



Woolhope

# WOOLHOPE

## NEIGHBOURHOOD DEVELOPMENT PLAN

2022-2031

Regulation 16 Consultation Draft

February 2024

## Foreword

### **Welcome to the Regulation 16 version of the Neighbourhood Development Plan for Woolhope Parish.**

In the spring of 2016, a public meeting was held in Woolhope Village Hall to discuss the implications for the parish of the new Herefordshire Core Strategy. At the meeting, people interested in the future development of the parish were invited to form a Neighbourhood Plan Steering Group.

This Neighbourhood Development Plan Group (NDPG) met for the first time on October 7th, 2016.

Progress was initially slow, but in the spring of 2020 a Resident's Survey was devised and distributed. The response rate of 86% was excellent for a survey of this type. The results, published as Appendix 1 to this document, have informed the preparation of the Draft Woolhope Neighbourhood Development Plan, WNDP for short.

In 2023 the Parish Council consulted formally on the Regulation 14 Draft of the WNDP. Many comments were received, and these have been analysed, and, where necessary, the WNDP has been amended.

The WNDP, along with a number of supporting documents has now been submitted to Herefordshire Council. They will now hold a further formal consultation, after which the plan will be subject to independent examination. If the examiner finds the WNDP meets the basic conditions and legal requirements the plan will proceed to referendum.

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## List of Policies

Policy WNDP1: Landscape and biodiversity

Policy WNDP2: Protecting historic assets and settlement character

Policy WNDP3: New housing development

Policy WNDP4: Replacement of existing dwellings in the countryside

Policy WNDP5: Change of use of agricultural buildings to dwellings and holiday use

Policy WNDP6: Promoting sustainable transport in new developments

Policy WNDP7: Protecting existing community facilities and supporting investment in new and improved facilities

Policy WNDP8: New agricultural buildings and poly tunnels

Policy WNDP9: Tourism and rural diversification



## 1.0 Introduction

**Map 1: Woolhope Parish designated neighbourhood area and parish boundary** (Source: [https://www.herefordshire.gov.uk/downloads/file/10712/neighbourhood\\_area\\_boundary\\_map\\_july\\_2015](https://www.herefordshire.gov.uk/downloads/file/10712/neighbourhood_area_boundary_map_july_2015))

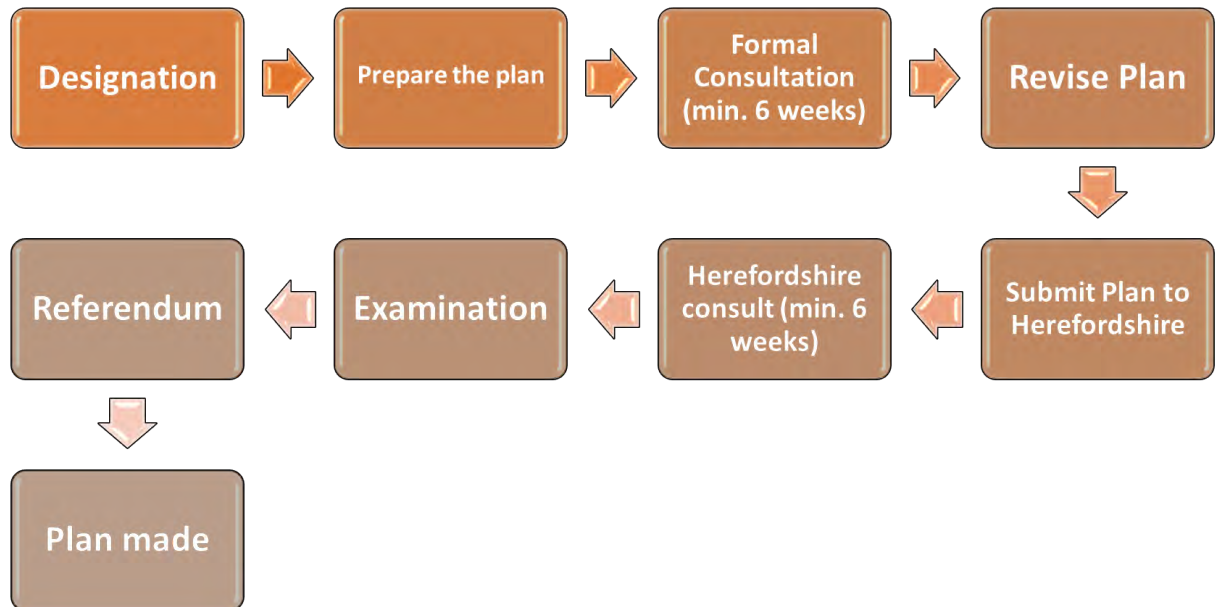


- 1.1 The Woolhope Parish Neighbourhood Development Plan (WNDP) is a relatively new type of planning policy document. NDPs are a product of the government's localism agenda and are designed to help local communities shape the future of their area by setting non-strategic (locally detailed) planning policies. When finalised, these policies will be used to help determine planning applications in Woolhope Parish.
- 1.2 The first step in preparing an NDP is to be designated a neighbourhood area by the local planning authority. Herefordshire Council designated the Woolhope neighbourhood area on 28<sup>th</sup> August 2015. The designated neighbourhood area has the same boundary as the parish boundary and is shown on Map 1. The subsequent procedure for preparing an NDP is set by government regulations but includes two formal periods of consultation. The penultimate stage in preparing a neighbourhood plan is a referendum allowing all those who live in the parish a chance to vote on whether the plan should be made part of the development plan for Herefordshire (Figure 1). Most of our neighbouring parishes have made neighbourhood plans<sup>1</sup>.
- 1.3 Full details of the designation and relevant Herefordshire Council documents on the Woolhope NDP can be found at the following link:

<sup>1</sup> [https://www.herefordshire.gov.uk/downloads/file/13058/neighbourhood\\_plans\\_in\\_herefordshire\\_map](https://www.herefordshire.gov.uk/downloads/file/13058/neighbourhood_plans_in_herefordshire_map)

<https://www.herefordshire.gov.uk/directory-record/3123/woolhope-neighbourhood-development-plan>

**Figure 1. Neighbourhood Plan preparation process**



- 1.4 Neighbourhood Plans cannot be prepared in isolation. They to be consistent with national planning policy (as currently set out in the most up to date version of the National Planning Policy Framework, December 2023)<sup>2</sup> and advice contained in the National Planning Practice Guidance (NPPG)<sup>3</sup>. NDPs must also be in general conformity with the strategic planning policies of the local authority's development plan; here Herefordshire Council's adopted Herefordshire Local Plan Core Strategy 2011 - 2031<sup>4</sup> (HLPCS). In addition, there are other 'basic conditions' against which the NDP will be tested at examination including contributing to the achievement of sustainable development and being compatible with EU obligations.
- 1.5 This Regulation 16 Draft of the WNDP has been prepared following informal consultation in summer 2022 and the Regulation 14 consultation in 2023. Each section of the WNDP makes reference to both the NPPF and the HLPCS, where necessary and appropriate.
- 1.6 Herefordshire Council have undertaken an iterative approach to Strategic Environmental Assessment (SEA)/Appropriate Assessment (AA). The WNDP must be accompanied by an Environmental Report to fulfil legal requirements. The latest version of the Environment Report (May 2023) concludes that:

*'On the whole, it is considered that the draft Woolhope NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). The plan proposes a level of growth which reflects the proportionate growth that is prescribed by strategic policies. There are some*

<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>4</sup> [https://www.herefordshire.gov.uk/info/200185/local\\_plan/137/local\\_plan\\_-\\_core\\_strategy/2](https://www.herefordshire.gov.uk/info/200185/local_plan/137/local_plan_-_core_strategy/2)

*revised wording changes suggested to strengthen or clarify some policies areas as a result of the SEA.'*

- 1.7 The Appropriate Assessment (AA) considers the adverse effects on the integrity of the River Wye (including the River Lugg) SAC and Wye Valley and Forest of Dean Bat sites SAC arising from any plans. This concludes that:

*'The results of this Appropriate Assessment indicate that there will not be a significant effect on the integrity of the River Wye (including River Lugg) SAC or the (include any other) when the mitigation and avoidance measures have been taken into account.'*



## 2.0 Plan Preparation

### Introduction

- 2.1 This Draft WNDP has been prepared by the Neighbourhood Plan Steering Group (NDPG) on behalf of Woolhope Parish Council. To kick-start preparations on the WNDP a Resident's Survey was undertaken.

### Resident's Survey 2020

- 2.2 The Resident's Survey was conducted in the form of a questionnaire. Questionnaire forms were delivered to each household in the parish by volunteers and collected two weeks after the delivery date. Deliveries took place during October 2020. The last questionnaires were collected in March 2021. Extended timetables were in place to allow for Covid-19 restrictions and considerations. A copy of the questionnaire can be found in Appendix 1 of the WNDP.
- 2.3 From the 2021 Census, the total number of people aged 16 and over, usually resident in Woolhope Parish was 488<sup>5</sup>. Based on the Census figure, responses have been received from 270 residents (55%) 16 years and over. This is an excellent response rate for surveys of this kind.

### What did we learn from the Survey?

#### HOUSING

When considering how new homes should be provided in Woolhope Parish, there was strong support for:

- Converting redundant farm buildings, such as barns; and
- Rebuilding on previously developed (brownfield) land

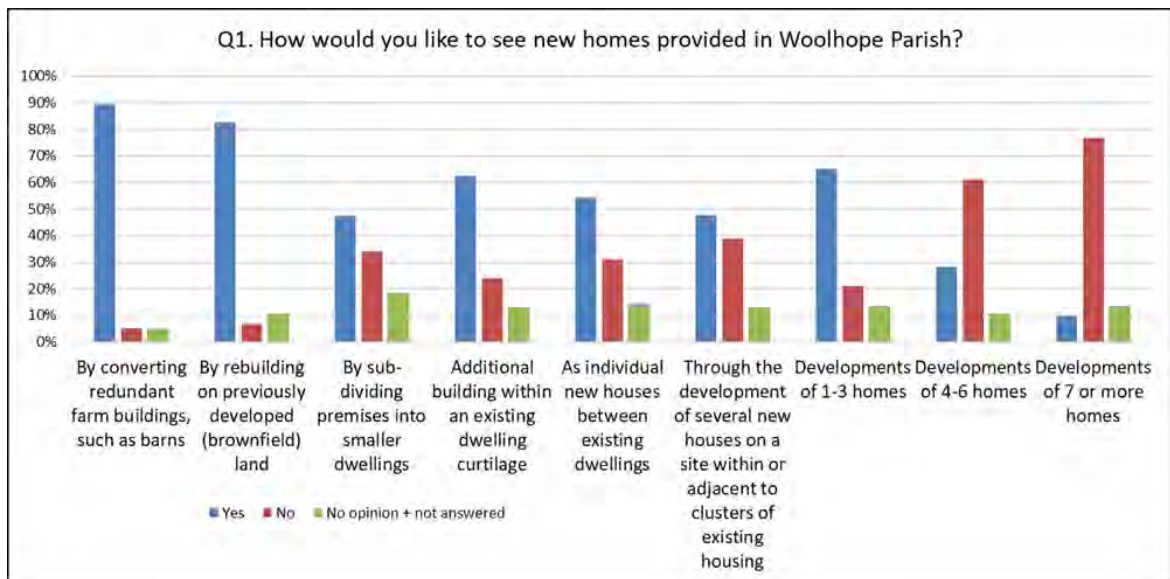
There was some support for single dwelling developments e.g. between existing buildings and within the curtilage of existing plots and some support for small 1-3 dwelling developments.

There were strong negative views expressed on the development of sites over 4 dwellings, this negative reaction increased for development over 7 dwellings (Figure 2).

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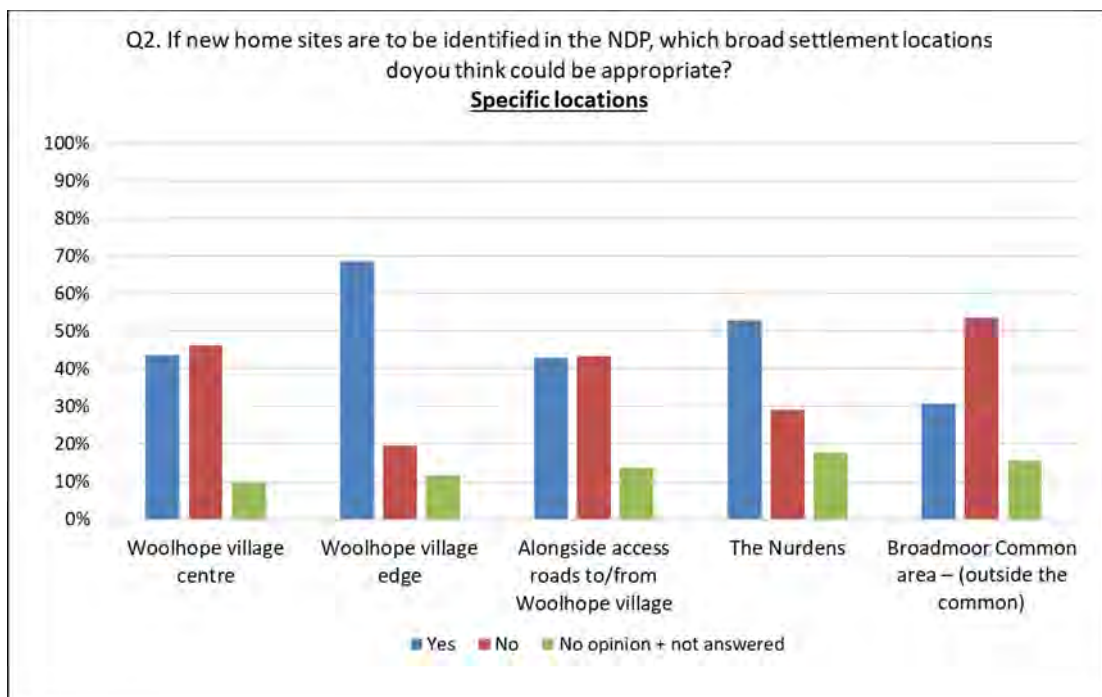
<sup>5</sup> 2021 Census

**Figure 2. How should new homes be provided in Woolhope Parish**



When looking at specific locations for new housing development ‘Woolhope village edge’ was the most popular option (69% of respondents). The second most popular response to this question was The Nurdens (53%) (Figure 3).

**Figure 3. Where should new housing be located?**



Perhaps, unsurprisingly, when residents were asked to express views on where potential new home sites could be identified strong support was expressed for locations:

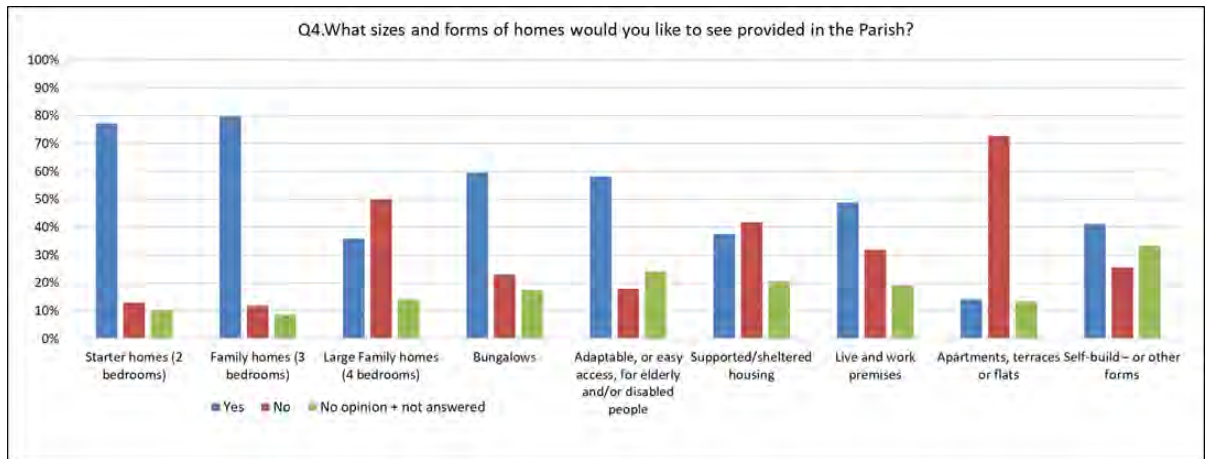
- With least impact on the parish’s landscape qualities (83%)
- With least impact on the parish’s ecological and wildlife assets (84%)

- In locations with least impact on the parish’s historic heritage values (81%)
- In locations with least impact on the amenities/uses of existing residential or other properties (71%)

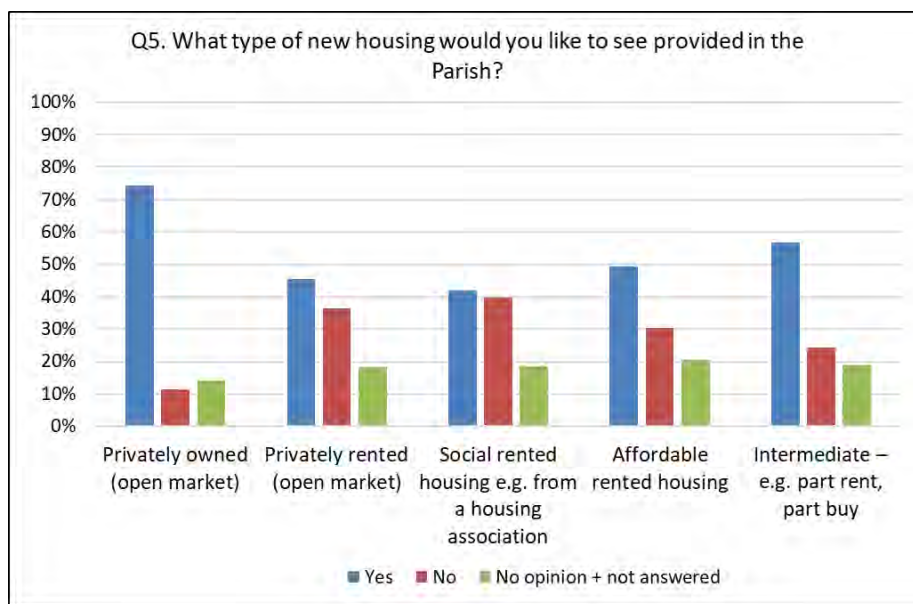
Herefordshire Council planning policy (HLPCS Policy RA2) seeks to locate new housing development in or adjacent to a number of named settlements – one of which is Woolhope village. When asked where respondents would like to see new homes provided in Woolhope village, there was stronger support for ‘developments within or adjacent to the village, but outside the Conservation Area’ (63%), than for ‘small infill developments within the village and inside the Conservation Area’ (47%).

Turning to the mix of future homes there was strong support for starter and family homes (2 and 3 bedrooed houses), preferably privately owned purchased on the open market (74% with this option). There was also support for bungalows (60%) and all new homes should be adaptable and accessible by all (Figure 4 and Figure 5).

**Figure 4. Type of new housing**



**Figure 5. Housing tenure**



Views were also canvassed on whether the development of a small site for rural exception housing a viable option was to help provide affordable housing, with or without the inclusion of a small number of houses for sale on the open market. **There was no clear view on this option.** There were slightly more in support of these schemes than against, but overall percentages were low, just over 40% in favour, with around 30% against and 20% no opinion.

In terms of the building of new homes, there was some support for all the options around design of homes and choice of construction material, with the options in order of preference being as follows:

- To use sympathetic and sustainable materials
- To use high quality design
- To use vernacular and old styles to match the local environment

Over 60% felt it was 'very important' to build so they were '2050 ready' for a carbon neutral future. A further quarter gave it some importance. Less than 10% of respondents felt this had 'little or no importance'.

