and horse riders; reduce traffic speeds through effective traffic calming measures.
11. Maintaining all existing rights of way, footpaths and bridleways to enable the community to have as much access to, and enjoyment of, the beautiful countryside surrounding our village.

### **Relevant Core Strategy Policies:**

[Policy SS4 – Movement and transportation](#)

[Policy MT1 – Traffic management, highway safety and promoting active travel](#)

### **Neighbourhood Plan Policies:**

#### **Policy ER 15 – Transport and Connectivity**

Proposals for new development will need to show:

1. Safe access onto adjacent roads.
2. Satisfactory provision for off-street parking within residential development including parking for visitors, based on the characteristics of the site and amount of development having regard for parking standards in the Local Transport Plan in accordance with Core Strategy Policy MT1.
3. Permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction.
4. That they take every available opportunity to ensure that the site is linked to village facilities by a footway/cycleway.
5. No provision is made for any additional street lighting within or beyond new developments, unless this is essential for public safety.

Development proposals should not detract from the public rights of way network and where possible should include measures to improve and add to the network.

#### **4.5.6 Why we need this Policy and how to use it**

4.5.7 Traffic and Transport has been a major issue throughout the preparation of the Neighbourhood Plan. The Community Survey has formed the basis of the

development of a package of measures to address existing and anticipated road safety issues and the main elements have been carried forward into this Neighbourhood Plan, included as part of the implementation and monitoring section in part 5.

- 4.5.8 Policy ER 15 relates to transport and connectivity issues associated with new development. The Policy SS4 of the Herefordshire Core Strategy states that new developments should be designed and located to minimise the impacts on the transportation network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.
- 4.5.9 The approach to car parking standards is set out in Core Strategy Policy MT1 which requires development proposals to have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices. Car parking standards for the Parish are set out in the Herefordshire Local Transport Plan.
- 4.5.10 The protection and enhancement of the public rights of way will support tourism, encourage an active lifestyle and improve their utility as a local service. It is important that the network is maintained and developers should connect to this network where possible. Support should be given to create circular walks, links to longer trails and new permissive routes where opportunities arise.

## **Evidence**

Edwyn Ralph Community Surveys (2020 and 2021)

## 4.6 Providing for the needs of the community

### **Relevant Objectives:**

6. To provide for the needs of the community, by sustaining and /or enhancing where appropriate, improvements to existing community facilities including the local Village Hall and surrounding area and Parish Church, and explore opportunities for new facilities such as a village shop.

### **Relevant Local Plan Policies:**

Policy SC1: Social and community facilities

Policy OS1: Requirement for open space, sports and recreation facilities

Policy OS2: Meeting open space, sports and recreation needs

Policy OS3: Loss of open space, sports or recreation facilities

### **Neighbourhood Plan Policies**

#### **Policy ER 16 - Enhanced Services and Facilities for the Community**

The enhancement of key services and facilities to meet the needs of the community will be supported, with priority given to proposals which provide for a wider range of facilities at the Village Hall.

To deliver these facilities the Parish Council and Village Hall Management Committee may use any monies received through the Community Infrastructure Levy, s106 agreements and any other sources that may become available during the period of the Plan.

#### **4.7.1 Why we need this Policy and how to use it**

4.7.2 The Community Surveys sought views on community facility priorities for the Neighbourhood Plan to consider. The Village Hall is a large building located in a highly accessible location for local residents in the centre of Edwyn Ralph village. The Village Hall contains a large meeting room with ancillary spaces and while it accommodates a variety of activities, local residents have expressed the view that it is underutilised and has the potential to strengthen and develop a role as the 'heart' of the community. In addition, the extensive grounds which surround the Village Hall building provide opportunities for a range of community activities including

those identified in the Community Survey – for example an outdoor gym, play area or community nature area. The Parish Council and ERRA will work with the Village Hall Management Committee to understand these opportunities in more detail over the lifetime of the Neighbourhood Plan.

- 4.7.3 There are long-standing aspirations to provide a shop to serve the settlement and wider Parish. At this stage, no proposals have come forward in terms of where this could be accommodated, and given the small size of the population and relative proximity to facilities in Bromyard, then the financial feasibility of a conventional retail business may be challenging. However, innovative business models including community shops may be viable over the lifetime of the Neighbourhood Plan, and the Parish Council and ERRA will continue to investigate opportunities.

