

Upton Bishop Neighbourhood Development Plan 2021-2031

Referendum version



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1. SETTING THE SCENE

Introduction

1.1 The Localism Act 2011 gave local communities the ability to prepare Neighbourhood Development Plans as part of the statutory planning framework governing the development and use of land in their area. When planning applications are made, they must be decided in accord with this framework unless there are overriding circumstances to the contrary.

Preparing the Neighbourhood Development Plan

1.2 Upton Bishop Parish Council has decided to prepare a Neighbourhood Development Plan (NDP) to make use of these planning powers and help ensure that decisions on future development are guided locally.

1.3 This document is the referendum version of the NDP. It has been prepared by a Steering Group of Parish Councillors and other volunteers and has been subject to two rounds of consultation and an independent Examination, in accord with the procedures laid down by Government for the preparation of neighbourhood development plans (Figure 1).

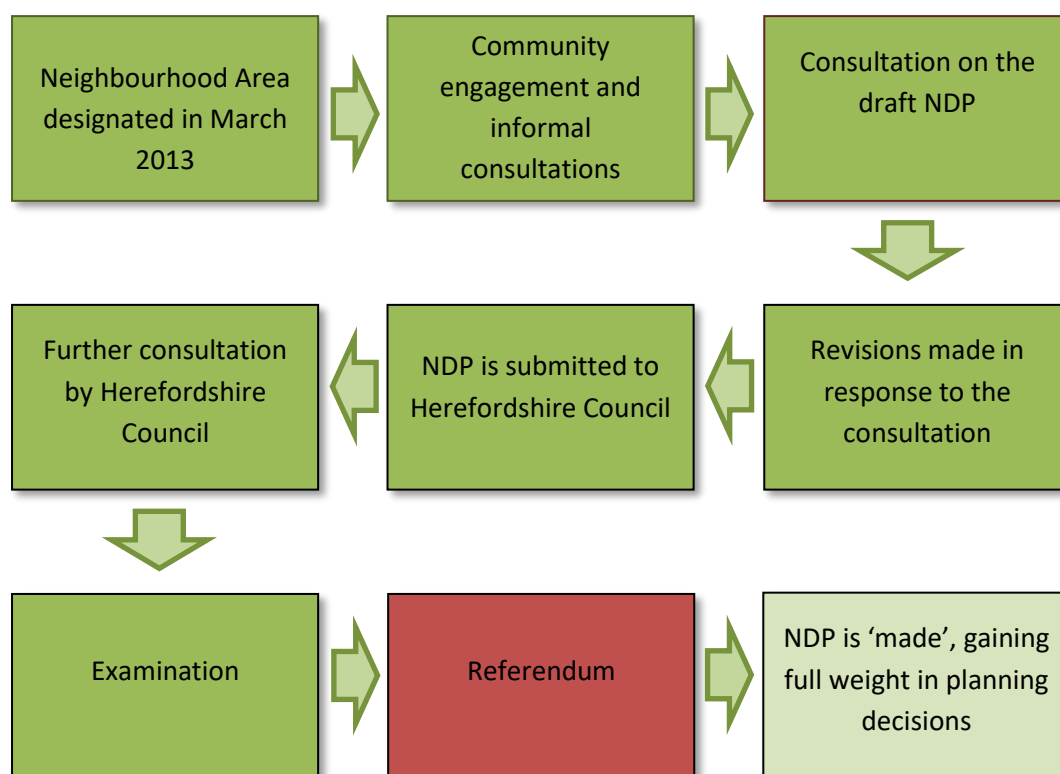


Figure 1: Neighbourhood Development Plan preparation process

- 1.4 The NDP is based on evidence about the characteristics of the parish, which has been compiled from a range of sources. Much information has been taken from reports and other documentation prepared by Herefordshire Council for the Local Plan Core Strategy. This has been supplemented by local sources, including a comprehensive questionnaire survey in 2019 and professional surveys, site assessments and a review of ecological information. The resultant 'evidence base' for the NDP is set out at Appendix A.

Format of the Neighbourhood Development Plan

- 1.5 The NDP begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2).
- 1.6 A Vision for the Neighbourhood Area in 2031 is set out in chapter 3, together with more detailed objectives. In line with national and County-wide planning policies, the NDP seeks to contribute to sustainable development by addressing social, environmental and economic matters together.
- 1.7 The NDP then sets out policies on the development and use of land, on housing and community (chapter 4); the environment (chapter 5); and the rural economy (chapter 6). Chapter 7 explains how the NDP will be delivered and a concluding chapter sets out Community Actions to capture aspirations on non-land use matters.

National and local planning policy context

- 1.8 The NDP's policies need to be read alongside the existing national and County planning policies which apply in the Neighbourhood Area.
- 1.9 National planning policy is set out in the National Planning Policy Framework. Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.
- 1.10 Herefordshire Council is responsible for preparing the Local Plan. The Local Plan Core Strategy sets out strategic planning policies for the development of the County from 2011 to 2031. It designates Crow Hill as the main focus for new housing development in the Neighbourhood Area, and lists Upton Crews as a secondary settlement. It also deals with requirements for new housing, the rural economy, the environment and community facilities. The NDP has been written to complement these strategic policies.
- 1.11 The Local Plan Core Strategy was adopted in October 2015. Herefordshire Council has undertaken a review of the Local Plan Core Strategy and decided that it needs updating. The process is at an early stage. For the purposes of the NDP and the assessment of general conformity, the relevant strategic policies contained in the adopted development plan for the area are those in the 2015 Local Plan Core Strategy. Where reference is made in the NDP to strategic policies, this should be taken to include any successor policies arising from the update.

- 1.12 The NDP, like all development plans, is subject to a process known as ‘Strategic Environmental Assessment’. It must also undergo an ‘Appropriate Assessment’ under the Habitats Regulations because of the proximity of the River Wye and of the Wye Valley and Forest of Dean Bat Sites Special Areas of Conservation. The Assessments are undertaken independently, by Herefordshire Council. To this end, Assessments of the NDP at the earlier draft and submission stages have been carried out.
- 1.13 The NDP covers the period 2021 to 2031. Upton Bishop Parish Council is the ‘Qualifying Body’ for the purposes of neighbourhood planning.



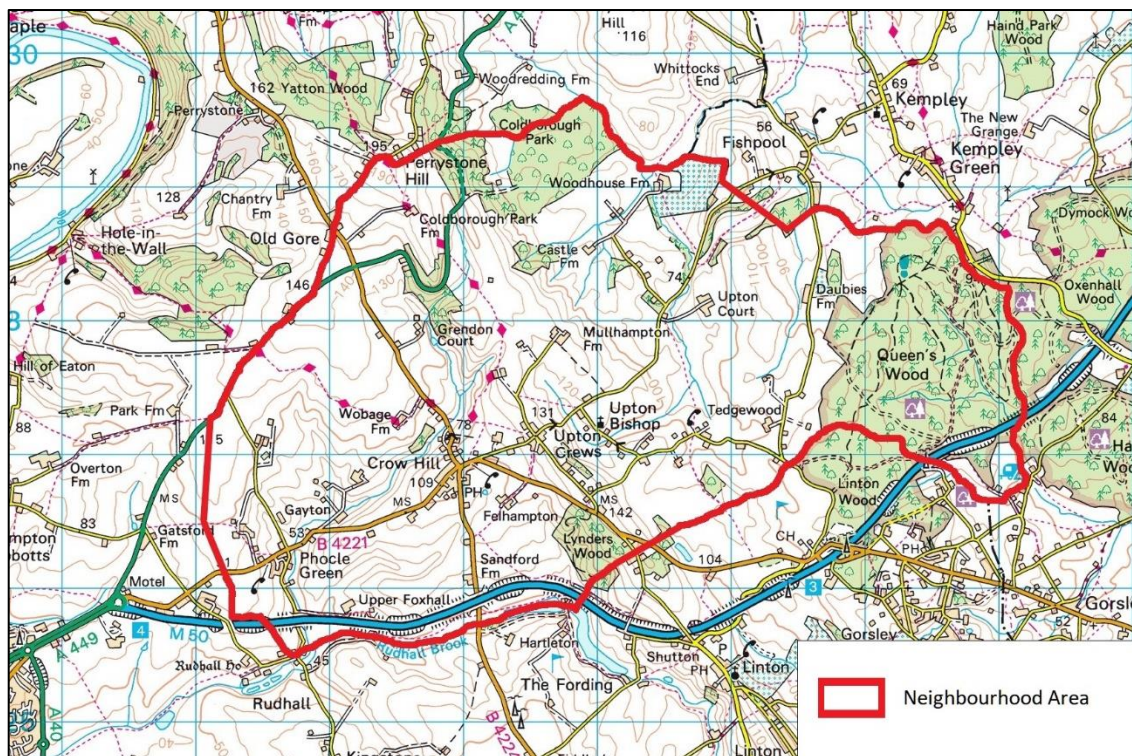
Telephone box book and seed swap at Crow Hill

2. UPTON BISHOP NEIGHBOURHOOD AREA


- 2.1 Upton Bishop Neighbourhood Area covers the parish of Upton Bishop, an area of 1,574 hectares in the south-east of Herefordshire (Plan 1). The market town of Ross-on-Wye lies to the west and the County border with Gloucestershire to the east. This chapter describes the Neighbourhood Area in terms of the social, environmental and economic aspects which contribute to sustainability and to a distinctive and rural sense of place.

Community

- 2.2 The largest settlement in the Neighbourhood Area is Crow Hill, which has grown up around a crossroads junction of the B4224 and the B4221. The village has a country pub/restaurant, The Moody Cow. The Millennium Hall, opened in 2000, lies to the east and serves the whole parish. The smaller settlement of Upton Crews is a short distance to the east of Crow Hill along the C1286. The parish Church of St. John the Baptist lies in a rural setting to the north-east, at Upton Bishop. This was the site of the original village which was vacated after the Black Death.
- 2.3 The wider countryside of the Neighbourhood Area includes the small hamlet of Phocle Green, a group of dwellings to the west of Crow Hill along the B4221. Throughout the Area there are



Plan 1: Upton Bishop Neighbourhood Area

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wayside dwellings, farm development, historic farmsteads and other country properties such as Tedgewood and Upton Court, all set amongst pasture, arable farmland, orchards and woodland.

- 2.4 The population of the Neighbourhood Area was 602 in 2011. This equates to a population density of 0.4 persons per hectare – notably less than in the Herefordshire as a whole (0.8), and much less than for England (4.1). The latest estimates are for a slight increase in population to 614 by 2019.
- 2.5 In 2011, Upton Bishop parish had a generally lower proportion of younger adult residents than the County or England; those aged 30-44 for instance represented 15% of parish residents compared to 21% for England as a whole. Conversely, older age groups between 45 and 74 were over-represented locally, those aged 65-74 for example accounting for 15% of the parish population compared to 9% at the national level (Figure 2). These trends are expected to continue. By 2019, estimates are that the 30-44 age group will have fallen to 11% of the parish population, and the 65-74 group will have risen to 20%.
- 2.6 There were 246 households in Upton Bishop parish in 2011, an average household size of 2.4 persons per household. Compared to Herefordshire and England, there was a higher proportion of one family households and families where all members were aged 65 and over (twice as many than at national level). Conversely, Upton Bishop had a lower proportion of one-person households, lone pensioner households, cohabitating couples and lone parent households.