#### **TRAFFIC, TRANSPORT AND ACCESS**

Building more houses will create more traffic, with regard to this the most important issues to respondents were 'road maintenance' and 'road safety, for all users'. Following that, over 80% of respondents felt the following three issues were 'very important' and had 'some importance':

- Appropriate mandatory speed limits
- Actions to 'calm' traffic
- Providing a good bus service to the village

However, many of the comments that were given around this subject were concerns and opposition around extra lighting, speed bumps and extra signage. So, although road safety was important, there was a strong difference of opinion on how this should be addressed. It should also be stressed at this point that some of the issues raised e.g. traffic speed are not issues that can be addressed through a planning document such as the WNDP.

#### **JOBS, THE ECONOMY AND TOURISM**

In terms of the types of future businesses and local employment should the WNDP encourage (Figure 6), there was strong support for:

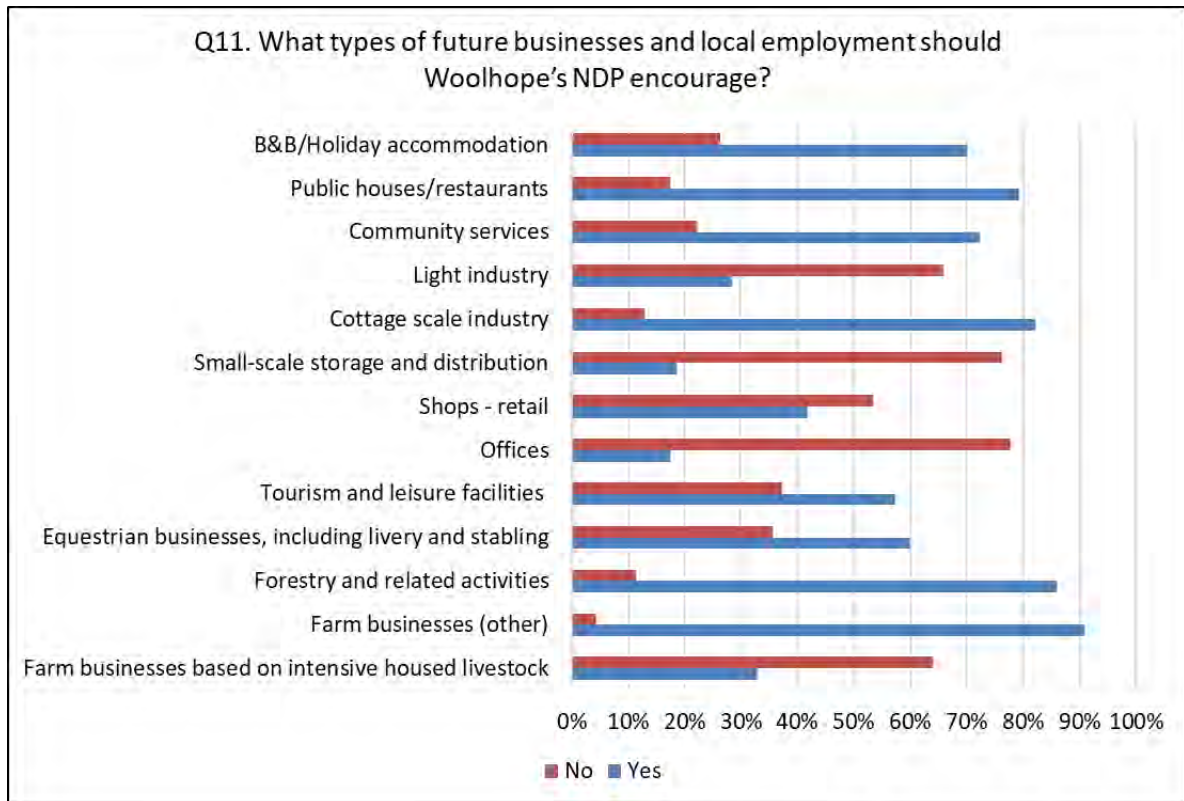
- Farm businesses (other)
- Forestry and related activities
- Cottage scale industry

The following types of businesses which received some support were:

- Public houses/restaurants
- Community services

- B&B/Holiday accommodation
- Equestrian businesses, including livery and stabling
- Tourism and leisure facilities

**Figure 6. What types of business activity should the WNDP support?**



The types of businesses which were not supported were:

- Offices
- Small-scale storage and distribution
- Light industry
- Farm businesses based on intensive housed livestock
- Shops - retail

'Promotion of local events' were very much supported. There was some support for 'promotion of local sites/features of heritage interest' and 'use of property for short-term holiday letting accommodation'.

There was more opposition than support for 'caravan sites' (60% no) and 'camping sites' (79% no).



### CONSERVING OUR LOCAL HERITAGE AND ENVIRONMENT

The Woolhope neighbourhood area has a wealth of natural and historic features – including part of the nationally designated Wye Valley Area of Outstanding Natural Beauty, part of the Broadmoor Common Local Nature Reserve, Sites of Special Scientific Interest, listed buildings and Woolhope Conservation Area.

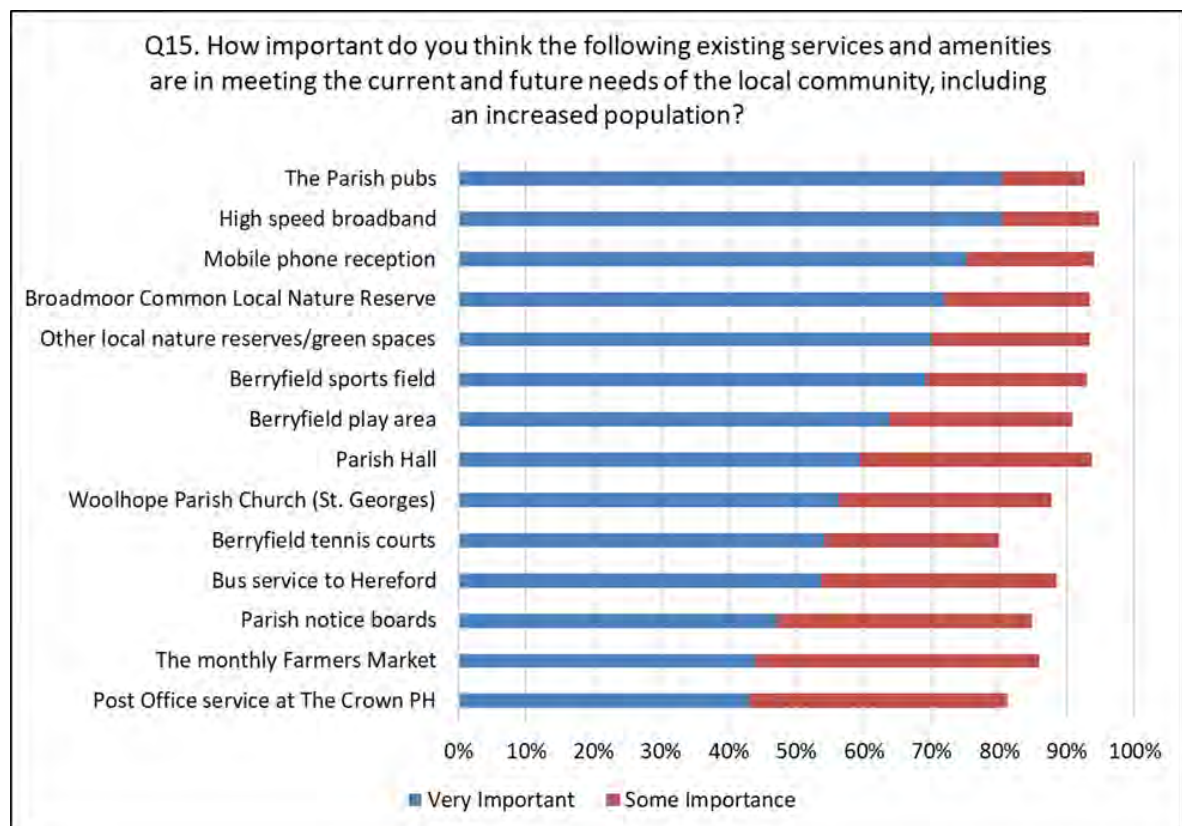
The Resident’s Survey recorded the following to be ‘very important’:

- Development to be in harmony with its surroundings, well-sited and landscaped to avoid visual intrusion (86%)
- Development to retain and improve landscape features (79%)
- Development to respect and protect historic and cultural heritage (81%)
- Development to minimise harm to ecology and wildlife (80%)
- Development to minimise noise and light pollution (84%)

### IMPROVING COMMUNITY SERVICES AND INFRASTRUCTURE

The area’s existing services and amenities were felt to be important (both ‘very important’ and ‘some importance’) in meeting the current and future needs of the community (Figure 7).

**Figure 7. Community facilities**



Respondents were asked if there were any other community facilities/services they would like to see provided/enhanced. There was strong support for:



- A facility for high-speed broadband for all parishioners/businesses
- Improvement projects to enhance the Woolhope Dome landscape and ecology
- Community-owned and maintained green spaces for public enjoyment
- Community-run playgrounds and/or informal recreation/picnic areas
- A village grocery shop
- An upgraded sewage treatment plant/sewer infrastructure

### **WOOLHOPE IN 2031**

This was a free text comments box to gather views on how residents would like to see Woolhope in 2031. Overall, 47 comments were made.

The comments made covered a range of views, and included some opposing views, however the central themes that could be identified were:

- The village to retain its character as a village, with little change from where it is now
- Community facilities are thriving, valued and used
- Better and safer roads
- Continued and strengthened community spirit
- Protecting the forests and the environment, protecting the AONB and tackling the climate emergency

These comments have been used to develop the 2031 Vision and Objectives of the WNDP.

## 3.0 Background and History of the Parish

### Introduction

- 3.1 Woolhope is civil parish in Herefordshire covering 1,620 hectares (4,003 acres). The village is situated 7.5 miles south-east of Hereford and 8 miles west of Ledbury.

### The people

- 3.2 At the time of the 2021 Census the population of the parish was 488. In total there were 207 household spaces.
- 3.3 In terms of tenure 76.4% of households owned or were buying their own home; 12% were in social rented accommodation; and 11.6% in private rented accommodation. In 2011, 63% of homes were detached and 24% semi-detached, 10.5% terraced homes.
- 3.4 In terms of economically activity 218 people (55.8%) were economically active.
- 3.5 In 2011 residents worked across a variety of employment sectors, 12.6% in retail and distribution, then, perhaps unsurprisingly given the parish's rural location the second largest proportion (12.2%) were employed in agriculture; 10% in education; and 8.9% in health and social work; and 8.9% in manufacturing.



### Natural Environment

- 3.6 The geography of the parish is dominated by the Woolhope Dome a rim of hills and folds resulting from the underlying geology of Silurian limestone. The limestone rock layer provides beneficial conditions for species-rich grassland, a habitat which is not widespread in the county as much of Herefordshire lies on Old Red Sandstone. In the centre of the dome of hills lies Woolhope village.
- 3.7 The western half of the parish lies within the Wye Valley Area of Outstanding Natural Beauty (AONB) (Map 2 and Map 4) and the parish has numerous areas of ancient woodland, special

wildlife sites and three Sites of Special Scientific Interest (Map 3). Broadmoor Common (Map 5), owned by the Parish Council, is a Local Nature Reserve and important local open space.

- 3.8 The landscape of the parish is a highly valued landscape being part of the Wye Valley AONB and featuring the Woolhope Dome. The landscape is diverse, dramatic, and steeped in history, shaped by its distinctive underlying geology. The landscape is not only visually scenic, but it is exceptionally tranquil and an area where visitors can enjoy the sights, sounds and smells of nature, undisturbed by traffic or significant development. The rarity of the landscape derives from its geology and its location. It stands at a point where the low fertile agricultural lands of Herefordshire shift to high slopes and woodland.

### **Built Heritage**

- 3.9 Woolhope village is designated as a Conservation Area (Map 6) and the parish has 53 entries on the National Heritage List for England, all being listed buildings other than the churchyard cross at St Georges Church, this is a scheduled monument. All of these are designated heritage assets and have statutory protection.

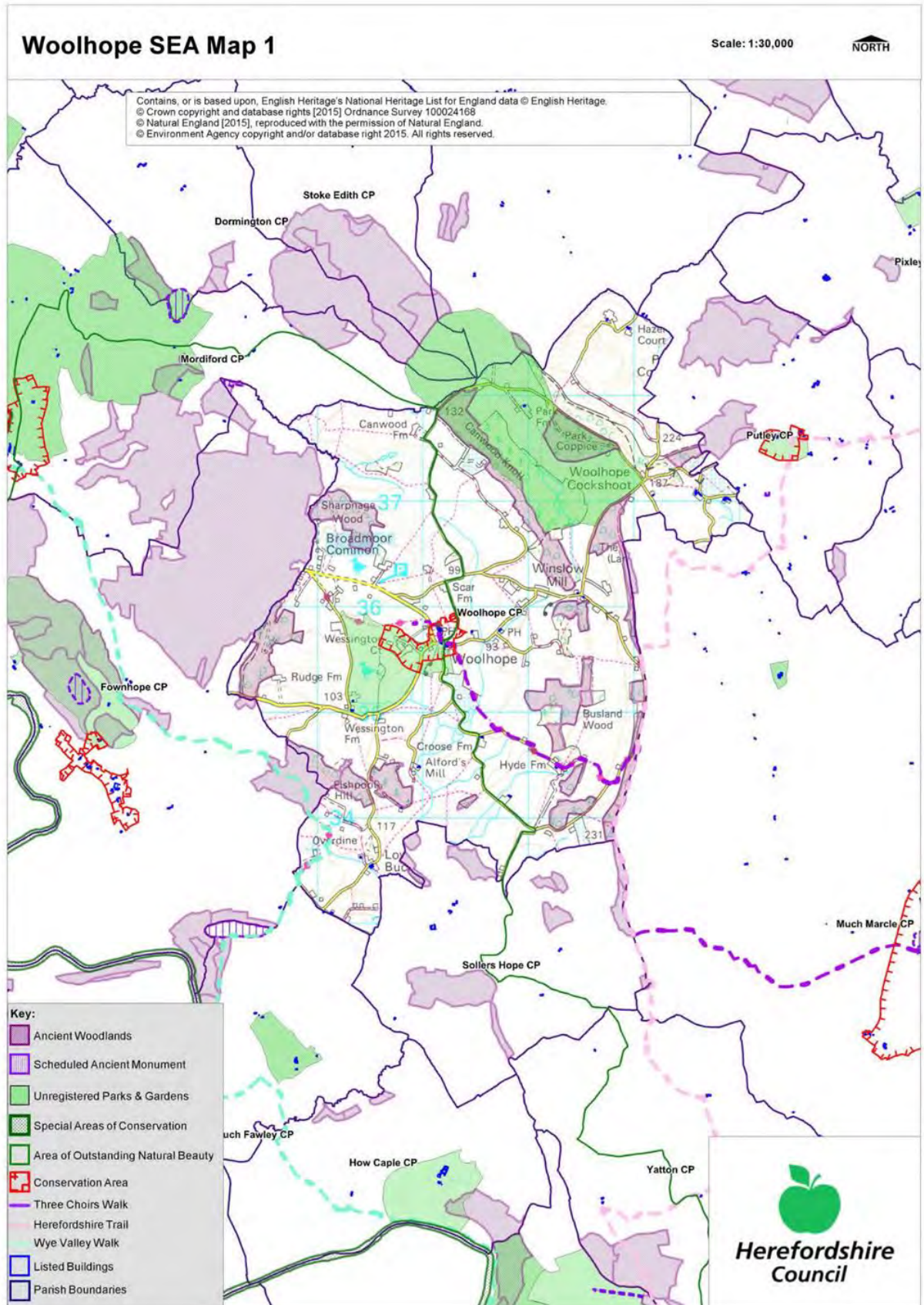


### **History**

- 3.10 The name Woolhope is thought to derive from 'Wulviva's Hope'. Hope being a place surrounded by hills, the Silurian Limestone hills of the Woolhope Dome. Wulviva is probably the daughter of Leofric, Earl of Mercia, and sister of Lady Godiva, a depiction of whom there is in the parish church St Georges. This church more than likely replaced an Anglo-Saxon church and is 12<sup>th</sup> Century Norman.

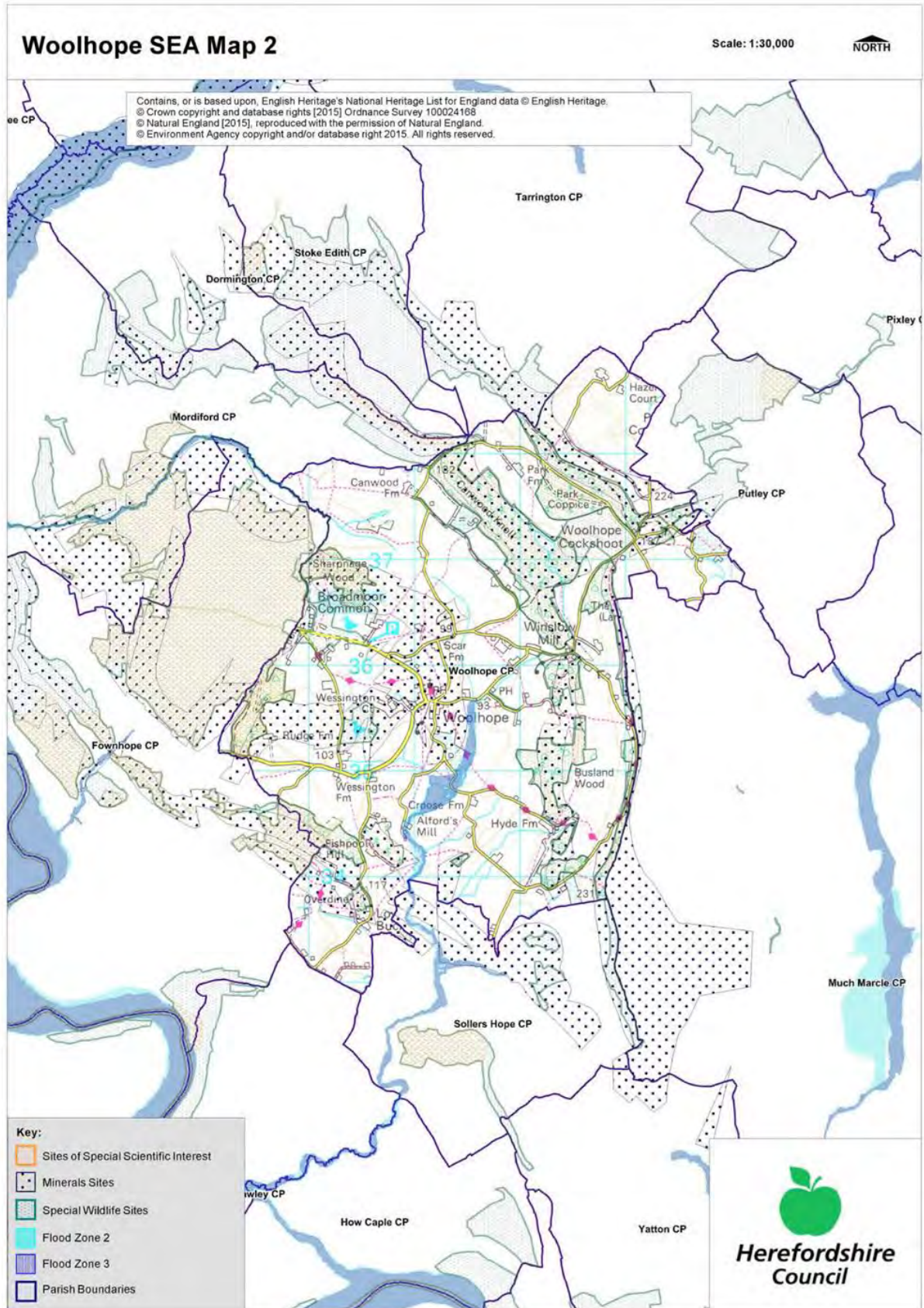


**Map 2. Woolhope Strategic Environmental Assessment Screening** (Source: Herefordshire Council)





**Map 3. Woolhope Strategic Environmental Assessment Screening** (Source: Herefordshire Council)



## 4.0 Woolhope NDP Vision and Objectives

- 4.1 The Vision and Objectives set out below were developed using responses from the Resident's Survey and from the Planning Policy and Evidence Base Review undertaken to support preparation of the WNDP.

