



# BRIDSTOW

Neighbourhood Development Plan  
2020 - 2031

January 2022



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## Acknowledgements

Thanks go to Heather Hurley for her notes on the history of the Parish and photographs.



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# 1. Introduction

- 1.1 The Neighbourhood Development Plan (NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that are needed to meet the requirements for development within their areas. The NDP is intended to sit alongside Herefordshire Council's planning policies of which Herefordshire Local Plan Core Strategy was adopted on 16 October 2015. The formal stages involved in preparing the NDP are shown in Figure 1

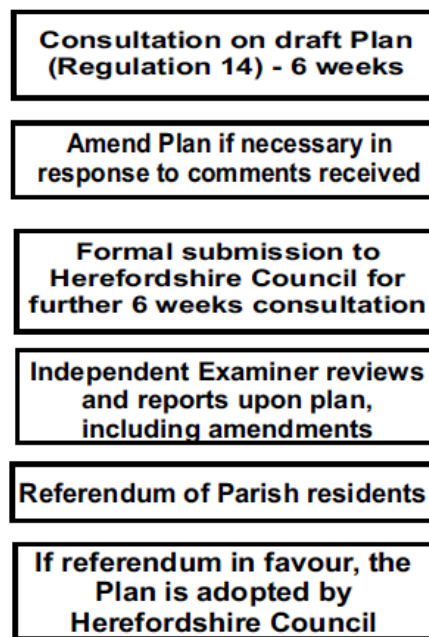
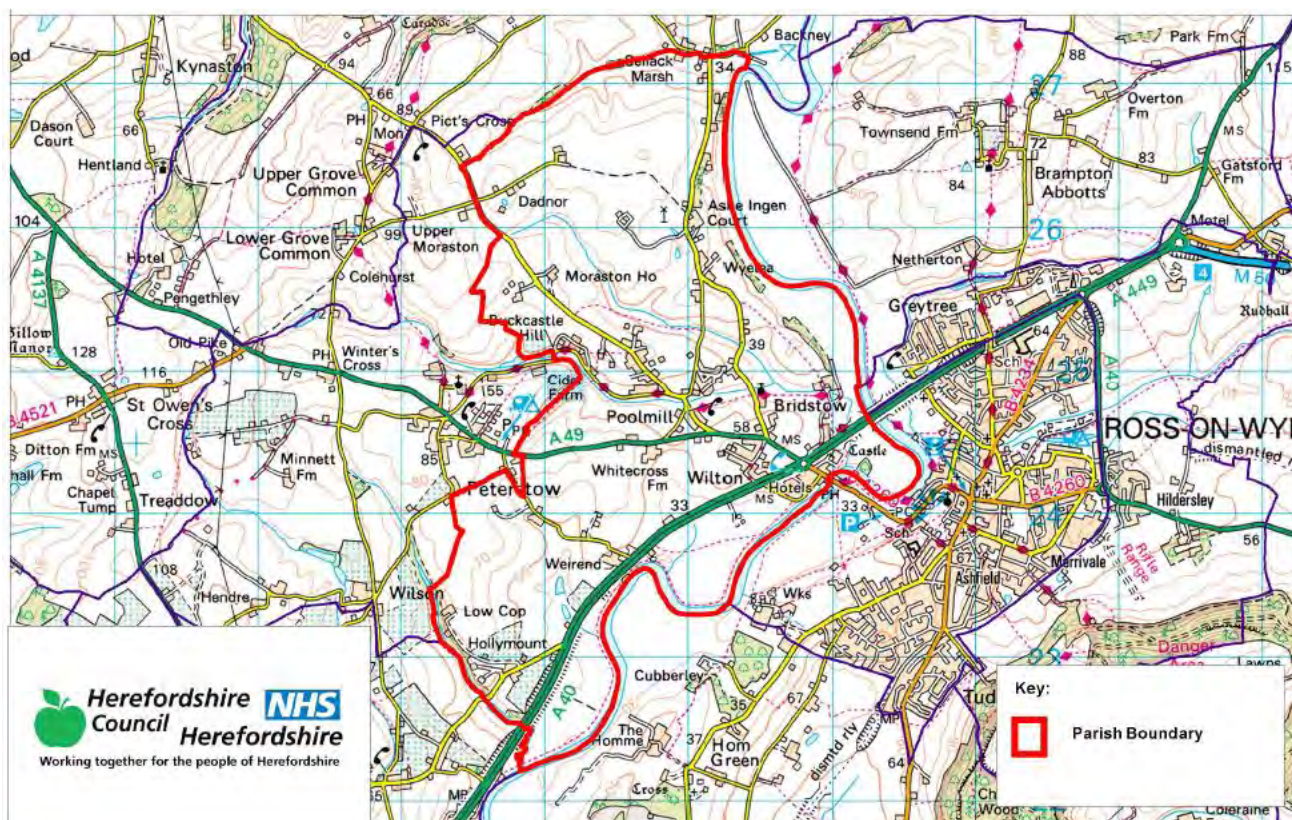


Figure 1 – Neighbourhood Plan Process

- 1.2 Bridstow Parish Council agreed to prepare an NDP and made a formal submission to Herefordshire Council to designate the Parish as a Neighbourhood Plan Area under the Localism Act 2011 on 2<sup>nd</sup> August 2013, with the intention of preparing this NDP. Following a consultation period, this was approved on 23<sup>rd</sup> September 2013.
- 1.3 **Policies and proposals are set out in this document prefixed by 'BR' (i.e. for BRidstow).** These will become part of the development plan guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development. The area covered by the NDP is shown in Map 1.

## Map 1: Bridstow Neighbourhood Plan Area



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### Community Involvement

- 1.4 Initially a Working Group including members from the community in addition to Parish councillors was established to guide the preparation of the plan. Bridstow Parish Council utilised its work in undertaking initial surveys and informal consultations, **devising the plan's vision and objectives**, and setting out criteria against which potential housing sites should be assessed in order to produce the NDP.
- 1.5 Bridstow Parish Council had not previously prepared a Parish Plan and consequently the initial Open Days held in November 2014 were intended to inform residents about the Plan and to identify issues that might be covered. Further consultation included a **resident's** questionnaire during January and February 2016, Youth Forum in April 2016, and further Open Days. The results of the questionnaire were made available at a subsequent open day in July 2016 for inspection, and members of the Parish were consulted about proposed objectives and policy directions that the Working Group had drafted as a result of the questionnaire results. The response to the questionnaire (completed by residents aged 16 and over) was 55%. The Youth Forum was attended by 15 young people (aged 16 and under). In addition, contact was made with Bridstow Primary School for views of the headteacher and pupils. The evidence base includes that forming the basis for Herefordshire Local Plan Core Strategy and other information arising from issues raised during the work of a



Working Group and subsequently the Parish Council. The NDP is considered to meet the requirement to comply with the broad criteria for sustainable development within **Government's National Planning Policy Framework (NPPF) and with the Herefordshire Local Plan Core Strategy.**

- 1.6 The Parish Council has written this NDP with professional support from Data Orchard and in consultation with Herefordshire Council's **Neighbourhood Planning Team.**
- 1.7 Both Herefordshire Council and the Parish Council acknowledge the challenging nature of meeting the required level of proportional housing growth, in particular in view of constraints arising from highway safety and capacity. The need for detailed traffic impact assessments for most if not all allocated housing sites is evident, although it is most appropriate for these to be prepared at the planning application stage. This suggests there is a high level of uncertainty in the ability to deliver all the sites proposed. This may have wider implications for any future rural housing strategy. As a consequence, the two Councils need to work together to monitor the ability of the Parish to accommodate housing development. The following approach is proposed as a partnership between the two councils to determine whether decisions on planning applications indicate local conditions are able to deliver what is proposed:
  1. To review the trend in the delivery of the anticipated windfall allowances on a regular basis.
  2. To monitor refusals of planning permission, especially on the grounds that a traffic impact assessment indicates a proposed site cannot be developed in principle or at excessive costs in terms of providing satisfactory highway safety mitigation measures.

Where this monitoring suggests that the approach adopted in the NDP is unable to deliver sufficient dwellings to meet the required level of proportional housing growth, the two parties should agree whether a review of the NDP is required or that the rural housing strategy set out in the Core Strategy, so far as it relates to Bridstow Parish, is not appropriate and should inform the review of the Core Strategy.

## 2. Background to the Plan Area

- 2.1 The Parish of Bridstow covers a substantial rural area within south Herefordshire immediately to the west of Ross-on-Wye which it abuts. During the development of the Plan, it became apparent that many members of community did not realise that **'Bridstow Parish' includes the areas known locally as 'Bridstow' and 'Wilton'.** Therefore, one aspect of the community consultation involved making people aware of this.

### Its People and the Community

- 2.2 **Bridstow Parish's population increased by nearly 50 people** between 2001 and 2011 (from 859 to 906 residents). It sits within Llangarron ward, and the 2011 Census shows the age structure for the parish had a slightly higher proportion of elderly people present compared with the ward which in turn was higher than for the County

as a whole. Correspondingly, the proportion of young adults is lower than for the County. Both the parish and ward had similar proportions of older middle-aged people, but this was higher than for the County. Herefordshire itself has a higher proportion of elderly and older middle-aged people compared with the UK.

Table 1: Population Structure of Bridstow Parish, Llangarron Ward, Herefordshire and the UK 2011 (Source: Office of National Statistics)

Age range	% of Parish	% of Ward	% of County	% of UK
0 - 19	18.3	20.1	21.7	23.9
20 - 44	22.8	22.4	28.3	34.1
45 - 64	34.9	34.7	28.6	25.6
65+	24.0	22.8	21.3	16.4

- 2.3 There is a primary school in Bridstow, and currently approximately 15% of pupils live within Bridstow Parish. Around one quarter travel to the school from Ross-on-Wye. Others come from a number of surrounding parishes, including Peterstow, Sellack and part of Foy. Few walk to school because of safety concerns. Particular concerns that affect the school include the danger to children from on-road parking when they are dropped off and collected, proximity of on-street parking to the junction with the A49, absence of a footpath linking the school and church, and turning out of the junction with the A49. The school recognises that provision of a pre-school facility would also assist in supporting the school roll. Currently, the school is running at some three quarters of its capacity.
- 2.4 For secondary education, children in the Parish travel mainly to the John Kyrle High School and Sixth Form Centre (JKHS) in Ross-on-Wye. There are currently no safe routes to walk to JKHS from Bridstow, and school buses are in operation to stops on the A49.
- 2.5 There are few other services or facilities within the Parish. Bridstow contains the village hall **and St Bridget's** Church. There is also a shop that sells specialist items for house and garden. Wilton, on the eastern edge of the Parish, contains a number of hotels, bars and restaurants benefiting from its location on the banks of the River Wye, immediately adjacent to Ross-on-Wye, and just off of the A40 major trunk road. Shops and a wide range of other facilities are available in the nearby market town of Ross-on-Wye; these are accessible via car for most daily and weekly shopping requirements. Hereford, Gloucester, Cheltenham, or even Cardiff are centres to which residents might travel for major shopping, again via car or public transport.
- 2.6 There is no large employer within the Parish, although agriculture is an important sector in terms of land use. Towns such as Ross-on-Wye and Monmouth provide relatively local centres for employment, although commuting to larger centres such as Hereford, Gloucester, Malvern and Cheltenham is not uncommon. Working from home presents an alternative for some residents.

## Bridstow's History and its Settlements

- 2.7 Although Bridstow clearly existed and had a church with a priest at the time, Bridstow itself is not mentioned in Domesday. This is common for places in Archenfield. Two places in the Parish do appear in Domesday, *Ascis* and *Wiltone* - now Ashe Ingen and Wilton that belonged to the manor of Cleeve on the left bank of the Wye. Cleeve had belonged to Harold Godwinson before he became king. The manor of Cleeve was centred in the area which is now Lower Cleeve Farm on the southern outskirts of Ross-on-Wye. It has been suggested that it was Harold who took this area from the Welsh while he was campaigning against them in the 1050s.
- 2.8 Bridstow Church, dedicated to St. Bridget, is set in attractive surroundings. The church dating from the 12<sup>th</sup> century with a 14<sup>th</sup> century tower was restored in 1862. Just north of the church is a stone-built cottage with its inner core and projecting stack dating from around 1700. The lane from the church continues north to Ashe Farm, a substantial building dating from the 15<sup>th</sup> century with later additions.

### Bridstow Buildings

- 2.9 **Ashe Ingham was a manor recorded at Domesday, and Ashe Ingham Court 'was built of timber late in the 16<sup>th</sup> century, rebuilt by Rev. G. Porter in 1860, burned down in 1925, and again rebuilt by Mr. T. Marshall'. It was remodelled in 1928, the year that it was surveyed by the Royal Commission, and in 2006 appeared to be largely unchanged except for a small modern extension. All the outbuildings have been converted into residential use including the barn and the cider house, which appear to have remained unchanged externally.**



Figure 2: **St Bridget's Church**

- 2.10 Two other buildings in Bridstow Parish were recorded in 1928 by the Royal Commissioners: Lane End a 17<sup>th</sup> century house now replaced by a 20<sup>th</sup> century house, and, since Parish boundary changes, is now in Peterstow; and Moore Court Farm in Wells Brook Lane, which dates from the 17<sup>th</sup> century. After being neglected for a number of years and described as being in poor condition in 1928, the

farmhouse is now in good order and survives substantially unchanged apart from changes to the windows.

- 2.11 Other noteworthy Listed Buildings in Bridstow are Benhall, Moraston House, Bridstow Barn, Old Vicarage, Weirend, Wye Lea (now Bridstow House) and Whitecross. Buildings of interest that are not listed include Dadnor, Cotterells, Woodlands, and Bowers.

#### Wilton Buildings

- 2.12 Wilton adjoins Ross but is separated from the town by the River Wye. Five of the 12 listed buildings in Bridstow Parish are in Wilton, including the remains of a castle. Wilton Castle was built to defend an ancient river crossing, originally as a motte and bailey, but the stone remains that can be seen date from the 13<sup>th</sup> century. As Lords of the Manor, the Longchamps were followed by the Greys, then the Brydges, who made alterations and added the Elizabethan Hall. During the Civil War, the castle was damaged by fire and left in ruins but, in 1731, the manor and the castle were sold to **the Governors of Guy's Hospital who later built a house incorporating the south-west tower.**
- 2.13 **The President and Governors of Guy's Hospital acquired the Herefordshire estates of James Brydges Duke of Chandos, in 1731-2.** These estates were composed partly of the ancient inheritance of the Brydges family whose principal seat was Wilton in Bridstow near Ross, and partly of properties purchased over a period of time by the Duke as addition to his ancient inheritance. When the hospital acquired these estates, only a small proportion came to its immediate possession. The rest were in reversion, subject to the terms of the settlement made on the Lady Catherine, **dowager of the Marquis of Carnarvon the Duke's son who died in 1727. She died in 1754,** and only after that date did the Hospital obtain full possession. In 1961, the **Guy's Hospital Herefordshire Estates of 16,000 acres, including Wilton Manor, were** sold to Charles Clore, except for a few properties such as Wilton Castle that were privately sold. The Herefordshire estates were later purchased by Prudential and sold in 2000 to the Duchy of Cornwall, the present landowner. The land involved comprises a significant proportion of the area within the Parish.
- 2.14 Near Wilton Bridge, the former **King's Head Inn, a shop with a dwelling together with a house,** were listed as one block by the Royal Commission surveyors in 1928. Since **then, the King's Head has been converted into residential use and the shop has** closed, but the buildings remain substantially unchanged. The Prison House of 1600 was a cottage in 1928 but has been incorporated with the White Lion Inn as the Old Gaol Restaurant. Apart from some alterations to the chimney, the building remains unchanged. Overlooking the river and the ferry cross is Wilton Court, built in 1600 as the Great House. It has been converted into a hotel, but otherwise appears unchanged externally. Near the Orles Barn Hotel at Wilton was a 17<sup>th</sup> century barn, which has been demolished. Not listed are Wiltondale, Toll House and Orles Barn in Wilton.
- 2.15 No listed buildings within the Parish are considered to be at risk. The settlement of Wilton falls within Ross-on-Wye Conservation Area. This conservation area is considered to be in very bad condition and deteriorating. It is understood



Herefordshire Council has not produced a Conservation Area Appraisal for Ross-on-Wye.