#### **Policy ER 17 - Protection of community facilities**

The redevelopment or re-use for other purposes of the Village Hall and any other facilities valued by the local community which are provided over the lifetime of the Neighbourhood Plan will only be permitted where this is for other community uses or where either of the following criteria are satisfied:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities and accessibility to the community. Or;
2. Satisfactory evidence is provided that there is no longer a need for the facility or it is no longer economically viable and that it has been marketed for a reasonable period of time for that particular use.

#### **4.7.5 Why we need this Policy and how to use it**

- 4.7.6 Community facilities in the Parish are largely limited the Village Hall which is highly valued by local residents.

4.6.7 The Community Survey highlighted the importance of the protection and enhancement of the Village Hall and this policy addresses the requirements of the NPPF and Core Strategy in relation to planning positively for the provision and use of those community facilities and other local services which enhance the sustainability of communities. The Village Hall is located in the heart of the settlement and is ideally located to be readily accessed on foot by local people. It is served by a large car park for those travelling from further afield or whose accessibility is limited. Policy ER17 sets out the criteria by which proposals for the redevelopment of the Village Hall site may be considered in accordance with the Core Strategy. However, at this stage, it is difficult to foresee that it would be possible to identify a site which has equivalent or enhanced levels of accessibility

from the current location. This policy is in addition to protection provided through the Assets of Community Value legislation discussed further below.

4.7.8 The Localism Act provides communities with the opportunity to nominate Assets of Community Value for Herefordshire Council to list them as part of the Community Right to Bid process. Only eligible community groups, local Town and Parish councils, local neighbourhood planning forums, voluntary organisations and charities can nominate a building or land to be placed on the list. The local authority considers buildings and land nominated by the community before a decision is made on whether or not the asset meets the eligibility criteria and should be placed on the list of assets of community value. For a building/land to be eligible its current main use must further the social interests or social wellbeing of the local community and it must be realistic to think that such a use can continue, or a use in the recent past must have furthered the social interests or social wellbeing of the local community and it must be realistic to think it could be brought back into such use within the next five years. Examples of assets that would be eligible include:

- Community centres
- The last pub or shop in an area
- Post offices

4.7.9 It should be noted that the Right to Bid only becomes effective should the owner wish to sell the property in the future. Registering a Right to Bid means that the owner will have to give the Parish Council, or community group, a six-month period in which to consider the purchase of the site and prepare a bid. The owner is not obliged to accept the community's bid.

4.7.10 The Parish Council will investigate the registration of the Village Hall as an asset of community value. This is in addition to the Neighbourhood Plan giving it protection from redevelopment or change of use under the Planning Acts using the criteria set out in Policy ER 17.

## 4.8 Providing for Infrastructure, utilities and services

### **Relevant Objectives:**

7. To ensure that the supply of utilities and telecommunications is sufficient to meet the needs of the community at a time when more home-working is likely.

### **Relevant Core Strategy Policies:**

Policy ID1 – Infrastructure Delivery

Policy SD1 – Sustainable design and energy efficiency

Policy SD2 – Renewable and low carbon energy generation

### **Neighbourhood Plan Policies:**

#### **Policy ER 18 – Broadband and mobile telephone infrastructure**

Proposals to provide broadband infrastructure and mobile telephone equipment infrastructure will be supported through:

- a) Seeking well-designed, unobtrusive and appropriately located development associated with the introduction of appropriate super-fast broadband and mobile-telephone equipment that provide high quality internet connectivity and reliable mobile phone reception especially for business and also for residential users.
- b) Encouraging new development proposals to connect to high-speed broadband as a minimum by means of providing suitable ducting for fibre connectivity within development sites, linked to the local / national network, as appropriate.

#### **4.8.1 Why we need this Policy and how to use it**

4.8.2 The Community Survey identified improvements to the speed and reliability of broadband and mobile telephone services as important, and Policy ER 18 is intended to urge Herefordshire Council and Internet providers with the support and encouragement of the Parish Council, to bring forward proposals for faster Internet and mobile phone connection at the earliest opportunity.