### **Draft 2031 Woolhope NDP Vision**

**By 2031 Woolhope village and the smaller settlements in the parish will have retained their separate characters and identities and will support strong community spirit. The area's highly valued natural and built environment will have been protected, conserved, and enhanced. Community facilities and assets will be valued, well-used and thriving; infrastructure will meet community needs and our roads will be well maintained and safe.**

**Why 2031?** The neighbourhood plan must follow the same plan period as that set in strategic policy for Herefordshire. This is set out in the HLPCS that has a plan period 2011 to 2031.

### **Objectives**

During the plan period up to 2031 the WNDP Vision will be delivered through the following Objectives:

#### **Objective 1 - Environment:**

To sustainably manage, protect and enhance the highly valued local environment, countryside and natural and built heritage assets.

(To be delivered through WNDP Policies WNDP1 and WNDP2)

#### **Objective 2 - Housing:**

To ensure the provision of sustainable, energy efficient housing in the parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should, as far as possible, reflect the character of the area and any new dwellings should be built to a high standard of design.

(To be delivered through WNDP Policies WNDP3, WNDP4 and WNDP5)

#### **Objective 3 - Roads and Traffic:**

To promote measures for pedestrian and cyclists' safety and ensure there is no detrimental impact on highway safety for all road users. Wherever possible the plan will encourage and support the use of public transport, and roads, paths, drains etc will be maintained in good condition.

(To be delivered through WNDP Policy WNDP6)



**Objective 4 - Community Facilities:**

To protect and enhance existing community facilities and assets and support the introduction of new facilities and assets. (To be delivered through WNDP Policy WNDP7)

**Objective 5 - Economy:**

To support the sustainable development of existing local businesses and to support the development of new business opportunities in this highly valued and sensitive rural location. (To be delivered through WNDP Policy WNDP8 and WNDP9.)

## 5.0 Planning Policies

- 5.1 The following policies have been developed as the means of delivering the Objectives and the 2031 Vision for Woolhope. Each policy has been developed in the context of the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and the Herefordshire Local Plan Core Strategy 2011-2031 (HLPCS). The WNDP's evidence base is summarised in the Planning Policy and Evidence Base Review document that accompanies the Draft WNDP. The WNDP policies have also been prepared in response to and been informed by the comprehensive information collected in the Resident's Survey (Appendix 1).
- 5.2 The NPPF sets out in paragraph 29 that '*neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*' The NDP planning policies therefore have been prepared within the strategic planning framework for Herefordshire, largely contained within the HLPCS .
- 5.3 Once made, the WNDP Planning Policies will form part of the statutory development plan for Herefordshire. This is very important as planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Each policy should not be read in isolation but in conjunction with other policies within the Draft WNDP and the HLPCS.
- 5.4 Those preapring planning proposals should also utilise the *Woolhope Design Guidance and Codes* (WDGC) document that sits alongside the WNDP. This document sets out design guidance and codes based on the existing features of Woolhope. The basis for the WDGC is the knowledge that Woolhope sits within a scenic landscape and requires a sensitive approach to development which acknowledges this context. The WDGC sits alongside the WNDP to provide guidance for applicants preparing proposals in the area, as a guide for the Parish Council when making comments on planning proposals and applications, and for Herefordshire Council when considering and making decisions on planning applications. It sets out the expectations for proposals and ensures that they will reflect Woolhope's key defining characteristics.

## 6.0 The Environment

**Objective 1 - To sustainably manage, protect and enhance the highly valued local environment, countryside and natural and built heritage assets.**

**Policy Justification:**

6.1 Paragraph 180 of the NPPF sets out that '*planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value;*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

6.2 HLPCS Policy LD1 Landscape and Townscape requires development proposals to demonstrate that the character of the landscape and townscape has positively influenced design and Policy LD2 Biodiversity and Geodiversity requires development to conserve, restore and enhance biodiversity and geodiversity assets.

6.3 HLPCS Policy LD3 Green Infrastructure requires development to protect, manage and plan for existing and new green infrastructure.

**Landscape and Biodiversity**

6.4 Woolhope Parish is identified in the Herefordshire Landscape Character Assessment 2004 as being within the Woolhope Dome Landscape Sub-Character Area. Woolhope Dome is a rim of hills and folds resulting from the underlying geology of Silurian limestone. The limestone rock layer provides beneficial conditions for species-rich grassland. The Assessment further sub-divides this area into landscape types:

- Principal Wooded Hills - These are upstanding, densely wooded, hilly landscapes with a steeply sloping topography. The inherent character is derived from the pronounced relief and the dominant, flowing woodland cover which provide a strong sense of unity and visual integration. These are landscapes of large irregularly shaped ancient woodlands and wooded streamlines which interlink with the surrounding hedged fields.

- Wooded Hills and Farmland - These are medium to large scale upstanding, wooded landscapes with a sloping topography and well-defined character. In Herefordshire they tend to be on a smaller scale than in some other parts of the country. They are similar to the Principal Wooded Hills, but with more of an emphasis on farmland. Here the woods tend to occur as discrete blocks separating the larger areas of enclosed hedged fields. The latter often being associated with a small village or hamlet. The steepness of slope is generally less severe than the Principal Wooded Hills and therefore has been less of a constraint for agriculture.



6.6 Nationally, the neighbourhood area lies within the South Herefordshire and Over Severn National Character Area (NCA) as identified by Natural England. This NCA stretches from the border with the Forest of Dean in the south, north-westwards to Ewyas Harold in South Herefordshire and north-eastwards to the southern point of the Malvern Hills. Between these two northern points the boundary curves northwards in an arc around the Woolhope Dome.

6.7 This NCA is described as a:

‘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, particularly on the Woolhope Dome, form a highly fragmented semi-natural grassland resource. Land use is mainly a mix of livestock and arable farming. The wild daffodils of Over Severn provide a seasonal visitor attraction and have been much featured in poetry.’

6.8 Each NCA includes 4 **Statements of Environmental Opportunity (SEO)**

■ **SEO 1:** Protect and manage the woodland, parkland, traditional orchards and hedgerows with hedgerow trees that contribute to the well-wooded feel of the landscape, securing the new generation of replacement trees. Expand and restore the currently much-fragmented semi-natural habitats across the NCA to enhance the ability of species to move across the landscape, enabling some resilience to climate change, and benefiting soil quality and water quality and reducing soil erosion.

■ **SEO 2:** Sustainably manage the productive agricultural landscape, enhancing food provision and increasing permeability to the movement of species. Manage in such a way as to preserve and enhance soil condition and water quality and reduce soil erosion, particularly in relation to the River Wye Special Area of Conservation.

■ **SEO 3:** Maintain and enhance the many historic features and characteristic settlement pattern of rural hamlets, isolated farmsteads and small villages and towns using local materials. Preserve the tranquil rural character of the area, protecting and promoting the biodiversity, geodiversity, access, recreation and heritage of the area.

■ **SEO 4:** Protect and enhance the rivers Wye, Leadon and Monnow and their tributaries for their internationally important biodiversity associated with the River Wye Special Area of Conservation, their contribution to landscape, the ecological network, and sense of place and inspiration, and for the regulating services that they provide including water flow, water quality and water availability.

6.9 The western half of the parish, including parts of Woolhope village lie within the Wye Valley Area of Outstanding Natural Beauty (AONB) (Maps 2 and 4). The AONB is one of 46 such areas in England, these areas are protected landscapes. Paragraph 182 sets out that ‘great weight should be given to conserving and enhancing landscape and scenic beauty’ in Areas of Outstanding Natural Beauty. The Wye Valley AONB was designated to protect its dramatic limestone gorges and native woodlands, its impressive geology, its historic legacies of hillforts, castles and the first Cistercian Abbey in Wales, and its wildlife. The planning policies in the NPPF protect AONBs as ‘areas ... ..of particular importance’ and ‘provides a strong reason for restricting the overall scale, type or distribution of development in the plan area’ (NPPF, paragraph 11bi and footnote 7).

**Map 4: Woolhope and the Wye Valley Area of Natural Beauty (red line)**



6.10 The neighbourhood area includes 3, or parts of 3, Sites of Special Scientific Interest (SSSI): Lea and Pagets Wood, Orchid Bank and Winslow Mill, and Sharpnage Wood. There are also 14 Special Wildlife Sites; 11 areas of ancient woodland; two unregistered parks of gardens (Devereux Park and Wessington Court); and the Woolhope Conservation Area. The area also has a number of Roadside Verge Nature Reserves. Broadmoor Common (Map 3), Local Nature Reserve, is an area of species-rich grassland and managed scrub with a number of distinct habitats and a rich diversity of wildlife. The Common is highly valued by the local community and visitors to the area alike. Responsibility for the sensitive management of the Common now lies with Woolhope Parish Council who have prepared a Management Plan 2017-2027<sup>6</sup>, the Vision for the Common is that:

‘Broadmoor Common is predominantly open grassland and well managed scrub and woodland with several ponds. The grassland is managed by annual grazing and cutting. The common has a rich diversity of wildlife including communities of meadow flowers, a wealth of invertebrates, particularly moths and butterflies, and good populations of breeding birds, reptiles, amphibians and mammals, including dormice. The common is also a much-valued amenity and is well used for quiet recreation, community events and educational activities by local people. Information boards provide summaries of the wildlife of the common and a guide to the network of maintained paths and trails. The local community takes an active part in the conservation and use of the common

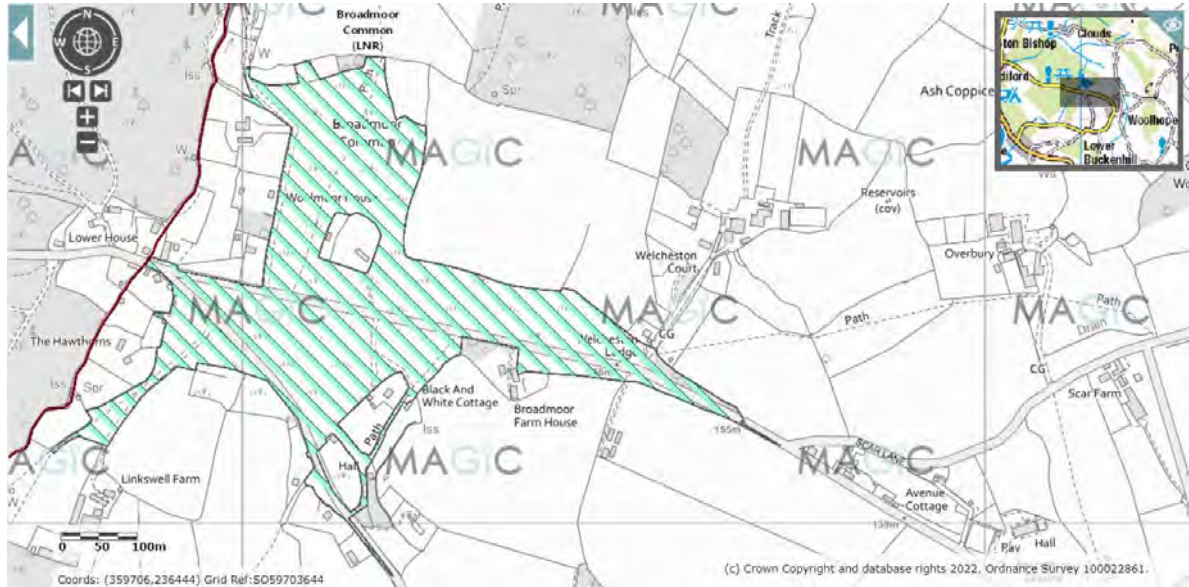
<sup>6</sup> <https://woolhope-pc.gov.uk/broadmoor-common/#:~:text=Broadmoor%20Common%2C%20Local%20Nature%20Reserve,visitors%20to%20the%20area%20alike.>



including fund raising, work parties, provision of educational facilities and wildlife recording.

Management meets the national standards for Local Nature Reserves, is an exemplar for Herefordshire's designated Wildlife Sites in public ownership and complements that of adjacent conservation sites. The Parish Council have the willing support of householders adjoining the common, common rights holders and wider parishioners in the upkeep of this significant local asset for the long term.'

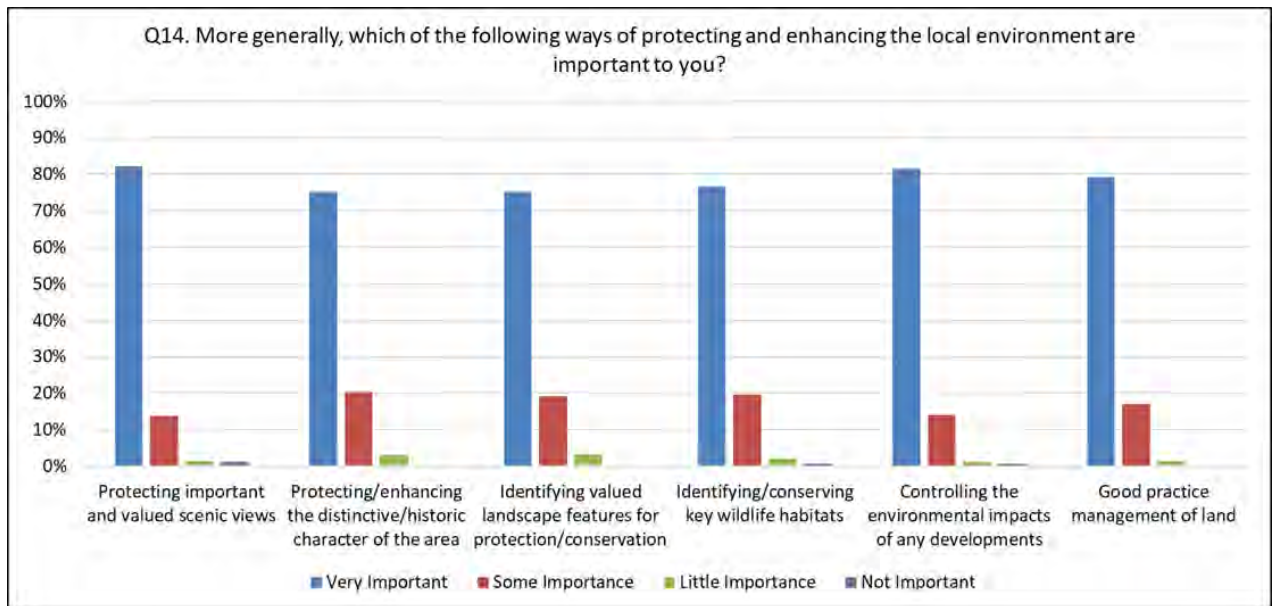
**Map 5: Broadmoor Common**



6.11 From consultation responses in the Resident's Survey we know that all of the following were considered 'very important' (Figure 7):

- Protecting important and valued scenic views - 82%
- Protecting/enhancing the distinctive/historic character of the area - 75%
- Identifying valued landscape features for protection/conservation - 75%
- Identifying/conserving key wildlife habitats - 77%
- Controlling the environmental impacts of any developments - 81%
- Good practice management of land - 79%

**Figure 7. Protecting and enhancing the local environment**



## Policy WNDP1: Landscape and biodiversity

New proposals for development should seek to protect and enhance the valued landscape, visual amenity, and biodiversity of the parish, including those parts of the parish which lie within and the setting of the Wye Valley Area of Outstanding Natural Beauty (AONB). To protect the landscape character of the area new proposals should positively enhance the existing landscape and minimise their impacts on:

1. The scattered settlement pattern of Woolhope village, rural hamlets, and isolated farmsteads
2. The tranquil rural character of the area
3. Biodiversity sites – including SSSIs, LNR, SWS
4. Geology and geodiversity, including Regionally Important Geological Sites, particularly where such assets are part of or associated with the Woolhope Dome
5. Field pattern and field boundaries, especially hedgerows and hedgerow trees
6. Valued scenic views
7. The unregistered parks and gardens of Devereux Park and Wessington Court
8. Open spaces, especially Broadmoor Common; Public Rights of Way, identified Walks and Trails and non-designated footpaths
9. Ancient woodland, veteran, ancient, mature, and notable trees; and
10. Watercourses and ponds

Development proposals should demonstrate how they have addressed the preservation, and restoration, of existing green infrastructure, for example, trees,

**hedges, and woodland. Wherever possible development should support the creation of new habitats, for example by planting orchards as part of biodiversity net gain and as a resource for the community. Traditional hedgerows should be retained, and new hedgerows should use appropriate native and local species which enhance biodiversity. Opportunities to support relevant parts of the Wye Valley AONB Management Plan should be addressed within development proposals.**

**The priority for new development should be to avoid direct and indirect impacts upon landscape character and biodiversity. Where impacts cannot be avoided, mitigation and then compensation measures should be provided. Any adverse effects on landscape character, visual amenity or biodiversity which cannot be mitigated to an acceptable degree, development shall not be supported.**

### **Historic Buildings and Conservation**

- 6.12 Paragraph 196 of the NPPF sets out that *'plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account:*
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place.'*
- 6.13 HLPCS Policy LD4 Historic Environment and Heritage Assets requires proposals *'to protect, conserve and where possible enhance heritage assets and their settings in a manner appropriate to their significance'*.
- 6.14 There are 53 entries on the National Heritage List for England within the neighbourhood area, all being listed buildings other than the churchyard cross at St Georges Church, this is a scheduled monument. All of these are designated heritage assets and have statutory protection.
- 6.15 The neighbourhood area also has two unregistered parks and gardens at Devereux Park and Wessington Court these are considered to be of significant local importance and should be protected.
- 6.16 Woolhope village and surrounding land including Wessington Court is a Conservation Area (Map 7). There is not up to date appraisal for this area. Any development affecting the character and setting of this area is also subject to the statutory provisions such status brings.
- 6.17 From the Resident's Survey we know that 75% of respondents think that protecting and enhancing the distinctive, historic character of the area is 'very important'.