Figure 3: Remains at Wilton Castle

#### Sites of Archaeological and Historic Interest

- 2.16 There are many sites of interest in Bridstow and Wilton including Wilton Bridge, Ferry Cross, Vineyard site, Toll Road, medieval settlements, the mill and smithy at Poolmill and the settlement on Buckcastle Hill. Former wharves, quays, bark houses, coal yards and a malthouse along the River Wye at Wilton are a reminder of the busy river trade. Wilton Castle, the River Wye Bridge, and a churchyard cross at **St Bridget's Church are designated Scheduled Ancient Monuments. None is currently considered to be at risk.** The historic origins of Bridstow may potentially have been **close to St Bridget's Church where there is evidence of a medieval village.** Herefordshire Historic Environment Record contains 17 historic farmsteads that have been identified through its Historic Farmstead Characterisation Project. The River **Wye is famous for, among others, for its contribution to the 'Picturesque' of which remains such as that of Wilton Castle made a significant contribution along the valley.**

#### Access in Bridstow and Wilton

- 2.17 Moor Meadow is designated as a common and there is a village green, both of which are in Wilton.
- 2.18 There are public footpaths that criss-cross the fields of the Parish, although, with the exception of along the A49 trunk road, there is little in the way of pavements next to roads, especially in Bridstow. The way-marked Herefordshire Trail follows paths and lanes leading from Ross to Peterstow and Sellack, and there is a short way-marked circular Parish path. One path at Wilton will be added to the Definitive Map due to the outcome of a public inquiry, and there are a number of ancient routes that could be investigated.
- 2.19 There are no cycle lanes.

## The Natural Environment Within the Parish

- 2.20 The land within the Parish rises up to the west from the River Wye flood plain in its east. The valley cut by Wells Brook adds to the rolling slopes, which are noticeable throughout the Parish and present a variety of important medium distance views. Hedgerows and some small areas of woodland add to the varied patchwork landscape.
- 2.21 Most of the agricultural land within the Parish is either Grade 2 (Very Good) or Grade 3 (Good to Moderate) according to the Agricultural Land Classification, although there is a small area of the highest grade (Grade 1) which sits on the border with Peterstow Parish. No areas of derelict land have been identified or areas of land suitable for regeneration other than an area within Ross-on-Wye Conservation Area. This area at Wilton would benefit from enhancement. Areas surrounding Bridstow and between it and the A40 have been identified as mineral reserves that should be safeguarded, although whether it would be appropriate or even practical to extract in these locations, is doubtful. Parts of the Parish are shown to be **at risk of flooding according to the Environment Agency's Flood Map. Not only** does this affect Wilton, which sits within the River Wye flood plain, but also land along Wells Brook. The extent of brownfield land has not been surveyed but understood to be limited to that identified above within Wilton, opposite Wilton Cottages. The area concerned was assessed as a possible housing site but rejected **upon advice from Herefordshire Council's Environmental Health Officers because of** the adverse effects on residential amenity of traffic noise and air pollution from traffic on the A40.
- 2.22 All the Parish falls within the Wye Valley Area of Outstanding Natural Beauty (AONB). The Parish encompasses two landscape types defined within **Herefordshire Council's** Landscape Character Assessment. Most of the Parish **is identified as 'Principal Settled Farmlands' while a narrow belt along its eastern edge** is defined **'Riverside Meadows'**. Principal Settled Farmlands are settled agricultural landscapes with dispersed scattered farms and small villages and hamlets served by small winding lanes. Tree cover is limited and thinly dispersed along hedgerows and streams and around dwellings. The scale of the field pattern is important, as is the nature and density of settlements. In terms of the impact development may have on this landscape type, the hedgerow pattern, which is the most significant feature of this landscape, and tree cover should be retained and strengthened although not through the planting of new woodlands. Previous attempts to accommodate development pressures have resulted in an uncharacteristic nucleated or clustered settlement pattern. This pattern is considered capable of accommodating only limited new development with that in villages and hamlets needing to be modest in size to preserve settlement character. Riverside Meadows are linear riverine landscapes associated with a flat, generally well defined, alluvial floodplain, and in places framed by steeply rising ground. They are characterised by meandering tree-lined rivers flanked by riverside meadows which are defined by hedges and ditches. Settlement is typically absent, and the landscape accommodates a degree of annual flooding. Where built development has been undertaken, the resulting risk of flooding has often been overcome by the construction of uncharacteristic structures such as bunds, flood walls or flood relief channels. The sense of unity in these landscapes relies heavily on extensive views

along the length of river corridors. Built development within them is to be discouraged. Wilton sits within this landscape type and is therefore untypical.

- 2.23 In terms of richness of biodiversity, the Parish contains areas of significant importance. The River Wye is both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). Its condition is considered to be unfavourable but recovering. Wilton Bluff on the border of the Parish is also an SSSI but this is in favourable condition. The Environmental Scoping report prepared as a supporting document to the NDP identified 4 Special Wildlife Sites (SWSs) within the Parish. Wells Brook is the most significant in terms of size. The others include fields near Wellsbrook Farm (on the border), the Marsh near Bridstow Church, and the Marsh near Bridstow. Consequently, **Herefordshire Council's Ecological Network Map** emphasises the biodiversity corridors along the eastern side of the plan area associated with the River Wye and that along Wells Brook together with its smaller tributary to the north, both of which run west-east through the Parish. The River Wye, not unexpectedly, is a very important biodiversity core area with a broad buffer zone.
- 2.24 In terms of the historic environment, there are no English Heritage Registered Parks and Gardens within the Parish. There are however, two unregistered parks and gardens – at Moraston House and Ashe Ingen Court, identified by Herefordshire and Worcestershire Gardens Trust.

## 3. Issues and Options

- 3.1 The background information above has been used to inform the Plan some of which is taken from **Herefordshire Local Plan Core Strategy's** evidence base. Other parts of this evidence base will be referred to where necessary and relevant to issues that this plan seeks to address. Other sources of information have also been explored where necessary.
- 3.2 In addition, **the residents'** questionnaire has provided valuable information and views, for example, upon what the community stated to be the level of local housing need and approaches to addressing housing provision.
- 3.3 In formulating this NDP, 3 matters in particular were identified as needing detailed attention: (i) the local environment; (ii) highway and transportation issues; and (iii) meeting housing need. Other matters were also addressed.

## Local Environment

- 3.4 The ability to accommodate development within **the Parish's** environmental constraints is considered a significant issue. There are a range of constraints that apply either across the Plan area or within its parts. Most new housing development in Bridstow Parish is to take place within or adjacent to Bridstow and Wilton in accordance with Herefordshire Local Plan Core Strategy<sup>1</sup>.
- 3.5 The fact that the whole of the Parish falls within the Wye Valley AONB means that considerable weight is to be given to conserving and enhancing its landscape and scenic beauty, in that it is an area that should have the highest status of protection. This should also include the conservation of its wildlife and cultural heritage. In this regard, major development should be refused unless there are exceptional circumstances where it can be demonstrated to be in the public interest<sup>2</sup>. The characteristics of the landscapes within the Parish are described in Section 2.
- 3.6 **The importance of the Parish's landscape is also recognised as a major issue of local concern.** Residents support the conservation of the landscape, with 68% of respondents **to the residents' questionnaire considering views of the countryside** being one of the features that is important about the Parish. An even greater proportion, 79%, considered living in a peaceful rural area to be important. In terms of what features residents considered needed to be preserved, 90% of respondents said existing woodlands, 88% river meadows, and 81% safeguarding views over and from their village. In terms of accommodating new development, 95% of respondents considered visual impact on surroundings to be either very or fairly important when determining the acceptability of any changes to land use.
- 3.7 The wildlife value of the River Wye is another major constraint in that not only is it of national significance (SSSI), but it has an international (EU) designation as a Special Area of Conservation. Herefordshire Council has defined a 200m wide corridor that **forms a 'core area buffer'**<sup>3</sup> along the river, where the potential for an impact on nature conservation interests should be assessed. For example, the presence of certain habitats and species may be an absolute or partial constraint to development or could influence choices of development locations and/or design options. This buffer extends over the majority of Wilton, with the exception of a small area on its north-western edge. It is understood Natural England has supported policies that would seek to avoid development within 100 m of the River Wye unless the potential adverse effects can be shown to be avoided or capable of mitigation<sup>4</sup>.
- 3.8 Another critical constraint that affects Wilton is that some of its land falls within Flood Risk Zones 2 and 3, defined by the Environment Agency. This skirts its **south-eastern edge and extends to cover some of its properties closest to the river's edge**, as well as some of Wilton Lane which provides access onto the B4260 just to the

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<sup>1</sup> See Herefordshire Local Plan Core Strategy Table 4.14

<sup>2</sup> See National Planning Policy Framework paragraph 177

<sup>3</sup> See Building Biodiversity into Herefordshire's Local Development framework, Herefordshire Council – December 2009.

<sup>4</sup> See Fownhope Neighbourhood Development Plan, Policy FW5



west of Wilton Bridge. Consequently, in times of flood, this restricts access to many properties to that from the A40. Similarly, although the area of flood risk associated with Wells Brook has a limited direct effect upon residential properties, it does have the potential to restrict access from the A49 to houses along the Hoarwithy Road and Buckcastle, as well as to the Claytons area past Poolmill. The extent to which climate change<sup>5</sup> may increase flooding within these areas is currently unknown but would need to be part of more detailed flood risk assessments should development be proposed close to the brook.

- 3.9 The condition of the River Wye SAC is not considered to be favourable, and concerns have been expressed about high levels of phosphate which affect its water quality and subsequently its ecological status. Point source pollution from Wastewater Treatment Works (WwTWs) is understood to be a significant contributory factor. Wastewater from Bridstow is understood to be directed to Ross Lower Cleeve Treatment Works which also serves Ross-on-Wye and a number of other villages within the general area. A Nutrient Management Plan is being prepared to address the nutrient issue and it is understood works are proposed to the Lower Cleeve WwTWs to be completed by 2020 that would address concerns over its capacity and ability to meet the required levels of phosphates discharged into the River Wye. This may however require a precautionary approach to ensure phasing of development should there be any temporary limit on the ability to accommodate development across the catchment. There are some local concerns over the ability of the public sewer to accommodate development although this does not appear to have presented any problems in terms of pollution.
- 3.10 The Ross-on-Wye Conservation Area is extensive, incorporating its town centre, extensive residential parts of the town, substantial parts of the river meadows adjacent to the town, and Wilton. Historic England considers the Conservation Area **to be 'At Risk'**.
- 3.11 Wilton and Bridstow settlements are described more fully in following paragraphs. In particular, there is high visibility of much of the area from both the A40 and A49 roads (strategic road network), which truncate the Parish. Bearing in mind the combination of Conservation Area and AONB designations, it is important that the settings **of the parish's settlements and important landscape and heritage features** are conserved or enhanced where appropriate from all directions along the major highways, other roads and footpaths through the Parish.
- 3.12 **In the residents' questionnaire, 61% of** respondents indicated they would like the NDP to include settlement boundaries for settlements ("**existing groups of buildings/houses**") within the Parish, outside which new housing would not be allowed; only 19% of residents were not in favour of settlement boundaries.

#### Wilton

- 3.13 Wilton is a settlement of around 90 dwellings sitting on the northern bank of the River Wye immediately opposite Ross-on-Wye. The settlement sits between the A40 and River Wye, with their associated constraints upon development potential. Its

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<sup>5</sup> See National Planning Policy Framework paragraph 164

historic core sits astride the B4260 road that leads from the A40 across the historic Wilton Bridge to its neighbouring market town. The riverbank is relatively narrow at this point although widens out both to the north and south of the settlement. Wilton Castle sits on the north side of the B4260 surrounded by open areas of varying depth, and widest on its eastern side where it looks out across the Wye floodplain.

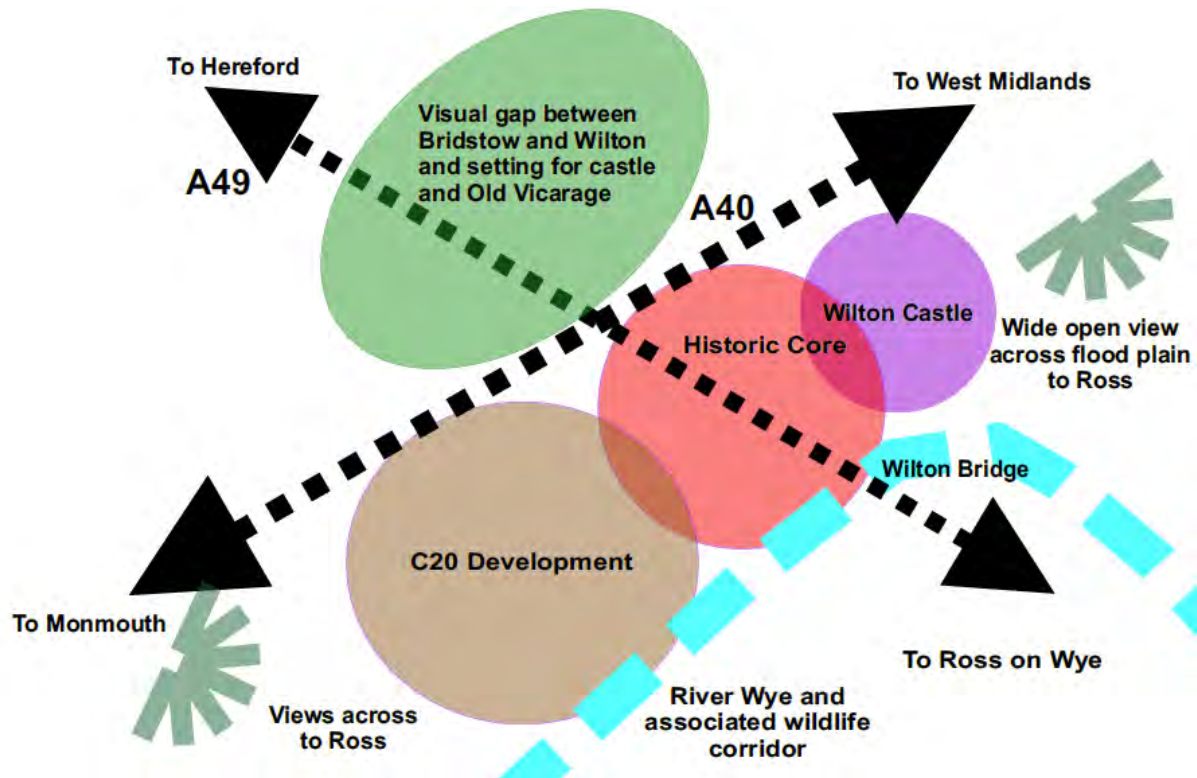


Figure 4: Wilton: Broad Character Areas and Key Features

The Castle is particularly prominent from 'The Prospect', a viewing point in Ross-on-Wye, reflecting its contribution to the 'picturesque' along the 'River Wye tour'. The derelict area opposite Wilton Cottages presents an enhancement opportunity within the Conservation Area. A large garage situated on the Wilton roundabout is incongruous with the historic nature of the settlement. This is added to by modern housing development which predominates the south-west of the B4260 behind some older frontage properties. The gap between Wilton and Bridstow is important to the **Parish's character and also the settings of a number of important heritage assets** including Wilton Castle and the Old Vicarage at Bridstow.

### Bridstow

- 3.14 Bridstow is not a single settlement but consists of a number of concentrated areas of development, together with dispersed dwellings and fields between. Previous definitions of Bridstow have suggested that the majority of dwellings fall within 3 areas that might be considered as individual parts of the settlement or settlements in their own rights. All 3 areas sit to the north of the A40; one area sits to the West of the A49 (Bannuttree Lane), and two areas are to its east (Buckcastle Hill and the Claytons). Each has a different character, and fields between are relatively extensive and might be considered countryside rather than areas of green space.