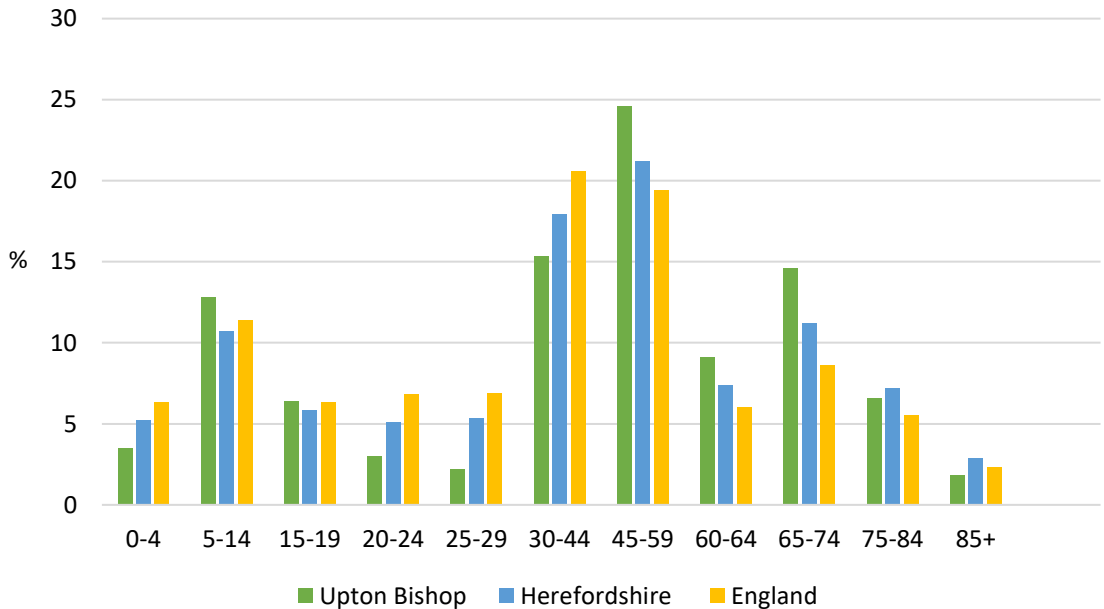


Figure 2: Age structure in 2011

Source: ONS - 2011 Census (KS102EW)

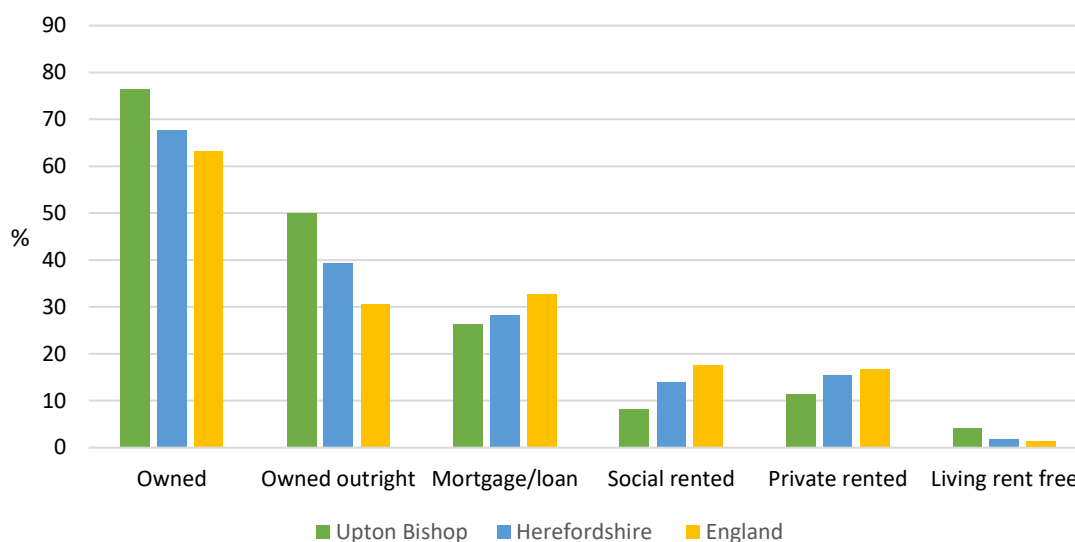


Figure 3: Tenure in 2011

Source: ONS -2011 Census (KS402EW)

- 2.7 In 2011 just over three-quarters of homes in Upton Bishop parish were owner-occupied, either outright or with a mortgage or loan, more than for the County as a whole or nationally (Figure 3). Half of all homes were owned outright, notably more than at County level or nationally (England 31%). There were lower proportions of social or private rented homes compared to Herefordshire and England.
- 2.8 There were 257 ‘household spaces’ in the parish at the time of the Census, meaning 11 properties were vacant – similar to the County and national rates. Almost all of the dwellings (97%) were houses or bungalows. There were no purpose-built flats or maisonettes in the parish, a category which accounts for 17% of dwellings nationally.
- 2.9 Almost two-thirds of houses were detached, with most of the remainder being semi-detached and few terraced properties. This contrasts with the national position, where only 22% of dwellings were detached and almost one-quarter terraced.
- 2.10 The M50 runs through the Neighbourhood Area in the south with nearby junctions at the Travellers Rest roundabout (J4) and Gorsley (J3). These are both served by the B4221 which connects Crow Hill to Ross-on-Wye in the west and to Newent and Gloucester in the east. The B4224 links the village to Mitcheldean, Lea and the A40 in the south and to Hereford in the north. Finally, the A449 (Ross-on-Wye to Ledbury) runs along part of the western boundary of the Neighbourhood Area, intersecting the B4224 at the Old Gore crossroads, a known road traffic accident hotspot. Minor roads and often single-track rural lanes provide local access and connections to neighbouring settlements outside the Neighbourhood Area.
- 2.11 Public transport provision is limited. From February 2022, bus service 32 along the B4221 to Ross-on-Wye, Newent and Gloucester is a school and weekday-shopper only link. Bus service 457 is Wednesdays-only between Hereford and Newent along the B4224/B4221. The nearest

railway stations are at Hereford, Ledbury and Gloucester although these are not realistically accessible by bus due to the limited frequency of services and the length of journey. The Neighbourhood Area is crossed by numerous public rights of way (footpaths and bridleways) giving access for local use and tourists. These include sections of the long-distance Herefordshire Trail and the Ross Round circular walk around Ross-on-Wye (see Plan 2).

Environment

2.12 The Neighbourhood Area lies wholly within the South Herefordshire and Over Severn National Character Area, as defined by Natural England. The National Character Area is described as follows:

*“A picturesque, rural, well-wooded landscape with substantial areas of ancient semi-natural woodland, parkland and traditional orchards and a network of ancient hedgerows with hedgerow trees contributing to a timbered feel. Remnants of common land and neutral and calcareous grassland ... form a highly fragmented semi-natural grassland resource. Land use is mainly a mix of livestock and arable farming.... Key ecosystem services include water regulation as a part of the Wye and Severn catchments, food production through extensive agriculture, an important genetic resource of local fruit varieties and a sense of tranquillity inherent in the scenic rural character of the landscape”.*¹

2.13 The Neighbourhood Area lies across the watershed between the Wye and Severn catchments; the Wye Valley Area of Outstanding Natural Beauty lies to the west generally abutting the parish boundary.² The County Landscape Character Assessment identifies a range of landscape types in the Neighbourhood Area, detailed further in chapter 5. Farming is a mix of arable and pasture. Fields are usually bounded by hedgerows, with a greater emphasis on woodland in the east where the extensive Queen’s Wood stretches into Gloucestershire. Incised single-track lanes are a distinctive feature of the parish landscape.

2.14 In terms of biodiversity, the Review of Ecological Information undertaken for the NDP documents designated sites, habitats and protected and notable species in the Neighbourhood Area.³ Natural environments in the Neighbourhood Area include ancient and semi-natural woodland (such as Coldborough Park), ancient replanted woodland (such as Park Wood, Queen’s Wood, Lynders Wood and at the Ross-on-Wye Golf Course), other woodland, good quality semi-improved grassland, lowland meadows, and traditional orchards.

2.15 There are seven Local Wildlife Sites⁴ wholly or partly within the Neighbourhood Area; the majority lie across the boundaries with adjacent parishes. They provide a diverse range of

¹ Natural England: National Character Area profiles, 104: South Herefordshire and Over Severn, 2014.

² Two small areas of land in the parish west of the A449 are in the AONB, comprising 192 m² at Coppice Farm and 85m² at The Burnt House.

³ Review of Ecological Information to inform preparation of NDP, Collins Environmental Consultancy Ltd, February 2021.

⁴ Local Wildlife Sites were formerly known as Special Wildlife Sites.

locally-valued woodland (including ancient and semi-natural woodland), grassland and aquatic habitats. They are:

- Coldborough Park
- Yeld Wood
- Field south of Moor House
- Queenswood Dymock (this also includes Herefordshire Wildlife Trust's Michael Harper Reserves)
- Lynders Wood
- The Fording Lake
- Fields near Gayton.

- 2.16 There is a wide range of protected and notable species in the Neighbourhood Area. Recorded protected species are bats, dormouse, great crested newt, badger, reptiles and breeding birds. Many species of principal importance are also documented including mammals, amphibians, birds and invertebrates. Other species of local importance are daffodil and bluebell; the Neighbourhood Area is adjacent to the 'Golden Triangle' of parishes (Newent, Kempley and Dymock) which are famous for daffodil.
- 2.17 The Neighbourhood Area lies at the southern end of the Abberley and Malvern Hills Geopark, an area of nationally significant geological landscape which spans five counties stretching from Gloucester to Bridgnorth. Sections of the M50 in the parish have been designated as a Local Geological Site⁵ by the Herefordshire and Worcestershire Earth Heritage Trust, because of the Devonian, Lower old Red Sandstone and Brownstone rock types in evidence.
- 2.18 As noted above the Neighbourhood Area drains to the Wye to the west, via the Rudhall Brook, and to the Severn to the east. There are localised flooding issues associated with the Rudhall Brook; a tributary watercourse which flows from the north to the east of Phocle Green; and on Church Lane and Tanhouse Lane. A notable issue in both the Wye and Severn catchments is excessive concentrations of phosphates affecting river water quality. This is an issue of particular importance in the Wye catchment because the River Wye is recognised internationally as a Special Area of Conservation due to the flora and fauna it supports. Development proposals in the Wye hydrological catchment must be assessed to ensure they will not have any likely significant effects on its integrity. Such effects could arise through proposals for foul and surface water drainage creating new pathways for phosphates to enter the catchment. There is no mains drainage in the Neighbourhood Area.
- 2.19 There are 30 listed buildings in the parish. The Church of St John the Baptist at Upton Bishop is listed grade I (such buildings are deemed to be of exceptional interest; only 2.5% of all listed buildings are grade I). Upton Court is grade II*, with the remaining 28 list entries being grade II. These include five entries associated with the Church of St John the Baptist (memorials and a mounting block). There are six list entries at Phocle Farmhouse in the west, comprising the house itself and associated barns, cartshed, cowshed, stable, loft, granary and pigsty. Other