## **Policy WNDP2: Protecting historic assets and settlement character**

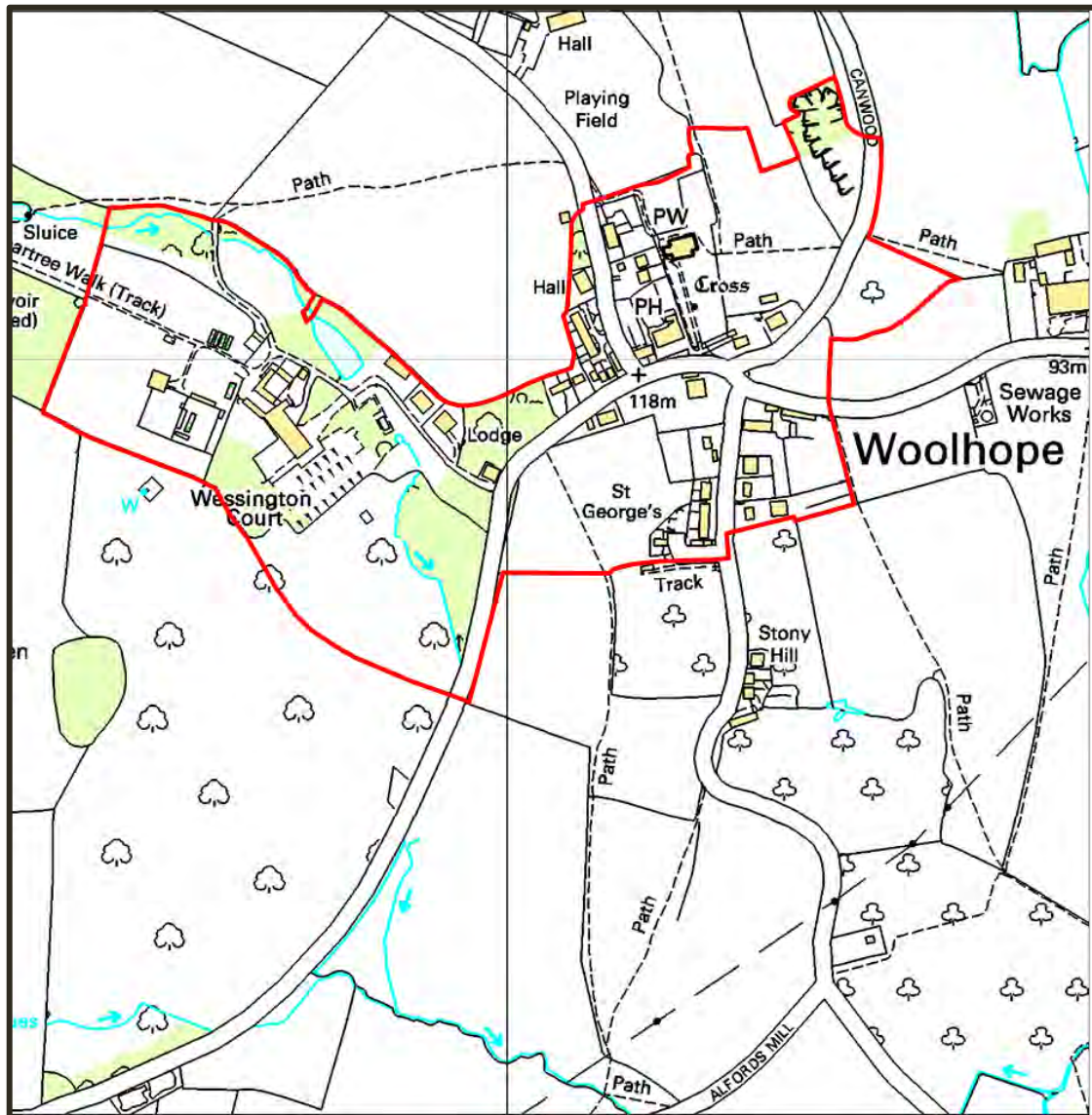
**Development proposals should:**

- 1. Protect, conserve and where possible, enhance Listed Buildings, Woolhope Conservation Area, important landscapes, and valued landscape features, including the Wye Valley Area of Outstanding Natural Beauty (AONB), and buildings considered to be of local architectural, or historic interest which contribute to the character of the neighbourhood area.**
- 2. Preserve the character of Woolhope village, and other smaller settlements, by using designs and building materials for new development which respect local building tradition, features, and distinctiveness. Schemes should respond to the height and scale of nearby buildings and new buildings should not exceed 2 storeys. Schemes which contribute to significant light pollution will not be supported.**
- 3. Protect the setting of Woolhope village and the character of the open countryside by locating new development sympathetically within or immediately adjacent to the existing built form of the village.**





Map 7. Woolhope Conservation Area



## 7.0 Housing

**Objective 2 - To ensure the provision of sustainable, energy efficient housing in the parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible, reflect the character of the area and any new dwellings should be built to a high standard of design.**

**Policy Justification:**

- 7.1 The NPPF Paragraph 83 advises that *'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'*
- 7.2 The Herefordshire Local Plan Core Strategy 2011 - 2031 (HLPCS) identifies that 5,300 new dwellings will be required in Herefordshire's Rural Areas up to 2031 and that Neighbourhood Plans will be the principal mechanism by which new housing will be allocated (HLPCS, paragraph 4.8.21). The HLPCS sets out a proportional growth target for each Rural Housing Market Area (RHMA). Woolhope Parish lies within the Ross RHMA where the minimum growth target is 14% or 1,150 new houses.
- 7.3 The HLPCS then goes on to identify the settlements in the rural areas where new housing should be accommodated. Woolhope is identified in Figure 4.14 of the HLPCS as a settlement within the Ross RHMA which will be one of the villages of 'proportionate housing development'.
- 7.4 Policy RA2 sets out that *'Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.'*
- 7.5 When applied to Woolhope Parish, a growth rate of 14% means 30 additional dwellings over the plan period (2011-2031). The latest housing figures from Herefordshire Council (July 2022) show that 6 houses had been built and there were a further 11 commitments through planning permissions. Leaving a total 13 dwellings to find against the 14% growth target (Table 1). So, with just over half of the plan period having passed 57% of the proportionate housing target has been met through windfall development. The WNDP does not seek to allocate sites or define a settlement boundary. The Parish Council has considered and rejected these options due to the views expressed in the Resident's Survey and the environmentally sensitive nature of Woolhope village. However, given past performance through windfalls, development of further windfall sites is anticipated to come forward during the plan period (to 2031) to meet the residual requirement of 13 dwellings.



**Table 1. Housing position (July 2022)**

<b>Proportionate housing target</b>	<b>30</b>
<b>Completions</b>	6
<b>Commitments</b>	11
<b>Residual requirement</b>	13

7.6 This is set out within the context that Herefordshire can currently demonstrate a 6.19-year supply of housing when assessed against the 5-year housing land supply tests set by government.

7.7 As stated already, with just over half of the HLPCS plan period complete (2011-2022) windfalls can provide 17 homes, 57% of the proportional growth requirement for Woolhope. At the current rate of 1.42 windfalls a year the proportional growth requirement can be met with 13 further windfalls anticipated, based on past evidence. Herefordshire Council’s guidance on meeting housing requirements states:

*‘If you so wish your neighbourhood plan can make an informed judgement about the likely level of windfall development that will be generated in your plan area during the period up to 2031. However, it should be borne in mind that the majority of the growth should be positively planned for by means of allocation or capacity within the settlement highlighted within policy RA2.’ (Neighbourhood Planning Guidance Note 22: Meeting Your Housing Requirement, Herefordshire Council, 2015).*

7.8 The Herefordshire guidance also states that:

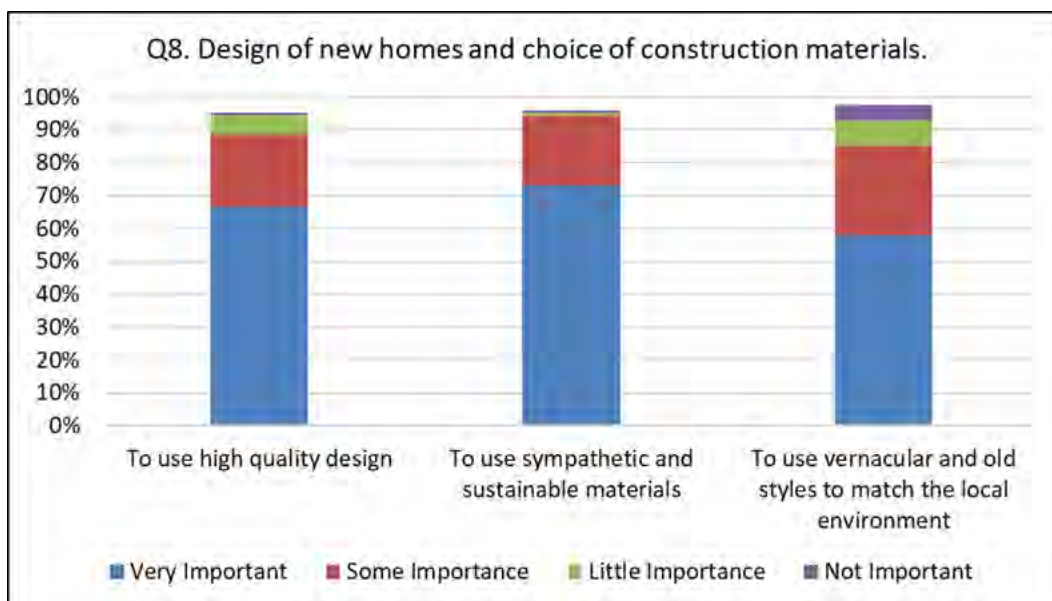
*‘As such Neighbourhood Development Plans are not necessarily required to allocate all their indicative proportional growth. However, there should be some demonstration that it is possible to deliver the levels of housing indicated within the Core Strategy.’*

The windfall calculation in paragraph 7.7 demonstrates that the proportional growth target can be met without the need for housing allocations. The guidance also suggests that settlement boundaries can be *‘considered to define those areas subject to Policy RA2 and those areas classified as countryside under Policy RA3. It is acknowledged that due to the characteristic of some settlements with Fig 4.20 and 4.21, this may not always be appropriate.’* The Parish Council consider that the use of such a boundary given that most of Woolhope village lies within a Conservation Area, and part within the AONB, would not be appropriate, the Herefordshire guidance acknowledges this and offers the following *‘local circumstances and environmental factors should be used to determine the precise level of growth for individual settlements.’* Given the sensitive nature of Woolhope village, the local circumstances are such that neither housing allocations or the settlement boundary approach are considered appropriate, and reliance will, therefore, be placed on windfalls. This approach is considered to be in general conformity with the HLPCS and demonstrates how the proportional growth target can be met.

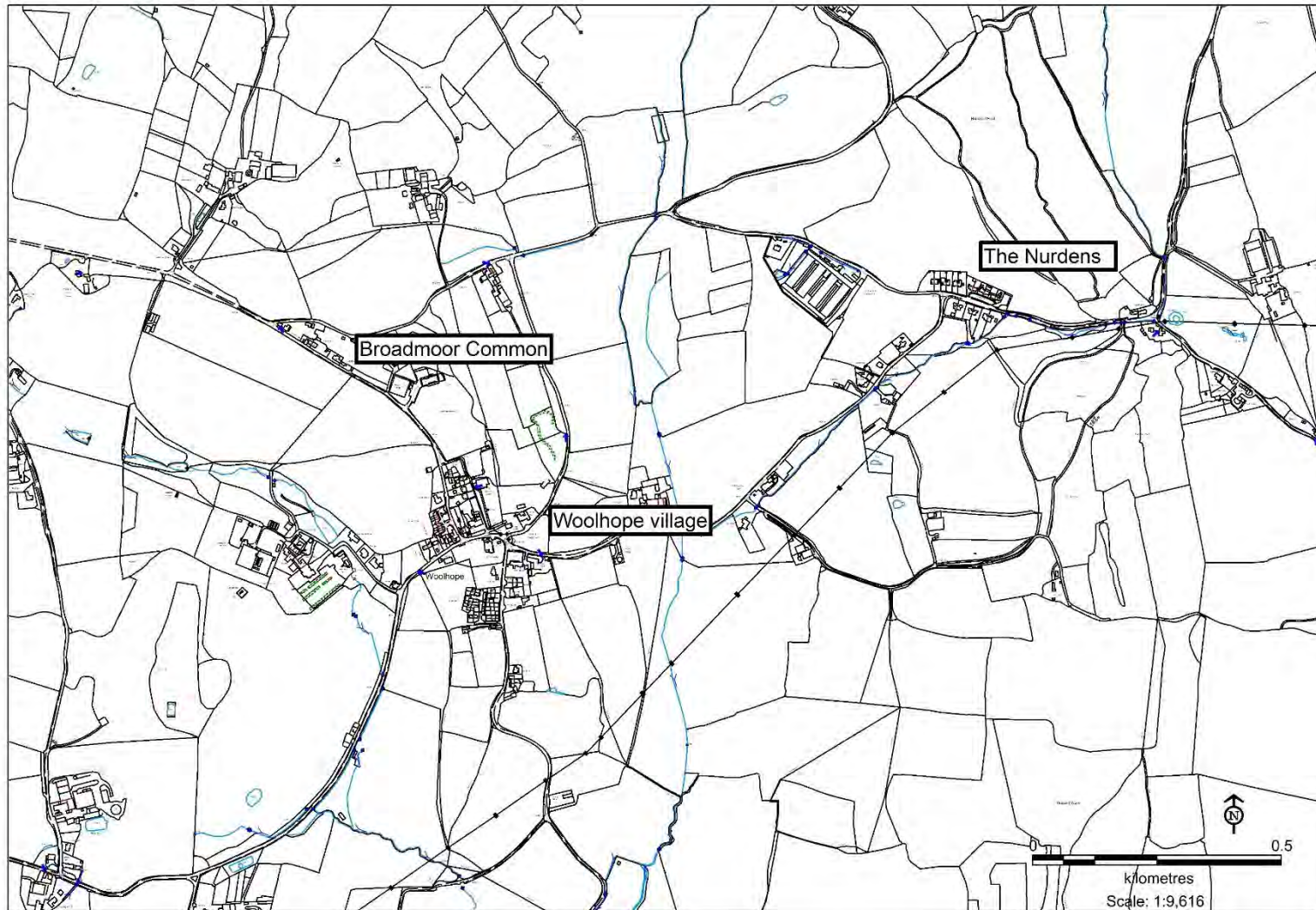
7.9 The approach set out in the NDP is also consistent with national planning policy contained in the NPPF. The plan supports the delivery of strategic policy (paragraph 13); helps deliver the shared vision for the neighbourhood area based on the Resident’s Survey, does not undermine strategic policy and does not set out to promote less growth than in those strategic policies (paragraph 29); supports the development of windfalls (paragraph 72).

- 7.10 Policy WNDP3 also seeks to ensure any new residential development is designed sensitively and appropriately so that it reflects the scale, form, layout and character of the settlement. The use of sympathetic materials and vernacular styles were considered very important by the majority of respondents to the Resident’s Survey (Figure 8).
- 7.11 Policy WNDP3 sets out criteria to guide new housing on windfall sites in the village of Woolhope, this does not include other settlements in the neighbourhood area such as The Nurdens (Map 8). The WNDP Policy also seeks to ensure the provision of sustainable, energy efficient housing in the parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and rented sectors. The scale, design and location of dwellings should as far as possible, reflect and enhance the character of the area. Any new dwellings should be built to a high standard of design, there was strong support for this in the Resident’s Survey (Figure 8).
- 7.12 Herefordshire Council have published guidance on nutrient management. There is a particular problem in the River Lugg catchment. Developers are advised to consult this guidance, including the Nutrient Budget Calculator at <https://www.herefordshire.gov.uk/nutrient-management/nutrient-management-guidance-developers/2>

**Figure 8. Design of new homes**



Map 8. Settlements in the Neighbourhood Area



## **Policy WNDP3: New housing development**

**New housing development will be supported when located within and on the edge of the existing built form of Woolhope village.**

**New development schemes should address the following criteria:**

- 1. Development should support a mix of house types and tenure.**
- 2. Affordable housing and contributions for community facilities through Section 106 Obligation and CIL (Community Infrastructure Levy) shall be provided in accordance with Herefordshire Council policies.**
- 3. Schemes should include a high standard of design (by responding to the principles in the Woolhope Design Guidance and Codes), especially within the Conservation Area, reflecting the local architectural features, materials, density, scale, and character of other properties in the area. Proposals for sympathetically designed modern buildings reflecting high levels of sustainability will be supported.**
- 4. Landscape proposals should form an integral part of any development and include the retention of any hedges, veteran, ancient and mature trees wherever possible. Where removal is necessary and feasible there should be on-site replacement tree planting to support biodiversity net gain.**
- 5. Adequate car parking should be provided on-site.**
- 6. Provision should be made for broadband connectivity and electric vehicle charging.**
- 7. Proposals should seek to incorporate low carbon and sustainable energy systems such as PV panels, solar panels and ground and air source heat pumps.**
- 8. Proposals should include permeable surfaces to reduce surface water run-off and contribute to local flood reduction.**
- 9. Proposals for live/work units close to existing settlements and farms will generally be supported where it can be demonstrated that there will be minimal adverse impacts on neighbouring residents. Such applications will be subject to occupancy conditions.**

### **Replacement of Existing Dwellings in the Countryside**

7.13 HLPCS Policy RA3 – Herefordshire’s countryside sets out circumstances where residential development may be permitted in the wider countryside outside defined settlement boundaries. These include proposals which:

*'3. involve the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or*

*4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting.'*

Policy RA5 – Re-use of rural buildings supports the sustainable re-use of individual and groups of redundant or disused buildings for business and residential use subject to criteria including that designs respect the character of redundant and disused buildings, and buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction.

7.14 In some circumstances redundant and abandoned dwellings are not capable of viable repair without substantial re-building, and designs for replacement dwellings can be insensitive to the character of the surrounding area. Proposals for replacement of existing dwellings will be acceptable in principle subject to the applicants demonstrating that the demolition and rebuild is a sustainable option and subject to other policies within the NDP.

### **Policy WNDP4: Replacement of existing dwellings in the countryside**

**Proposals for replacement of existing dwellings outside Woolhope settlement boundary will be acceptable in principle subject to the applicants demonstrating that its residential use has not been abandoned and that demolition and rebuild is a sustainable option.**

**The replacement of existing dwellings should be comparable in size and scale with the existing dwelling and sited within the lawful domestic curtilage.**

### **Conversions**

7.15 Recently amended Permitted Development Rights allow the conversion of agricultural buildings to a variety of different uses including, office, residential and holiday use subject to certain criteria. These rights relate to modern buildings as well as more traditional barns and other farm buildings where it can be shown that the structure of the building can support such conversions. At present these rights only relate to buildings last used for agriculture on an agricultural unit. The government considered that such conversions would make a valuable contribution to the rural housing shortage and to the stimulation of the rural economy. In the spirit of this it is considered that a more flexible approach to agricultural building conversions



would be appropriate which would allow suitably located barns to be converted to alternative uses including residential subject to them meeting the policy requirements set out elsewhere in the plan. Such conversions would be a useful supply of windfalls helping to meet the proportionate housing target.

### **Policy WNDP5: Change of use of agricultural buildings to dwellings and holiday use**

**Where planning consent is required, proposals for the change of use of former agricultural buildings to dwelling houses and holiday accommodation, including extensions, ancillary buildings, or areas of hard standing, will be supported where:**

- 1. The building is substantially intact and capable of conversion without significant structural alterations.**
- 2. Development does not adversely affect the character or appearance of the existing building or have a detrimental impact on its surroundings.**
- 3. There is no detrimental impact on residential amenity for proposed occupiers or adjacent properties and there will be no conflict with existing adjacent uses.**

## 8.0 Roads and Traffic

**Objective 3 - To promote measures for pedestrian and cyclists' safety and ensure there is no detrimental impact on highway safety for all road users. Wherever possible the plan will encourage and support the use of public transport and roads, paths, drains etc will be maintained in good condition.**

### Policy Justification

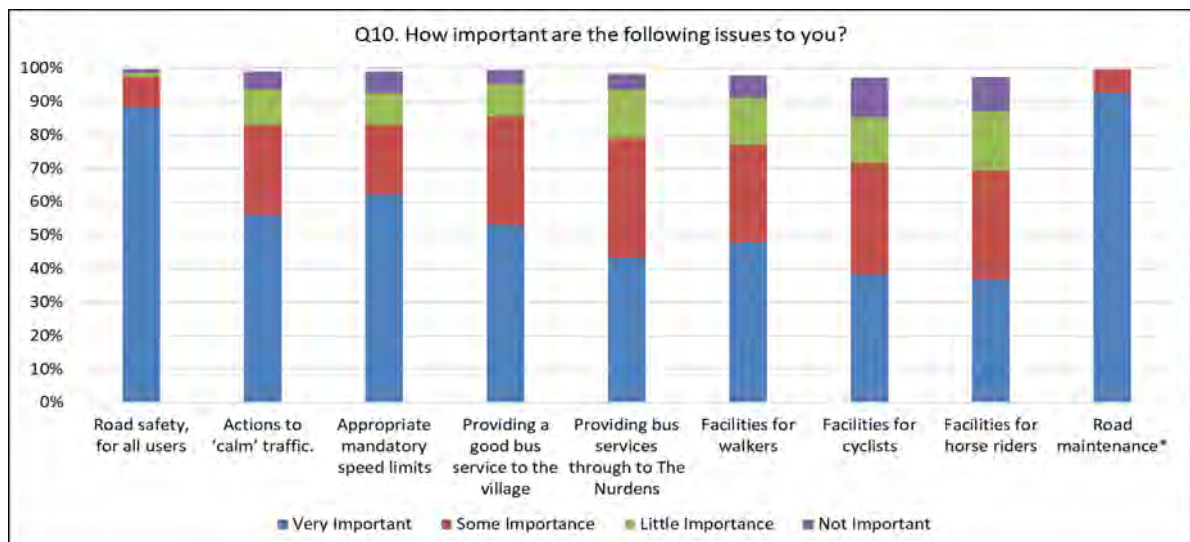
- 8.1 Paragraph 89 of the NPPF states that *'planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).'* Paragraph 108 of the NPPF sets out that *'transport issues should be considered from the earliest stages of plan-making and development proposals'* and notes *opportunities to promote walking, cycling and public transport use should be identified and pursued.*
- 8.2 The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel and supporting reductions in fuel consumption and emissions which impact on air quality and contribute to climate change.
- 8.3 However the government recognises that different policies and measures will be required in different communities and paragraph 109 goes on to say that *'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'*
- 8.4 The HLPCS supports sustainable transport in Policy SS4 Movement and transportation which sets out that *'new developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.'* Policy MT1 sets out the principal requirements covering movement and transportation for development proposals.
- 8.5 In common with many rural parishes, Woolhope Parish has very limited public transport facilities and there is a heavy reliance on the private car. There is a very limited bus service (No. 454) serving the parish on weekdays and Saturday. Improved bus services and a through service to The Nurdens were considered 'very' or of 'some importance'.
- 8.6 Whilst many people in the community would like to see enhanced public transport provision (Figure 10), it is acknowledged that there is little opportunity for this to be brought forward by public subsidy. Therefore, it is considered that infrastructure and lack of public transport are constraints to new development.