- 3.15 The settlement along Bannuttree Lane sits off and to the south of the A49 before the road descends to Wilton. It comprises nearly 60 properties, which are generally modern houses, the vast majority of which are detached houses and of varying design. Four semi-detached cottages front onto the A40 dual carriageway at the southern end of the settlement. Most of the settlement sits behind relatively mature planting that mitigates, to varying extent, its effect upon the landscape. Although the settlement does connect to Wilton at its southern corner, albeit separated by the A40, this is not overly obvious, as you travel along the A49. Accessibility is a constraint, and this includes poor junctions onto both the A49 and A40. There is no public footpath through the settlement. There is a footpath on the opposite side of the A49 which leads to Wilton and Ross-on-Wye.
- 3.16 The Village Hall and recently built Bridstow Primary School are located along a minor road, on the opposite side of the A49 to Bannuttree Lane, near a number of other properties, including the Old Vicarage, which sits in extensive grounds. Despite its proximity to the area off Bannuttree Lane, this area has not previously been incorporated into any settlement boundary. With the construction of the school, this area has a stronger association with the village although there is no complete metalled footpath link between the School (or the Village Hall) and any of the settlements in Bridstow. **St. Bridget's Church lies** further along the lane. The Church has close links with the School (which is voluntary aided Church of England), but the only means of walking between the 2 buildings for the school children is along the narrow, winding lane, with no footpath. The area referred to as Bannuttree within this NDP comprises properties along and just off Bannuttree Lane, The Old Vicarage, Bridstow Primary School, Village Hall and adjacent dwellings, and the cottages to the east of Whitecross Farm on the south side of the A49.
- 3.17 The settlement at Buckcastle Hill lies to the north-west of Poolmill Bridge upon land that rises up from the Wells Brook. The core of the settlement sits along the Hoarwithy Road, although some properties front onto the narrow lane that follows the Wells Brook which leads to Peterstow. It comprises around 40 houses. Its character has continued to evolve over the last fifty years. Originally a pattern of occasional 'way-side' cottages it became a settlement comprising predominantly individual properties sitting within their own grounds, many fronting onto the public roads. More recently development of greater depth has taken place. To the west of the main settlement, the land slopes relatively significantly down to Wells Brook although it does accommodate a loose assemblage of generally small properties, many along private or very narrow tracks. The settlement is becoming increasingly visible from the west along the A49. A recent planning permission has sought to reflect the overall parkland character in this location while enabling limited development. It is not served by any footpath along its roads.
- 3.18 The Claytons itself is an area of around 50 dwellings built as council houses and served by an extremely narrow lane. Additionally, just past the Claytons is a group of 10 houses built approximately 20 years ago, served also off the same narrow lane. The lane also serves Poolmill Farm and other individual houses along its length. The settlement is located on land that rises northwards and is readily visible from medium distance to the south, including the A49. It clearly conflicts with the landscape type. Accessibility is a significant constraint to further development in this location, and again there is no public footpath along the road linking the houses to the A49. Residents of both Claytons and Buckcastle Hill travelling towards Ross-on-

Wye must negotiate a narrow pinch point in the Hoarwithy Road just to the south of Pool Mill Bridge where poor visibility makes it particularly dangerous for pedestrians

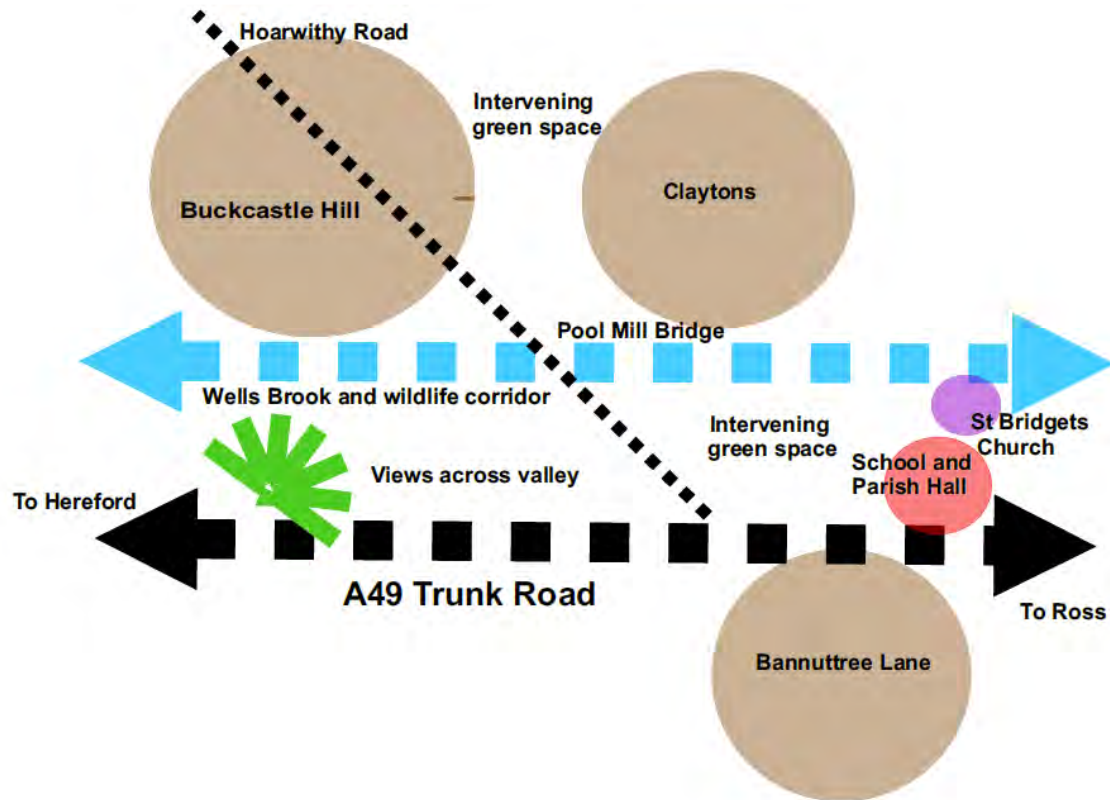


Figure 5: Bridstow: Settlement Areas and Key Features

## Highways and Transportation Issues

3.19 Bridstow Parish contains the roundabout junction of two trunk roads, the A40 and A49, which form part of the Strategic Road Network (SRN) and which are the responsibility of Highways England. Both roads pass through parts of the Parish bisecting its communities and raising significant safety concerns. The only footway is along the A49 and this links Peterstow (to the west of Bridstow Parish) with Ross-on-Wye, crossing the A40 at Wilton roundabout. Highways England has recently undertaken works to introduce a Toucan crossing that links Bridstow and Wilton. There are also safety concerns about the local network of roads that connect to the SRN. Many of the local roads serving the **Parish's** communities have particularly narrow sections, and none have footways that would either serve the communities through which they run or to enable these to be linked with each other. There is no cycleway within the Parish. Bridstow does sit on the Primary Bus Network, although the service is very minimal.

3.20 Specific issues include:

- The safety of the pedestrian crossing point at the A40 near Wilton roundabout: 88% of **respondents to the residents'** questionnaire highlighted this to be a problem. This is now resolved.
  - Parking at Bridstow Primary School, in particular in view of its proximity to the junction with the A49: safety issues at this location were highlighted by 74% of respondents.
  - The lack of a footpath between Bridstow **Primary School and St Bridget's** Church: currently, children regularly walk to the Church along a dangerous lane with no footpath.
  - The safety of walkers along the A49 footpath: the footpath is very narrow, and the speed and size of traffic travelling along the road makes walking along here quite hazardous.
  - The adequacy of the junctions on to the two trunk roads.
  - The amount of traffic travelling along the Hoarwithy Road coupled with increased on-street parking at Buckcastle Hill.
  - Increasing vehicle and pedestrian safety at the road narrowing on the C1261 by Rock Cottage.
  - The absence of safe and convenient footways and cycle provision between the various settlements, including to the Primary School and Parish Hall, especially at Pool Mill Bridge, and leading to Ross-on-Wye.
  - Around half of respondents to the **residents'** questionnaire indicated they would like to see the development of cycle paths within the Parish.
- 3.21 Herefordshire Council has indicated it will work with local communities to design and deliver local improvements such as village gateways and other infrastructure to support growth arising from the Core Strategy. It is understood Herefordshire Council will support measures to ensure access for all rural communities that are brought forward through neighbourhood plans, and these might include negotiating with private developers to ensure on and offsite measures to limit traffic demands from new developments, as well as encourage active modes and road safety<sup>6</sup>. Herefordshire Council promotes working in partnership with schools to develop and implement a Sustainable Modes of Travel to School Strategy to encourage more walking and cycling to school and reduce the numbers of short distance car journeys. Herefordshire Council also seeks to maintain the Public Rights of Way (PROW) network to help the tourist industry and residents.
- 3.22 Bridstow Parish Council will seek to respond positively to the approaches being pursued by both Highways England and Herefordshire Council. It is to be hoped that they are willing to work in partnership where relevant opportunities arise.
- 3.23 The two principal roads running through the Parish are nationally important and heavily trafficked, particularly the A40. It remains uncertain whether Highways England would support any new direct vehicular accesses onto either of the trunk roads. Although recent planning advice is available in relation to a number of access

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<sup>6</sup> Herefordshire Local Plan Core Strategy Policy SS4; Herefordshire Local Transport Plan.



points onto the SRN, it also remains uncertain whether there is spare capacity at the many existing junctions, especially those onto the heavily trafficked A40.

- 3.24 **A further issue arising from the proximity of the Parish's two settlements to the SRN is traffic noise and the effect on residential amenity. Herefordshire Council's** Environmental Health Officers have confirmed this is a significant problem and their advice has resulted in a number of housing sites being rejected because of unacceptable levels of highway noise.

## Meeting Housing Need

- 3.25 **At the time of the residents' questionnaire**, Herefordshire Council had proposed targets for housing growth within the Parish for Bridstow and Wilton separately. At that time, the target was 35 houses in Bridstow and 20 in Wilton by 2031. Most residents felt these levels of development were too high (47% and 42% of residents in Bridstow and Wilton, respectively). Slightly fewer (41% for Bridstow and 40% for Wilton) felt this was about right. In relation to both settlements, **residents' preferred levels of development were about 1/3<sup>rd</sup> of Herefordshire Council's requirement.**
- 3.26 Herefordshire Council subsequently changed its approach, and it now proposes a minimum number of 57 houses for the Parish as a whole (to be built in the period 2011 to 2031). Between 2011 and January 2019, 20 dwellings were either granted planning permission or built leaving provision to be made for a minimum of 37 dwellings. The intention of the NDP is to plan positively for development, guided by the wishes of the community.
- 3.27 The Meeting Housing Needs and Site Assessments Report<sup>7</sup> analysed delivery rates for **small sites both within settlements and the Parish's rural area** suggesting an allowance for windfall development amounting to a further 12 dwellings would be reasonable; 9 within settlement boundaries and 3 within the rural area. Since that report was prepared 2 of the dwellings identified as potential small sites within a settlement have been granted planning permission.
- 3.28 Most of the new dwellings are to be located within or adjacent to the built-up areas of the Parish, i.e. Bridstow and Wilton. Sites that landowners would be willing to make available that meet this requirement were identified through Herefordshire **Council's Strategic Housing Land Availability Assessment (SHLAA) process, an initial local 'call for sites'**, approaches to the owners of specific sites in view of the limited number of potentially suitable sites that **this brought forward, and a further 'call for sites' in early 2017**. These were assessed against a range of criteria agreed by the Parish Council<sup>8</sup>.
- 3.29 Residents are of a view that scale of development in any location is important. Some **87% of respondents to the residents' questionnaire opposed large scale estate forms**

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<sup>7</sup> See 'Housing Site Assessment Report' at <http://www.bridstowparishcouncil.co.uk/neighbourhood-plan/4594877372>

<sup>8</sup> Ibid

of development, while there was support for individual or small-scale developments by around two thirds of residents.

- 3.30 Residents support the need for more market housing (81%) and also low-cost homes for sale (54%). Slightly more people felt there is a need for shared ownership than those against. However, there is generally equal support and opposition for further rented accommodation, either through housing associations or private renting. Where affordable housing is provided, the majority felt these should be for people who live, have lived, or work within the Parish. The greatest need is considered to be for family homes (69%), adapted/easy access homes (60%) and starter homes (57%).
- 3.31 **The residents'** questionnaire and a subsequent consultation on objectives indicate that there is concern that new dwellings should be well designed, reflect local character, and achieve high levels of sustainability especially through energy conservation.

## Economic Development

- 3.32 There are no known pressures for employment land within the Parish given the proximity to Ross-on-Wye, landscape constraints, and the nature of local roads away from the A40 and A49. The ability to commute to larger centres along the national transport network also suggests that many residents find employment opportunities elsewhere and often in combination with working from home. In terms of local provision, the most appropriate way to support economic activity is seen as by encouragement of farm diversification, with some 70% of residents favouring policies that pursue this, and by introducing infrastructure to support tourism by expanding the local footpath network. However, there is opposition to measures such as encouraging holiday homes and caravan/camping sites that might have a negative effect upon the landscape. The issue of scale is particularly important in this regard. **Some 60% of respondents to the residents' questionnaire considered the issue of polytunnels needed to be addressed within the NDP based upon Herefordshire Council's Code of Practice.**
- 3.33 The need to protect good quality agricultural land is recognised as important for the retention of the existing pattern of land use and to support farming and other associated agricultural enterprises.
- 3.34 Facilitating improved and faster broadband services is seen as essential.

## Community, Social and Health Needs

- 3.35 Bridstow Parish is not a typical village in a traditional sense, in that there is no central focus or centre to the settlements, and sections of the Parish are isolated from each other by the 2 main roads that cross through the Parish. Some responses to the consultation with the community indicated that **encouragement of a "village core" would be a benefit.**

- 3.36 Although facilities are available nearby in Ross-on-Wye, the absence of facilities for young people has been highlighted through consultation through the Youth Forum, including lack of a shop, café, and youth club. There is a strong feeling that young people could not get to know each other and feel part of the community due to lack of an appropriate facility, and that there is no link between the older and younger generation within the Parish. It was suggested that existing buildings, such as the Village Hall or church, could be used to address these issues.
- 3.37 Another problem that young people in the Parish experience is the lack of footpaths, and the fact that they feel the roads are unsafe for walking or cycling. This reflects **the responses in the main residents' questionnaire**.
- 3.38 There are no notable **areas of open space for children's play**. As their main wish for the Parish, the Youth Forum put forward the request to have a park. Although the Parish has an area described as a "**village green**", **this is only readily accessible for residents in Wilton not Bridstow** and it is not a large area. It is unsuitable for **children's play due** to safety reasons (proximity to the River Wye).
- 3.39 There are limited street-**lights within the Parish's settlements**, making it even more hazardous to travel via foot around the Parish.

## Options

- 3.40 The approach to accommodating development within the Parish concentrated upon where new housing might be located, given the absence of expressed need for other uses. The options that were considered included the following:  
Option 1 – seeking one or two relatively large sites that might accommodate the Core Strategy target for the Parish.  
Option 2 – identifying a number of smaller sites that would be in keeping with the scale of development within Wilton and the 3 main settlements in Bridstow.  
Option 3 – locating development where this might contribute towards creating a village core for Bridstow.
- 3.41 Option 1: A number of large sites that would enable this approach were available although they would have significant adverse effects upon the landscape of the Wye Valley AONB. Residents were strongly opposed to this approach and no suitable and available options were considered to provide sufficient public benefits to outweigh **objections to 'major development' that would result**, as required by NPPF paragraph 176.
- 3.42 Option 2: Spreading housing provision across the settlements areas in scale with their character and size offers a fair distribution between them and places less pressure upon the local environment, allowing better integration of new residents into the respective communities. The drawback to this approach is that it might not readily provide a range of house types and tenures to meet local needs or meet the required housing target.
- 3.43 Option 3: This was considered to have some merit provided it could be achieved without detrimentally affecting the landscape. However, despite early indications that



this was a potential option, no suitable site for this became available at the end of the site search process.

- 3.44 Option 2 has been adopted in that it would potentially meet **the community's** expressed view for small sites and also best fit with minimising the effects of development on the landscape of the Wye Valley AONB and within the constraints of the highway network.

## 4. Vision and Objectives

### Vision

- 4.1 In preparing Bridstow NDP the following vision, guided by responses to the **residents'** questionnaire and confirmed at the subsequent community consultation, sets the basis for what it is hoped to achieve within the Parish through the planning system by the end of the plan period:

*"By 2031, Bridstow Parish will have retained its rural character and beautiful views. Essential development will have been accommodated in small clusters, to preserve the feel of its two villages and being mindful of **how important people's homes are to them** in the existing settlements, as **well as residents' safety. There will have been work with relevant organisations and adjacent Parishes to improve facilities and amenities for local residents, such as footpaths, and to tackle problems in the Parish, such as flooding. The current limited facilities will be retained and used effectively by the community.**"*

### Objectives

- 4.2 To achieve our vision the Plan sets the following objectives:
1. To preserve, and where possible, enhance the rural character and features of the Parish, including its tranquillity. This will be done by:
    - a) Protecting the Wye Valley AONB and its character as an area of national landscape importance.
    - b) Enhancing the historic character and setting of Wilton.
    - c) Preserving the landscape and natural settings of the settlements that comprise Bridstow, in particular by maintaining the landscape that separates them from Ross-on-Wye and Wilton.
    - d) Indicating where development should bring forward measures to enhance biodiversity.
  2. To address the highway safety concerns of residents through:
    - a) Seeking speed reduction measures wherever possible as part of the requirement to accommodate new development.
    - b) Avoiding development where this would result in significant danger through conflicts between vehicles and pedestrians.