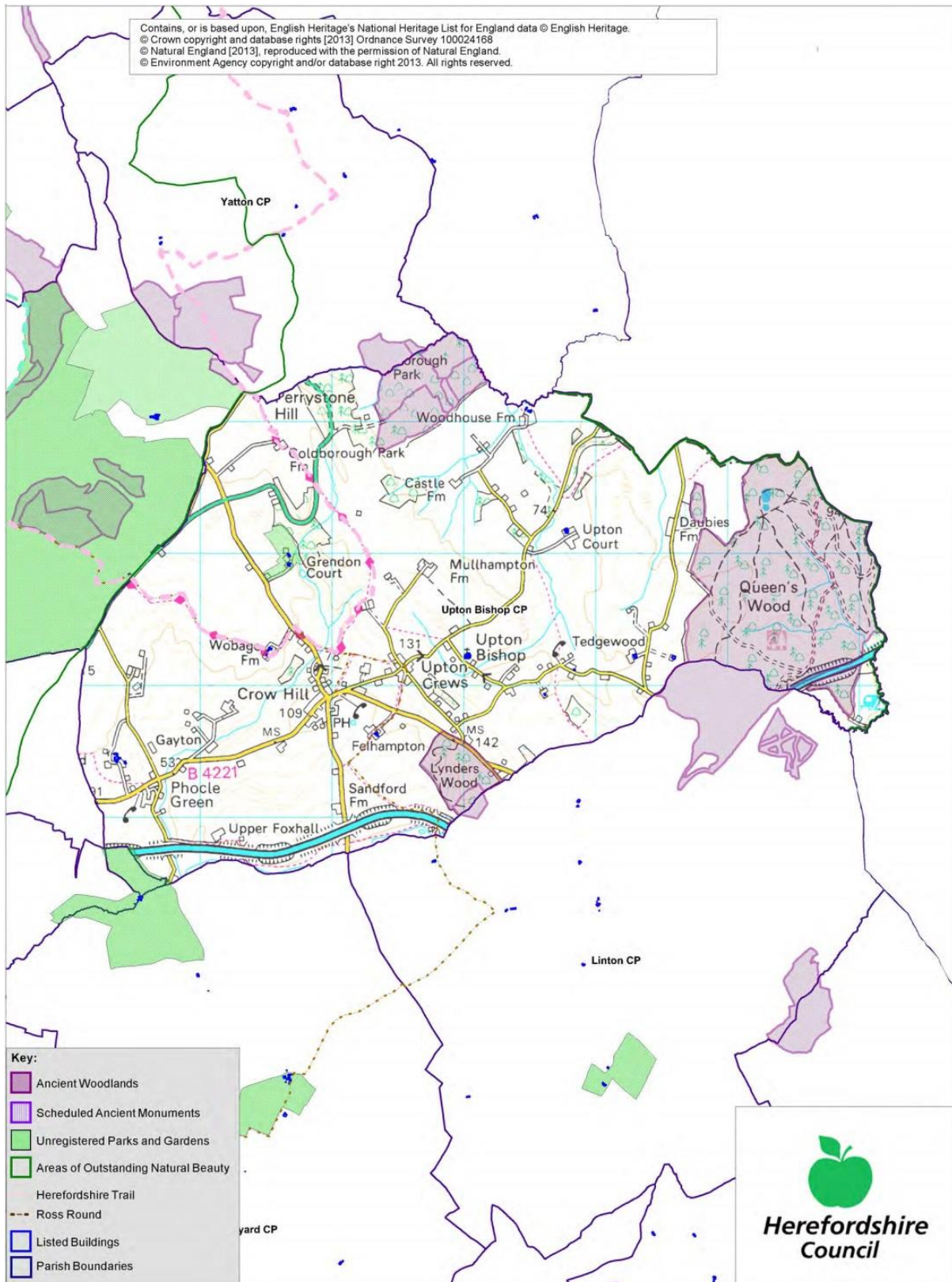
⁵ Local Geological Sites were formerly known as Regionally Important Geological Sites.

list entries scattered throughout the parish comprise farmhouses and their agricultural buildings; a dovecote; and the Old Gore war memorial.

- 2.20 There are no Conservation Areas, scheduled ancient monuments or registered historic parks and gardens in the Neighbourhood Area. Grendon Court is an unregistered historic park and garden, identified at County level.

Economy

- 2.21 The overall level of economic activity in 2011 was lower in the Neighbourhood Area than in Herefordshire and nationally. The proportions of those in both part-time and full-time employment were below those for the County and England; 27% of employees living in the parish were in full-time jobs, compared to a national rate of 39%. In contrast, self-employment accounted for almost one-quarter of jobs locally, notably more than at County (14%) and national (10%) levels.
- 2.22 Levels of economic inactivity were above those at County and national levels. The main factor here was the level of retirement. Retired residents made up 22% of those aged 16-74, well above the County and national rates.
- 2.23 Just under one-quarter of employees were in professional occupations in 2011, followed by skilled trades and then managers/directors. These three categories taken together accounted for 59% of all jobs in the Neighbourhood Area, notably more than at County (42%) or national levels (40%). There were conversely fewer employees locally in the administrative and secretarial, caring and leisure, sales and customer services, and process plant and machine categories.
- 2.24 For those travelling to work, this was most commonly by driving a car or van, the proportion at 44% being higher than in the County or nationally, reflecting the rural surroundings and the limited availability of public transport. Car ownership rates were relatively high with 62% of households having access to at least two cars or vans in 2011, almost twice the national rate (32%). Conversely, only 3% of households did not have a car or van, compared to 26% across England. Other modes of travel to work were generally lower than the Herefordshire or English equivalents. The parish also had a higher proportion of working residents who worked mainly at or from home – 11% locally compared to 3.5% nationally.
- 2.25 The prevailing land use is mixed agriculture (arable and pasture) with most of the farmland rated as grade 2 (very good) or grade 3 (good to moderate). Farms, local services and other small businesses including home-working provide employment. The Phocle Green Business Park lies in the west of the Neighbourhood Area, and there is also a small trading estate west of Crow Hill at Windy Hollow.



Plan 2: Upton Bishop Strategic Environmental Assessment: Heritage and landscape.

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Plan 3: Upton Bishop Strategic Environmental Assessment: Biodiversity and flood zones.

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3. VISION AND OBJECTIVES

Key issues

3.1 The following key issues have been identified in preparing the NDP including through the questionnaire survey. The NDP addresses these through its planning policies on the development and use of land in chapters 4 to 6. Concerns and aspirations not relating to development and land use, such as with existing traffic and highway conditions, are addressed as Community Actions in chapter 8.

- Addressing the housing needs and requirements of all sections of the population, with a focus on smaller (2 and 3 bedroom) properties offering good quality, sustainable and affordable dwellings.
- The limited provision of community facilities.
- The need to travel outside the Neighbourhood Area to access many day-to-day facilities and services such as convenience shopping and primary education, and further afield in the case of higher-order services such as health care, secondary education or employment.
- Away from the main road network, the limitations posed by the largely single-track rural highway network with limited passing places.
- A lack of existing or potential opportunities for promoting sustainable travel (walking, cycling and public transport), because of the nature of the rural highway network, the distances that need to be travelled to access facilities outside the Neighbourhood Area, and the restricted provision of bus services.
- Concerns over the type, speed and volume of road traffic including HGVs that passes through the Neighbourhood Area generally and Crow Hill in particular, and with the extent and enforcement of speed limits, and road safety for vulnerable users.
- Protect the Neighbourhood Area's landscape character and views, and its biodiversity through the protection of habitats and species.
- The need to deliver infrastructure improvements in step with any new development, including broadband and mobile phone signal.
- Providing new development with suitable wastewater treatment, with no mains drainage available in the Neighbourhood Area and a need for development draining to the Wye to be 'nutrient neutral'.
- Enabling continued opportunities for rural businesses whose scale of operation is consistent with the rural community and which do not unduly add to existing levels of traffic on both the main roads and the rural lanes.

Vision

- 3.2 The Vision and objectives have been prepared based on the previous Parish Plan, and reflect input and comments received at the Open Day and to the questionnaire survey and the draft NDP.

Vision for Upton Bishop Parish in 2031

- **An active, rural Parish with separate settlements where new development is limited and managed to retain the rural character, outlook and independence of the community for the long term**
- **A place where a strong, engaged and diverse community can live, work and play; with local services and infrastructure improved for the safety and benefit of all**
- **A place where changes meet the needs of the community and contribute to a healthy environment and an increasingly sustainable way of life, and to mitigating and adapting to climate change.**

Objectives

- 3.3 These objectives will be delivered through the NDP's policies and Community Actions, alongside those in the Local Plan Core Strategy and the National Planning Policy Framework.
- 3.4 **Housing:** to support development of a variety of individual homes, sensitively located, that allow for growth and movement within the community; and that are in keeping with the scale of the current housing stock, the demand from all sections of the community and the need to maintain and respect the special character and appearance of the parish.
- 3.5 **Community services and facilities:** to support the retention of community facilities and appropriate new provision.
- 3.6 **Environment and heritage:** to protect and enhance the natural and built environment - our buildings of historic or architectural interest; our open spaces, landscapes, and views including open access via the public footpath network; and a diverse and healthy natural environment its habitats and species; and to encourage sustainable design measures in new development and the re-use of existing resources.
- 3.7 **Economic development:** to support small-scale/ home-based business and farming.
- 3.8 **Infrastructure and roads:** to encourage improved infrastructure for sewerage, drainage, broadband/mobile phone coverage, and public transport; and address issues of road safety and the worrying rise of HGV volumes on country lanes.

4. HOUSING AND COMMUNITY

Local Plan Core Strategy requirements for housing

- 4.1 The Neighbourhood Area is in Ross-on-Wye Rural Housing Market Area, for which Local Plan Core Strategy policy RA1 *Rural housing distribution* sets an indicative housing growth target of 14% or 1150 dwellings between 2011 and 2031. The target is a minimum and is to be used as a basis for the preparation of NDPs.
- 4.2 Local Plan Core Strategy policy RA2 *Housing in settlements outside Hereford and the market towns* further designates Crow Hill as a “main focus” settlement for proportionate housing growth, and Upton Crews as an “other settlement” where proportionate housing is appropriate. In the countryside outside these two settlements, housing development is restricted as set out in policy RA3 *Herefordshire’s countryside*, to avoid an unsustainable pattern of development (this includes hamlets such as Phocle Green).
- 4.3 The Local Plan Core Strategy also indicates that settlement boundaries be defined in Neighbourhood Development Plans for those settlements which are earmarked for proportionate housing development. This is so that new housing can be best situated in relation to existing services and facilities; and to avoid unnecessary, isolated development in the open countryside, in line with national planning policy.