8.7 The quality of the road network was raised as a key issue in the Resident’s Survey with more maintenance of roads and footpaths required (Figure 10). These are not planning matters but could be highlighted by the Parish Council with the appropriate agencies in the expectation that they could then take action.



8.8 Road safety, speeding and actions to calm traffic were considered to be significant issues in the parish (Figure 10). These, as with the state of the roads, are not planning issues that can be addressed in an NDP.

**Figure 10. Transport issues**



8.9 There are a network of footpaths and bridleways within the parish that provide useful links to community facilities and the wider countryside. It is considered that wherever possible these should be maintained and enhanced. Furthermore, cycling should be promoted and new development wherever possible should provide for secure cycle storage.

- 8.10 Policy WNDP6 sets out how new development should contribute towards more sustainable transport patterns and support environments which are perceived as safe and pleasant for non-car users, and which are not dominated by the private car.

## **Policy WNDP6: Promoting sustainable transport in new developments**

### **Proposals for new development should:**

- 1. Promote sustainable modes of transport through linkages to existing walking and cycling networks in the parish and public transport provision and include safe and accessible routes for all within developments.**
- 2. Comply with Herefordshire Council's car parking standards and design guidance on the design and layout of residential roads and include secure cycle storage in all new developments.**
- 3. Include on-site landscaped parking areas for residents and visitors to reduce environments and street scenes which are dominated by cars.**
- 4. Include suitable provision for electric charging points which are accessible to car parking spaces for residents, employees and visitors.**
- 5. Design roads and parking areas within any site to maximise highway safety and provide an attractive environment for pedestrians, cyclists and non-car users. In particular, schemes should be designed to safeguard those with mobility restrictions and children in areas where they walk or play.**
- 6. Not result in unacceptable road or highway risk, dangers to pedestrians, or lead to traffic congestion on narrow country lanes.**
- 7. Include permeable surfaces for vehicle parking areas to reduce surface water run-off.**
- 8. Provide appropriate public car-parking for employees and visitors in relation to proposals for employment and business uses.**
- 9. Meet the appropriate standards of Manual for Streets 1 and 2 and DMRB, depending on the location, and Herefordshire Council's Highways Design Guide<sup>7</sup>.**

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<sup>7</sup> Manual for Streets - see <https://www.gov.uk/government/publications/manual-for-streets>  
DMRB - Design Manual for Roads and Bridges - see <https://www.standardsforhighways.co.uk/dmrb/>  
Herefordshire Council Highways and new development <https://www.herefordshire.gov.uk/roads-1/highway-development>

## 9.0 Community Facilities

### Objective 4 - Community Facilities:

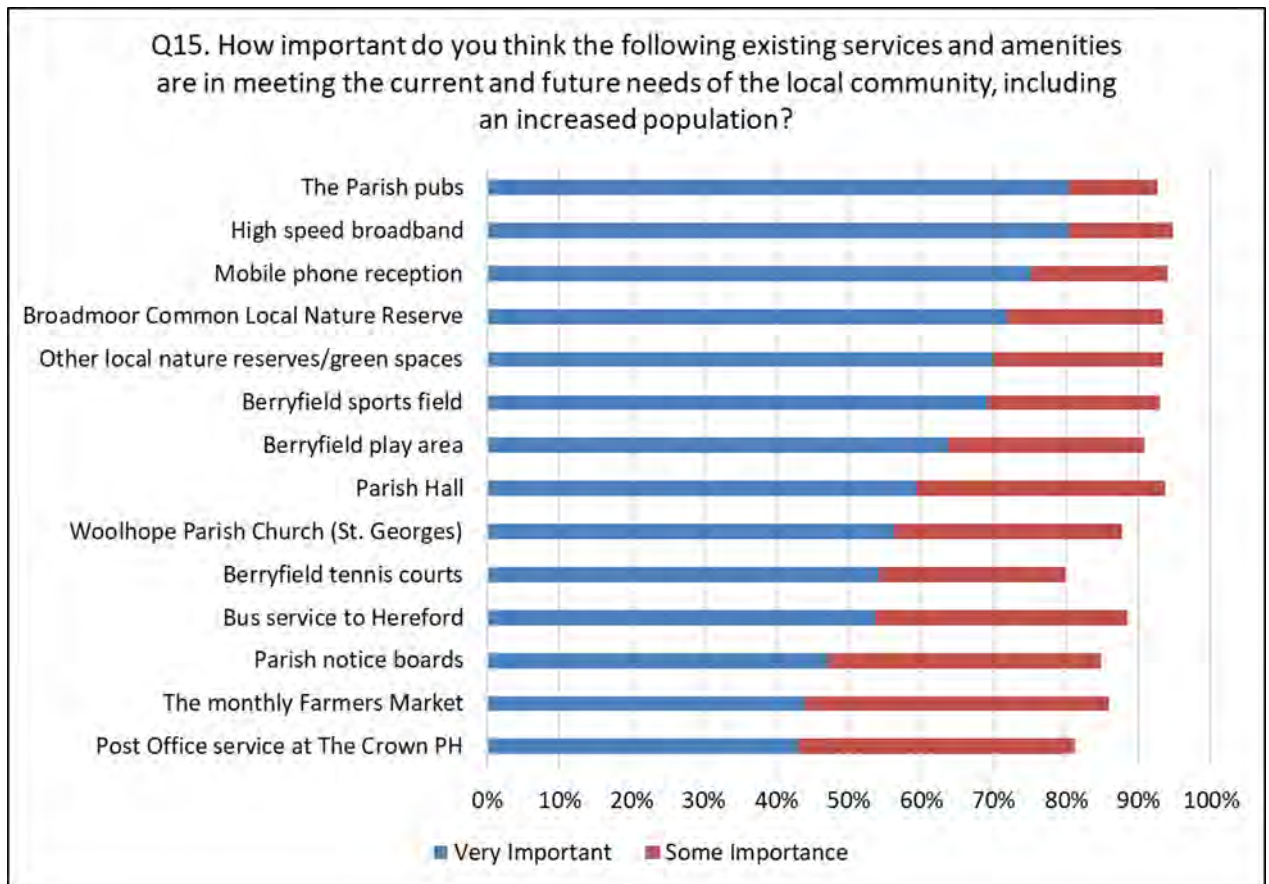
**To protect and enhance existing community facilities and assets and support the introduction of new facilities and assets.**

#### Policy Justification

- 9.1 The NPPF states that to support a prosperous rural economy, *'planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship'* (paragraph 88).
- 9.2 Section 8 of the NPPF sets out how planning can contribute towards creating healthy and safe communities. In particular, paragraph 97 sets out that *'planning policies decisions should aim to achieve healthy, inclusive and safe places which: c) should enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'* Paragraph 97 goes on to say that *'to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'*
- 9.3 HLPCS Policy – Social and community facilities sets out that *'development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported.'* The policy also protects existing facilities.
- 9.4 In general, policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community. Furthermore, they should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 9.5 Important local community facilities include the Parish Hall, local pubs, Woolhope Parish Church (St. Georges), Berryfield sports field, play area and tennis courts.
- 9.6 It is evident from the level of responses to the Resident's Survey that the community places a very high level of importance on retaining and enhancing community facilities within the parish (Figure 11).



**Figure 11. Community facilities and services**



- 9.7 Policy WNDP7 seeks to prevent the loss of community facilities. In some circumstances a change of use may be acceptable, but proposals will need to demonstrate that the use is no longer viable. However, proposals for the change of use should consider whether the community facility/local service can be developed or modernised in order to make it viable again. Applicants are advised to agree a marketing strategy in such circumstances. It is expected that such a marketing plan should be for at least 12 months and with the premises being marketed at a realistic price. Details should be provided of any offers or expressions of interest. Consideration will also be given as to whether the premises is identified as a community asset.
- 9.8 Policy WNDP7 also supports the provision of new community facilities and investment in existing facilities. It is anticipated developer contributions will wherever appropriate play a role in supporting community facilities both through Section 106 agreements and the Community Infrastructure Levy.

## **Policy WNDP7: Protecting existing community facilities and supporting investment in new and improved facilities**

The following community facilities in Woolhope Parish are identified on the Policies Map (Figure 12) and protected:

- The Crown Inn
- Butcher's Arms
- Woolhope Parish Hall
- St. Georges Church
- Berryfield sports field
- Berryfield play area
- Berryfield tennis courts

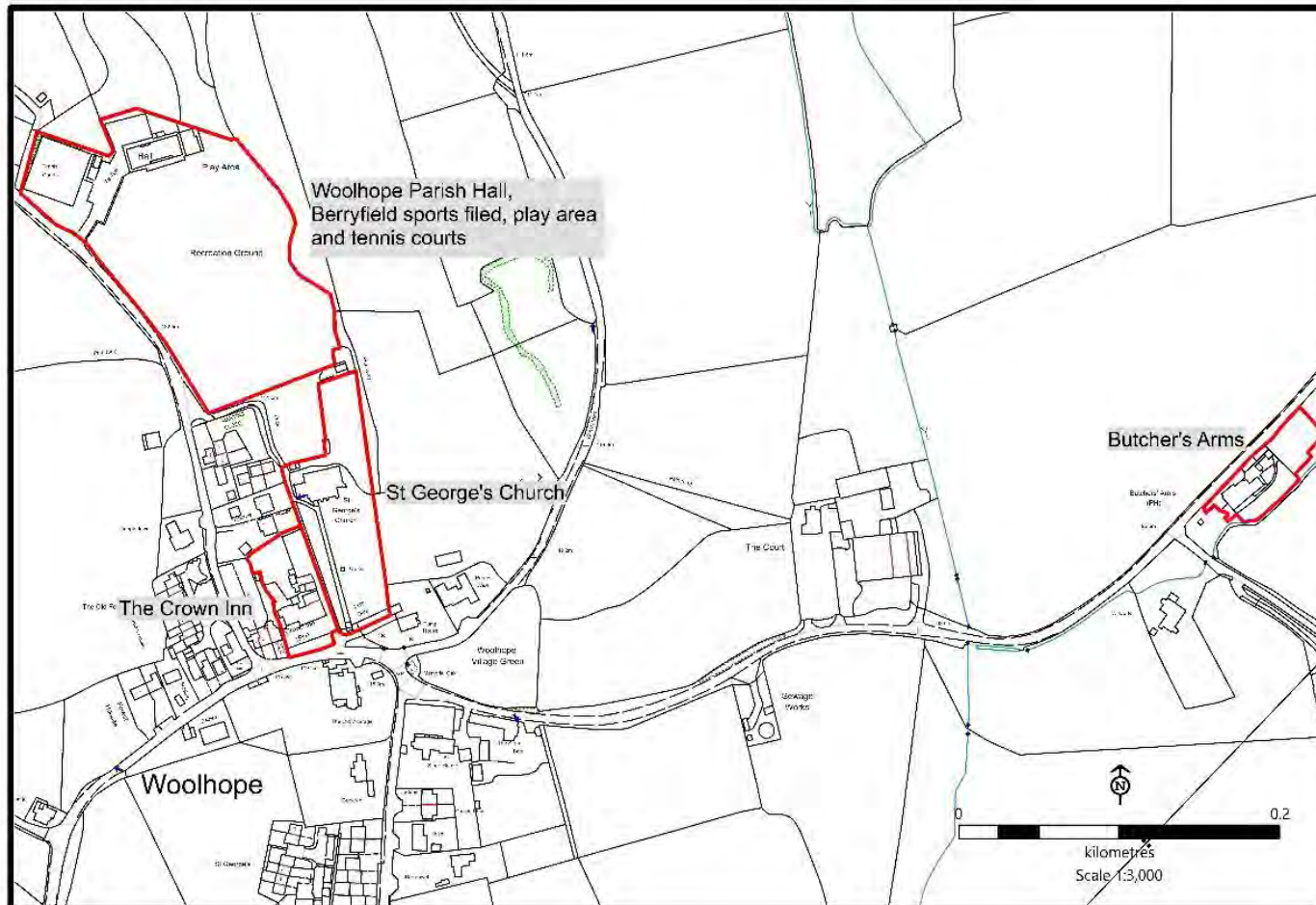
Proposals involving the loss of a community or local service will be strongly resisted. In exceptional circumstances, however proposals for a change of use of a community facility or local service will be considered where it can be clearly demonstrated, through an agreed marketing strategy, that the use is no longer viable or plans for its replacement are included within the proposal.

Proposals which improve the range of community facilities and local services available within the parish will be encouraged where there will be no significant adverse impact to residential amenity, traffic generation, parking and highway safety, noise and light pollution.

Provision of other appropriate community facilities may be permitted outside the existing built form of Woolhope village where it has been adequately demonstrated that a clearly defined need exists.

Where appropriate developers should contribute towards the provision of new or maintenance of existing community facilities. New development in the parish will help deliver community needs through Section 106 Agreements, CIL or any other contributions that may become available during the period of the Plan.

Map 9. Protected Community Facilities



## 10.0 Employment

### Objective 5 - Economy

**To support the sustainable development of existing local businesses and to support the development of new business opportunities in this highly valued and sensitive rural location.**

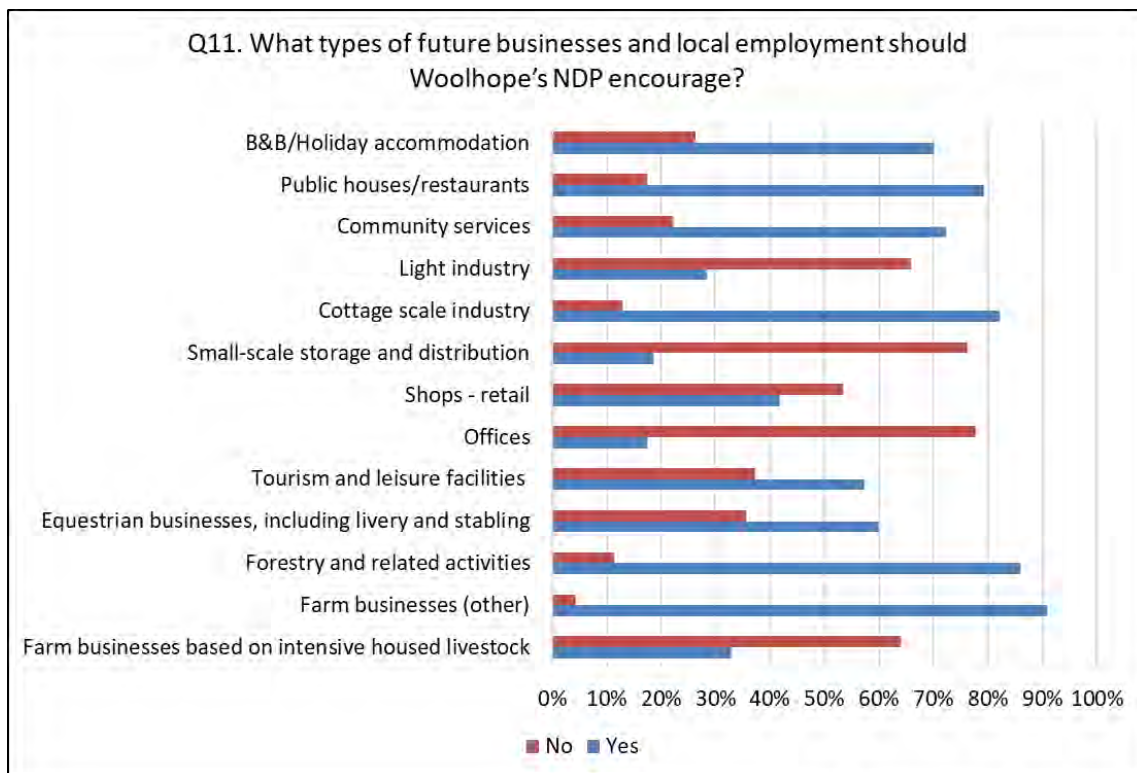
#### Policy Justification:

- 10.1 Within the context of the area's valued landscape, including the AONB, NPPF paragraph 88 sets out that in rural areas, '*planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
  - b) the development and diversification of agricultural and other land-based rural businesses;*
  - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
  - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'*
- 10.2 HLPCS Strategy Policy RA5 Re-Use of rural buildings supports the sustainable re-use of rural buildings which make a positive contribution to rural businesses and enterprise and Policy RA6 Rural economy supports proposals which help diversify the rural economy. The HLPCS seeks to support continuing economic growth, particularly in areas which allow for the diversification of existing farm uses either through food production, adding to new environmental technologies or home-based start-up businesses. The HLPCS also recognises that the strengthening of the rural economy is important in retaining a skilled labour force which can offer opportunities for employment, particularly to younger people. Therefore, policies are required to be flexible to allow for start-up businesses, expansion of existing enterprises, home working and embracing new technologies.
- 10.3 Thus, to help achieve economic growth, local plans including Neighbourhood Plans should be prepared to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century.
- 10.4 The rural economy in the county has for many years played a fundamental role in local, regional and national food production particularly through agriculture and farming. Other uses in the rural economy focus on home working, small local business and services such as shops and pubs, farm diversification enterprises and tourism amongst other things.
- 10.5 The Parish of Woolhope reflects the fully diverse rural economy of the county and includes existing tourism enterprises, many small and medium sized farms, small agricultural businesses supporting the agricultural sector and local services.
- 10.6 The 2011 Census Area profile for Woolhope Parish indicated that of the 73.2% of the population who are economically active, 22.6% of these are self-employed, and many of these will work from home. The county average indicates that 17.5% of people in Herefordshire work from home.
- 10.7 The responses to the Resident's Survey provided positive support for the following types of economic activity:
- Public houses/restaurants

- Community services
- Bed and Breakfast/Holiday accommodation
- Equestrian businesses, including livery and stabling
- Tourism and leisure facilities

10.8 Less favoured were offices, small-scale storage and distribution, light industry, farm businesses based on intensive housed livestock, and shops/retail. These results are not surprising given the rural character of the parish (Figure 12).