- c) Pressing for further measures to increase the safety of pedestrians, cyclists and people with mobility problems crossing the A40.
  - d) Similarly pressing for measures that would improve both safety and the effect on residential amenity of traffic using the A49, while promoting walking and cycling along its route.
3. To ensure the network for walking and cycling is effective, increasing accessibility through these means where possible. The practical measures should include, but not be limited to:
- a) Seeking safer footpaths, especially new footpath links between the Parish's **settlements and also the village school and village hall**.
4. To accommodate new housing sensitively within and adjacent to the Parish's **settlements, ensuring the types and sizes of dwellings meet** local needs in particular. This would be by:
- a) Ensuring the level of growth to be accommodated does not adversely affect the landscape character of the AONB.
  - b) Seeking a range of house types and tenures within schemes, including starter homes, self-build opportunities and homes for elderly people.
  - c) Ensuring analysis of landscape settings and features, heritage assets, local distinctiveness, community needs and the effects of pollution (including noise, air quality and light) are key to the design and development of any housing schemes.
  - d) Avoiding noise sensitive development on sites with unacceptable levels of traffic noise close to the trunk roads.
  - e) Seeking sustainable design that will, in particular, achieve high levels of energy and water conservation.
5. To support local businesses where these reflect the nature and scale of the Parish, in particular farm diversification, tourism and working from home through:
- a) Supporting proposals for the conversion of rural buildings to employment uses where these fit into the local environment and the capacity of the local road network.
  - b) Enabling the development of the tourism sector where this fits sensitively into the landscape and general environment of the Wye Valley AONB.
  - c) Supporting farm diversification where this does not harm the character and appearance of the Parish and the Wye valley AONB.
  - d) Promoting working from home in particular by seeking modern infrastructure and appropriate layouts within new developments.
6. To strengthen community identity and cohesion, and its health and well-being through:
- a) Retaining the limited community facilities and services within the Parish and enabling them to be utilised effectively.
  - b) Supporting proposals that would enhance local services and facilities, especially for young people.

- c) Seeking measures that would place the village school and village hall at the core of the community.
  - d) Promoting informal recreation activities for the whole community based upon access to the countryside and promoting walking and cycling.
- 4.3 During consultations the community expressed full support for the vision. Although the initial objectives were similarly supported, additional responses suggested they needed to be more specific and consequently they have been expanded to indicate actions and measures that should be pursued.
- 4.4 Policies setting out the strategy and details for guiding development to achieve these objectives are provided in the following sections.

## 5. Sustainable Development Across Bridstow Parish

- 5.1 Sustainable development seeks to ensure proposals are advanced that will “meet the needs of the present without compromising the ability of future generations to meet **their own needs**”<sup>9</sup>. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.
- 5.2 The importance of protecting landscape within the Parish is recognised both in terms of its national designation and the **community’s appreciation of its value to their lives**. Its aesthetic, cultural and biodiversity values will be major determinants of the approach to be taken in bringing forward measures to accommodate suitable housing, economic activity and community infrastructure. Of similar concern and influence upon where and how development might be accommodated, but for negative reasons, is the effect of traffic upon the community, especially because of the two major trunk roads that bisect it. To ensure these major concerns are taken into account when promoting sustainable development through this Plan, the following policy forms the basis for the overall approach pursued through the NDP.

### Policy BR1: Promoting Sustainable Development

Positive measures that promote sustainable development within Bridstow Parish will be supported. Development proposals should address the following priorities that are considered essential by the local community for maintaining sustainable development:

<sup>9</sup> National Planning Policy Framework, Section 2, especially paragraph 7.

- a) The highest priority will be given to protecting the landscape of the Wye Valley Area of Outstanding Natural Beauty, its character, its important natural and historic features, and the settings of those settlements that sit within it, in particular to conserve or enhance those Special Qualities identified in the Wye Valley AONB Management Plan.
- b) Traffic generated by new development should avoid adversely affecting the amenity and safety of residents. Measures should be introduced, including where possible in association with the development of sites, to minimise the effects of vehicles on the local road network and the effect of heavy goods traffic upon residential amenity, to improve pedestrian and cyclist safety, and to promote sustainable transport initiatives. Where possible the footpath network should be enhanced, and provision made for cyclists.
- c) New housing to meet the needs of the local community will be encouraged within the constraints present, achieving a high standard of architecture and sustainable design that fits sensitively into the landscape and village settings.
- d) Development supporting local businesses and diversification of the rural economy of the Parish shall reflect the scale of their surroundings, and provision made to enable working from home within new developments while ensuring residential amenity is protected.
- e) Measures to retain community facilities and services will be supported, and new development should incorporate measures to strengthen community cohesion and improve health and wellbeing both for new and existing residents.

Where this Plan does not cover a proposal, any decision should reflect, where possible, the above priorities as well as Herefordshire Local Plan Core Strategy Policy SS1. Benefits will be sought in relation to the priorities set out in this policy where compensatory or mitigation measures may be needed as part of any proposal.

(Supporting Objectives 1-6)

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching policy sets out the essential sustainable development requirements which the local community considers important to achieve its vision and objectives. The provisions within this NDP will be measured against this policy. Where exceptional reasons for development are advanced that might over-ride the policies in this Plan then the principles that this policy sets out should be used to determine what mitigation or compensation measures should be brought forward.

- 5.4 Herefordshire Local Plan Core Strategy indicates a preference for settlement boundaries to be defined within which development might take place. This might incorporate any site allocations as well as individual sites or small plots that could be accommodated satisfactorily as infilling. The approach to the location of development **to meet the community's aspirations for and contribution to sustainable** development, while complying with the provisions of Herefordshire Local Plan Core Strategy, will be in accordance with the following policy.

## Policy BR2: Development Strategy

The settlements of Wilton and Bridstow will be the focus for development within the Parish. The level and extent of development will meet the required level of proportional housing growth while ensuring this occurs within local environmental capacities and other constraints. Limited small-scale employment opportunities will be promoted through enabling appropriate forms of rural enterprise. In all instances there will be an emphasis on protecting the landscape quality, beauty, character and features of the Wye Valley AONB. There will also be emphasis on protecting high grade agricultural land. The accommodation of development to meet the needs of the Parish and contribute to County requirements will be based upon the following approach:

- a) A settlement boundary is defined for Wilton within which new housing and other appropriate forms of development may take place. **The settlement's local** distinctiveness will be retained, and the character and appearance of its Conservation Area will be conserved or enhanced.
- b) Settlement boundaries are defined for the areas comprising Bridstow, including Buckcastle Hill, Claytons and Bannuttree. Within these, small sites are allocated for development and infilling may take place where it retains the scale, character and local distinctiveness of the areas concerned. The settlement will continue to accommodate community facilities serving the Parish
- c) Housing development outside of the settlement boundaries identified above should be exceptional and located in accordance with relevant policies in Herefordshire Local Plan Core Strategy, in particular but not exclusively Policy RA3, and where necessary the more detailed policies in this Neighbourhood Plan. The countryside will continue to accommodate economic development and particularly that associated with agricultural, tourism and other rural enterprises where these reflect the scale and nature of the landscape within which they sit, protect local amenity and can be accommodated on the road network.

(Supporting Objectives 1, 4, 5 and 6)

- 5.5 This strategy directs where most forms of development should take place that are likely to occur within the Parish. Most will be located within the named settlements although development can take place in the countryside where this will support the rural economy and the needs of the community. Except for housing no specific strategic development requirements are identified for the Parish within Herefordshire Local Plan Core Strategy.
- 5.6 The other forms of development that may come forward within the Parish include land and premises for employment, services, facilities and infrastructure. Some of these are covered through more detailed policies included later within this plan or through Policies in Herefordshire Local Plan Core Strategy. Regard should be had at all times to the conservation and enhancement of the special qualities identified in the Wye Valley AONB Management Plan. The use of brownfield land where it is available coupled with the protection of high-grade agricultural land where that of lower grade is available, are important in contributing to the conservation and enhancement of the landscape.

## 6. Policies on the Environment

- 6.1 Protecting and enhancing the landscape, natural environment and local heritage, is given a high priority by the local community and general policies for this are set out the NPPF<sup>10</sup> and Herefordshire Local Plan Core Strategy, including LD1, LD2 and LD4. Protecting landscape character is of particularly concern and includes the settings of **the Parish's villages**. However, this NDP includes policies that are also considered to be of local importance in order to indicate where its environment might be a constraint or needs to be enhanced. In addition, responding to the need to mitigate and adapt to climate change is strongly supported by the community. The following policies seek to address the environmental objectives set out in this NDP.

### Policy BR3: Major Development within the Wye Valley AONB

Development should not harm the character or scenic beauty of the landscape, its wildlife or cultural heritage of the Wye Valley AONB and these should be conserved and enhanced. Planning permission will be refused for major development unless there is a proven public interest, no viable alternative sites are available to accommodate this development elsewhere, and its environmental effects can be mitigated to a satisfactory degree. In determining whether a proposal is major development the following considerations should be taken into account in addition to those set out in the NPPF:

- a) The significance of the detrimental effect on landscape character and features.

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<sup>10</sup> NPPF Sections 15 and 16

- b) For development adjacent or close to any settlement, the scale of development in relation to the size of the particular settlement.
- c) For development elsewhere, the scale in relation to the locality.
- d) The effect upon wildlife, cultural heritage and recreational opportunities.

(Supporting Objective 1)

6.2 AONBs are areas of high landscape quality with a national statutory designation where considerable care should be given to conserving and enhancing their natural beauty and character. It is national policy for planning permission for major development within these areas to be refused although there are exceptions that can **be made. There is no specific definition of 'major development' and each case should be taken on its merits. Government's NPPF paragraph 176** sets out considerations to be taken into account when determining how exceptions might be assessed in relation to major development. There have been several recent planning decisions<sup>11</sup> that have identified considerations that should be taken into account in determining whether development might meet these requirements, and these are considered relevant to the Parish given its particular landscape characteristics and settlement pattern. These have highlighted the need for development to be in scale with the locations and particularly the size of the settlement. In this regard, it has been noted that Bridstow comprises a number of distinct clusters rather than one larger village.

## Policy BR4: Conserving the Landscape and Scenic Beauty within the Wye Valley AONB

Development proposals, including those which are acceptable in principle in terms of Policy BR3, should:

- a) **Contribute positively to the area's rural character.**
- b) Ensure the landscape features and characteristics contributing to their definition as Principal Settled Farmlands or Riverside Meadows<sup>12</sup>, as appropriate, are conserved, restored or enhanced through measures consistent with their particular characterisation.
- c) With regard to development within and around settlements, maintain the particular characteristics of their settings.
- d) Development within the Green Gap defined on the Policies Map between Bridstow and Wilton that will visually diminish the openness

<sup>11</sup> See Herefordshire Council's Website, planning application references Code P142930/O, December 2014; P162474, November 2016.

<sup>12</sup> See Herefordshire Landscape Character Assessment ([https://www.herefordshire.gov.uk/media/268536/landscape\\_character\\_assessment.pdf](https://www.herefordshire.gov.uk/media/268536/landscape_character_assessment.pdf))

of the Green Gap when viewed from publicly accessible locations, except for that reasonably required for agriculture and forestry purposes or to mitigate flood risk, will not be supported.

- e) Maintain and preferably extend tree cover, adding to the natural assets of the Parish where opportunities are available.
- f) Include appropriately detailed landscape schemes to be carried out in association with development proposals to enhance landscape character. To achieve this, landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.

(Supporting Objectives 1, 4 and 5)

- 6.3 **Where development does not amount to 'major development' and is generally acceptable**, there is still a need for sites to conserve and enhance the AONB including the settings of settlements and the wider rural landscape. The concerns of Herefordshire Council about sites in this location upon the landscape are recognised and reflected in this part of the policy. The current separation between Bridstow (Bannuttree) and Wilton is important to the landscape of the Wye Valley AONB, the settings of both Wilton Castle and the Old Vicarage, and also the setting of Ross-on-Wye (see paragraph 3.13).
- 6.4 The character of the Wye Valley AONB within the Parish varies between two-character areas and some of their characteristics and features are highlighted in paragraph 2.22 of this Plan. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1, there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Document that needs to be taken into account as well as in the Wye Valley AONB Management Plan. Furthermore, measures should be taken, where appropriate, to enhance the landscape. Opportunities should always be looked for. This can be done through requiring detailed landscaping schemes that carefully consider cumulative impacts of development on the landscape. Herefordshire Local Plan Core Strategy Policy LD1 also specifically refers to the need to enable appropriate uses and management.

## Policy BR5: Protecting Heritage Assets

The significance of heritage assets and their settings within the Parish should be protected, conserved and where possible enhanced through:

- a) Developments that may result in substantial harm or loss of the Scheduled Ancient Monuments and Grade I and II \* Listed Buildings at Wilton Castle and the house attached, Wilton Bridge and Sundial, **Churchyard Cross at St Bridget's Church, St Bridget's Church** and their settings should be wholly exceptional and will require clear and convincing justification.



- b) Supporting development that conserves or enhances that part of Ross-on-Wye Conservation Area that falls within the Parish, with particular emphasis on its enhancement where possible.
- c) Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings and groups of buildings that contribute to the character and appearance of the Conservation Area.
- d) Only allowing development within unregistered parks and gardens to proceed if an assessment has shown the effects of works will fit sensitively into the garden design. In addition, the contribution that such parks and gardens make to the wider landscape will be relevant to this consideration, **as should be the parkland's setting** where this contributes to the landscape.
- e) Promoting development that would conserve the character of the **Parish's historic farmsteads through allowing sensitive conversions** where appropriate. New development associated with historic farmsteads should respect the historic form of the farmstead as demonstrated through a thorough research of historic to secure a design of exceptional quality.

(Supporting Objectives 1, 4 and 5)

- 6.5 **The area's heritage is reflected in the presence of** a number of Scheduled Ancient Monuments, Listed Buildings, Ross-on-Wye Conservation Area and other locally important monuments, buildings and other heritage assets. There are 3 Scheduled Ancient Monuments, 34 Listed Buildings and 2 unregistered (locally important) parks and gardens within Bridstow Parish. These are listed in Appendix 1. Evidence through **Herefordshire Council's Historic Environmental Record suggest** there is also potential for other archaeological deposits to be found. NPPF paragraph 194 sets out requirements for describing the significance of any heritage asset that may be affected by development, including where there is potential for such assets with archaeological interest. The approach should be proportionate to the asset's importance or potential and may be presented through a Heritage Impact Assessment. NPPF paragraph 200 describes the levels of protection that should be afforded to designated heritage assets. These requirements are supported by Herefordshire Local Plan Core Strategy policy LD4. There is currently no list of locally important buildings although there are known to be potential for these, especially within Ross-on-Wye Conservation area and through historic farmsteads listed within the Historic Environment Record. These all **contribute towards the Parish's** historic landscape and character and advice upon the need for evaluations and impact assessments associated with development proposals should be sought from Herefordshire Council. These assets and, where appropriate, their settings<sup>13</sup>, are important and need to be preserved. Many features are important to the Wye Valley

<sup>13</sup> NPPF paragraph 194

AONB landscape, local economy, and cultural heritage, and should be retained and enhanced where appropriate. This policy should not restrict development but influence the approach taken and even stimulate development where re-use and regeneration brings benefits.

- 6.6 Historic England sponsored a project to characterise the historic farmsteads within the County and it is understood it would like to see a positive approach to their conservation. Historic farmsteads are particularly important to the Wye Valley AONB in that they reflect its character of dispersed settlements. The project study has **identified that Herefordshire's landscape has one of the most intact anciently** enclosed landscapes with farmsteads comprising loose courtyard forms within its lowlands and regular courtyard plans on its great estates. The agency promotes designs that will conserve, protect and sustain these forms, protecting their features, settings and cultural significance. The study does not rule out the development of new structures within such farmsteads but would require the historic relationship between the farm buildings and farmhouse, the character of the farmstead as a whole, and on its landscape setting to be preserved. Where dereliction of such farmsteads may be likely, innovative approaches may offer the potential for their retention. The final component of this policy seeks to address this through firstly retaining and enhancing those buildings that may remain and secondly through using historic information about previous building layouts to offer the opportunity for enabling development and utilising NPPF paragraph 80(e). This may contribute to the housing target for the Parish through increasing the potential for windfall development. The use of enabling development might be considered where farmsteads are particularly important.