Housing delivery

- 4.4 The NDP has based its approach to housing delivery on the growth target set out above. This is equivalent to at least 38 new dwellings being provided in the Neighbourhood Area between 2011 and 2031. From this starting point, account has also been taken of the following:
- the amount of development in the Neighbourhood Area that has already occurred or been permitted. Between 2011 to date, 14 dwellings have been built and a further 15 granted planning permission (see Appendix B for details).
 - the availability and suitability of land and buildings in and adjacent to the settlements of Crow Hill and Upton Crews for housing development. This has been investigated through a Call for Sites and subsequent Housing Site Assessment. This work has informed the proposed allocation of a site for new housing at Crow Hill.
 - The likely number of new dwellings which will come forward in the period up to 2031 as ‘windfalls’ - sites not specifically identified in a development plan. All of the dwellings which have been built or granted planning permission since 2011 comprise windfalls. Such sites are expected to continue to arise, albeit at a reduced rate reflecting the operation of the policies of the NDP.⁶

⁶ The windfall allowance has been calculated by projecting forward completions and commitments since 2011 at a pro-rata rate of 50%, excluding two larger sites at Crow Hill (Pomona Grove and land between Leeward House and the Millennium Hall). See the Housing Site Assessment for further details.

4.5 Table 1 shows the resultant position with regard to housing delivery in the Neighbourhood Area, taking into account completions, commitments, plan proposals and a realistic windfall allowance.

UPTON BISHOP NEIGHBOURHOOD AREA HOUSING REQUIREMENT 2011-2031	38
Dwellings completed 2011 – April 2021	14
Dwellings with planning permission at June 2021	15
Policy UBP2 Land south of Spring Meadow, Crow Hill	15
Windfall allowance	5
TOTAL HOUSING DELIVERY	49

Table 1: Housing delivery, Upton Bishop Neighbourhood Area 2011-2031



Pomona Grove housing, play area and open space

Settlement boundaries

Policy UBP1: Settlement boundaries

Settlement boundaries are defined for Crow Hill and Upton Crews as shown on Plan 4. Proposals for housing inside the settlement boundaries will be supported where they respect the character of the settlement concerned and are in accord with other development plan policies, including demonstrating how foul and surface water is to be managed.

- 4.6 Settlement boundaries for Crow Hill and Upton Crews are shown on Plan 4. The boundaries define the planned extent of the main built-up form of each settlement. They generally follow physical features, principally curtilages marked by fence or hedgerows, and have been prepared having regard to criteria in Herefordshire Council guidance.⁷
- 4.7 Crow Hill is grouped around the crossroad junction of the B4221 and B4224 with the historic core of the village having a compact and nucleated form. The village was extended westwards in 2016 with the construction of Pomona Grove, a development of ten affordable dwellings alongside the B4221. More recently planning permission has been granted for further residential development on two sites to the east of the village, for four dwellings off the C1286 and for nine dwellings between Leeward House and the Millennium Hall. The settlement boundary for Crow Hill incorporates these two sites, along with land south of Spring Meadow which is allocated for new housing under policy UBP2.
- 4.8 The smaller settlement of Upton Crews to the east has grown up around the staggered junction of the C1286, Mullhampton Lane and Manor House Road. It is largely historic in terms of building character, with its crossroads location reflected in its nucleated settlement form.
- 4.9 Proposals for new housing inside the settlement boundaries will be supported where they respect village character and can be shown to meet other development plan policies, including policy UBP3 on the different types and sizes of housing needed locally and policy UBP5 on development requirements. This includes a requirement for proposals to confirm how waste water is to be treated and surface water to be disposed of, and that development draining to the River Wye is nutrient neutral.
- 4.10 For the avoidance of doubt, land outside the settlement boundaries is defined as countryside in planning terms. This includes land and sites immediately abutting the boundaries. The gap between Crow Hill and Upton Crews is further protected by policy UBP8.

⁷ Herefordshire Council, Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, June 2015.

Land south of Spring Meadow, Crow Hill

Policy UBP2: Land south of Spring Meadow, Crow Hill

Land south of Spring Meadow, Crow Hill is allocated for development for around 15 new dwellings. The site is shown on Plan 4. Proposals which meet the following requirements will be supported:

- 1. the dwellings contribute to meeting the latest assessment of housing needs in accord with policy UBP3, with a preference for 2- and 3-bedroom properties; and**
- 2. up to 40% of the dwellings are provided as affordable housing which is to be available in perpetuity for those in local housing need. The amount and type of affordable housing is to be informed by a local housing need assessment and by an assessment of viability; and**
- 3. the scheme is designed in accord with policy UBP5, particularly with regard to protecting the amenity and outlook of neighbouring dwellings, respecting views across the site as far as practicable, being in keeping with village character, and retaining as much of the existing hedgerow to the road frontage as is consistent with junction design; and**
- 4. a foul and surface water management strategy is provided in accord with policy UBP5, and the development is shown to be nutrient neutral in accord with policy UBP6; and**
- 5. open space and landscaping using native species is provided within the site and to the boundaries to existing housing and farmland; and**
- 6. the implications of the proposal for the local and strategic road networks are demonstrated in a Transport Assessment accompanying any future planning application for the development which is to include consideration of any impacts anticipated on the Travellers Rest/M50 J4 junction; and**
- 7. the Transport Assessment to include proposals to improve and maximise pedestrian and cycle connectivity to village facilities and traffic calming proposals including a scheme to the B4224. The Proposals to ensure that the traffic environment of the village is not adversely impacted by the development and be delivered as part of the development; and**
- 8. provision is made for land and car parking for allotments subject to viability and an assessment of demand.**

4.11 Land south of Spring Meadow at Crow Hill is allocated for housing. This site was preferred by the local community in consultation on housing options. The proposed scale of development, for around 15 dwellings, is towards the lower end of the range of 13-20 dwellings given in the Housing Site Assessment undertaken for the NDP. This reflects the edge-of-village setting of the site and the local character. The scale and type of development is to be further refined in consultations between the landowners, the Parish Council and the community as the NDP progresses.



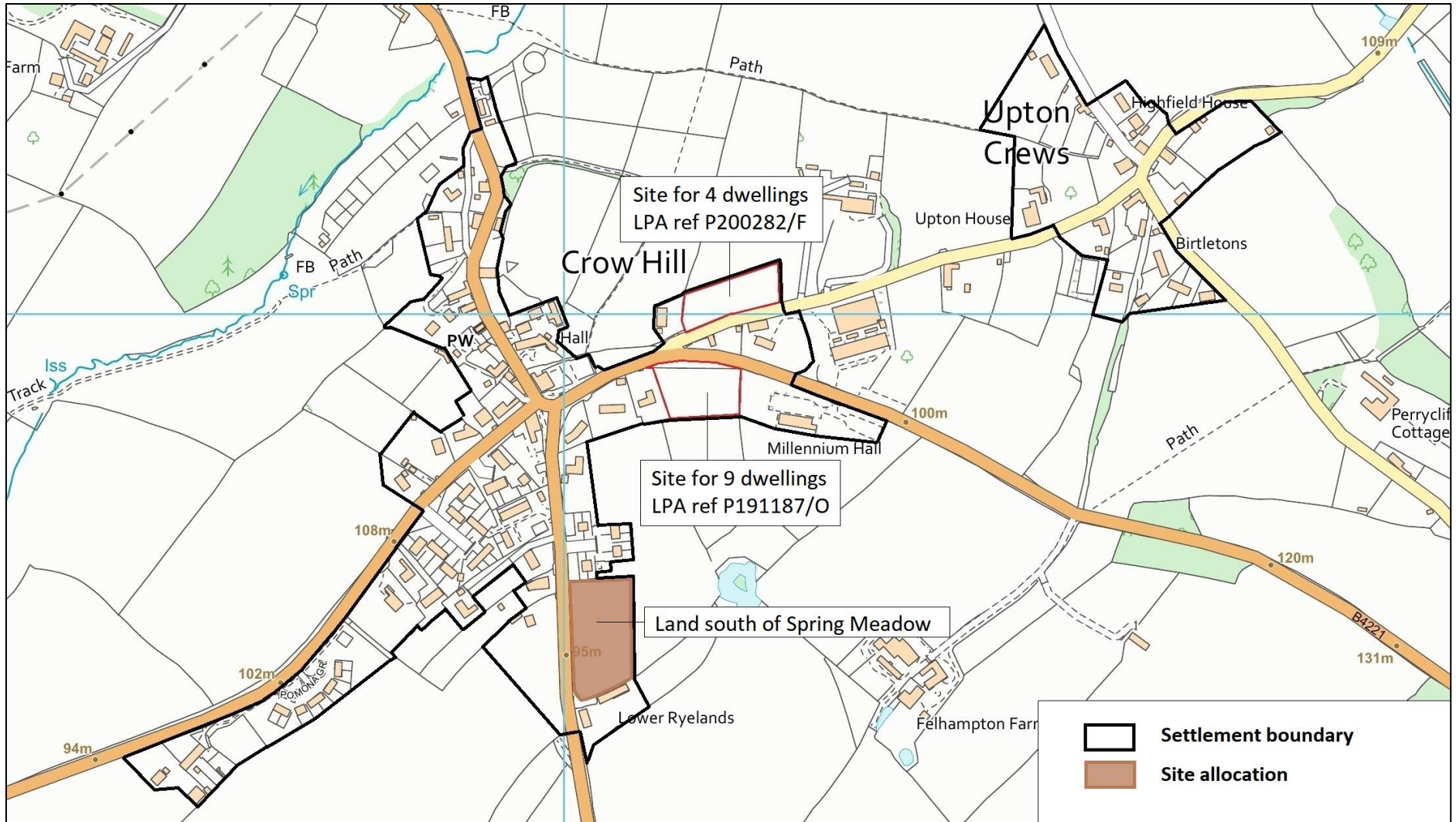
Land south of Spring Meadow, Crow Hill, with May Hill in the distance

- 4.12 A proportion of the dwellings should be provided as affordable housing in line with Local Plan Core Strategy policy H1 *Affordable housing*, which sets an indicative target of 40% affordable housing provision subject to assessment of local housing need and viability.⁸ This equates to six units on the basis that 15 dwellings are to be provided overall. The affordable dwellings should be provided tenure-blind in both their siting and design. Both affordable and market housing should be predominantly two and three-bedroom properties, to meet local requirements.
- 4.13 The site presently forms part of a larger field. The extent of the site to the east reflects that of adjoining development to the north (Spring Meadow) and south (a single dwelling, Lower Ryelands), ensuring that the allocation is in keeping with the built form of Crow Hill. The layout of the housing scheme and the provision of landscaping should respect the amenity and the outlook of these neighbouring properties, including views of the wider countryside as far as possible. The eastern boundary of the site will form a new village edge and should be marked by a native-species hedgerow.
- 4.14 The treatment of the site frontage to the B4224 is an important consideration. Highway access should be provided in accord with Herefordshire Council’s Highway Design Guide for New Developments. The site access should be incorporated within a frontage treatment which respects village character. An appropriate approach would be a broad area of open

⁸ Crow Hill is in the Ledbury, Ross and Rural Hinterland housing value area as defined in policy H1.

space to the highway, with the dwellings beyond oriented to the road so as to create active frontage and help assimilate the scheme into the village. As much of the existing hedgerow as possible should be incorporated into this design solution, together with other planting. The recent development of housing at Pomona Grove illustrates the approach. If hedgerows are to be relocated to allow for visibility splays, they should be set back 3m from the highway edge to allow for growth without encroaching on the visibility splays.