**Figure 12. What type of business activity should the WNDP encourage?**



10.9 The Economic Development Strategy for Herefordshire 2011-2016<sup>8</sup> recognised that Herefordshire is a rural county, rich in heritage, culture and enterprise. It states that:

*'The agricultural heritage has shaped and influenced the distinctiveness of the county with land-based industries a key part of the county's offer and has also led to the county having production-based strength. The industries in the county have had a history in diversifying, often out of necessity as the key industries of agriculture and manufacturing meet the challenges of global change. The county has been able to maximise the trend in growth sectors such as tourism, defence, food and drink and creative industries that are wholly complementary to the character and nature of the county.'*

*Herefordshire predominately consists of small or medium sized enterprises, with a strong entrepreneurial spirit that has seen companies' corner international markets. There is also a strong social enterprise sector where the business delivers services that support community well-being.*

<sup>8</sup> <https://www.herefordshire.gov.uk/economicdevelopmentstrategy>



*Compared to national figures Herefordshire has a higher proportion of people who work from home which is consistent with the profile of high levels of self-employment. This is reflective of the growth of sole traders and family firms that have become highly successful though still deep rooted in their communities adding to the area's identity and uniqueness.'*

### **Policy WNDP8: New agricultural buildings and poly tunnels<sup>9</sup>**

- 1. Large agricultural buildings, polytunnels and other rural business buildings which require planning consent will be supported in fields and agricultural holdings where there would not be significant visual intrusion within the landscape, and any impacts are satisfactorily reduced by landscaping schemes. There should be an understanding of the full extent of any proposed development and a clarity concerning associated developments. Applicants should make hours of operation clear, and these should not result in activity in unsociable hours for local residents.**
- 2. Development proposals should give careful consideration to potential impacts in terms of noise, odour and light which might be detrimental to the enjoyment of the area by neighbouring residents and should be sited to minimise any such impacts on local residential or tourism amenity.**
- 3. New agricultural and commercial buildings and structures should be sited and designed sensitively to minimise visual and landscape impacts through appropriate screening and landscaping. Larger buildings should be 'broken up' using a change in materials, colour or ridge height. Where possible natural materials such as wood and neutral, earth tones should be used to help blend large buildings into the countryside and landscape.**
- 4. Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles. Applicants will meet the cost of any extra measures that are required to safeguard road safety.**
- 5. Designs should incorporate energy and resource efficiency measures and minimise light pollution to protect dark skies. Any such measures should have minimal impact on the landscape. They should seek to minimise environmental impact, for example, impact on water courses, ecology and biodiversity. Consideration should be given to the safe disposal of waste materials.**
- 6. These developments, where possible, should support the local economy and provide local job opportunities.**

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<sup>9</sup> [https://www.herefordshire.gov.uk/downloads/file/14577/polytunnels\\_planning\\_guide\\_2018](https://www.herefordshire.gov.uk/downloads/file/14577/polytunnels_planning_guide_2018)

### **Communication Technologies**

10.10 One of the key issues which holds back the development of rural enterprise is communication and Woolhope Parish is no exception – 84% of respondents to the Resident’s Survey said such infrastructure should be improved. The implementation of the Fastfibre programme has widened opportunities for the development of rural enterprises and facilitating more homeworking. It is important to ensure that any new proposal can provide this facility within the proposed development. The Parish Council will seek to promote collaborative working between Herefordshire Council and other agencies to deliver high speed broadband, thus promoting sustainable economic growth.

### **Tourism**

10.11 Tourism is recognised as being crucial to the economy of Herefordshire and the parish has some successful tourist provision. The parish lies close to the Wye Valley one of the main places of interest to visitors to the area and tourism is considered to be key. The Herefordshire economy relies heavily on tourism as one of its largest earning sectors, which in turn assists the rural economy. The HLPCS sets out in detail the benefits that tourism brings, stating that in 2011 there were 5.1 million visitors to Herefordshire with an expenditure in the region of £467 million. It is recognised therefore that the development of tourism can bring significant benefits to the parish. These include:

- Support and enhance local services and facilities such as the local pubs
- Supporting more vibrant communities by attracting arts, sports and cultural events
- Increased diversification
- Increased employment opportunities and development of skills bases

10.12 Woolhope Parish lies in close proximity to the Wye Valley a popular tourist area. There is some tourist accommodation available within the parish - bed and breakfasts and holiday lets. These facilities support the local economy including the two Public Houses. Policy WNDP9 supports suitable small-scale proposals for tourism and rural diversification.

## **Policy WNDP9: Tourism and rural diversification**

**Small-scale proposals that contribute to and strengthen the visitor and tourist economy as part of agricultural diversification in the neighbourhood area are supported. Such proposals could include the creation of new accommodation and tourism facilities as well as the sensitive conversion of existing buildings.**

**Proposals for new, sustainable tourist facilities or plans to enhance existing visitor facilities will be permitted where:**

- 1. They are of a scale suitable for the character of the area, taking into account visual impacts on the landscape setting of Woolhope village and the surrounding countryside.**
- 2. They make a positive contribution to the protection, conservation and enhancement of the natural beauty of the landscape of the neighbourhood area and aim to promote and support the quiet enjoyment of these natural assets.**
- 3. They minimise carbon emissions through sustainable design and by promoting access by walking, cycling and public transport.**
- 4. The proposal includes features that avoid water pollution.**
- 5. There is suitable vehicular access and parking available which minimises adverse impacts on highway safety.**

**Proposals which promote the role of homeworking within the economy, through improvements to broadband and telecommunications infrastructure and small-scale extensions to existing residential dwellings will be supported.**

## 11.0 How to Comment on this Document?

- 11.1 The Regulation 16 Draft Woolhope NDP is published for six weeks formal consultation from [insert start date] to [insert closing date].
- 11.2 All comments must be received in writing by the closing date. Comments can be made in the following ways:
- By post: [insert contact and postal address]
  - By email [insert contact and email address]

## Appendix 1 Woolhope Resident's Survey





## Resident's Survey

### Summary results of the resident's questionnaire

Version 1.1. April 2021

Max Bassett

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## Introduction

The simplicity of the questionnaire belies the time and effort that went into creating it.

In the spring of 2016, a public meeting was held in the Village Hall to discuss the implications of the new Herefordshire Core Strategy for development in the parish. People interested in helping guide the parish through this process were invited to found a steering group.

This 'Neighbourhood Development Plan' (NDP) group met for the first time on October 7th, 2016.

Mark July	Mary Windham
Victoria Tomlinson	Keith Williams
Elaine Pudge	Rex Gardner
Richard Rolt	Carol Holbrook
Matt Slocombe	

Throughout the next two years the NDP group met monthly to interpret the Core Strategy for Herefordshire, discuss the different ways it could be actioned, and then propose questions that would involve the parishioners in the choices to be made. Throughout this time there was much discussion about how to balance the relatively poor infrastructure of Woolhope, with the desire for expansion expressed in the Core Strategy.

In April 2018 the group invited David Nicholson, a planning consultant, to review the questions, and some revisions were made.

Then it was simply a matter of printing and distributing the questionnaires. The NDP group were not allowed to use the electoral roll to guide the distribution, for all kinds of good reasons, and in the process the group disbanded in frustration.

Finally in the spring of 2020 Mary Windham and Richard Rolt took up challenge and made a few small amendments to the original questionnaire. First by introducing more focussed environmental questions, and also sounding a note of caution about the Herefordshire Core Strategy, which has faced some challenges of its own. Then a do-it-yourself distribution for the questionnaires was arranged, which you all experienced through this last autumn. This has produced some good results.

In this the NDP group was ably assisted Alison May, Steve Crozier, Shane Meadows, George Chapman and Matt Slocombe. Going from house-to-house produced a better than 50% response rate from everyone who lives in the parish, even in these times of covid.

This process originated in government and the parish has risen to the challenge, both in the long story of administration above, but also to each of you, who have responded to the questionnaires, and who have taken time to consider the best future for our parish. To all of you who made it happen, thank you.

This report is a summary of the parishioners' answers to the questions and has been independently produced by Max Bassett Research, commissioned by the Woolhope Parish Council.

## Version history

Version 1.0 – Report to Woolhope Parish Council

Version 1.1 – Amendment to Introduction section

## Presentation of results

This report presents the results of the survey mainly in the form of tables and charts. For the most part the base for each question is the total number of respondents who responded to the survey, those who did not answer that question are shown in the responses.

Where applicable, if the total number of respondents who answered that question is a more suitable base such as a follow up question of those who responded in a certain way, the base for percentages is calculated using the total who answered the question. In this report, an \* indicates the situations where this has been used.

The tables show the number and percentage of respondents who selected each option. When percentages are presented, they are rounded to the nearest whole number. This may give rise to occasions where the total number of respondents sums to just under or over 100%. Note that if respondents could select more than one answer to a particular question, the percentages may add up to more than 100%.

Throughout the report the terms strong support, some support and more opposition to show the feeling of strength of views from respondents. How these have been classified are below:

Strong support = the majority have responded in support, with very little opposition

Some support = large proportions have responded in support but there is some opposition

Slight support = there are higher proportions of respondents who have answered in support than those opposed, but there is a noticeable opposition.

More opposition = higher proportions opposed this option than supported it.

## Survey methodology

The questionnaires were delivered to each household in the parish by volunteers and completed questionnaires were collected two weeks after the delivery date. Deliveries took place during October 2020. The last questionnaires were collected in March 2021. Extended timetables were in place to allow for Covid-19 restrictions and considerations.

## Response to the survey

According to the 2011 Census, the total number of people aged 16 and over, usually resident in Woolhope Parish on 27th March 2011 was 315<sup>10</sup>. Based on this census figure, responses have been received from 86% of residents aged 16 years and over.

Residents who responded to the questionnaire		Census 2011 Resident population	
	Number	Number in parish	% of population responding
Total respondents	270	315	86%

<sup>10</sup> Table KS102EW - Age structure. ONS Crown Copyright Reserved [from Nomis on 23<sup>rd</sup> March 2021]

## Key findings

The majority of residents in the parish responded to the questionnaire, which covered topics such as housing, traffic, transport, jobs and the economy, conserving the local heritage and environment, community services and infrastructure. The following points summarise the key findings from the results to the questionnaire.

270 residents of Woolhope Parish returned questionnaires, which represents approximately 86% of the population of the parish (based on 2011 Census figures). Roughly half the respondents were female. Three quarters of respondents were over 45 years old compared to 52% according to the 2011 Census, suggesting proportionately slightly less younger people (16-44 years) filled in the questionnaire than older residents (however this is commonly seen in response rates).

Over half of those who responded had lived in the parish for over 15 years. Approximately a third of respondents were retired with nearly two thirds being employed full time, part time and self-employed. Nearly a quarter worked within the parish, nearly half worked between 3-20 miles away and 14% worked outside Herefordshire.

### HOUSING:

When looking at what new homes should be provided in Woolhope Parish, there was strong support for:

- By converting redundant farm buildings, such as barns
- By rebuilding on previously developed (brownfield) land

Should new home sites be identified in the NDP, respondents more support was given for general unspecified locations such as:

- In locations with least impact on the parish's landscape qualities
- In locations with least impact on the parish's ecological and wildlife assets
- In locations with least impact on the parish's historic heritage values
- In locations with least impact on the amenities/uses of existing residential or other properties

When looking at specific locations 'Woolhope village edge' was the preferred option by more respondents.

In terms of how respondents would like to see new homes provided in the Woolhope village, there was some support for 'developments within or adjacent to the village, but outside the Conservation Area', less so for 'small infill developments with the village and inside the Conservation Area'. Most preferred types of homes were starter and family homes (2 and 3 bedroomed houses), preferably privately owned purchased on the open market (74% agreed with this option.)

The next area to gather public views were about whether the development of a small site for rural exception housing was a viable option to help provide affordable housing, with or without the inclusion of a small number of houses for sale on the open market. **There was no clear view on this option.** There were slightly more in support of these schemes than against, but overall percentages were low, just over 40% in favour, with around 30% against and 20% no opinion.

In terms of the building of new homes, there was some support for all of the options around design of homes and choice of construction material, with the options in order of preference being as follows:

1. To use sympathetic and sustainable materials
2. To use high quality design
3. To use vernacular and old styles to match the local environment

Over 60% felt it was 'very important' to build so they were '2050 ready' for a carbon neutral future. A further quarter gave it some importance. Less than 10% of respondents felt this had 'little or no importance'.

### TRAFFIC, TRANSPORT AND ACCESS

Building more houses will create more traffic, with regard to this the most important issues to respondents were 'road maintenance' and 'road safety, for all users'. Following that over 80% of respondents felt the following three issues were 'very important' and had 'some importance':

- Appropriate mandatory speed limits
- Actions to 'calm' traffic.
- Providing a good bus service to the village

However, many of the comments that were given around this subject were concerns and opposition around extra lighting, speed bumps and extra signage. So, although road safety was important, not if it meant any of these options being added in the parish.

### JOBS AND THE ECONOMY, including tourism

In terms of the types of future businesses and local employment should Woolhope's NDP encourage, there was strong support for:

- Farm businesses (other)
- Forestry and related activities
- Cottage scale industry

The following types of businesses which received some support were:

- Public houses/restaurants
- Community services
- B&B/Holiday accommodation
- Equestrian businesses, including livery and stabling
- Tourism and leisure facilities

The types of businesses which were not supported were:

- Offices
- Small-scale storage and distribution
- Light industry
- Farm businesses based on intensive housed livestock
- Shops - retail



‘Promotion of local events’ were very much supported. There was some support for ‘promotion of local sites/features of heritage interest’ and ‘use of property for short-term holiday letting accommodation’.

There was more opposition than support for ‘caravan sites’ and ‘camping sites’.

## CONSERVING OUR LOCAL HERITAGE AND ENVIRONMENT

Our area has a wealth of natural and historic features – including part of the nationally designated Wye Valley Area of Outstanding Natural Beauty and several Sites of Special Scientific Interest, as well as listed buildings and the Woolhope Conservation Area. All new developments have potential to help meet environmental improvement and sustainability goals, and the NDP can further our local ambitions in these respects.

There was strong support for the majority of the methods suggested:

- Development to be in harmony with its surroundings, well-sited and landscaped to avoid visual intrusion
- Development to retain and improve landscape features
- Development to respect and protect historic and cultural heritage
- Development to minimise harm to ecology and wildlife
- Development to minimise noise and light pollution
- Traffic from new development to be compatible with the local roads’ capacity and constraints

In terms of protecting and enhancing the local environment all of the options offered were important to respondents:

- Protecting important and valued scenic views
- Protecting/enhancing the distinctive/historic character of the area
- Identifying valued landscape features for protection/conservation
- Identifying/conserving key wildlife habitats
- Controlling the environmental impacts of any developments
- Good practice management of land

## IMPROVING COMMUNITY SERVICES AND INFRASTRUCTURE

All of the existing services and amenities were felt to be important (both ‘very important’ and ‘some importance’) in meeting the current and future needs of the community.

Respondents were as if there were any other community facilities/services they would like to see provided/enhanced. There was **strong support** for:

- A facility for high-speed broadband for all parishioners/businesses
- Improvement projects to enhance the Woolhope Dome landscape and ecology
- Community-owned and maintained green spaces for public enjoyment
- Community-run playgrounds and/or informal recreation/picnic areas
- Community newsletter **Some support:**
- A village grocery shop
- An upgraded sewage treatment plant/ sewer infrastructure

## WOOLHOPE IN 2031

This was a free text comments box where residents identified what they would like to see in Woolhope in 2031. There were 47 comments made, for a full list of comments see Appendix 2. Free text comments.

The comments were very varied with some opposing views, however the themes that did come out were:

- The village to retain its character as a village, with little change from where it is now
- Community facilities are thriving, valued and used
- Better and safer roads
- Continued and strengthen community spirit
- Protecting the forests and the environment, protecting the AONB and tackling the climate emergency

## Results

### HOUSING

**Q1. How would you like to see new homes provided in Woolhope Parish?** (Tick one box in each row)

Table 1a. Numbers	Yes	No	No opinion	Not answered	Total
By converting redundant farm buildings, such as barns	242	14	10	4	266
By rebuilding on previously developed (brownfield) land	223	18	21	8	262
By sub-dividing premises into smaller dwellings	128	92	42	8	262
Additional building within an existing dwelling curtilage	169	65	28	8	262
As individual new houses between existing dwellings	147	84	27	12	258
Through the development of several new houses on a site within or adjacent to clusters of existing housing	129	105	18	18	252
Developments of 1-3 homes	176	57	21	16	254
Developments of 4-6 homes	76	165	19	10	260
Developments of 7 or more homes	26	207	19	18	252

Table 1b. Percentages	Yes	No	No opinion + not answered
By converting redundant farm buildings, such as barns	90%	5%	5%
By rebuilding on previously developed (brownfield) land	83%	7%	11%
By sub-dividing premises into smaller dwellings	47%	34%	19%
Additional building within an existing dwelling curtilage	63%	24%	13%

As individual new houses between existing dwellings	54%	31%	14%
Through the development of several new houses on a site within or adjacent to clusters of existing housing	48%	39%	13%
Developments of 1-3 homes	65%	21%	14%
Developments of 4-6 homes	28%	61%	11%
Developments of 7 or more homes	10%	77%	14%

There was **strong support** for:

- By converting redundant farm buildings, such as barns
- By rebuilding on previously developed (brownfield) land

There was **some support** for:

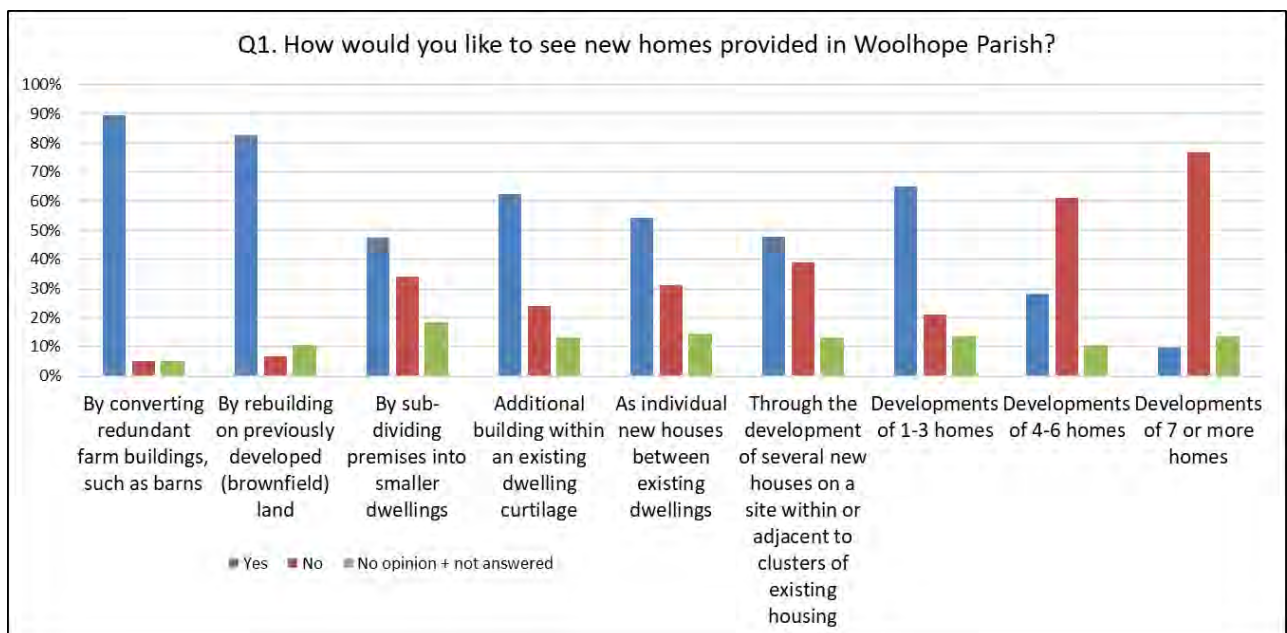
- Developments of 1-3 homes
- Additional building within an existing dwelling curtilage
- As individual new houses between existing dwellings

There was **slight support** for:

- By sub-dividing premises into smaller dwellings
- Through the development of several new houses on a site within or adjacent to clusters of existing housing

There was **more opposition** for:

- Developments of 7 or more homes
- Developments of 4-6 homes

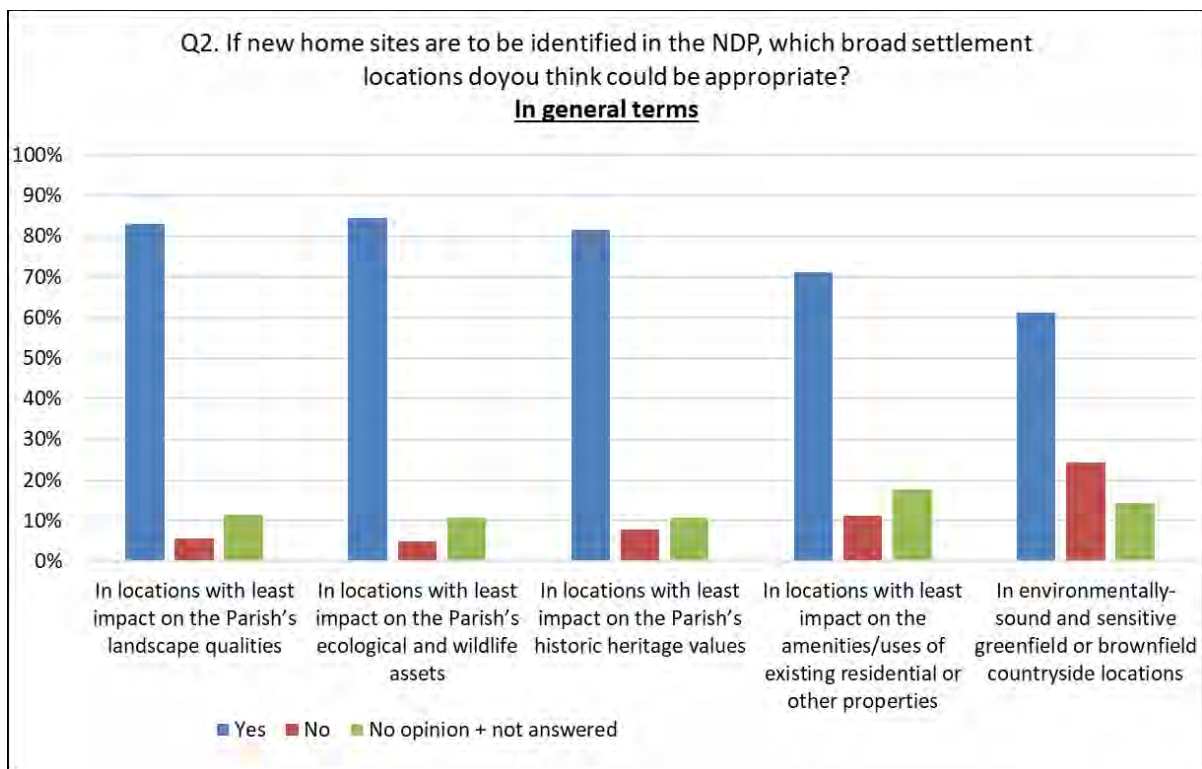
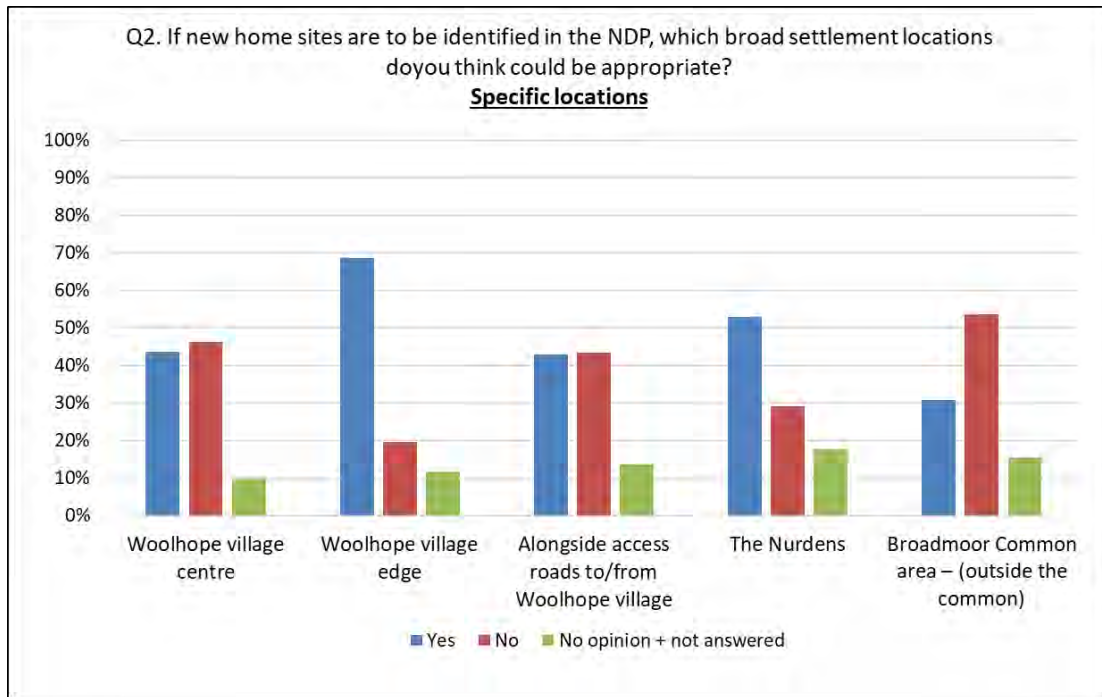


**Q2. If new home sites are to be identified in the NDP, which broad settlement locations do you think could be appropriate?**

This is not the parishioners' choice alone. Obviously, the sites will have to put forward by the landowners, and they will be appraised by the parish consultant and vetted by the council to see that they conform to the core strategy for Herefordshire. Given the choice, where would you wish future housing to be located? (Tick one box in each row)

Table 2a. Numbers	Yes	No	No opinion	Not answered	Total
Woolhope village centre	118	125	19	8	262
Woolhope village edge	185	53	23	9	261
Alongside access roads to/from Woolhope village	116	117	19	18	252
The Nurdens	143	79	39	9	261
Broadmoor Common area – (outside the common)	83	145	27	15	255
In locations with least impact on the parish's landscape qualities	224	15	15	16	254
In locations with least impact on the parish's ecological and wildlife assets	228	13	20	9	261
In locations with least impact on the parish's historic heritage values	220	21	19	10	260
In locations with least impact on the amenities/uses of existing residential or other properties	192	30	37	11	259
In environmentally sound and sensitive greenfield or brownfield countryside locations	165	66	30	9	261

Table 2b. Percentages	Yes	No	No opinion + not answered
Woolhope village centre	44%	46%	10%
Woolhope village edge	69%	20%	12%
Alongside access roads to/from Woolhope village	43%	43%	14%
The Nurdens	53%	29%	18%
Broadmoor Common area – (outside the common)	31%	54%	16%
In locations with least impact on the parish's landscape qualities	83%	6%	11%
In locations with least impact on the parish's ecological and wildlife assets	84%	5%	11%
In locations with least impact on the parish's historic heritage values	81%	8%	11%
In locations with least impact on the amenities/uses of existing residential or other properties	71%	11%	18%
In environmentally sound and sensitive greenfield or brownfield countryside locations	61%	24%	14%



There was much more support for homes to be sited in general locations such as:

- In locations with least impact on the parish's landscape qualities
- In locations with least impact on the parish's ecological and wildlife assets
- In locations with least impact on the parish's historic heritage values
- In locations with least impact on the amenities/uses of existing residential or other properties



There was still support for homes to be sited ‘in environmentally sound and sensitive greenfield or brownfield countryside locations’ but there was a stronger opposition within this sub-group.

When looking at specific locations ‘Woolhope village edge’ was the preferred option by more respondents. There was also some support for ‘The Nurdens’.

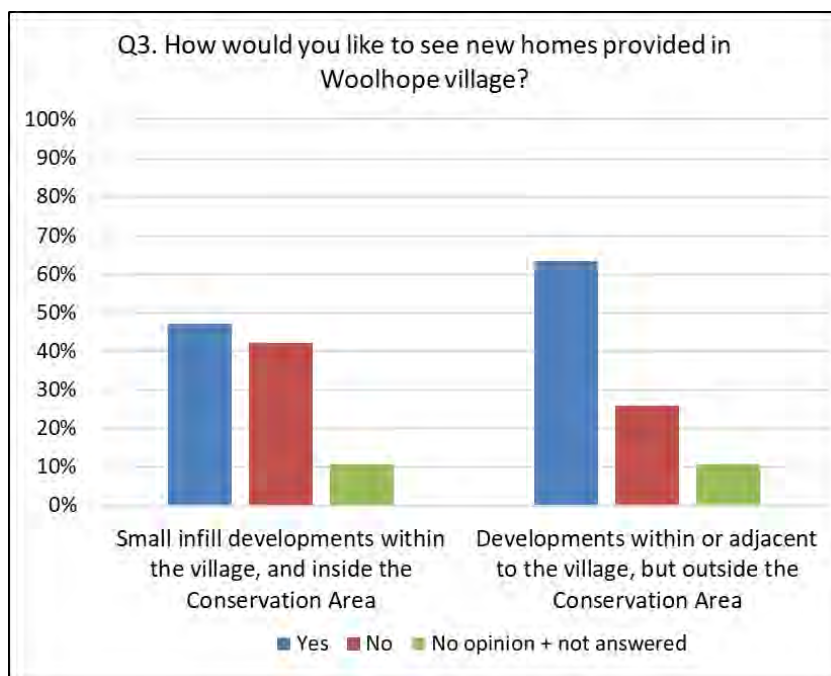
The other options ‘Broadmoor Common’ and ‘alongside access roads to/from Woolhope village’ received more or almost equal proportions of opposition than support.

‘Woolhope village centre’ received slightly more ‘no’ responses than it did ‘yes’, resulting in this option not being supported.

### Q3. How would you like to see new homes provided in Woolhope village?

Much of Woolhope village is in a Conservation Area – see the enclosed map. We’d like to know what you think about new housing development within, or outside, the Conservation Area. (Tick one box in each row)

Table 3. Numbers and percentages		Yes	No	No opinion	Not answered	Total
Small infill developments within the village, and inside the Conservation Area	No.	127	114	21	8	262
	%	47%	42%	11%		
Developments within or adjacent to the village, but outside the Conservation Area	No.	171	70	26	3	267
	%	63%	26%	11%		

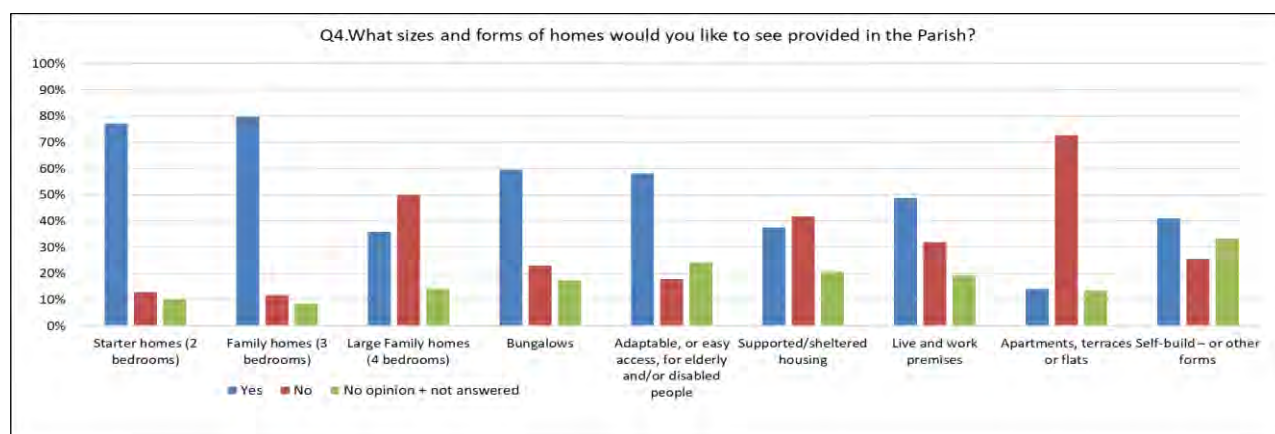


There was some support for ‘developments within or adjacent to the village, but outside the Conservation Area’, less so for ‘small infill developments with the village and inside the Conservation Area’.

**Q4. What sizes and forms of homes would you like to see provided in the parish?** (Tick one box in each row)

Table 4a. Numbers	Yes	No	No opinion	Not answered	Total
Starter homes (2 bedrooms)	208	35	22	5	265
Family homes (3 bedrooms)	215	32	15	8	262
Large Family homes (4 bedrooms)	97	135	28	10	260
Bungalows	161	62	34	13	257
Adaptable, or easy access, for elderly and/or disabled people	157	48	54	11	259
Supported/sheltered housing	101	113	45	11	259
Live and work premises	132	86	43	9	261
Apartments, terraces or flats	38	196	25	11	259
Self-build – or other forms, please specify in the comments box at the end	111	69	77	13	257

Table 4b. Percentages	Yes	No	No opinion + not answered
Starter homes (2 bedrooms)	77%	13%	10%
Family homes (3 bedrooms)	80%	12%	9%
Large Family homes (4 bedrooms)	36%	50%	14%
Bungalows	60%	23%	17%
Adaptable, or easy access, for elderly and/or disabled people	58%	18%	24%
Supported/sheltered housing	37%	42%	21%
Live and work premises	49%	32%	19%
Apartments, terraces or flats	14%	73%	13%
Self-build – or other forms, please specify in the comments box at the end	41%	26%	33%



There was strong support for starter and family homes (2 and 3 bedroomed houses).

There was some support for ‘bungalows’ and ‘adaptable, or easy access, for elderly and/or disabled people’ homes.

There was slight support for ‘live and work premises’ and ‘self-build – or other forms’.

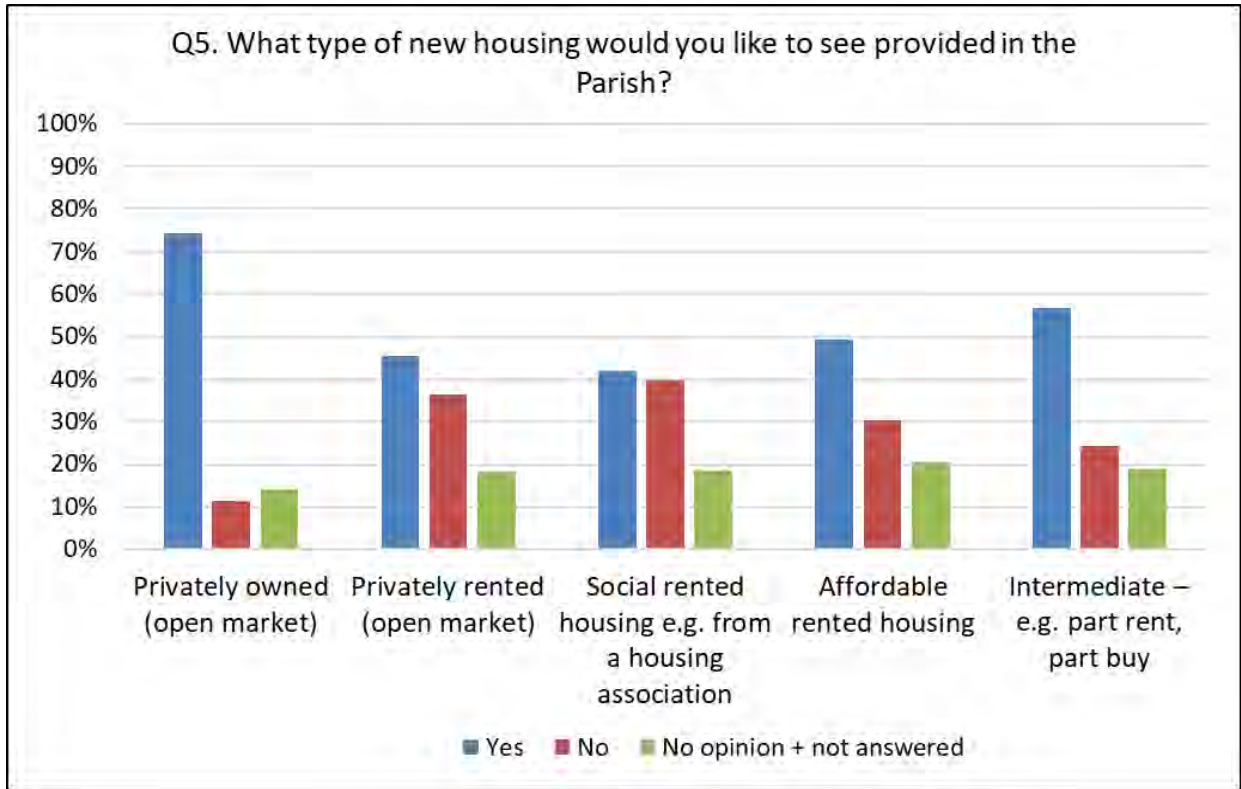
There was more opposition for ‘apartments, terraces or flats’, ‘large family homes (4 bedrooms)’ and ‘supported/sheltered housing’.

**Q5. What type of new housing would you like to see provided in the parish?**

Indicate your preferences for the following categories. (Tick one box in each row)

Table 5a. Numbers	Yes	No	No opinion	Not answered	Total
Privately owned (open market)	201	31	25	13	257
Privately rented (open market)	123	98	34	15	255
Social rented housing e.g. from a housing association	113	107	43	7	263
Affordable rented housing	133	82	41	14	256
Intermediate – e.g. part rent, part buy	153	66	38	13	257
Another category? (please specify in the comments box at the end)	1	20	72	177	93

Table 5b. Percentages	Yes	No	No opinion + not answered
Privately owned (open market)	74%	11%	14%
Privately rented (open market)	46%	36%	18%
Social rented housing e.g. from a housing association	42%	40%	19%
Affordable rented housing	49%	30%	20%
Intermediate – e.g. part rent, part buy	57%	24%	19%



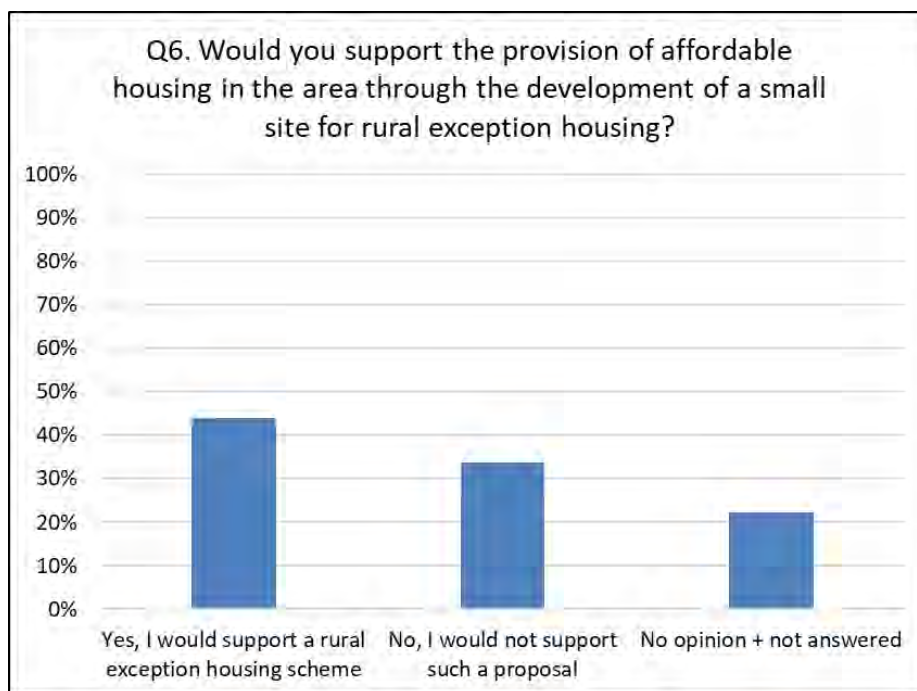
There was strong support for ‘privately owned (open market)’ housing. There was some support for ‘intermediate – e.g. part rent, part buy’ housing. There was slight support for:

- Affordable rented housing
- Privately rented housing
- Socially rented housing

**Q6. Would you support the provision of affordable housing in the area through the development of a small site for rural exception housing?**

See the glossary for an explanation of this term. (Tick one box)

Table 6. Numbers and percentages	Number	percent
Yes, I would support a rural exception housing scheme	119	44%
No, I would not support such a proposal	91	34%
No opinion	56	21%
Total	266	99%

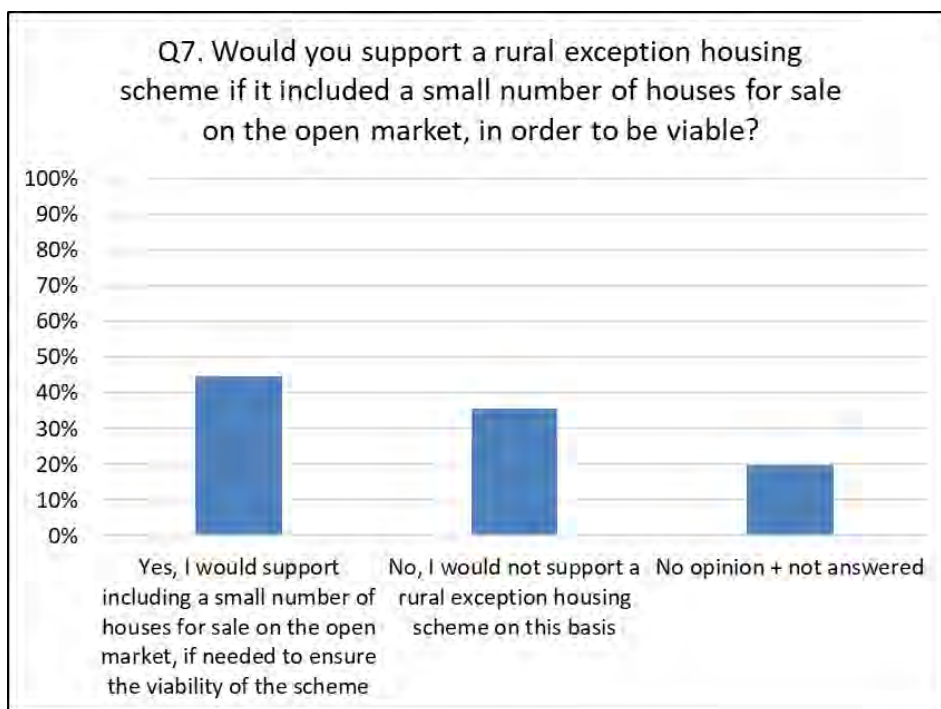


Overall, there was not a definitely clear view on this option of a rural exception housing scheme. There was slight support in favour of this option, but percentages were quite low with 44% in favour (less than half), and 34% against.