## Policy BR6: Enhancement of the Natural Environment

New development should conserve natural assets in accordance with the requirements of Herefordshire Local Plan Core Strategy Policy LD2. Developers should ensure there is a net gain to biodiversity by, where possible and appropriate, enhancing the distinctiveness, condition and extent of ecological corridors along the River Wye, Wells Brook and the tributary to that Brook. Other measures to improve connectivity within the local ecological network will be sought through creating, retaining and enhancing important natural habitats and features such as tree cover, ponds, orchards and hedgerows. There should be a net gain in biodiversity, and the loss of any features, where absolutely necessary, shall be offset through full compensatory measures.

(Supporting Objective 1)

- 6.7 Wildlife is acknowledged as an important contributor to the character, scenic beauty and special qualities of the Wye Valley AONB. The River Wye SAC passes through the Parish and the Parish falls within the sphere of influence of species associated with **other important wildlife habitats nearby. Herefordshire Council's ecological network** map identifies a number of wildlife corridors within the Parish that are important to connectivity (see Figure 6 below). These should be protected and enhanced. It would be beneficial for opportunities to be taken to increase the network in other areas

through adding new wildlife features and stepping-stones through development proposals in order to contribute to the national objective to increase biodiversity. This approach is considered most appropriate in terms of meeting Government's approach to net biodiversity gain set out in NPPF paragraphs 120, 174, 179 and 180. There should certainly be no net loss and where features must be removed full compensatory measures must be proposed within any planning application.



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**Figure 6: Ecological Corridors within Bridstow Parish (Source: Herefordshire Council's Ecological Network Map)**

## Policy BR7: Protection from Flood Risk

New development shall be subject to the **Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework**. Where development is necessary in areas at risk of flooding, full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere. Where flood risk is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account current and future effects of climate change, to inform decisions on planning applications. Development should not cause or increase surface water flooding or risk of pollution. Opportunities to address storm flooding problems should be taken where available.

Where the management of drainage needs to be addressed, developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.

(Supporting Objective 4)

- 6.8 Flooding is a major issue within Wilton and is a constraint along the River Wye. It is also shown along Wells Brook and flooding can be a problem **at St Bridget's Church**. The area at flood risk at Wilton extends to the west, south and east of the settlement, and covers an extensive area. The issue, however, is not just one restricted to Wilton and may affect development proposals elsewhere. It is not just an issue that directly affects sites themselves but can affect off-site issues such as access and flooding in other locations. Surface water run-off from fields and the highway have also been identified as a problem in some areas. Developers must show that the flooding issue has been fully addressed and includes measures brought forward as necessary to protect development without adversely affecting other properties. This reinforces Herefordshire Local Plan Core Strategy Policy SD3.

## Policy BR8: Sewerage and Sewage Infrastructure

Should there be a temporary lack of capacity at Ross Lower Cleeve WwTWs development upon sites may need to be delayed until such time as works are carried out to provide sufficient sewage treatment capacity. Developers may contribute towards remedial works to the WwTWs in order to expedite any under-capacity and to advance their proposals more swiftly.

(Supporting Objectives 4 and 6)

- 6.9 This policy is considered consistent with Herefordshire Core Strategy policy SD4. The Ross Lower Cleeve WwTWs serves a wide area comprising Ross-on-Wye and some surrounding villages, including those within Bridstow Parish. Dwr Cymru/Welsh Water recently completed a reinforcement scheme at this WwTWs. However, the River Wye is a Special Area of Conservation requiring a high priority to be given to maintaining good water quality. Consequently, should there be a future shortfall in WwTWs



capacity, this policy maintains a precautionary approach to ensure appropriate protection.

## Policy BR9: Sustainable Design

An integrated approach to achieve a high standard of sustainable design will be required to achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of design measures which could include:

- a) Utilising physical sustainability measures associated with buildings that include orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure where these do not detract from any historic fabric or settings.
- b) Seeking on site measures that support energy conservation including tree planting and other forms of green infrastructure to provide shade and shelter, and the maximum use of permeable surfaces.
- c) With regard to housing development ensuring the new homes are fully integrated into the existing neighbourhood through the design of supporting infrastructure that will encourage active travel, supporting a more pedestrian friendly environment through convenient links to local facilities and public transport connections, including provision suitable for those pushing pushchairs, in wheelchairs, walking with aids or using mobility scooters.
- d) Assisting offsite measures such as supporting infrastructure to promote active travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist.
- e) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk.
- f) Where external lighting is required, it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow.
- g) Minimising construction traffic and reducing construction waste.
- h) Where new innovative sustainable design or features are incorporated, they should be of a high quality and fit sensitively

within the street scene and landscape and reflect locally distinctive features to maintain the area's cohesive character.

- g) For proposals requiring vehicle parking, provision of electric vehicle charging points at an appropriate level, which should be for each dwelling in residential developments, and for other forms of development to suit the needs of the expected level of traffic generation.
- h) Locating noise sensitive development, including housing, in locations that are not subject to unacceptable levels of noise from highways and ensuring effective measures are taken to ensure that ambient noise levels both indoors and outdoors are acceptable.

(Supporting Objective 1)

- 6.10 Residents have expressed support for a proactive approach to sustainable design. This NDP therefore sets out criteria that should be considered as part of a co-ordinated approach directed at this objective.
- 6.11 The approach to sustainable design should be undertaken in an integrated way addressing measures related to individual buildings, site layout and landscaping and support for off-site measures where these are appropriate such as links to the public footpath network and supporting public transport through such facilities as providing bus shelters. Examples of renewable energy infrastructure that might be appropriate to the design of buildings include solar panels, photovoltaic cells, heat pumps and biomass. Sustainable drainage measures can include, among others, permeable pavements, bioswales, green roofs and wetlands. Measures to promote the health and wellbeing of residents should also be undertaken, for example by providing links to the Public Rights of Way network and provision of open space. Where proposals involve significant development or will have implications on the highway, a construction management plan should be provided. The level of traffic passing through the Parish on major roads is such that noise and air pollution are important considerations requiring noise impact and air quality assessments in appropriate instances. The provision of charging points encourages the use of electric vehicles, and their use needs to be promoted to reduce CO2 emissions. Developers are encouraged to provide charging points for each dwelling and to set out their approach in terms of type of installation within their planning applications. Non-residential developments may also promote the use of electric vehicles by considering the level and type of installations best suit the nature of what is being proposed in order to contribute towards climate change mitigation. These are detailed design issues that would support Herefordshire Local Plan Core Strategy SD1.

## Policy BR10: Housing Design and Appearance

New housing development, including extensions should respect local distinctiveness and fit coherently in the locality. This will be achieved by:

- a) Respecting the scale, density and character of local buildings, including using a range of materials and styles that are sympathetic to the **development's surroundings**, especially where proposals are advanced within Wilton (Ross-on-Wye Conservation Area).
- b) Ensuring that new developments do not adversely affect the amenity, privacy or aspects of adjacent properties and that the amenity of future residents is not adversely affected by commercial or industrial activity.

(Supporting Objective 4)

6.12 There is increasing recognition that design is important to ensure not only that new development fits sensitively with their surroundings but also contributes towards the health and well-being of the community. This policy expands upon Herefordshire Core Strategy Policy SD1 relating to sustainable design. Design should especially take into account the form and character of the particular settlement or rural area within which it is to be located. This is especially the case for development within most of the Group Parish, including its villages, which falls within the Wye Valley AONB. In addition, Wilton falls within Ross-on-Wye Conservation area where development should preserve or enhance its character or appearance. Consequently, all the design features referred to in this policy are considered pertinent and important.

## 7. Policies for Highways and Transportation Measures and Safety

7.1 Locations where there are safety concerns about traffic and highway safety have been identified by the local community. It is also keen to see measures that promote sustainable transport, especially promoting walking and cycling. The combination of the heavily trafficked A40 and A49 strategic roads crossing the Parish coupled with extremely narrow lanes with no footpaths away from these routes is such that the fear of potential highway dangers is heightened by the requirement to accommodate further development. **Herefordshire Council's intention to work with local communities and others to address transport issues such as these is welcomed.**

### Policy BR11: Highway Design Requirements

Where development proposals are advanced, these should ensure:

- a) There is safe access onto the adjacent roads and at associated junctions.
- b) Adequate provision of off-street parking for residents and visitors.
- c) Proposals would not lead to a significant increase in the volume of traffic travelling through villages within the Parish or on roads that do not have sufficient capacity.

- d) The nature of the development would not lead to pressure for the provision of street lighting where this is not currently present within the area concerned.
- e) Better access to and support for more use of public transport, new cycling and walking links to serve the community and to provide safer routes to Bridstow Primary School. Where appropriate, this should include provision for cycle parking/storage and associated facilities.

Where necessary, transport assessments will be required in order to assess the impacts of development on the highway and any mitigation that may be required. Developments should be capable of meeting the appropriate highways standards on land owned or controlled by the applicant or on highway land.

(Supporting Objective 2)

- 7.4 With the need to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the network can cope with increases in traffic generated. This applies not only in the settlements where growth is proposed but also elsewhere in the Parish. It is also important that local amenity is protected from the impact of traffic. In order to ensure that development can be accommodated upon the highway network in the most appropriate manner transport assessments or statements may be required. This will be the case where new accesses are proposed onto the highway. Herefordshire Council's **Design Guide** for New Developments sets out appropriate highway standards to ensure the network can accommodate new development and this policy supports their use outlining important issues that should be addressed as part of any planning application where traffic is generated. Tranquillity within the Parish is also something that residents appreciate and the absence of street lighting in much of the Parish is a contributory factor to this. The design and layout of any new development should avoid the need for street lighting where this is not currently present. This policy does not restrict improvements where there is an overriding safety requirement for this. Herefordshire Council has asked that the NDP supports public transport and active travel, which would include provision of facilities for cyclists would promote cycling and active travel.

## 8. Policies for Housing

- 8.1 Although the two settlements where housing development might be located have different characteristics, the approach adopted is based upon identifying small sites within or adjacent to their defined built-up areas. A site selection process was undertaken to determine whether and, if so, which sites might be considered suitable and available to meet the minimum required level of proportional housing growth. Initially, a number of large sites were submitted for consideration which were **considered to amount to 'major development'**. Subsequently a detailed search for smaller sites was undertaken in order to identify more suitable sites that complied



with the provision of the NPPF. A Housing Site Assessment is provided at <http://www.bridstowparishcouncil.co.uk/neighbourhood-plan/4594877372>

- 8.2 Support for the use of settlement boundaries gained favoured from a majority of residents. The nature of the A40, A49 and local highway network, including the absence of footpaths within many of the settlement areas is a constraint upon the ability to achieve sustainable development which cannot be successfully addressed, and the approach taken through releasing small sites is considered the best option to reduce the potential implications so far as it may be possible for highway safety.

## Policy BR12: Housing Development in Bridstow and Wilton

Settlement boundaries have been defined for Bannuttree, Buckcastle Hill, Claytons and Wilton on the Policies Maps. Housing development will be supported within the settlement boundaries that satisfy other policies in the development plan.

(Supporting Objectives 1, 2, and 4)

### Bridstow

- 8.3 Bridstow is a larger settlement than Wilton although comprises a cluster of smaller residential areas separated by notable areas of countryside and occasional wayside cottages. Previously, boundaries have been defined for 3 areas. These are identified in paragraphs 3.14 to 3.18. The main facilities in Bridstow, the Village Hall and a relatively recently built Primary School, have not previously been defined within any settlement boundary. The area defined as Buckcastle Hill, in addition to its built-up area along the Hoarwithy Road, has an area of scattered dwellings on its south-west facing slopes sat on narrow lanes outside of the previously defined boundary.
- 8.4 A number of settlement boundaries have been defined for the settlement areas comprising Bridstow based upon extensions to that defined in a previous Local Plan. They encompass the three previously defined areas with extensions, principally to incorporate site allocations. **Herefordshire Council's Guidance Note 20 has been used** to inform the process for defining settlement boundaries.

### Bannuttree

- 8.5 The development boundary for Bannuttree, based on the area comprising Bannuttree Lane, comprises that previously defined for the area with extensions to include Bridstow Primary School, the village hall, a number of dwellings to the south of the hall, **dwellings to the South of St Bridget's Church**, an area extending down towards Whitecross Farm as a consequence of a planning permission that has been granted and two housing allocations. The allocations are described in subsequent paragraphs. It should be noted that although the housing site adjacent to the Old Vicarage is included within the settlement boundary, most of the curtilage to this Listed Building has been omitted from the development boundary in order to protect its setting.

## Buckcastle Hill

- 8.6 The development boundary at Buckcastle Hill comprises that previously defined for it and extensions to encompass three housing allocations and sites with planning permission. In addition, the southern slopes accommodate a number of housing concentrations, all be they in a loose-knit form. Some of this area has been incorporated into development boundary in that it is considered opportunities for low-density self-built or custom-built dwellings might be suitable. Specific provision is made to ensure its character is retained (see Policy BR16 and its supporting statement). The area between Moor Court Farm and Oaklands Cottages is omitted from the development boundary in order to protect the settings of these properties, the first being a Listed Building and the cottages representing buildings of local interest. As the top of the slopes above the area covered by Policy BR16 is reached **the settlement pattern takes on a 'rural parkland' appearance and this has** also been excluded from the settlement boundary in order to retain that character which was a feature defined in the grant of planning permission for eight dwellings in this location.

## Claytons

- 8.7 No specific site allocations have been identified at Claytons because of highway and landscape constraints acknowledged through refusal of planning permissions, including one that was dismissed at appeal. As a consequence, the development boundary previously identified has been retained for this settlement area without any changes.
- 8.8 Development within these boundaries should comply with design requirements set out in a number of policies within this plan, in particular Policy BR8, and also Herefordshire Local Plan Core Policy SD1 to ensure sustainable design is achieved in order to contribute towards a low-carbon economy.
- 8.9 Limited opportunities in terms of infilling within settlement boundaries are available within Bannuttree and Claytons. Greater potential exists for windfall development within Buckcastle Hill as indicated above. The design requirements are set out in order to ensure developments fit sensitively into the village street, retain important natural features such as trees and hedgerows, protect local heritage assets, and provide appropriately and safety for car access and parking.

## Wilton

- 8.10 Wilton is particularly constrained in terms of opportunities for further development by the area prone to flooding and the adjacent trunk road. Highways England has recently introduced a number of traffic management measures along the A40 with the aim of improving safety for both pedestrians and vehicular traffic. Wilton falls within Ross-on-Wye Conservation Area and contains Wilton Castle, an important Scheduled Ancient Monument that contributes significantly to views of the Wye valley AONB from Ross-on-Wye.
- 8.11 There was no settlement boundary shown previously for Wilton in Herefordshire Unitary Development Plan although one was defined in an earlier Local Plan. Given

the support expressed by the community for defining settlement boundaries, it is proposed this approach should be adopted for Wilton in the NDP. The new boundary is based upon the previous boundary. This has been extended to include an area to the north of Wilton Cottages which was initially suggested as a potential housing site. However, significant concerns were expressed by Herefordshire Council in terms of road traffic noise impacts that should not be ignored. Nevertheless, a suitable alternative use should be encouraged. It is considered to be previously developed land, having been used for a number of purposes over time, and has in the past received planning permission for use as a restaurant and associated car parking. The barn at the northern end of the site figured substantially in that proposal and is an important local heritage asset. It falls within Ross-on-Wye Conservation Area which is **considered by Historic England to be 'at risk'. Its redevelopment has the potential to enhance the Conservation Area if carried out in an appropriate manner with a suitable use.**

- 8.12 Only limited other infilling opportunities are considered to exist within the settlement boundary, and these may include the conversion of buildings to residential and other appropriate uses. Where opportunities do exist, it is essential that they are designed to fit sensitively into the street scene and meet the other related requirements set out in this policy. An extensive area which is prone to flooding has been identified and land which falls within Flood Risk Zones 2 and 3 defined by the Environment Agency where residential development should not be developed. In this regard given the proximity to Ross-on-Wye, sufficient alternative sites that would not be prone to flooding would be expected to come forward within that market town such that areas prone to flooding need not be utilised.
- 8.13 Design requirements in this NDP should ensure development fits sensitively into the Wye Valley AONB and Ross-on-Wye Conservation Area; retains important natural features such as trees and hedgerows; protects local heritage assets; and provides appropriately for car access and parking.
- 8.14 Other policies, including those in Herefordshire Local Plan Core Strategy, should ensure development is sustainable. In this regard the local community consider sustainable design is important to contribute towards a low-carbon economy. Policy BR9 and Herefordshire Local Plan Core Strategy Policy SD1 are relevant and should be taken into account in addition to the other design requirements.