- 4.15 Consideration should be given to maximising the scheme's pedestrian and cycle connectivity to village facilities. There is no existing footway along the B4224 to the north and improvements alongside the highway are likely to be hampered by highway and landownership constraints. However, there may be scope to provide off-road footpath and cycleway access to the east of the site to connect to the Millennium Hall, which would also be to the benefit of dwellings at Spring Meadow. This is for discussion with the site promoters in due course. Footway and cycleway improvements should be constructed to Herefordshire Council specification and fully adopted. In addition, there are concerns about the prevailing traffic speeds along the B4224 at the site frontage. This is inside the Crow Hill 30mph speed limit which begins to the south, beyond Lower Ryelands. Traffic calming measures along the B4224 between the Crow Hill crossroads and the entrance to the village (including the site frontage) should be proposed as part of the development in order to manage traffic speeds to at or near the signed 30mph speed limit. These footway, cycleway and traffic calming measures should be included in the planning application and are to be delivered by the development.
- 4.16 Finally, provision should be made for allotments within the scheme, subject to assessments of viability and of demand which will inform the number of allotment plots to be provided.



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Plan 4: Settlement boundaries and site allocation

Housing mix

Policy UBP3: Housing mix

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

Development proposals which provide housing of a suitable size, tenure and style to meet local needs will be supported. In particular, 2- and 3-bedroom properties will be encouraged, as well as schemes to meet the needs of first-time buyers, young families and older people. Proposals to provide live/work units and to enable self-build housing will also be supported.

- 4.17 It is important to make sure that housing of the right kind is provided to meet local needs in the Neighbourhood Area. The Local Plan Core Strategy recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities (policy H3 *Ensuring an appropriate range and mix of housing*). This is all the more important in the Neighbourhood Area because housing growth will be relatively limited by virtue of the rural location. For these reasons, any new dwellings should be demonstrably relevant to local needs in order to help deliver sustainable and balanced communities.
- 4.18 In the questionnaire survey undertaken for the NDP, small family homes of 3 bedrooms were the most preferred, followed by starter dwellings (2 bedrooms) and then adapted/easy access properties such as bungalows. Larger dwellings of 4 or more bedrooms were not favoured. There was support for different types of housing, including low-cost housing for sale, affordable housing and shared ownership, supported accommodation, self-build and live/work as well as private ownership.
- 4.19 These survey findings are echoed in evidence from the latest Housing Market Area Needs Assessment.⁹ Table 2 is taken from the Assessment and shows the recommended housing mix for the Ross-on-Wye Rural Housing Market Area (which includes the Upton Bishop Neighbourhood Area). For market housing the main requirement is for 3-bedroom (50%) and 2-bedroom (25%). For affordable housing, there is a reduced emphasis on larger dwellings with greater proportions of 1- and 2-bedroom homes being required for both affordable home ownership (55%) and rent (65%).

⁹ Housing Market Area Needs Assessment, Icen Projects Limited for Herefordshire Council, July 2021.

Size	Market housing	Affordable home ownership	Affordable rented housing
1 bedroom	5%	20%	35%
2 bedroom	25%	35%	30%
3 bedroom	50%	35%	30%
4+ bedroom	20%	10%	5%

Table 2: Recommended housing mix by tenure and size, Ross-on-Wye Rural HMA 2020-2041

Source: Housing Market Area Needs Assessment table 12.11.

- 4.20 The evidence underpinning strategic policy H3 also includes *A Study of the Housing and Support Needs of Older People 2012*.¹⁰ This confirms there is an increasing requirement for new housing to cater for older people. Policy H3 reflects this, seeking to ensure that new housing takes account of the changing needs of an ageing population, and that developments contain a range of house types, including, where appropriate, bungalows. The Neighbourhood Area has a relatively older demographic, with the proportion aged 65 and over expected to rise from 23% in 2011 to an estimated 30% in 2019, consistently above the equivalent County figures (21% and 25% respectively).
- 4.21 Taking all this into account, the NDP seeks to encourage a suitable mix of housing so as to help deliver sustainable and balanced communities in the Neighbourhood Area. All forms of housing development, including conversions as well as new development, will be expected to show that they are contributing to meeting local housing needs. It is particularly important that new housing proposals in the Neighbourhood Area address the requirement for smaller accommodation. This will help meet housing market pressures and local need. In addition, the provision of new housing suitable for older people will allow existing residents to stay in the community, enabling downsizing and so the release of existing larger homes for family occupation. Housing will also be sought as live/work and self-build units.

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

Community facilities

Policy UBP4: Community facilities

Existing community facilities will be retained in accord with Herefordshire Local Plan Core Strategy policies SC1 and OS3. They are listed below and shown on Plan 5:

- **Millennium Hall**
- **Church of St John the Baptist**
- **The Moody Cow**
- **Upton Bishop Allotments.**

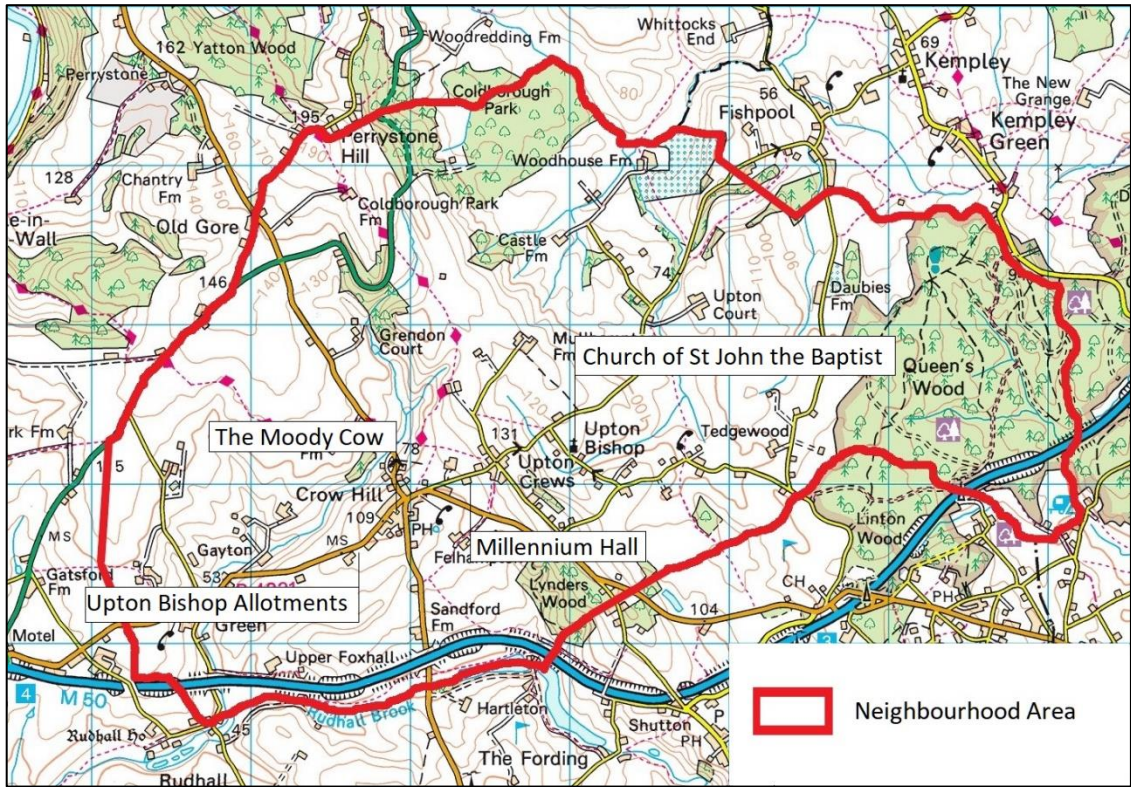
Development proposals for the enhancement of existing community facilities and for new provision will be supported provided that:

- 1. the siting, scale and design respects residential amenity and the character of the surrounding area; and**
- 2. the local road network can safely accommodate the additional traffic; and**
- 3. sufficient provision is made for off-street vehicle and cycle parking.**

4.22 Community facilities are important in meeting the current and future needs of residents. Replies to the questionnaire survey confirmed the importance placed on retaining local facilities such as the Millennium Hall and the Church of St John the Baptist.

4.23 Existing community facilities listed in the policy and identified on Plan 5 will be retained, and enhancements and proposals for new provision supported, in line with Local Plan Core Strategy policies SC1 *Social and community facilities* and OS3 *Loss of open space, sports or recreation facilities*. Policy SC1 provides that facilities will be retained unless an appropriate alternative is available or can be provided, or that the facility can be shown to be no longer required, viable or fit for purpose. Where appropriate, it must have been vacant and marketed for community use without success. Policy OS3 refers to open spaces such as the Upton Bishop allotments and details the criteria whereby such land can be built on. These include that the land concerned must be surplus to requirements or that an equivalent or better replacement provision is proposed in a suitable location.

4.24 In terms of providing new community facilities, there was notable support in the questionnaire survey for a village shop/mobile Post Office. Whilst any such provision would be first and foremost a commercial decision, the policy provides a positive planning framework for the consideration of such schemes.



Plan 5: Community facilities

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Millennium Hall



Church of St John the Baptist



The Moody Cow



Upton Bishop Allotments

5. ENVIRONMENT

Development requirements

Policy UBP5: Development requirements

Development proposals should:

1. be in character with adjoining development with respect to siting, height, scale, detailing, density, building to building distances, private amenity space, means of enclosure and the use of materials; and
2. retain natural site features of amenity and biodiversity value as far as possible, and provide new tree planting and other landscaping which is in keeping with landscape character and provides for wildlife; and
3. incorporate sustainability measures including building orientation and design, energy and water conservation, renewable energy generation, and provision for the recycling of waste, cycle storage, broadband, and electric vehicle charging. All new housing should achieve the highest standards of energy conservation, being ideally carbon neutral whilst as a minimum complying with Building Regulations; and
4. avoid creating unacceptable impacts on the amenity of neighbouring dwellings including from noise, volume and nature of traffic generated, dust or odour. External property and street lighting should avoid undue adverse impacts on amenity, wildlife and dark skies; and
5. be safely accessible from the highway network without undue impacts on the character of the locality and biodiversity which cannot be mitigated, not result in additional on-road parking, and take every available opportunity to promote walking and cycling; and
6. provide acceptable arrangements for the treatment of waste water and for surface water disposal through the use of sustainable drainage systems. These arrangements are to be demonstrated in a foul and surface water management strategy which must be submitted with the planning application concerned.