4.8.3 New development should enable all potential occupants to have easy connection to faster broadband services.



### **Policy ER 19 – Renewable Energy**

Renewable energy proposals that will benefit the community and other measures aimed at carbon reduction will be supported and encouraged where they respect the rural and/or settlement character of the locality.

Proposals should not substantially increase traffic volumes or have a significant detrimental impact on visual or aural amenity or the landscape and rural character of the surrounding environment.

#### **4.8.4 Why we need this Policy and how to use it**

4.8.5 The Neighbourhood Plan supports opportunities to reduce the carbon footprint of the area, including exploring the potential of renewable energy. This includes schemes with communal or individual benefit. Safeguards are however considered necessary to ensure proposals are brought forward in a sensitive manner.

#### **Evidence**

Edwyn Ralph Community Surveys (2020 and 2021)

Edwyn Ralph Neighbourhood Plan Characterisation Study (2020)

## 5.0 Implementation and Monitoring

### 5.1 Implementation and Monitoring Framework

5.1.1 The Edwyn Ralph Neighbourhood Development Plan will be implemented primarily through the decisions made by Herefordshire Council, who should make decisions in accordance with this Plan and the Core Strategy unless there are significant material considerations for departing from its policies and proposals. This Plan will be used to steer public and private investment in infrastructure by Herefordshire Council and other agencies.

5.1.2 The Parish Council and ERRA will use the Plan as the basis for responding to planning applications and for using any funding that may come to it through planning obligations or the Community Infrastructure Levy.

5.1.3 The Neighbourhood Plan will be monitored over the period to 2031 by the Parish Council and ERRA, working with statutory partners, local residents, businesses and community groups. A group of Parish Councillors, ERRA members and residents will be established to manage and monitor the implementation of each objective and Policy area of the Plan and progress and difficulties will be reported and discussed regularly at Parish Council and ERRA meetings so that the delivery of different elements of the Plan are coordinated well. Each year, the Parish Council and ERRA will prepare an Annual Monitoring Report on the progress of the Plan, based on the monitoring framework set out in Table 2 below which will form part of the Agenda for the Annual Parish Meeting each Spring.

**Table 2 – Implementation and Monitoring framework**

<b>Policy</b>	<b>Implementation Lead</b>	<b>Monitoring Indicator</b>
ER 1 - Promoting a Sustainable Community	Herefordshire Council Planning	Proportion of planning decisions made in accordance with Neighbourhood Plan Policies.
ER 2 - Development Strategy	Herefordshire Council Planning	Proportion and type of new development permitted in the settlement of Edwyn Ralph and the rural areas.
ER 3 - Protecting and Enhancing Local Character	Herefordshire Council Planning	Proportion of planning applications shown to have considered the Characterisation Study
		Production of Local Heritage

<b>Policy</b>	<b>Implementation Lead</b>	<b>Monitoring Indicator</b>
ER 4 - Heritage Assets	Herefordshire Council	List
ER 5 - The scale of new housing	Herefordshire Council Planning, housing developers.	The allowed amount of new housing built by location.
ER 6 - Housing allocations	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
ER 7 - Housing in the countryside	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
ER 8 - Extensions to dwellings	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
ER 9 - Design of new housing	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
ER 10 - Ensuring an appropriate range of tenures, types and sizes of houses	Herefordshire Council Planning	Mix of dwelling types by tenure and number of bedrooms.
ER 11 - Affordable housing	Developers	Quantum of new affordable housing provided in line with identified needs.
ER 12 - Business development	Herefordshire Council Planning.	Numbers of businesses located in the area.
ER 13 - Protection of existing commercial employment premises	Herefordshire Council Planning.	Floorspace of light industrial, industrial or warehousing employment (Use Classes Class E(g)(ii), E(g)(iii), B2 and B8 uses) redeveloped for alternative uses.
ER 14 - Agriculture and forestry enterprises	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.