### Policy BR13: Housing Sites in Bridstow Village

The following areas of land are identified on Bridstow Village Policies Map where new housing development may take place, provided they meet the requirements set out in relevant design and detailed policies within this plan:

- i) Land amounting to around 0.45 hectares at Bridruthin, Bannuttree.
- ii) Land amounting to around 0.4 hectares at the Old Vicarage, Bannuttree.
- iii) Land amounting to around 0.8 hectares at Oaklands, Buckcastle Hill.
- iv) Land amounting to around 0.4 hectares at Foxdale, Buckcastle Hill.

v) Land amounting to around 1 **hectare at Cotterell's** Farm, Buckcastle Hill.

(Supporting Objectives 1a and 4)

- 8.15 For the purposes of contributing to the housing requirement indicated for Bridstow Parish the 5 sites proposed at Bridstow should provide a minimum of 29 dwellings.
- 8.16 Relatively low development densities are expected upon these sites and this should be seen within the context of the environmental and highway constraints to which significant regard must be given, in particular because of the AONB designation, the protection of residential amenity, and the effect upon the highway network. This NDP contains a range of detailed design policies in view of the importance given to these issues within such a sensitive environment. **The community's preference** is for family homes to be provided, in particular through opportunities for self-build schemes. The form of development is important with the need to avoid any urban or suburban appearance is essential. Site-specific issues and requirements need to be addressed in many instances and these are described below.

Land at Bridruthin, Bannuttree

- 8.17 This site sits along the south side of Bannuttree Lane and is surrounded by development along most of its other boundaries. A relatively narrow field entrance provides access to a rectangular site sitting behind a number of other properties along the lane. The following requirements would reduce the effects of its development upon neighbouring properties and the setting of this part of Bridstow in accordance with policies in this NDP:
- A low-rise, low-density development, preferably of bungalows, would protect the residential amenity of neighbouring properties and be expected to generate limited traffic at peak hours.
  - To comply with policy BR10(c), a noise assessment should inform layout and housing design to minimise the effect of noise from the A40 upon dwellings.
  - A high-quality landscape scheme would ensure the development fits sensitively into the settlement and protect views from important vantage points in Ross-on-Wye in accordance with policy BR4.
  - A transport assessment will be required in accordance with policy BR11 to assess the impacts of development on the highway and mitigation be identified if required.
  - The development should be served by an access road to meet **Herefordshire Council's** Highways Design Guide for New Developments.
  - A contribution of up to 8 dwellings towards the required level of proportional growth is expected from the development of this site.

Land at the Old Vicarage, opposite Bridstow Primary School, Bannuttree.

8.18 This site sits within the grounds of the Old Vicarage, a Listed Building in a relatively isolated setting above the A49/A40 from which it is visible. The part of its grounds that is proposed for development is in the least visible part of its grounds to the north of the existing house. Development of this site coupled with the commensurate extension of the settlement boundary draws together the two community facilities (Primary school and village hall) that are available in the village. The following specific requirements are especially important:

- The setting of the Old Vicarage should be protected through the defining of an appropriate area within which the built-form should take place and the design of a high-quality landscape scheme in accordance with policies BR4(f) and BR5(c).
- The form of development is important and might usefully take a courtyard form reflecting a stabling or similar complex associated with the Vicarage. It should be informed by a Heritage Impact Assessment that should include reference to views from The Prospect in Ross-on-Wye in accordance with policy BR10(b).
- The development should be served by a private drive to meet **Herefordshire Council's** Highways Design Guide for New Developments.
- A transport assessment will be required in accordance with policy BR11 to assess the impacts of development on the highway and to identify any mitigation that may be required.
- A contribution of 5 dwellings towards the required level of proportional growth is expected from the development of this site.

Land adjacent to Oaklands, Buckcastle Hill.

8.19 Previously Buckcastle Hill comprised frontage development along the Hoarwithy Road, with only development comprising a row of cottages just to the south of this land parcel sits extending to any depth and perpendicular to the road. This has changed in recent times through the grant of planning permission adjacent to Littlefields. This site lies between the two developments. The site has an access onto the Hoarwithy Road that would enable some development to the rear of properties fronting the Hoarwithy Road. The following specific requirements for the development of this site are highlighted in addition to general requirements:

- The amenity of adjacent dwellings to the east and south should be protected in accordance with policy BR10(c).
- A high-quality landscape design should be prepared and implemented in accordance with policy BR4, and trees should be protected by the use of planning conditions or Tree Preservation Orders, where appropriate.
- The development should be served by a private drive to meet **Herefordshire Council's** Highways Design Guide for New Developments.

- A transport assessment will be required in accordance with policy BR11 to assess the impacts of development on the highway and identify any mitigation that may be required. It should assess, in particular, the level of any impact, on the narrow section of highway by Rock Cottage.
- Care will be needed to ensure the location of dwellings, landscaping and building design reflect the built and landscape character of this part of the settlement in accordance with Policy BR10 a) and b).
- A contribution of 5 dwellings towards the required level of proportional growth is expected from the development of this site.

Land adjacent to Foxdale, Buckcastle Hill.

8.20 This site comprises a paddock area defined by a private drive along its southern and eastern edges. This already serves two dwellings. The access onto the Hoarwithy Road is not sufficient for more than a limited number of dwellings, while the character of the area is low density. The following requirements have been set for this site to meet the policies set out in this plan:

- The amenity of adjacent dwelling to the west of the site should be protected in accordance with policy BR10(c).
- The site should be developed at a low density.
- A high-quality landscape design should be prepared and implemented for the whole site in accordance with policy BR4.
- The development should be served by a private drive to meet **Herefordshire Council's** Highways Design Guide for New Developments.
- A transport assessment will be required in accordance with policy BR11 to assess the impacts of development on the highway and mitigation be identified if required. It should show, in particular, that any impact, on the narrow section of highway by Rock Cottage, including after any mitigation measures, will not be classed as severe.
- A minimum contribution of 3 dwellings towards the required level of proportional growth is expected from the development of this site.

Land at Cotterell's Farm.

8.21 The area proposed for development comprises part of a larger field. Its location and site configuration have been determined in order to mitigate effect upon the landscape through tying development closely into the current edge where development extends in some depth and utilising existing development to reduce its impact. The need for significant areas of landscaping and buffers within the site is expected to reduce the developable area available. Specific measures will be required to address the effect upon the landscape and the character and setting of the settlement, in accordance with policy BR4, and other considerations as follows:

- The north-western edge should comprise an irregular rural boundary as opposed to a hard-urban edge and reflect the parkland character approach adopted for the site at Littlefields (planning permission code P181237).
- A block of structural tree planting should be provided upon part of its north-western edge to mitigate the effects of development on views from the north.
- **Again, to reflect the parkland approach, a 'looser' form of development** should be provided on the western sides of the site than within that to the east.
- Further significant planting should be provided elsewhere within the site.
- Buffers should be provided along its southern and eastern edges to protect the residential amenity of neighbouring properties.
- A transport assessment will be required in accordance with policy BR11 to assess the impacts of development on the highway and mitigation be identified if required. It should show, in particular, that any impact, on the narrow section of highway by Rock Cottage, including after any mitigation measures, will not be classed as severe.
- The possibility of creating a more direct link between PROW BW15 and BW16 should be explored.
- The amenity of adjacent dwelling to the south-east of the site should be protected in accordance with policy BR10(c).
- The developed area should not exceed 1 hectare and a contribution of some 8 dwellings towards the required level of proportional growth is expected from the development of this site.

## Policy BR14: Housing Development within Buckcastle Hill Area of Special Character

Within the development boundary for Buckcastle Hill defined on Bridstow **Village Policies Map for Buckcastle Hill an area of 'Special Character' is** defined. Within this area, very low-density housing development will be permitted where it retains or enhances the character of the area and where this meets the following requirements:

- a) Dwellings comprise individual properties of similar scale to neighbouring properties, and which reflect the form and massing found within the defined area.
- b) Plot sizes should similarly reflect the general density of those within the defined area.
- c) Development should not result in the loss of the characteristic enclosure pattern.



- d) The parkland setting at the north-western entrance to the settlement should not be adversely affected.
- e) Tree and hedgerow-cover should be retained, and a detailed landscape scheme prepared and implemented to ensure development conserves the landscape of the AONB.
- f) Development should be capable of being accommodated upon the narrow lane network and not result in the need for them to be widened, although, where appropriate and necessary, providing new or improved passing spaces.
- g) Preference will be given to schemes for self-build dwellings where each initial owner has primary input into the final design and layout of the house.

(Supporting Objective 5)

- 8.22 This area forms part of Buckcastle Hill and although it has seen some change, its loose-knit nature has generally been retained. Its character would be altered considerably should an unrestricted approach be adopted to infilling within it, particularly because this could result in a significant level of development that would amount to major development within the AONB. Nevertheless, this area could make a contribution towards meeting the required level of proportional housing growth through accommodating some limited development where this does not alter its loose-knit character. Its form is similar to a number of settlements having such form within the Wye Valley AONB, most noticeably Symonds Yat West.
- 8.23 Criteria are set out in the policy to retain the loose-knit character of the area. Although a number of larger dwellings sit within this area, most are relatively small. Further new dwellings might be accommodated upon some of the south facing slopes, through sensitive cottage scale developments sitting within plots that reflect the general density of those. In this regard plots accommodating single dwellings should normally be no smaller than 0.1 hectare (0.25 acre) which is considered the minimum size **necessary to retain the area's loose-knit character**, enclosure pattern and appropriate landscaping. Heavy tree planting is a significant feature within similar areas along the Wye Valley. A development of this form offers opportunities for self-build. Depending upon the circumstances at the time of any planning application within this area, a transport assessment may be required in accordance with policy BR12.

### Meeting Housing Needs

- 8.24 Herefordshire Local Plan Core Strategy contains a number of housing policies for the management of development which Bridstow Parish Council is happy to rely upon including policy H1 – Affordable Housing; policy H2 – Rural Exception Sites; policy H3 requires residential developments to provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities; and policy RA3 - Housing in the Countryside. To duplicate these within this plan would serve no purpose.
- 8.25 Table 1 below shows how it is intended that Herefordshire Local Plan Core Strategy

housing target should be met through the approach adopted. Consultation responses from the two highway authorities suggest there is some uncertainty about the proposed housing sites. The NDP seeks to reduce this level of uncertainty through:

- Taking into account recent evidence through decisions upon planning applications and appeal decisions that suggest by advocating small sites spread across its various settlement areas, the ability to accommodate the resulting traffic is improved.
- Also taking into account modest amounts of potential windfall sites, in particular through policy BR16.
- Agreeing a Memorandum of Understanding with Ross-on-Wye Town Council<sup>14</sup> to utilise 15 dwellings of its housing overprovision.
- Acknowledging that some of the housing sites may be able to accommodate more houses than that suggested subject to satisfactory traffic impact assessments.

As a consequence, the NDP provides the potential for some 50% more houses above the required level of proportional housing growth, allowing greater flexibility in the event that some of the allocated sites might not be capable of delivery within the plan period. Monitoring processes will also be put in place that could lead to an expedited review of the NDP if necessary (see paragraphs 1.7 and 11.6).

Table 1: Achieving the Housing Target 2011-2031

HC Core Strategy Minimum Requirement 2011 – 2031: 57 dwellings		Number of dwellings*
1	Number of completions and sites with outstanding planning permissions 2011-2018 (March) (source Herefordshire Council)	18
2	Dwellings granted planning permission April 2018 to December 2018	2
3	Sites: 1. Land at Bridruthin, Bannuttree 2. Land at the Old Vicarage 3. Land adjacent to Oaklands, Buckcastle Hill. 4. Land adjacent to Foxdale, Buckcastle Hill. 5. <b>Land at Cotterell's Farm</b>	(29) 8 5 5 3 8
4	Windfall allowance within settlement boundaries (see para 3.26)	7
5	Rural windfall allowance (see para 3.26)	3
6	Provision in Memorandum of Understanding with Ross-on-Wye Town Council	15
7	Estimated total during plan period	74

\* The estimate of dwellings under each heading is for the purposes of showing how Herefordshire Local Plan Core Strategy target for the Parish might be met. It is based upon the lower end of a medium density and seeks to

<sup>14</sup> See 'Housing Site Assessment Report' at <http://www.bridstowparishcouncil.co.uk/neighbourhood-plan/4594877372>

consider amenity, Ross-on Wye Conservation Area designation and other site-specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

## 9. Policies for Economic Development

- 9.1 The community supports the encouragement of economic development of a suitable scale for rural areas to support the rural economy. Proximity to Ross-on-Wye, the quality of the landscape, and the absence of any pressures are such that it is not proposed to identify any specific site or sites for business use. The approach will be based upon supporting agricultural diversification, tourism and small businesses primarily through the re-use of rural buildings and enabling working from home. These are measures for which there is community support and there are relevant policies within Herefordshire Local Plan Core Strategy. There does however need to be an emphasis upon scale of the operation to protect the nationally important landscape, the nature of the local and national road network, and to protect residential amenity.
- 9.2 In relation to specific operations of local concern, scale is also considered relevant in terms of community support for renewable energy and the use of polytunnels. Large scale renewable energy proposals with significant effects upon the landscape are likely to amount to major development and there is no community support for wind turbines, fracking and solar energy farms. There is however support for small scale locally based methods by individuals or the community, particularly solar energy, natural heat through ground pumps, waterpower and wood burning. Residents were also concerned to address the issue of polytunnels within the NDP.

### Policy BR15: Agricultural Diversification, Tourism and other Employment Enterprises

The development or suitable expansion of small-scale employment generating enterprises through the conversion of a rural building, redevelopment of a brownfield site or working from home will be supported where:

- a) The design, scale and siting of any new development respects the character and appearance of any adjacent settlement or the landscape character of the surrounding countryside.
- b) There is no harm to the amenities of nearby residents.
- c) The development can be accommodated safely and satisfactorily upon the highway network.
- d) Proposals should not adversely affect heritage assets and should avoid the loss of best and most versatile agricultural land, where possible.

- e) Development of workshops in the countryside should utilise existing rural buildings, including small scale extensions, or brownfield sites.
- f) Proposals involving new buildings to enable farm diversification should result in a consolidated form, preferably in association with an existing complex of buildings.
- g) The retention of service businesses, such as public houses and hotels, will be supported, through enabling sensitive developments that would enhance their viability.
- h) Potential polluting effects of any enterprise can be fully mitigated.

The loss of key businesses serving the local community through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.

(Supporting Objective 5)

- 9.3 This policy encourages the forms of sustainable economic growth through business **enterprises that are considered appropriate to the Parish’s landscape, highway network and countryside setting.** It supports agriculture, including through diversification, and tourism enterprises. Other economic activities such as small workshops and the development of services and facilities, especially where this would increase their viability, would also be covered by this policy where they are of an appropriate scale and would normally utilise existing buildings or brownfield land. Home working will be encouraged. The policy provides safeguards for the environment and stipulates highway requirements that are considered necessary, especially to determine what scale is appropriate in any location. The approach sets out a policy that would add to yet be consistent with that in Herefordshire Local **Plan’s Core Strategy.**
- 9.4 The community would not wish to see the loss of services such as its public houses and hotels unless there is clear evidence that they are no longer viable, taking into account the flexibility offered through this policy.

## Policy BR16: Renewable and Low Carbon Energy

Renewable or low carbon energy proposals will be encouraged where:

- a) They comprise small-scale operations serving individual or local community needs.
- b) They will not adversely affect landscape character or features.
- c) They respect the rural and/or settlement character.
- d) They do not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings.
- e) They will not adversely affect biodiversity, especially features that contribute towards the local ecological network.
- f) Local and residential amenity is protected.

- g) Any traffic that is generated can be accommodated safely upon the local road network.
- h) With regard to community projects, their scale reflects the **community's needs**.
- i) With regard to local businesses, proposals are ancillary to the business operation.

Large and medium scale renewable or low carbon energy generation proposals that amount to major development within the Wye Valley AONB will not be supported except in exceptional circumstances as set out in the NPPF and Policy BR3.

(Supporting Objectives 4, 5 and 6)

- 9.5 The community recognises the economic environmental benefits of promoting renewable energy and is keen to reduce its carbon footprint, particularly through small scale proposals that serve either individuals or the local community. Residents consider solar energy, capturing heat from the ground and biomass to be the most appropriate forms. However, renewable or low carbon energy proposals need to be in scale with the landscape and character of the area. With the Parish being located within the Wye Valley AONB a judgement will need to be made about whether any proposal amounts to major development in order to comply with NPPF paragraph 176. Other safeguards are also considered necessary to ensure proposals are brought forward sensitively and at an appropriate scale. **Herefordshire Council's** Renewable Energy Study indicates that the Parish falls outside of the resource area for large and medium scale wind energy although it indicates that the Wye Valley AONB may not be suitable for wind turbines, it could still benefit from other technologies. That study defines large and medium sized wind turbines although for the purposes of this policy these would be turbines larger than 100kw. Turbines at or below this figure would normally be those used by individual homeowners or farmers for on-site electricity consumption. Of the other technologies, there may be potential for biomass and solar energy production. In determining whether the scale of buildings and infrastructure associated with these would amount to major development, proposals would need to be comply with BNDP Policies BR3 and BR17. There is no scope for hydro-electricity within the parish. Heat pumps are generally at the individual property scale. Herefordshire Local Plan Core Strategy Policy SD2 requires it to be shown that the planning impacts raised by local residents can be fully addressed such that proposals for wind turbines have local backing. The results of the survey suggest this is unlikely for proposals involving wind turbines.