5.1 The questionnaire survey highlighted a number of community priorities in terms of how new development should be designed. Policy UBP5 supplements Local Plan Core Strategy policies LD1 *Landscape and townscape* and SD1 *Sustainable design and energy efficiency* by reflecting this feedback. It is applicable to all forms of development although is expected to be mainly applied to proposals for new housing. The feedback was for new dwellings to:

- be sympathetic to their surroundings in terms of size, character, appearance, density
- be provided with sufficient off-road parking and gardens
- if possible, be within walking distance of services and public transport
- retain trees and other important landscape features

- avoid undue impacts on the amenity of existing residents, for instance from overlooking, loss of privacy, and traffic impacts.
- 5.2 Proposals which respect amenity and the character and appearance of the Neighbourhood Area will generally be supported. Older properties in Crow Hill and Upton Crews are typically relatively modest wayside dwellings built using local materials, predominantly stone and render; brick is relatively infrequent. Later 20th century properties, occasionally bungalows, are usually set further back from the road in more generous plots and use a wider range of materials including brick as well as render. Recent schemes favour brick (The Pastures) and brick with render (Spring Meadow, Pomona Grove). Roof coverings are typically slate or tile. Overall, it is the varied use of local stone, render and brick in different combinations that gives the settlements their distinctive and harmonious character. A similar range of materials is evident in the hamlets, farmsteads and wayside dwellings in the surrounding countryside. There was little support for modern or innovative designs in the questionnaire survey.
- 5.3 Historic farmsteads are a feature of the Neighbourhood Area and development proposals should have regard to their distinctive character including their plan form and layout. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.
- 5.4 The questionnaire survey demonstrated significant concern over traffic in the Neighbourhood Area as to its amount, speed and type (especially the proportion of HGVs). It is important that new development at Crow Hill and Upton Crews or elsewhere in the rural parts of the parish does not unduly add to these concerns. Safeguards to that effect are included in both policy UBP5 and in the policies on rural businesses, and the Community Actions identify where further work with the highway authority and others will be pursued. Wherever possible in the consideration of development proposals, betterment will be sought through the negotiation of improvements promoting road safety, public transport, walking and cycling. In particular, the creation and dedication of traffic free routes that enhance the active travel network will be considered favourably. Where necessary, a Transport Assessment (or Statement) should be provided setting out measures required to deal with the anticipated transport impacts of development. Local Plan Core Strategy policies *SS4 Movement and transportation* and *MT1 Traffic management, highway safety and promoting active travel* deal with highway requirements, and these are further detailed in Herefordshire Council's Highway Design Guide for New Developments.
- 5.5 The creation of new or improved accesses to serve development can have notable environmental impacts. For example, impacts on rural character and appearance and on biodiversity may arise from the loss of hedgerows to achieve required sight lines. Where there are changes in level, engineered structural elements may be required to form embankments. Proposals should seek to mitigate such adverse impacts to an acceptable level, with hedgerows retained as far as possible (see also policy UBP6).
- 5.6 Waste water and surface water drainage have been problematic in the consideration of recent development proposals in the Neighbourhood Area. Schemes will be expected to meet in full

the sequential approaches and technical standards set out in the strategic policies¹¹ and Herefordshire Council's Sustainable Drainage Systems (SuDS) Handbook. Compliance should be demonstrated in a foul and surface water management strategy which is to be submitted as supporting information with planning applications. Development draining to the Wye should also be able to demonstrate as part of the strategy that it will not increase nutrient inputs to the River Wye Special Area of Conservation (see policy UBP6).

¹¹ Local Plan Core Strategy policy SD3 *Sustainable water management and water resources* and policy SD4 *Wastewater treatment and river water quality*.

Landscape, biodiversity and geodiversity

Policy UBP6: Landscape, biodiversity and geodiversity

Development proposals should conserve and where possible enhance the landscape, biodiversity and geodiversity of the Neighbourhood Area by:

- 1. demonstrating that they have respected the prevailing landscape character, as defined in the County Landscape Character Assessment; and**
- 2. avoiding adverse effects on the River Wye Special Area of Conservation (SAC) and species of European importance. Development draining to the Wye catchment must be shown not to have an adverse effect on the SAC. In particular, planning permission will only be granted if clear and convincing evidence is provided which shows that the proposed development would not increase nutrient inputs to the SAC. This could include the delivery of mitigation measures to make a proposal nutrient neutral. Reference should be made to Herefordshire Council's Phosphate Calculator and associated guidance; and**
- 3. avoiding adverse effects on the River Wye and Dymock Woods Sites of Special Scientific Interest unless the public benefits of the proposed development clearly outweigh the likely impacts on the conservation status of the Site concerned and on the national network of protected Sites; and**
- 4. protecting other habitats, species and sites of biodiversity and geodiversity interest in accord with their status and quality and with a view to securing net gains for biodiversity. This includes the Local Wildlife Sites and Local Geological Site listed below, Habitats of Principal Importance including hedgerows, ponds and watercourses, and good quality semi-improved grassland; and**
- 5. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network.**

The following Local Wildlife Sites (LWS) and Local Geological Site (LGS) are wholly or partly within the Neighbourhood Area (Plan 6):

- **Coldborough Park LWS**
- **Yeld Wood LWS**
- **Field south of Moor House LWS**
- **Queenswood Dymock LWS**
- **Lynders Wood LWS**
- **The Fording Lake LWS**
- **Fields near Gayton LWS**
- **M50 section 1 LGS**

5.7 The Neighbourhood Area is a landscape of hedged fields and woodland, with a distinctive character derived from the varied topography of ridgelines and steep-sided valleys. In the

questionnaire survey, respondents gave weight to the protection of trees and hedgerows, wildlife and landscape views, demonstrating that these are valued aspects of life in the parish.

5.8 The Local Plan Core Strategy includes policies to protect landscape and townscape (policy LD1), biodiversity and geodiversity (policy LD2) and green infrastructure (policy LD3). These policies, together with national policy and guidance, give an overall framework for environmental protection which is proportionate to the status and significance of the features involved. They are given local focus in the above policy.

5.9 The County Landscape Character Assessment¹² identifies the following landscape types in the Neighbourhood Area:

- **Principal Settled Farmlands** – the western part of the Area, around Crow Hill and Phocle Green. These are the rolling agricultural landscapes typical of lowland Herefordshire with mixed farming, hedgerows, and restricted tree cover.
- **Estate Farmlands** - east of Upton Bishop including Upton Court and Tedgewood, a mixed farming landscape with medium to large fields defined by hedgerows.
- **Principal Wooded Hills** – north of Upton Bishop towards Old Gore and Perrystone Hill. The key features of this landscape type are a varied and often steeply sloping topography and an ancient wooded character made up of mixed broadleaved woodlands with pasture and a scattered settlement pattern.
- **Wooded Hills and Farmlands** – south of Upton Bishop and east towards the boundary with Gloucestershire including Lynders Wood and Queen’s Wood. These are medium to large scale upstanding, wooded landscapes with hedged fields in mixed farming uses.

5.10 For all these landscape types except Principal Wooded Hills, the Assessment indicates that landscape character is being harmed by the loss and deterioration of hedgerows and hedgerow trees. This harm arises from the loss of hedgerows and hedgerow trees themselves and through impacts on any associated historic field boundary. For the Principal Wooded Hills landscape type, the Assessment points to the need to maintain the overall pattern of woodland and grazed fields, restore the ancient semi-natural character of the woodland, and retain a high proportion of hedgerows and streamside trees.

5.11 Whilst there are no internationally- or nationally-designated sites of importance for biodiversity in the Neighbourhood Area, development could impact on the River Wye Special Area of Conservation(SAC)/Site of Special Scientific Interest (SSSI) which flows to the west, or the Dymock Woods SSSI which lies to the east.¹³ Any development in the Neighbourhood Area which drains to the west has the potential to affect water quality in the River Wye which will need to be assessed through the planning process. The ‘favourable condition’ of the River Wye SAC is at risk of being adversely affected by the levels of nutrients in the river,

¹² Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

¹³ For further information on the ecology of the Neighbourhood Area, see the Review of Ecological Information to inform preparation of NDP, Collins Environmental Consultancy Ltd, February 2021, from which this and the following paragraphs are drawn.

particularly phosphate. Development which drains to the River Wye and which may increase nutrient inputs to the river can only proceed if it can be shown with certainty that there will be no adverse effect on the integrity of the site. Herefordshire Council has issued guidance for developers seeking to provide nutrient neutral developments. The Interim Phosphate Delivery Plan Stage 1 report¹⁴ provides guidance on calculating the phosphate budget for new development, using a Phosphate Budget Calculator Tool.¹⁵ The Interim Phosphate Delivery Plan Stage 2 report provides a range of potential mitigation options which may be used by developers to achieve nutrient neutrality for new housing developments.¹⁶ Regular position statements are provided on Herefordshire Council's website to update applicants for planning permission on the requirements to demonstrate nutrient neutrality and the options available.¹⁷

5.12 The potential for impacts on the Dymock Woods SSSI is more localised, being limited to areas south of Fishpool or in Queens Wood.¹⁸

5.13 There are eight locally-designated sites of biodiversity or geological importance wholly or partly within the Neighbourhood Area. They are shown on Plan 6 and comprise seven Local Wildlife Sites (LWS) and one Local Geological Site (LGS) as follows:

- Coldborough Park SWS, designated for its ancient woodland and coppice woodland habitats
- Yeld Wood SWS, designated for its old coppice woodland
- Field south of Moor House SWS, designated for its hay meadow habitat and wild daffodils
- Queenswood Dymock SWS, designated for its mixed woodland habitat. It includes the Herefordshire Wildlife Trust's Michael Harper Reserves
- Lynders Wood SWS, designated for its ancient woodland habitat
- The Fording Lake SWS, only a small part of which lies within the parish on the southern boundary, designated for its nesting and overwintering birds
- Fields near Gayton SWS, designated for its rough grassland habitat and wild daffodils
- M50 Section 1 LGS in the south-west, comprising geologically important rock exposures alongside both carriageways of the M50 motorway.

5.14 There are several areas of Habitats of Principal Importance¹⁹ comprising lowland mixed deciduous woodland, mainly in the central and eastern parts of the Area; traditional orchards, in various locations; lowland meadows south and west of Castle Farm, and hedgerows, ponds

¹⁴ <https://www.herefordshire.gov.uk/downloads/file/22150/interim-phosphate-delivery-plan-stage-1-report>

¹⁵ [Herefordshire Council Phosphate Budget Calculator Final.xlsx \(live.com\)](https://www.herefordshire.gov.uk/downloads/file/22153/interim-phosphate-delivery-plan-stage-2-report)

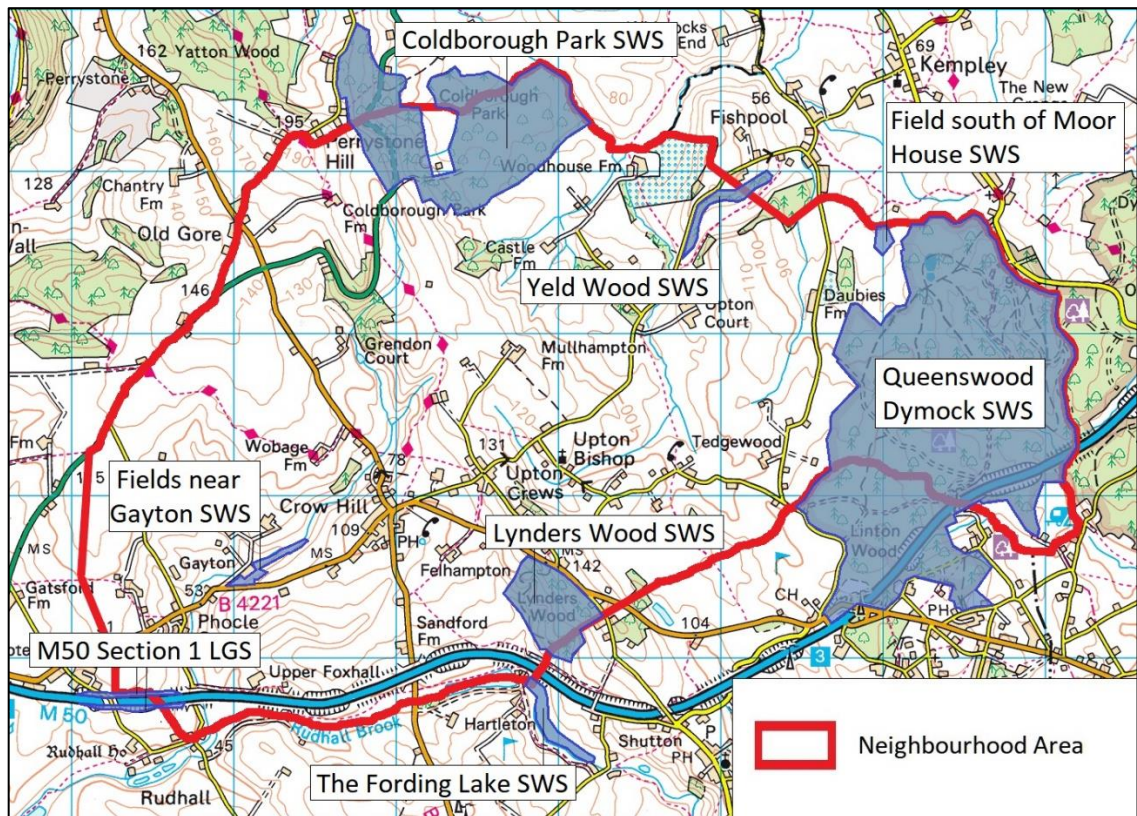
¹⁶ <https://www.herefordshire.gov.uk/downloads/file/22153/interim-phosphate-delivery-plan-stage-2-report>