<b>Policy</b>	<b>Implementation Lead</b>	<b>Monitoring Indicator</b>
ER 15 - Transport and Connectivity	Parish Council, Herefordshire Council Planning, Herefordshire Council Transportation, Public transport providers.	Implementation of key measures identified in Policy
ER 16 - Enhanced Services and Facilities for the Community	Parish Council / ERRRA	Delivery of priority measures identified in the Policy.
ER 17 - Protection and enhancement of community facilities	Parish Council / ERRRA	Nomination of assets of Community Value.
ER 18 - Broadband and mobile telephone infrastructure	Broadband providers, Herefordshire Council, Parish Council	Proportion of households with super-fast broadband
ER 19 - Renewable Energy	Herefordshire Council Planning	Number and type of planning applications for renewable energy generation

## 5.2 Traffic management and Road Safety Action Plan

5.2.1 Policies in neighbourhood plans must relate to the development and use of land. Sometimes as a result of the engagement carried out as part of the work on the neighbourhood plan, aspirational policies or projects that signal the community's priorities for the future of their local area, but are not related to the development and use of land emerge. Any such policies or projects must be clearly identifiable within the neighbourhood plan. This section and the Action Plan do not form part of the statutory plan.

5.2.2 Throughout the preparation of the Neighbourhood Plan, concerns about the speed, volume and impact of traffic on the B4214 through the settlement of Edwyn Ralph and the safety of pedestrians and cyclists have been major issues for the local community.

5.2.3 The B4214 is both an asset and a problem. On the one hand it provides easy and convenient access to the market towns of Bromyard and Tenbury Wells, but it also brings significant disadvantages associated with the speed and volume of traffic which travels along it. Road safety and the need for additional traffic calming measures were identified as priority issues in the two Neighbourhood Plan Community Surveys. The second Community Survey identified a range of potential measures to address these concerns with the most supported priorities being the introduction of a gradual speed limit and a clear village gateway. Other measures supported by more than 50% of responses were the creation of a pavement along stretches of the B4214 and mobile speed cameras.

5.2.4 These issues and views have led the Parish Council and ERRA to develop a package of measures as listed below. The Parish Council will work with Herefordshire Council, West Mercia Police, the Road Safety Partnership, developers and landowners to implement these measures. This will include bringing together funding from a variety of sources including contributions secured through s106 Agreements, s278 Agreements under the Highways Act 1980 and through the Community Infrastructure Levy as appropriate.

#### **Traffic management and road safety Action Plan**

The key traffic management and road safety priorities for the settlement of Edwyn Ralph are

1. Introduce a gradual speed limit change into the settlement.
2. A clear physical 'gateway' feature to mark the entrances at either end of the settlement, for example in the form of a timber fence or gate in the highway verge.
3. To investigate opportunities to create footways and / or pedestrian refuges along the B4214 through the settlement.
4. Improving existing footpaths and investigate opportunities to create new footpaths in order to foster active travel and improve connectivity to village services.

Developer contributions, from legal agreements or the Community Infrastructure Levy will be sought from new development where appropriate to contribute to the funding of these measures. The design of the above measures should seek to minimise street furniture and ensure that any necessary is appropriate to the character of the settlement.

## Glossary

Not all terms are used in this document, some are included for reference.

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**b) Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

### **Backland Development**

Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

### **Best and most versatile agricultural land**

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

### **Biodiversity**

The variety of plants and animal life on Earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.

### **Biodiversity Action Plan (BAP)**

Local BAPs identify national and local targets for species and habitats conservation and actions.

### **Brownfield Land**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface have blended into the landscape.

### **Community facilities**

Land and buildings used to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.

### **Community Infrastructure Levy (CIL)**

A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.

### **Conservation Areas**

An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character or appearance of which it is desirable to preserve or enhance.

### **Curtilage**

The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.

### **Developer Contributions**

This includes Section 106 Agreements and the Community Infrastructure Levy (CIL).

### **Development**

Town and Country Planning Act 1990: S.336 and S.55 (1), (1A) are the relevant sections. The Meaning of “development”; is S.1 - The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. S.1A – Defines “Building Operations”, with reference to S.1.

### **Energy efficiency**

Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

### **Environmental assets**

Features in the physical environment that are valued for a variety of cultural and scientific reasons.

### **Evidence base**

The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.

### **Exception sites**

A location where development would not otherwise be granted planning permission under normal circumstances.

### **Floodplain**

A nearly flat plain along the course of a stream or river that is naturally subject to flooding.

### **Flood zone**

An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.