## Policy BR17: Polytunnel Proposals

Proposals for polytunnels should comply with the following requirements:

- a) They should not amount to major development within the Wye Valley AONB.
- b) Where proposals would not amount to major development, they should not adversely affect the natural beauty, landscape character

- or important features within the landscape, including through the cumulative effect in association with other proposals.
- c) They should not adversely affect the rural character or setting of any settlement within the Parish.
  - d) They should not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings.
  - e) They should not adversely affect biodiversity, especially features that contribute towards the local ecological network.
  - f) Local and residential amenity should be protected, in particular, from noise and air pollution.
  - g) Any traffic that is generated must be capable of being accommodated safely upon the local road network.
  - h) They should not result in additional flood risk to nearby properties.

(Supporting Objectives 1a, 1b and 5c)

- 9.6 Addressing the issue of polytunnels received notable community support with some 60% of residents considering a policy based upon **Herefordshire Council's Polytunnels Supplementary Planning Document**. Changes since that document was produced in 2008 include the adoption of Herefordshire Local Plan Core Strategy which superseded Herefordshire Unitary Development Plan and the introduction of the NPPF, in particular, the change in approach which is set out in its paragraph 172.
- 9.7 The policy contains a range of safeguards to protect the environment, amenity and highway safety. Scale of development is important in order that it does not adversely affect the intrinsic natural beauty of the Wye Valley AONB. Where polytunnel developments are notable in size and where they are assessed to be major development in terms of the area they cover and effect upon the landscape. That would fall within the remit of NPPF paragraph 176. Should such proposals be advanced, a properly evidenced case should be made on the basis that economic and other public benefits would be provided and also that provision cannot be met elsewhere outside of the AONB.
- 9.8 Where proposals are not considered to be major development within the AONB, it is still essential that the effects on the environment, and particularly the natural beauty of the landscape, are considered fully. The protection of the nationally designated landscape is still of utmost importance and development that adversely effects it should not generally be permitted. A landscape assessment will be required to assess any proposal, and this should ensure that future development is compatible with the **Parish's landscape** character. Notwithstanding changes to national and local policy which are encompassed within this policy, there is detailed advice within **Herefordshire Council's Polytunnels Planning Guide 2018**.

## 10. Policies for Community Facilities

- 10.1 Bridstow possesses very few community facilities. Currently these included Bridstow village hall, Bridstow Primary School and St **Bridget's** Church together with their associated car parking. Although no further facilities are anticipated during the plan



period, this cannot be discounted, and increased pressure will be placed upon those present such that they may need to be upgraded or improved to accommodate growth. There is little open space serving local or wider needs within the Parish and that which exists will be protected through Herefordshire Local Plan Core Strategy Policy OS3.

## Policy BR18: Protection and Enhancement of Community Facilities

Existing community facilities shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy.

Community facilities covered by this policy include:

- i) Bridstow Village Hall
- ii) Bridstow Primary School

Proposals to enhance existing, replace or provide new or additional community facilities, including amenity open space, recreational and play space, within the Parish will be supported where:

- a) They fit within the rural setting and do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties.
- b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads.
- c) Access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses.
- d) They include measures that encourage and promote active travel to and from the facility.

(Supporting Objectives 6)

### Justification

- 10.2 Although there is recognition that the current facilities serving the local community are capable of meeting current needs, changes to accommodate growth and enhance utility may be necessary. The need for further provision cannot be discounted, especially to provide facilities for youth within the Parish, identified through the Youth Forum, with a play area having the highest priority. This policy sets out important requirements, in addition to those covered elsewhere in the NDP, that would ensure improvements are undertaken without adversely affecting neighbouring properties and address key transport issues. Funding for this may be sought in association with development.

## Policy BR19: Protection of Local Green Space and Areas of Open Space

- a) Land either side of Wilton Road abutting the River Wye identified on Wilton Village Policies Map and **registered as 'village green' is designated** as Local Green Space. Development that would result in the loss of openness of the area, or the loss or diminution of its use, quality as open space, or characteristics, including in association with adjacent development, will not be supported other than in very special circumstances.
- b) Areas of open space to be protected through Herefordshire Local Plan Core Strategy Policy OS3 include:
  - i) Amenity Open Space within the centre of Claytons Estate.
  - ii) Amenity Open Space in the south-east corner of Ashe Green.

(Supporting Objective 6)

- 10.3 Open space either side of Wilton Road and alongside the River Wye is registered as a 'village green'. It is special to the community in forming the historic setting of Wilton's southern edge along the River Wye and has public access over it. This footpath comprises part of the route of the Herefordshire Way. Most of the area is currently owned by Herefordshire Council and an 'asset transfer' to the Parish Council is nearing completion. In forming the setting of the village, it also contributes significantly to the character and appearance of Ross-on-Wye Conservation Area at this point. It also enables public open views across to Ross-on-Wye, along the River Wye valley and of Wilton Castle. The northern part comprises the setting of that castle.
- 10.4 The areas of open space identified upon Claytons Policies Map serve the local estates within which they are located. Herefordshire Local Plan Core Strategy policy OS3 sets out principles against which proposals resulting in their loss will be judged.

### Contributions to Community Services, Youth Provision and Recreation Facilities

- 10.5 Increasing demands resulting from growth will put pressure upon existing facilities, requiring their enhancement and improvement to ensure continued performance of their function. Additional facilities may also be required. Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the plan period. Currently it operates a system for related payments through Planning Obligations. Contributions should be made, where possible within regulations or voluntarily by developers towards the improvement of existing facilities either through the CIL process, should this come into operation, or in accordance **with sections 3.4 and 3.9 of Herefordshire Council's Supplementary Planning Document on Planning Obligations**, in particular, paragraphs 3.4.8. and 3.9.12. The Parish Council will use the contribution it receives from either of these sources

primarily to ensure its existing facilities are improved, maintained or capable of meeting increased pressures in accordance with the legislative requirements. In the interim period before any CIL process is put in place, Herefordshire Council should seek advice from the Parish Council upon what contributions are needed towards local community facilities and infrastructure. This may include additional support towards facilities associated with Bridstow Primary School beyond that required for **Herefordshire Council's purposes in view of accessibility issues there which need to be addressed**. Again, it is emphasised that a need for additional facilities for youth within the Parish have been identified.

## Policy BR20: High Speed Broadband and Telecommunications

Development of high-speed broadband, mobile communications and any other communications systems, current or future, which respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity.

(Supporting Objective 6)

- 10.5 Such infrastructure will assist in supporting high quality remote employment opportunities, to reduce the need for vehicle movements and enhance opportunities and quality of life within the Parish and measures to ensure the community is able to adapt as necessary to advancements and other changes in new technologies should be supported.

## 11. Delivering the Plan

- 11.1 Landowners and developers will primarily deliver proposals that are promoted through policies in this NDP.
- 11.2 Herefordshire Local Plan Core Strategy contains policies for the management of development. This NDP covers those aspects considered most relevant to the Parish-level of plan and the local community.
- 11.3 Bridstow NDP will be implemented primarily through Herefordshire Council as the local planning authority determining planning applications for development within the Parish. Such determinations should be in accordance with this Plan unless material circumstances outweigh its provisions.
- 11.4 While the local planning authority will be responsible for development management, Bridstow Parish Council will also use this NDP as the basis for making its representations on planning applications. In addition, in line with the community's wishes the Parish Council will publicise those planning applications that are not covered by policies in this Neighbourhood Plan. They will also publicise those planning applications that, although covered by general policies, contain matters of detail which are considered important. In both instances and where necessary, Herefordshire Council will be asked to extend the time within which responses are

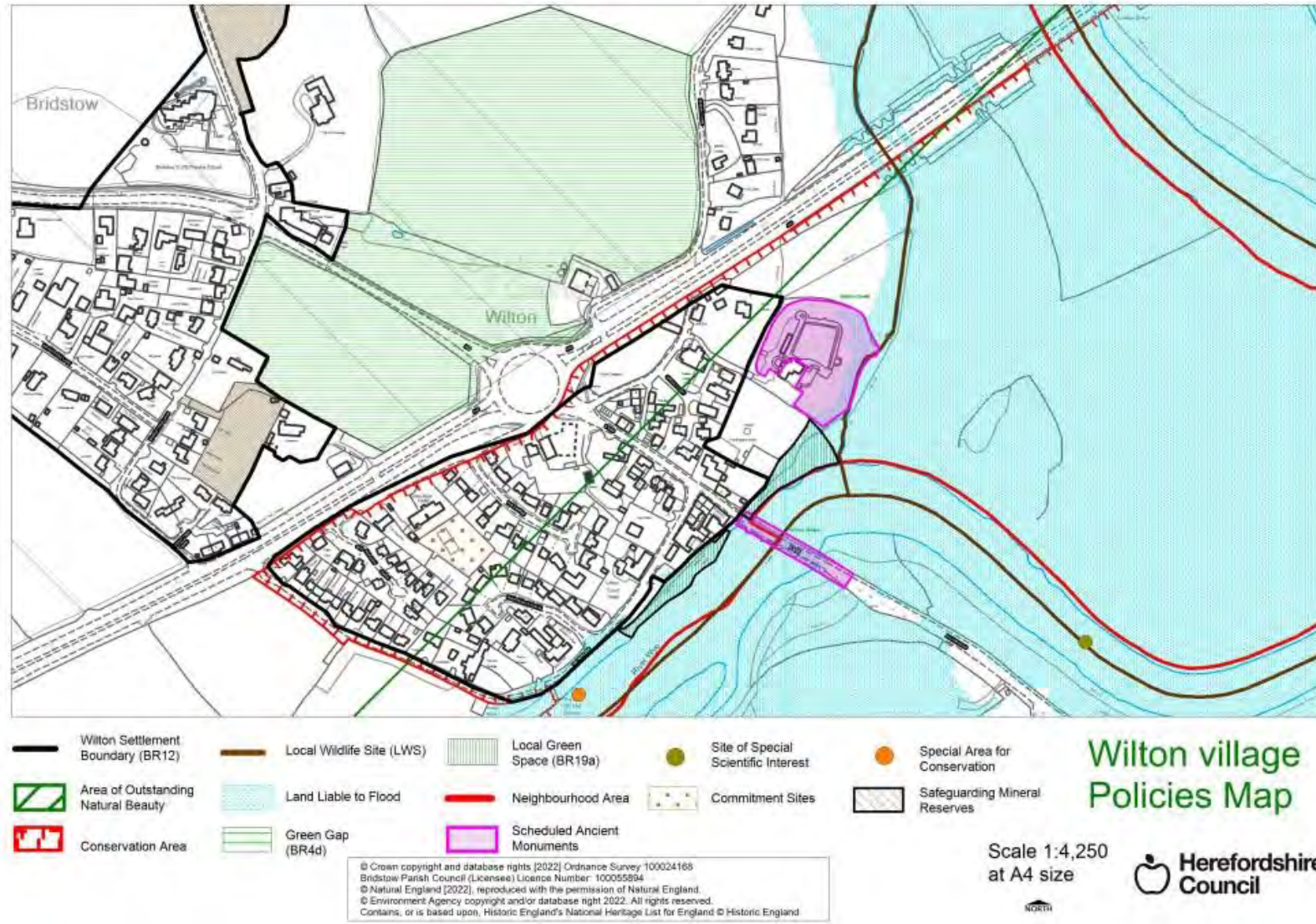
required so that publicity can be given before the Parish Council considers the particular application.

11.5 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites coming forward for development. The Parish Council will also monitor the effectiveness of the approach it has taken to the various issues it has covered in the NDP policies. This will be done through its annual report. That report will indicate:

- The number of dwellings granted planning permission within the Parish, including a running total covering the plan-period 2011-2031;
- A list of other planning applications for other matters received during the year indicating whether they are covered by policies in this Neighbourhood Plan, **the Parish Council's representations made, and whether they have been** determined in accordance with the plan.

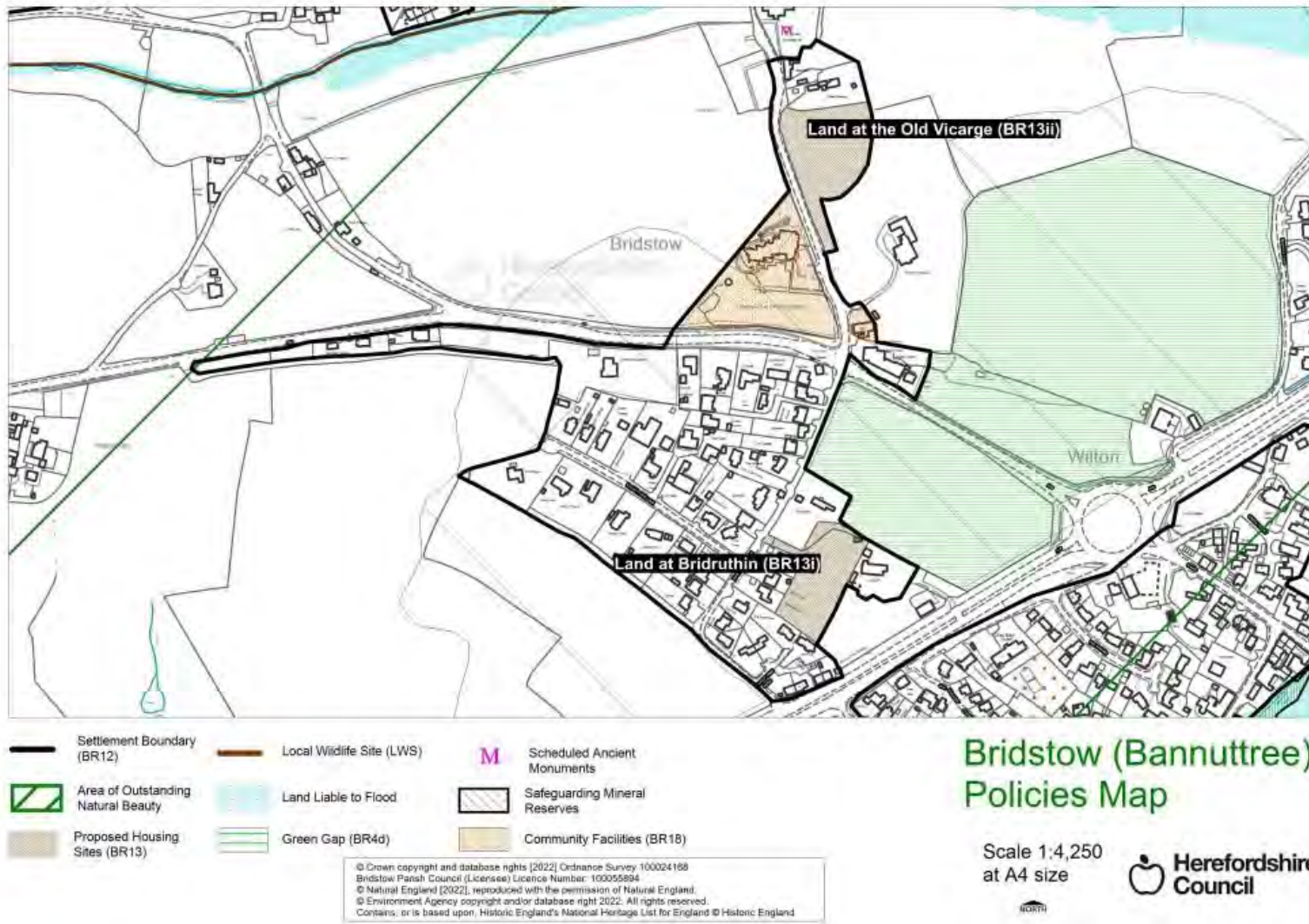
11.6 It is anticipated that a review of the NDP will be needed, most likely when Herefordshire Core Strategy is also reviewed. However, as indicated in paragraph 1.7, in the event that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the Parish, discussions will need to take place with Herefordshire Council upon whether an early review is necessary, or conditions are such that the Parish will not be able to meet the proportional growth requirements.