¹⁷ The latest update was issued in November 2021:

<https://www.herefordshire.gov.uk/downloads/file/23131/nutrient-certainty-update-for-developers-30-november-2021>

¹⁸ See the Impact Risk Zones defined for these sites at <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁹ As listed in the Priority Habitat Inventory which is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006. See the NDP review of Ecological Information for details.



Plan 6: Local Wildlife Sites (LWS) and Local Geological Site (LGS)

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and watercourses. There are also several areas of good quality semi-improved grassland which are identified in the NDP Review of Ecological Information as of likely ecological value. These are: areas north of Mullhampton Farm, in the valley east of the parish church, between Gayton and Crow Hill, in the valley north of Crow Hill, on the steep slope east of Grendon Court and at Crossington Farm.

5.15 The NDP Review of Ecological Information documents records for the following species:

- Legally protected: bats, dormouse, great crested newt, badger, reptiles and breeding birds
- Species of Principal Importance: mammals, amphibians, birds and invertebrates
- Herefordshire Biodiversity Action Plan: barn owl (in addition to those covered above)
- Red and Amber list bird species
- Other species of local importance, namely wild daffodil and bluebell, the Neighbourhood Area being adjacent to the 'Golden Triangle' of parishes (Newent, Kempley and Dymock) which are famous for daffodil.

5.16 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in the Neighbourhood Area, based on data held by the Herefordshire Biological

Records Centre. It identifies the role that individual wildlife habitats play in the network and shows how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.²⁰ Woodland areas on the eastern and northern margins of the Neighbourhood Area such as Lynders Wood, Queen's Wood and Coldborough Park are significant core areas.

5.17 In protecting, conserving and enhancing the landscape and biodiversity of the Neighbourhood Area, the following measures will be sought:

- Requiring a buffer to be established between any development and adjacent locally-designated sites and/or Habitats of Principal Importance. This is because development can have impacts on nearby land which reduce its ecological value, for example through noise, lighting or alterations to natural drainage. The extent of such buffer strips will need to be determined on a case-by-case basis, having regard to the nature of the development and the features of ecological interest on the site/habitat concerned.
- Retaining hedgerows as far as possible. Hedgerows are the predominant field boundary in the Neighbourhood Area and are significant for their contribution to both landscape character and biodiversity.
- Development proposals should be supported by adequate ecological assessments in order that any impacts on legally protected species and habitats and species of principal importance can be properly considered in the planning process.

²⁰ https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map

Key views

Policy UBP7: Key views

To be supported, development proposals must demonstrate that they have been sited, designed and are of such a scale that they do not materially harm the following key views, as shown on Plan 7 and the accompanying photographs:

KV1: the view from Perrystone Hill looking south-east towards May Hill

KV2: the view from Mulhampton Lane looking west towards the Black Mountains

KV3: the view from Mulhampton Lane looking east towards St. John's Church

KV4: the view from the B4221 looking north-east towards the Malvern Hills

KV5: the view from the B4221 looking west towards the Black Mountains

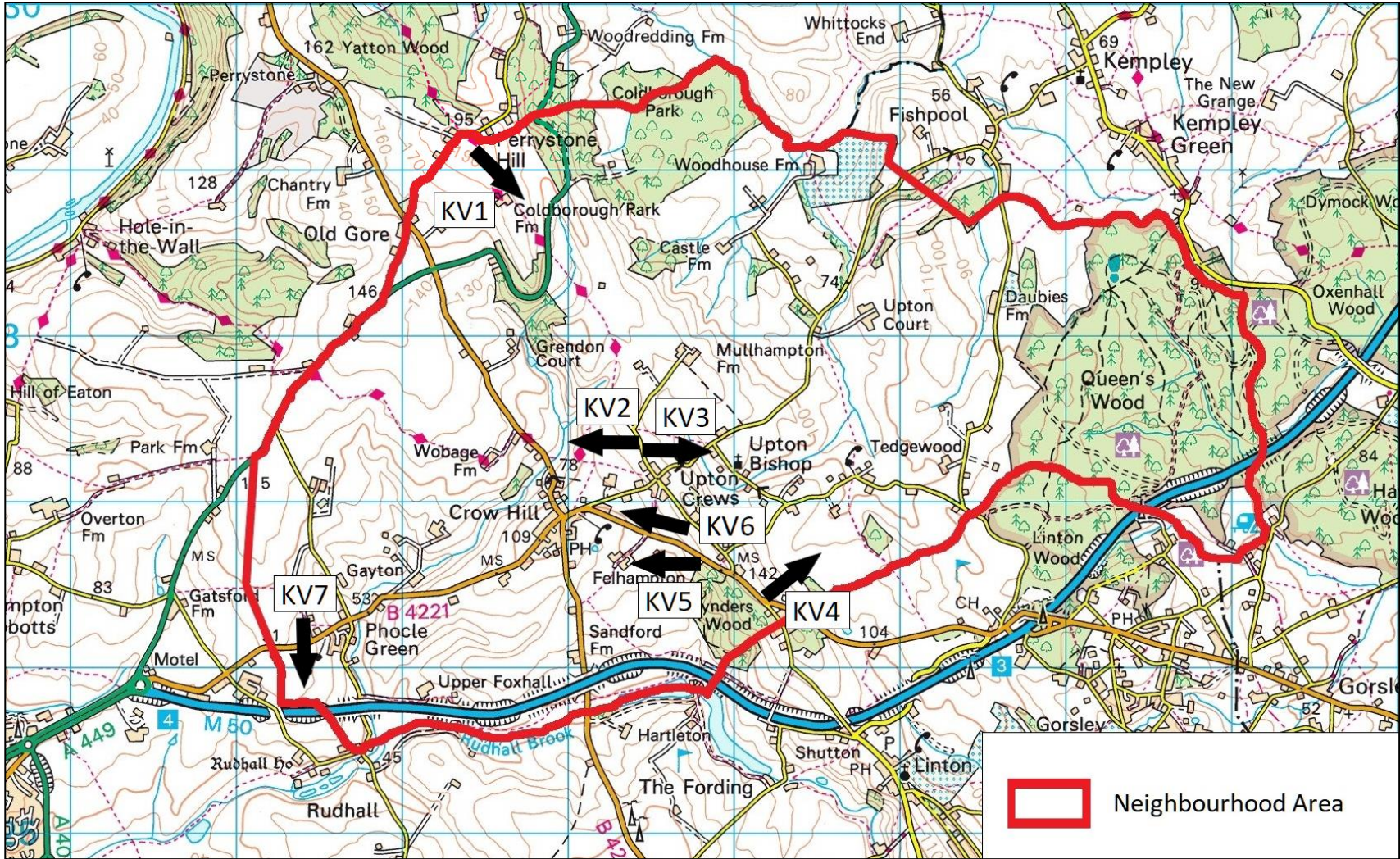
KV6: the view from Manor House Lane looking west across Crow Hill

KV7: the view from public footpath UB3 looking south towards May Hill.


Where a development proposal within the Neighbourhood Area lies within sight of one of the above key views, a Landscape and Visual Impact Assessment or similar study should be provided to demonstrate that the levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately reflecting, respecting, and where possible, enhancing its landscape context.

5.18 The distinctive topography affords expansive views across and beyond the Neighbourhood Area. These were valued by respondents to the questionnaire survey, with 50% of respondents wanting to see the NDP protect views over and from the villages. Key views for protection have been identified by the Steering Group from the survey responses. They are listed below and shown on Plan 7 and the accompanying photographs, which are all taken from publicly-accessible locations in the Neighbourhood Area.

- Key View 1 (KV1): the view from Perrystone Hill looking south-east towards May Hill (grid ref SO63422918)
- Key View 2 (KV2): the view from Mulhampton Lane looking west towards Wobage Farm and Black Mountains (grid ref SO64462730)
- Key View 3 (KV3): the view from Mulhampton Lane looking east towards St John's church (SO64482726)
- Key View 4 (KV4): the view from the B4221 looking north-east over Marsh Farm and Tan House area towards the Malvern Hills (SO65182641)
- Key View 5 (KV5): the view from the B4221 looking west over Felhampton Farm / Crow Hill towards Black Mountains (SO64832665)
- Key View 6 (KV6): the view from Manor House Lane looking west across Orcop Hill towards the Brecon Beacons (grid ref SO64802684)
- Key View 7 (KV7): the view from public footpath UB3 looking south across Phocle Green towards May Hill (SO62452625).



Plan 7: Key views

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KV1: south-east from Perrystone Hill



KV2: west from Mulhampton Lane



KV3: east from Mulhampton Lane



KV4: north-east from B4221



KV5: west from B4221



KV6: west from Manor House Lane



KV7: south from public footpath UB3

Crow Hill/Upton Crews gap

Policy UBP8: Crow Hill/Upton Crews gap

Development proposals should maintain the physical and visual separation between the settlements of Crow Hill and Upton Crews.

- 5.19 Crow Hill and Upton Crews have both grown up around crossroads but each has their own distinctive character. The smaller Upton Crews retains its original nucleated form, grouped tightly around the junction of the C1286, Manor House Road and Mulhampton Lane. In contrast the larger Crow Hill has developed in a generally linear fashion along the B4221 and the B4224. Recent planning permissions to the east of Crow Hill have continued this trend and extended the settlement area towards Upton Crews along both the B4221 and the C1286.
- 5.20 The differences between the two settlements are recognised by the Local Plan Core Strategy, where they are in separate tiers in the hierarchy set out in strategic policy RA2. They are also evident in the settlement boundaries defined in the NDP (see policy UBP1 and Plan 4). Their distinctive characteristics as physically and visually separate settlements may be compromised by further development in the countryside gap between them, alongside either the B4221 or the C1286. Policy UBP7 will ensure that the need to prevent coalescence and retain the separate identities of the two settlements is fully considered when assessing relevant proposals.