### **Geodiversity**

The range of rocks, minerals, fossils, soils and landforms.



### **Green infrastructure**

A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

### **Habitats Regulations Assessment**

A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

### **Heritage Asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.

### **Historic Landscape Characterisation**

Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.

### **Housing affordability**

The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.

### **Housing Market Area**

Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as: tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.

Informal open space.

### **Areas for unsupervised and unstructured outdoor play.**

These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.

### **Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.

### **Landscape Character Assessment (LCA)**

Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.

### **Listed Buildings**

Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II\* and Grade II.

### **Market housing**

Housing sold or rented at full market value.

### **National Planning Policy Framework**

This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.

### **Neighbourhood (Development) Plan**

The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.

### **Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

### **Permitted development rights**

Rights to carry out certain limited forms of development without the need to make an application for planning permission.

### **Perpetuity**

Meaning 'forever' regardless of changes in circumstances including land ownership.

### **Planning obligations**

See section 106 Agreements.

### **Previously developed land (PDL)**

See Brownfield land.

### **Registered social housing providers**

Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by Homes England.

### **Renewable energy**

Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

### **Rural housing market area (HMA)**

A term used in rural housing section to describe the rural element of each housing market area.

### **Scheduled Ancient Monument**

A nationally important archaeological site or monument given legal protection.

### **Section 106 Agreements**

An Agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).

### **Self-build homes and co-housing schemes.**

Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds his own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.

### **Sites of Special Scientific Interest (SSSI)**

These are legally protected sites, designated by Natural England in view of their wildlife and geological value.

### **Special Areas of Conservation (SAC)**

SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.

### **Stakeholders**

Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

### **Strategic Environmental Assessment (SEA)**

A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local Authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.

### **Strategic Housing Land Availability Assessment (SHLAA)**

A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.

### **Strategic Housing Market Assessment**

Sub-regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.

### **Sustainable development**

In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

### **Sustainable drainage systems (SUDS)**

Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.

### **Sustainability Appraisal (SA)**

The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

### **Unitary Development Plan**

Adopted on 23rd March 2007, forms part of the development plan and it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other Local Plan documents.

### **Windfalls**

Sites not specifically identified in the development plan.

## **Appendix 1 – Local Heritage List**

## Rural Area

Asset name	Type	Significance	Source
Ralph Court	Neo-Tudor style Rectory and buildings in large garden north west of Edwyn Ralph church.	Aesthetic  Historical – historic association with the Parish Church and earlier building on the site.	Herefordshire Historic Environment Record (SMR number 30815).  Characterisation Assessment.
The Pound (Pound Farm)	Historic farm consisting of a brick building with a hop kiln built into the south-eastern corner.	Historical – historic farmstead.	Historic Farmsteads Characterisation Project.  Herefordshire Historic Environment Record (SMR number 46550).  Characterisation Assessment.
Forge Cottage	Former village forge and workshop on its south side. Built in the mid-19th century of local sandstone with a pitched, clay tile roof, the cottage has now been rendered and painted.	Historical.	Characterisation Assessment.

This in addition to the following statutorily listed buildings:

- Barn north-east of Brickhouse Farm (Grade II)
- Brickhouse Farm (Grade II)
- Church of St Michael (Grade II\*)
- Old Cross Farmhouse (Grade II)
- Townsend Farmhouse (Grade II)

## Edwyn Ralph settlement

Asset name	Type	Significance	Source
Upper House Farm	Former farmstead consisting of L shaped building of stone under a slate roof.	Historical	Historic Farmsteads Characterisation Project.  Herefordshire Historic Environment Record (SMR number 46550).  Characterisation Assessment.
Woodhouse Farm	Stone farmhouse with timber framed wing of late 16 <sup>th</sup> -17 <sup>th</sup> century origins.	Historical – farmstead in village setting.	Characterisation Assessment.
The Hollings	Former farmstead with brick farmhouse and series of outbuildings.	Historical	Herefordshire Historic Environment Record (SMR number 46545)  Characterisation Assessment
Hollings Cottage	Small 19 <sup>th</sup> century cottage forming part of pre-20 <sup>th</sup> century settlement.	Historical	Characterisation Assessment

This in addition to the following statutorily listed building:

- The Manor (Grade II)