# Map 2: Wilton Village Policies Map



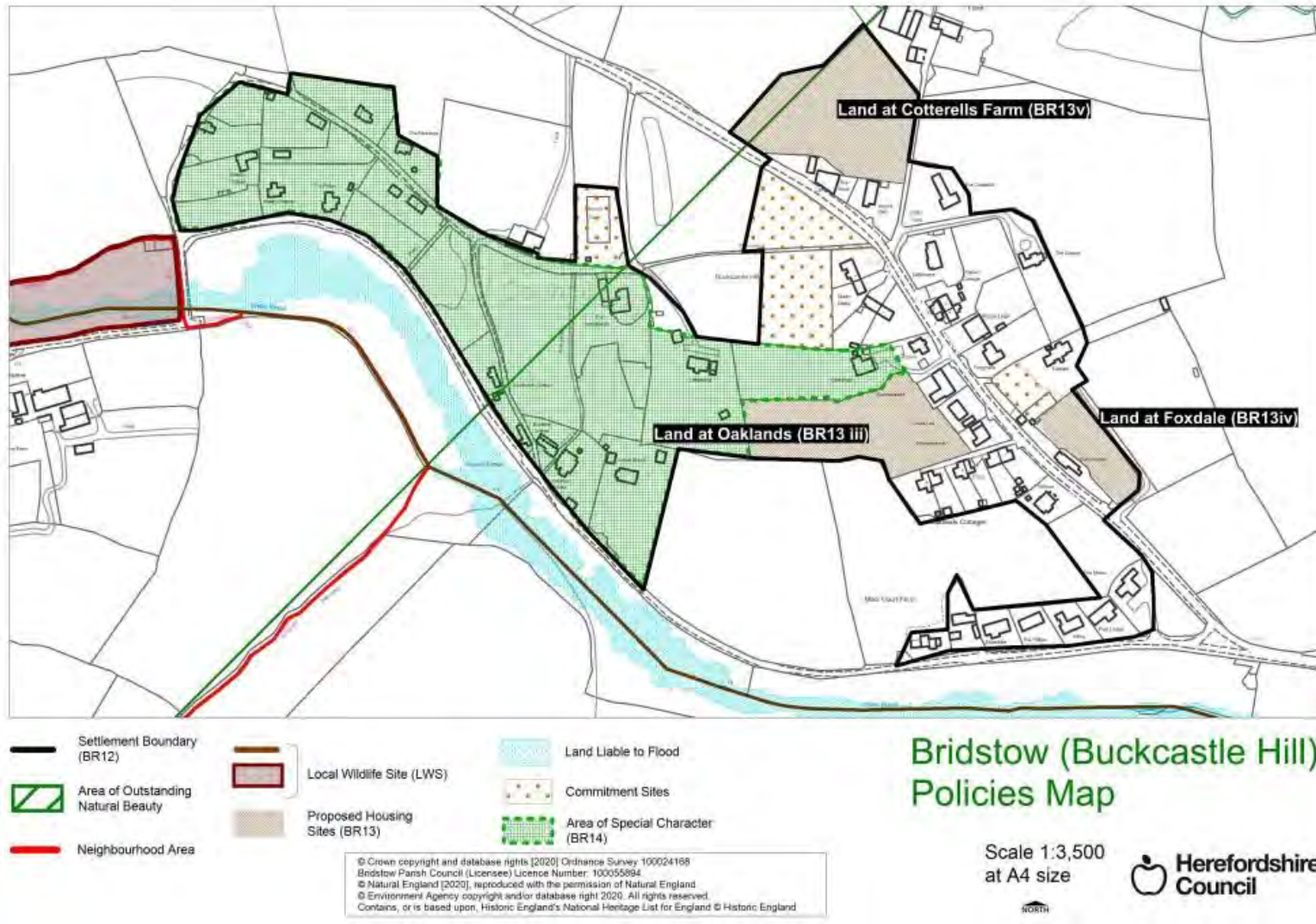


# Map 3: Bridstow Policies Map (Bannuttree)

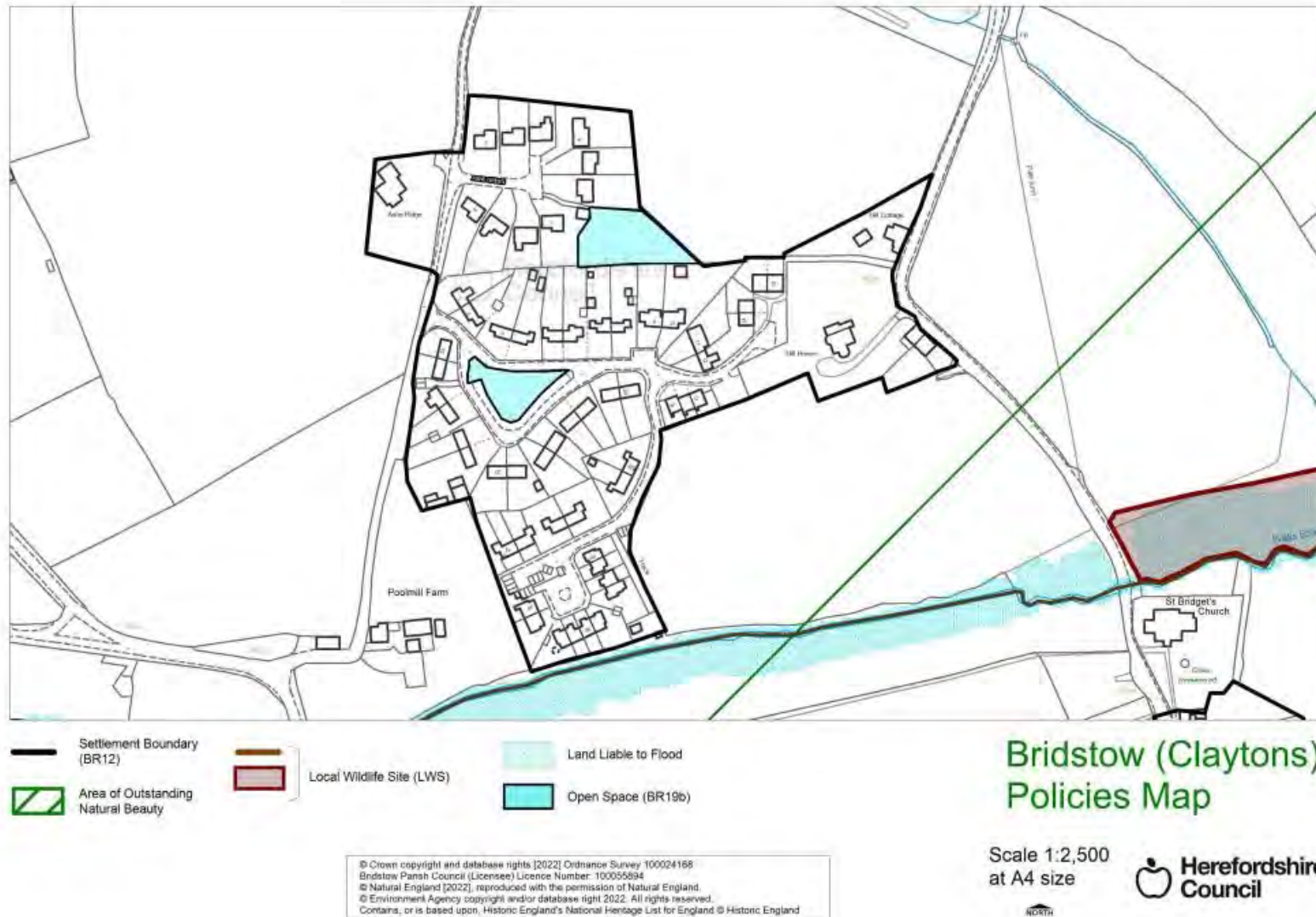




# Map 4: Bridstow Policies Map (Buckcastle Hill)

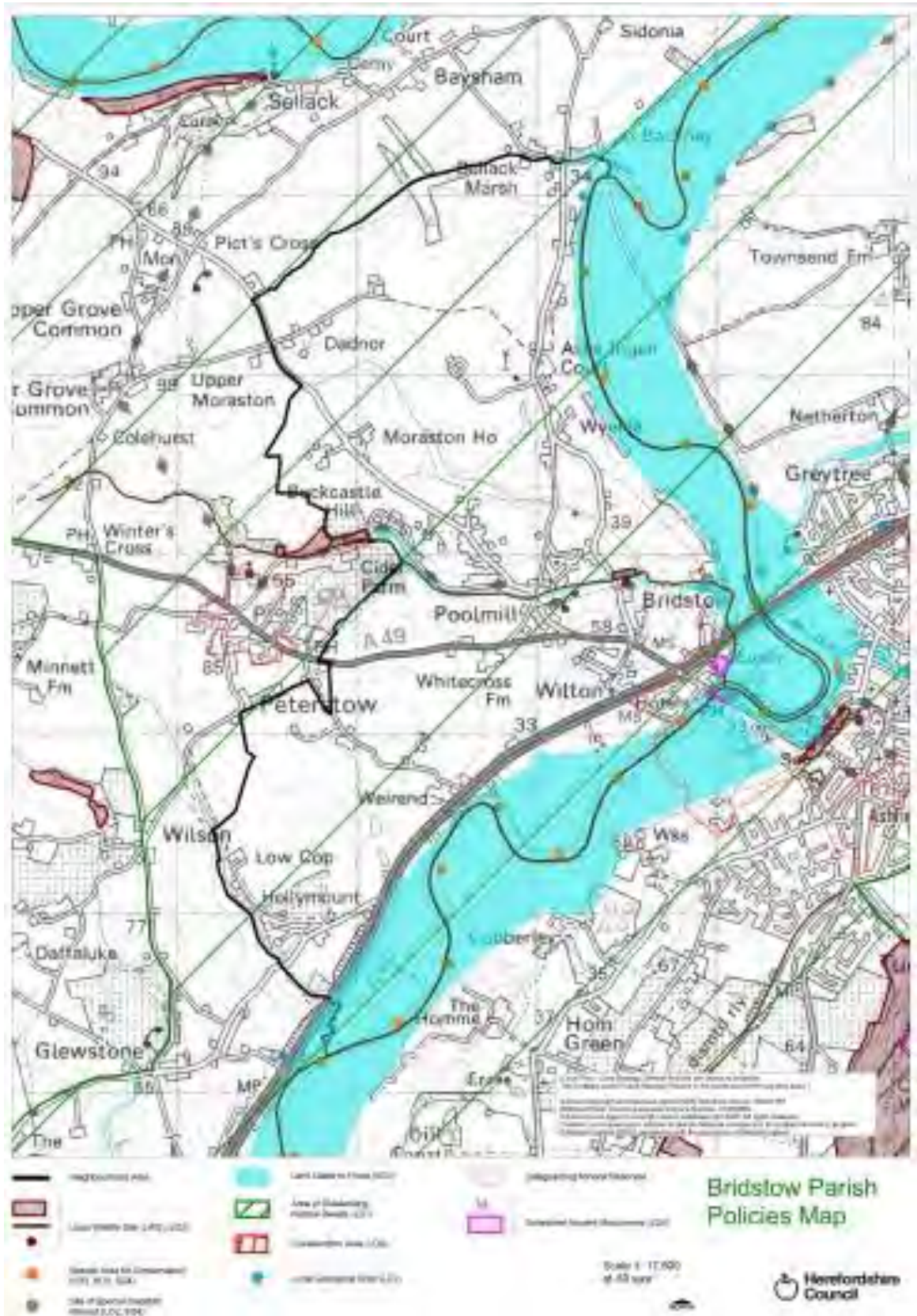


# Map 5: Bridstow Policies Map (Claytons)





Map 6: Bridstow Parish Policies Map (Not to scale)



# Appendix 1: Bridstow Parish Heritage and Natural Assets

## Scheduled Ancient Monuments

Wilton Castle

Wilton Bridge

**Churchyard Cross at St Bridget's Churchyard**

## Listed Buildings

### Grade 1

Ruins of Wilton Castle and House Attached to South

Wilton Bridge and Sundial (That Part in Bridstow Civil Parish)

### Grade 2\*

Church of St Bridget

### Grade 2

1-3, Wilton Lane

Addis Monument About 20 Yards South of South Porch of the Church of St Bridget

Ashe Farmhouse

Barn About 20 Yards West of Ashe Ingen Court

Barn About 40 Yards South of Ashe Farmhouse

Barn About 50 Yards South of the Church of St Bridget

Barn, Cowhouse and Granary About 25 Yards West of Whitecross Farmhouse

Benhall

Bridge House Hotel

Churchyard Cross and Sundial About 12 Yards South East of the South Porch of the Church of St Bridge

Ciderhouse About 30 Yards South of Ashe Ingen Court

Cowhouse/Granary and Stable About 20 Yards North North West of Benhall

Cross About 10 Yards South of Wilton Court

Granary About 15 Yards South of Moor Court Farmhouse

Granary About 20 Yards South West of Weirend Farmhouse

Group of Five Chest Tombs Between About 10 and 20 Yards South South West of the South Porch of the C

Milepost at National Grid Reference So 585242

Milepost at National Grid Reference So 585244

Moor Court Farmhouse

Moraston House

Old Prison

Outbuilding About 15 Yards North West of Benhall

Riverside Lodge

The Old Vicarage

Weirend Farmhouse

White Lion

Whitecross Farmhouse

Wilton Court

Wilton Hall

Wiltshire Monument About 40 Yards South of the Easternmost Window of the South Wall of the Church of  
Wye Riverside Stores

Unregistered Parks and Gardens

Moraston House  
Ashe Ingen Court

Conservation Area

Ross-on-Wye Conservation Area (covers Wilton)

Area of Outstanding Natural Beauty

Wye Valley AONB (Whole Parish)

Special Area of Conservation and Site of Special Scientific Interest

River Wye SAC and SSSI

Local Wildlife Sites

Wells Brook  
Marsh near Bridstow Church  
Marsh near Bridstow

## Appendix 2: Community Actions

### Traffic Measures within the Parish

Bridstow Parish Council will work with the Highways England, Herefordshire Council and developers to introduce measures to improve the road network road, to ensure greater safety, increase transport choices and reduce the impact of vehicles resulting from development upon its residents. Where discussions are undertaken upon development proposals, positive measures should address the following issues where appropriate:

- a) Facilitating safer parking adjacent to Bridstow Primary School.
- b) Reducing the traffic effects of any proposed development upon village and residential amenity.
- c) Providing better access to and use of public transport, cycling and walking links, including the Public Rights of Way network, to serve the community and to provide safer routes to Bridstow Primary School.
- d) Delivering local improvements to improve road safety, especially at the entrances to settlements within the Parish, at the narrow section of the

C1261 by Rock Cottage, and where there are safety problems at junctions onto the major routes.

Proposals will be introduced progressively during the Plan period in association with the Highways England and Herefordshire Council and include utilising developer contributions resulting from development within the Plan area.

(Supporting Objectives 2 and 3)

- A2.1 This approach seeks to guide those locally determined measures needed to improve road **safety and offer greater transport choices in accordance with Herefordshire Council's** indication that it will work with the local community and others to address these set out in Herefordshire Local Plan Core Strategy Policy SS4. Residents have highlighted areas where traffic is considered to cause problems in terms of safety and effect on amenity and these are set out in paragraph 3.20. They have also identified measures that might reduce the need to travel by car by promoting walking and cycling. There is a need for measures to be introduced to accommodate the growth proposed within the Parish. This policy seeks to ensure such matters are addressed through development and other proposals. Highways England, which is responsible for the Strategic Road Network considers the approach set out in this policy to be a suitable way of addressing highway issues.
- A2.2 Herefordshire Council has identified a number of measures that might be advanced through discussions in accordance with this policy and its Local Plan Core Strategy policy SS4:
- Although there is now a cycle lane leading to and from the toucan crossing over the A40 north-eastern arm of Wilton Roundabout, it is difficult for cyclists leaving Ross-on-Wye to access the crossing from Wilton Bridge.
  - In addition, it remains a long-term aspiration by Herefordshire Council, following a feasibility study and subject to funding being available, to form part of National Cycle Network route 44 between Hereford and Ross-on-Wye, and provide an alternative walking and cycling route between the parish and Ross-on-Wye by re-decking Backney Bridge to provide a walking and cycling route to Ross Rugby Club. Although only a very small part of the route runs through the Parish.
  - Crossing facilities would enable the walking and cycling network to be extended - with particular crossing provision over the A49 to Bridstow Primary School from Bannuttree Lane.
  - Opportunities to improve the Public Rights of Way network in order to promote healthy lifestyles is a further positive measure that may be achieved where possible through development.