6. ECONOMY

Rural businesses

Policy UBP9: Rural businesses

Development proposals for the creation or expansion of small-scale business enterprises will be supported provided that:

- 1. they are of a scale, type and nature appropriate to their location, and avoid isolated new development in isolated settings; and**
- 2. the impacts on highway safety and capacity are or can be made acceptable, with adequate off-road parking and cycle parking for staff, delivery vehicles and visitors; and**
- 3. there are no undue impacts on residential amenity or on the natural and built environments arising from external lighting, the design and siting of any building or installation, traffic generation, or odour, noise and air pollution; and**
- 4. in the case of proposals in the countryside, full use is made of the available opportunities to improve access on foot, by cycling or by public transport.**

Wherever possible, use should be made of sites which are within or physically well-related to the settlements of Crow Hill or Upton Crews, and of existing buildings and previously-developed land in preference to new development on greenfield sites.

- 6.1 Employment in the Neighbourhood Area includes mixed farming, small businesses, local services and home working. Self-employment is a significant feature - 23% of working age residents were self-employed in 2011, higher than in the County (14%). Home-working is also notable; 11% of working age residents worked at or mainly from home in 2011, more than for Herefordshire as a whole (6%).
- 6.2 The questionnaire survey demonstrated support for a range of types of economic activity as being suitable and compatible with the rural surroundings, particularly small-scale farming and horticulture, small businesses such as a café, local shop or craft outlets, and market gardening or plant nursery.
- 6.3 Asked about the potential for impacts arising from economic development, residents particularly wanted to minimise increases in traffic on both the B-roads and the rural lanes, ensure that the overall scale of operations was appropriate to a rural community, and to reduce any noise and light pollution. Other priorities were to maximise local employment and for development to have community support.
- 6.4 Local Plan Core Strategy policy RA6 *Rural economy* gives support for a wide range of employment uses in the County's rural areas through the re-use of redundant rural buildings

(also see policy RA5), homeworking (policy E3) and tourism (policy E4). It sets out requirements to safeguard the character of locations and their settings, residential amenity, highway safety, and water quality. Policy E2 *Redevelopment of existing employment land and buildings* safeguards land and buildings which provide employment from redevelopment for other purposes.

- 6.5 In line with this strategic approach, the NDP supports the expansion of existing businesses and suitable small-scale development for employment purposes through both conversions and (in acceptable locations) new building. The aim is to enable employment in the Neighbourhood Area to continue to evolve, with a flexible approach to growing enterprises and to self-employment, which is an important part of the local economy. It is envisaged that this will be delivered through the sensitive conversion and re-use of redundant rural buildings for business use; extensions to existing premises; new buildings for small-scale employment uses provided they are not located in an isolated countryside setting; enabling home working; the development and diversification of farm, forestry and other land-based rural businesses; and tourism, craft and leisure proposals, particularly those which seek to sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.

Agricultural and forestry development

Policy UBP10: Agricultural and forestry development

Proposals for agricultural and forestry development requiring planning permission should be able to demonstrate that they meet the following requirements. Account will also be taken of ancillary works and buildings, and of any other existing, permitted or proposed similar developments in the locality so that cumulative impacts can be considered:

1. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and
2. the impacts on landscape character and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and
3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of external lighting, the design and siting of any building or installation, traffic, or odour, noise and air pollution; and
4. there are no unacceptable impacts on biodiversity, heritage assets or the utility and enjoyment of public rights of way; and
5. surface water is acceptably and appropriately managed through sustainable drainage, with no adverse impact on local watercourses in respect of water quality, flood risk, pollution or soil erosion.

6.6 Changes in farming have seen pressures arise for larger-scale developments in the countryside such as intensive livestock units, biodigesters, glass houses and polytunnels. Permitted development rights for agriculture and forestry mean that only buildings above certain size thresholds require planning permission. Local Plan Core Strategy policy RA6 *Rural economy* provides that proposals to diversify the rural economy will be permitted provided that there are no undue impacts due to scale or on residential amenity, traffic safety and water quality.

6.7 Whilst responses to the questionnaire survey supported small-scale agriculture and horticulture, there was little support for intensive farming, such as polytunnels or large areas of glass-housing/intensive livestock units. These were opposed by 68% and 70% of respondents respectively. There were also wider concerns about the potential impacts of economic development on the Neighbourhood Area, with residents wanting to minimise increases in traffic on both the B-roads and the rural lanes, ensure that the overall scale of operations was appropriate to a rural community, and to reduce any noise and light pollution.

6.8 Larger-scale agricultural and forestry proposals and their supporting infrastructure may give rise to a range of possible impacts including on the landscape, the highway network, residential amenity, water quality and public rights of way. The above policy is intended to ensure that agricultural and forestry development including proposals arising from the

expansion of existing operations is undertaken sensitively and with due regard to its implications and the concerns of the community. Larger scale development proposals should provide a Transport Assessment or Statement depending on the size and impact on the highway, written in accord with Department of Transport guidance.

- 6.9 Herefordshire Council has issued a Polytunnels Planning Guide which provides a comprehensive assessment of the relevant issues and a set of guidelines.²¹ These guidelines will also be taken into account in deciding whether polytunnel proposals requiring planning permission are to be supported.

²¹ https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf

7. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 7.1 The NDP is a long-term planning document which will be implemented in the period up to 2031. Upton Bishop Parish Council will seek to implement the objectives of the NDP with the aim of delivering the sustainable development of the Neighbourhood Area.
- 7.2 The principal means of doing this will be through decisions on planning applications, taken by Herefordshire Council as local planning authority in accord with the development plan unless material considerations indicate otherwise. The NDP will, when made, form part of the overall 'development plan'.
- 7.3 When responding to consultations on planning applications, the Parish Council will base its response on the policies set out in the NDP. This will usually include supporting proposals which meet the policies of the NDP, and opposing those which do not.
- 7.4 The Parish Council will work pro-actively with applicants and the local planning authority to seek to support planning applications that improve the economic, social and environmental conditions of the Neighbourhood Area as set out in this NDP.
- 7.5 The Parish Council will monitor the implementation of the policies in the NDP and keep under review the need for the NDP to be amended and updated. Policies in this document may be superseded by other development plan policies, such as those arising from the current update of the Herefordshire Local Plan Core Strategy, or by the emergence of new evidence. Where policies in the NDP become out-of-date or need addition to deal with new issues, the Parish Council, in consultation with Herefordshire Council, will decide how best to up-date the document.

8. COMMUNITY ACTIONS

- 8.1 The formal role of the NDP is the setting of planning policies which deal with land use and development. However, in preparing the NDP and in responding to the questionnaire survey the local community has identified ways of improving the local area which extend beyond this remit. These generally concern infrastructure and transport matters. Such issues cannot be addressed through the land use planning policies of the NDP but may be expressed as Community Actions to be undertaken or led by Upton Bishop Parish Council in partnership with others. These are set out in Table 3. The Community Actions shown reflect the concerns expressed in the questionnaire survey. Where possible and appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of parish life.
- 8.2 The Community Actions do not form part of the statutory Neighbourhood Development Plan and do not constitute planning policy.

Ref.	Topic area	Community Action
CA1	Highways – road safety for all users	The Parish Council will continue to work with Herefordshire Council and other partners to identify and implement measures to address the issues raised in the NDP questionnaire survey where possible, to include speed indicator devices, footway and cycleway creation and improvements, the enforcement and lowering of speed limits, and weight/parking restrictions.
CA2	Highways – road safety priority locations	The Parish Council will continue to work with Herefordshire Council to seek road safety improvements at the A449/B4224 Old Gore crossroads, at Crow Hill and other identified locations.
CA3	Highways – road maintenance	The Parish Council will continue to work with Herefordshire Council to address issues of highway maintenance including drainage (road run-off, ditches and gullies) as they arise.
CA4	Highways – other matters	The Parish Council will continue to work with Herefordshire Council to address other highway issues including the further provision of passing places in justified locations, traffic calming, hedge and verge cutting, and road and footpath signage.
CA5	Public transport provision	The Parish Council will work with Herefordshire Council, bus operators and Community Transport providers to investigate ways of addressing issues identified and will continue to press the case for existing service levels to be maintained and for improvements to be delivered.
CA6	Walking and cycling	The Parish Council will continue to work with landowners to promote the maintenance of public rights of way throughout the Parish and to seek improvements to connectivity in and around Crow Hill and Upton Crews to foster walking and cycling as alternatives to use of the private car for short trips.
CA7	Communications and broadband	The Parish Council will promote and support improvements to communications infrastructure by working in partnership with Herefordshire Council and network operators.
CA8	Community information and communication	The Parish Council will continue to maintain and improve ways of providing information to and communicating with the community including use of notice boards, publications and the website.

Table 3: Community Actions

APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the Upton Bishop NDP.

HC = Herefordshire Council

National level evidence

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

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

Department of Transport guidance for Transport Assessments, Statements and Travel Plans at <https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>.

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

Office for National Statistics, Small area population estimates 2019.

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

Environment Agency and Natural England, River Wye Special Area of Conservation, Nutrient Management Plan, Evidence base and options appraisal, Action Plan, 2014.

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

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

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

County level evidence

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

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

HC, Highways Design Guide for New Developments, 2006.

HC, Green Infrastructure Strategy, 2010.

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

HC, Herefordshire Ecological Network Map, 2013.

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

HC, Strategic Housing Land Availability Assessment, Rural Report, 2015 and 2019.

HC, Polytunnels Planning Guide, June 2018.

HC, Sustainable Drainage Systems (SuDS) Handbook, June 2018.

Housing Market Area Needs Assessment, Icen Projects Limited for HC, July 2021.

Parish and local level evidence

HC, Strategic Environmental Assessment, Upton Bishop Neighbourhood Area Scoping Report, 2014.

Upton Bishop NDP, Parish profile, DJN Planning Ltd, November 2020.

Upton Bishop NDP, Residents' Questionnaire Survey 2019 Results Report and Comment Listings Report, DJN Planning Ltd, December 2019.

Review of Ecological Information to inform preparation of NDP, Collins Environmental Consultancy Ltd, February 2021.

Upton Bishop NDP, Housing Site Assessment and Addendum, DJN Planning Ltd, March 2021.

HC, Environmental Report and Appropriate Assessment, August 2021 and January 2022.

HC, residential commitments and completions data for Upton Bishop Parish Neighbourhood Area.

APPENDIX B: DWELLING COMPLETIONS AND COMMITMENTS

Completions up to 1 April 2021

LPA ref	Scheme	No. of new dwellings (net)
S111941/F	Ridge Cottage, change of use to domestic use of log cabin	1
S113121/F	Marsh Farm, barn conversion	1
P142625/U	Phocle Lake, LDC for use as dwellinghouse	1
P143190/F	Pomona Grove, 10 dwellings	10
P181516/PA4	Felhampton Farm, barn conversion	1
Total		14

Commitments to June 2021

LPA ref	Scheme	No. of new dwellings (net)	Decision date
P181719/PA4	Land at Probyns Hill	1	18.12.2018
P184493/F	Barn at Upton Bishop	1	13.11.2019
P200282/F	Land off C1286, Crow Hill	4	23.7.2020
P191187/O	Land between Leeward House and Millennium Hall	9	20.11. 20
Total		15	