**Q7: Would you support a rural exception housing scheme if it included a small number of houses for sale on the open market, in order to be viable? (Tick one box).**

Table 7. Numbers and percentages		Number	Percent
Yes, I would support including a small number of houses for sale on the open market, if needed to ensure the viability of the scheme		121	45%
No, I would not support a rural exception housing scheme on this basis		96	36%
No opinion		48	18%
Total		265	98%



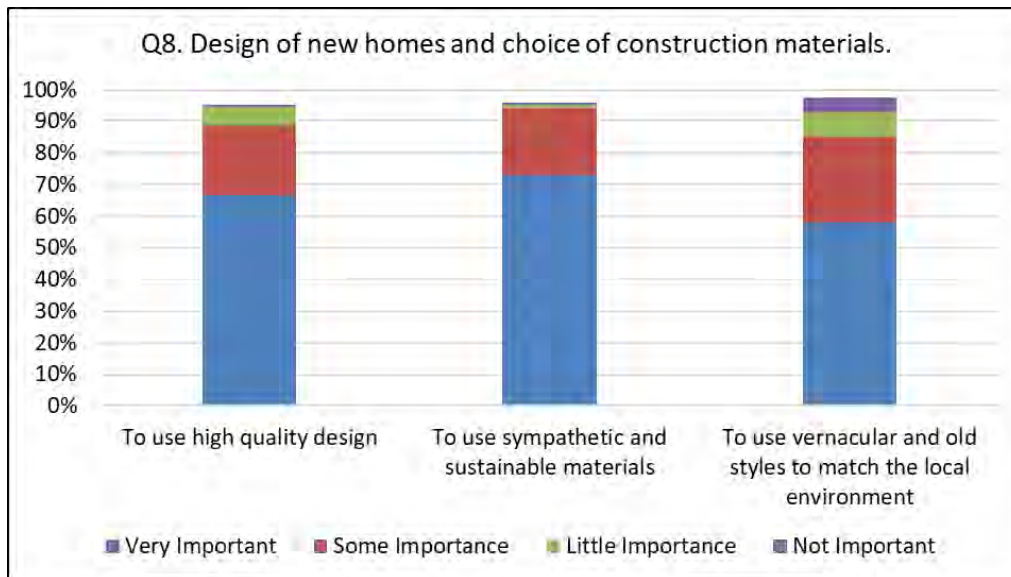


Again, there was not a definitely clear view on this option of a rural exception housing scheme, if it included a small number of houses for sale on the open market, in order to be viable. There was slight support in favour of this option, but percentages were quite low with 45% in favour (less than half), and 36% against.

**Q8. Design of new homes and choice of construction materials.** Indicate the significance you attach to the principle of a high quality of design and the sympathetic and sustainable use of materials in new dwellings, to harmonise with and enhance the parish’s built environment. (Tick one box in each row)

Table 8a. Numbers	Very Important	Some Importance	Little Importance	Not Important	Total
To use high quality design	180	59	16	2	257
To use sympathetic and sustainable materials	197	57	3	2	259
To use vernacular and old styles to match the local environment	156	74	21	12	263

Table 8b. Percentages	Very Important	Some Importance	Little Importance	Not Important
To use high quality design	67%	22%	6%	1%
To use sympathetic and sustainable materials	73%	21%	1%	1%
To use vernacular and old styles to match the local environment	58%	27%	8%	4%



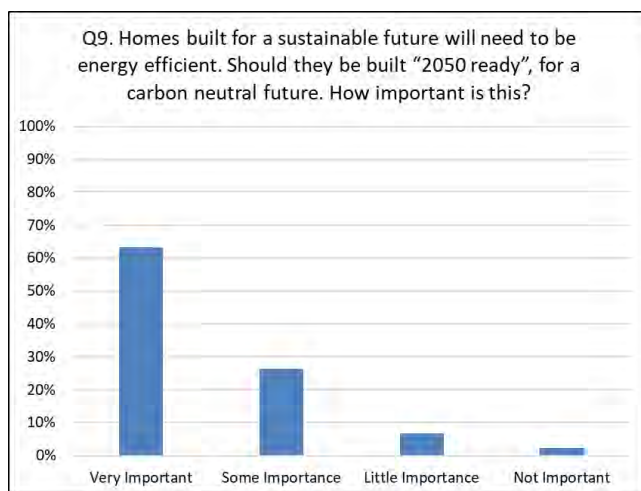
There was some support for all of the options around design of homes and choice of construction material, with the options in order of preference being as follows:

4. To use sympathetic and sustainable materials
5. To use high quality design
6. To use vernacular and old styles to match the local environment

**Q9. Homes built for a sustainable future will need to be energy efficient. Should they be built '2050 ready', for a carbon neutral future. How important is this? (Tick one box)**

Table 9. Numbers and percentages	Number	Percent
Very Important	171	63%
Some Importance	71	26%
Little Importance	18	7%
Not Important	6	2%

There was strong support for this with 90% responding both very important and has some importance.



## TRAFFIC, TRANSPORT AND ACCESS

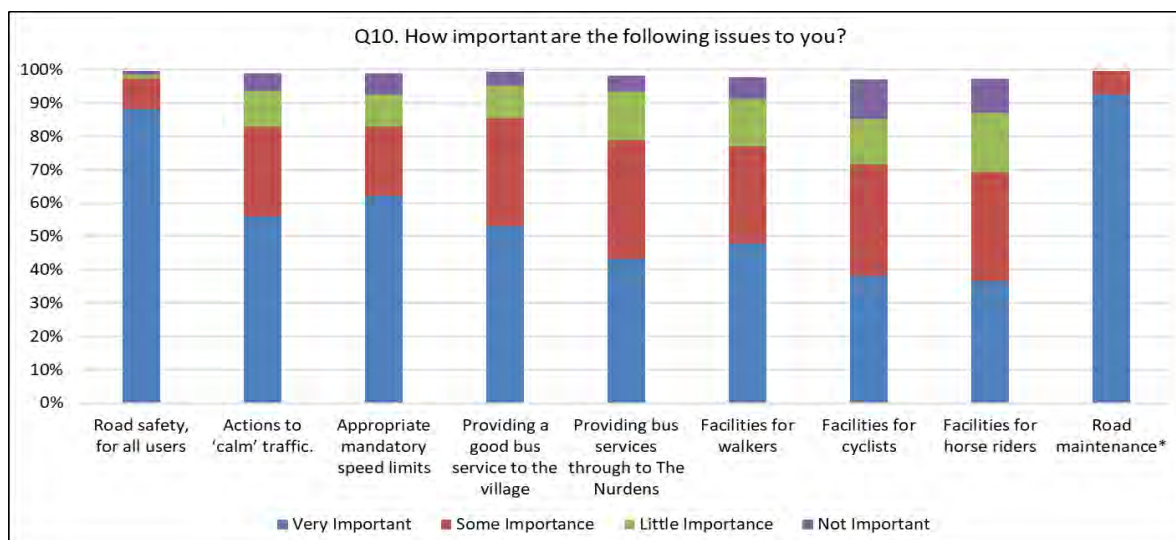
Building more houses will create more traffic. What are your priorities and opinions?

**Q10. How important are the following issues to you?** (Tick one box in each row)

Table 10a. Numbers	Very Important	Some Importance	Little Importance	Not Important	Total
Road safety, for all users	238	25	3	3	269
Actions to 'calm' traffic.	151	73	29	14	267
Appropriate mandatory speed limits	168	56	26	17	267
Providing a good bus service to the village	143	88	26	11	268
Providing bus services through to The Nurdens	117	96	39	13	265
Facilities for walkers	129	79	38	18	264
Facilities for cyclists	103	90	37	32	262
Facilities for horse riders	99	88	48	28	263
Road maintenance*	250	19	0	0	269

\* discharged through Herefordshire Council / Balfour Beatty

Table 10b. Percentages	Very Important	Some Importance	Little Importance	Not Important
Road safety, for all users	88%	9%	1%	1%
Actions to 'calm' traffic.	56%	27%	11%	5%
Appropriate mandatory speed limits	62%	21%	10%	6%
Providing a good bus service to the village	53%	33%	10%	4%
Providing bus services through to The Nurdens	43%	36%	14%	5%
Facilities for walkers	48%	29%	14%	7%
Facilities for cyclists	38%	33%	14%	12%
Facilities for horse riders	37%	33%	18%	10%
Road maintenance*	93%	7%	0%	0%



\* discharged through Herefordshire Council / Balfour Beatty

The most important issues to respondents were 'road maintenance' and 'road safety, for all users'.

Over 80% of respondents felt the following three issues were 'very important' and had 'some importance'. Each of these options had over 50% of respondents answering that they were 'very important':

- Appropriate mandatory speed limits
- Actions to 'calm' traffic.
- Providing a good bus service to the village

Around 70% felt the following issues were 'very important' and had 'some importance', although less than 50% responded they were 'very important' for each of the following:

- Facilities for walkers
- Providing bus services through to The Nurdens
- Facilities for cyclists
- Facilities for horse riders

## JOBS AND THE ECONOMY, including tourism

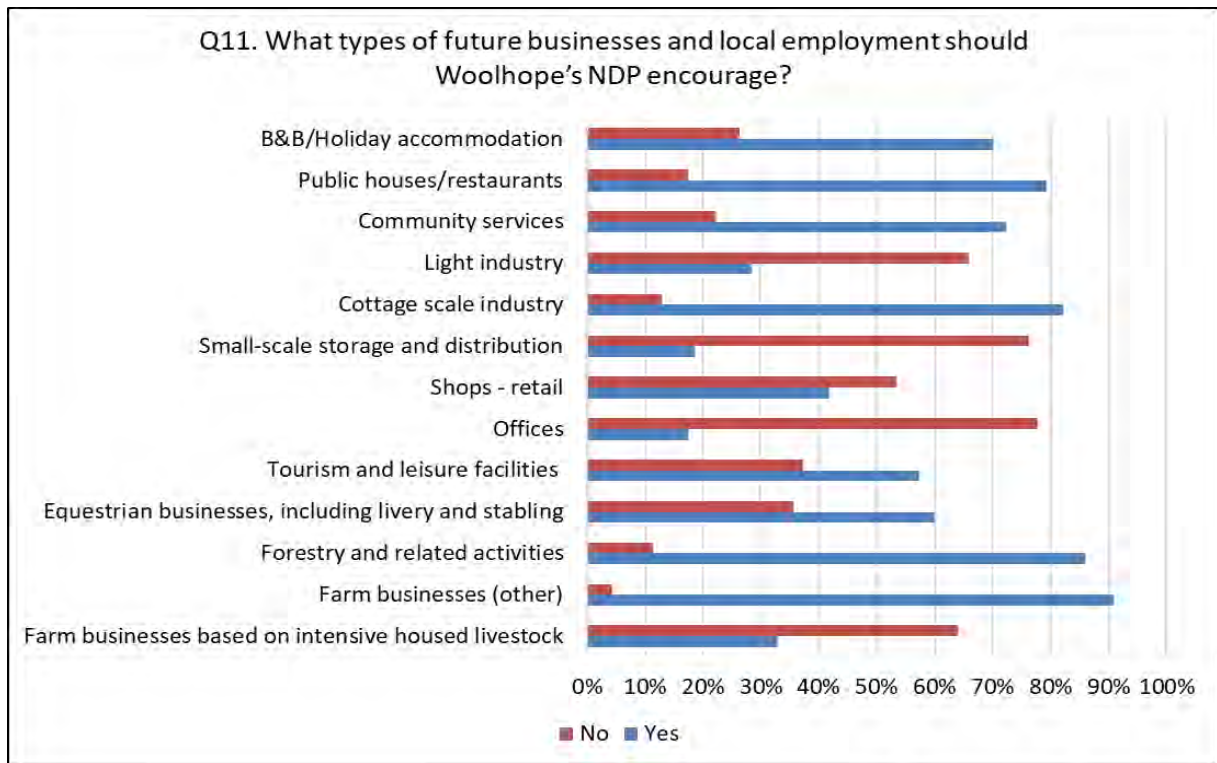
**Q11. What types of future businesses and local employment should Woolhope's NDP encourage? (Tick one box in each row)**

Table 11a. Numbers	Yes	No	Total
Farm businesses based on intensive housed livestock	89	173	262
Farm businesses (other)	245	12	257
Forestry and related activities	232	31	263

Equestrian businesses, including livery and stabling	162	96	258
Tourism and leisure facilities (see also Q13)	155	101	256
Offices	47	210	257
Shops - retail	113	144	257
Small-scale storage and distribution	50	206	256
Cottage scale industry	222	35	257
Light industry	77	178	255
Community services	195	60	255
Public houses/restaurants	214	47	261
B&B/Holiday accommodation	189	71	260
Other sectors – please specify in the comments box at the end	10	52	62

Table 11b. Percentages	Yes	No
Farm businesses based on intensive housed livestock	33%	64%
Farm businesses (other)	91%	4%
Forestry and related activities	86%	11%
Equestrian businesses, including livery and stabling	60%	36%
Tourism and leisure facilities (see also Q13)	57%	37%
Offices	17%	78%
Shops - retail	42%	53%
Small-scale storage and distribution	19%	76%
Cottage scale industry	82%	13%
Light industry	29%	66%
Community services	72%	22%
Public houses/restaurants	79%	17%
B&B/Holiday accommodation	70%	26%





There was strong support for:

- Farm businesses (other)
- Forestry and related activities
- Cottage scale industry

The following types of businesses which received some support were:

- Public houses/restaurants
- Community services
- B&B/Holiday accommodation
- Equestrian businesses, including livery and stabling • Tourism and leisure facilities

The types of businesses which were not supported were:

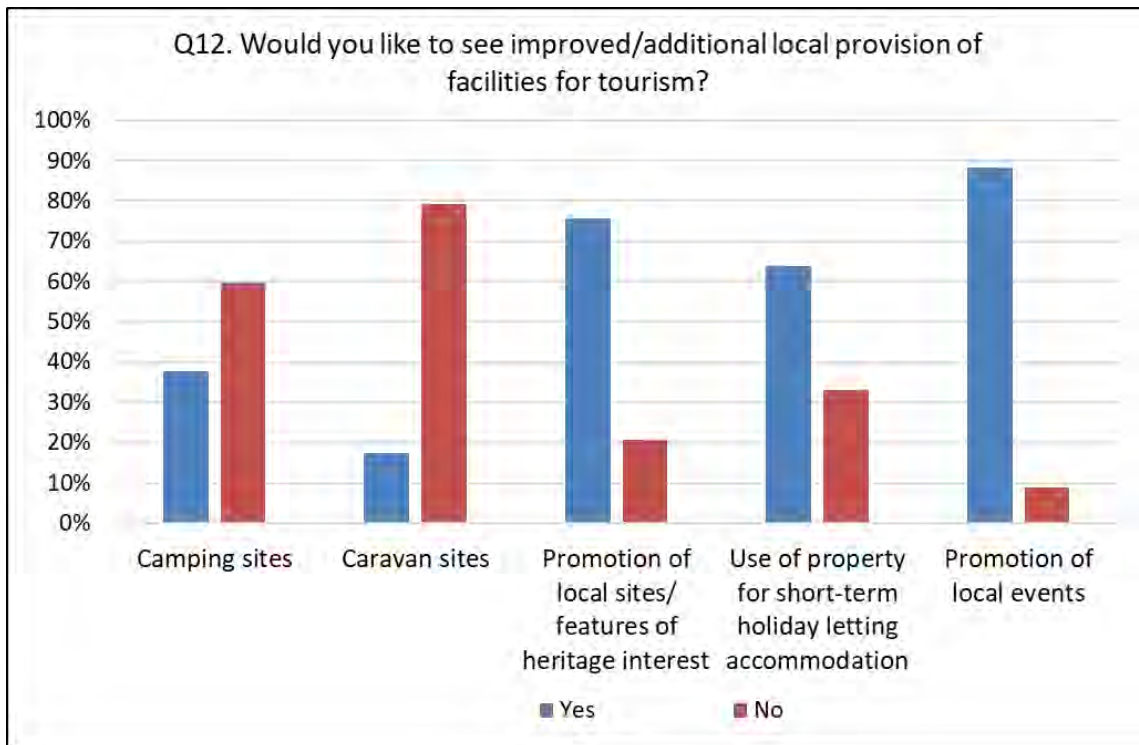
- Offices
- Small-scale storage and distribution
- Light industry
- Farm businesses based on intensive housed livestock
- Shops - retail

**Q12. Would you like to see improved/additional local provision of facilities for tourism?**

Tourism is often regarded as a compatible business activity for rural areas, but, like any use/development, it invariably has its pros and cons. (Tick one box in each row)

Table 12a. Numbers	Yes	No	Total
Camping sites	102	161	263
Caravan sites	47	214	261
Promotion of local sites/features of heritage interest	204	56	260
Use of property for short-term holiday letting accommodation	172	89	261
Promotion of local events	238	24	262

Table 12b. Percentages	Yes	No
Camping sites	38%	60%
Caravan sites	17%	79%
Promotion of local sites/features of heritage interest	76%	21%
Use of property for short-term holiday letting accommodation	64%	33%
Promotion of local events	88%	9%



‘Promotion of local events’ were very much supported. There was some support for ‘Promotion of local sites/features of heritage interest’ and ‘Use of property for short-term holiday letting accommodation’.

There was more opposition than support for ‘Caravan sites’ and ‘Camping sites’.

## CONSERVING OUR LOCAL HERITAGE AND ENVIRONMENT

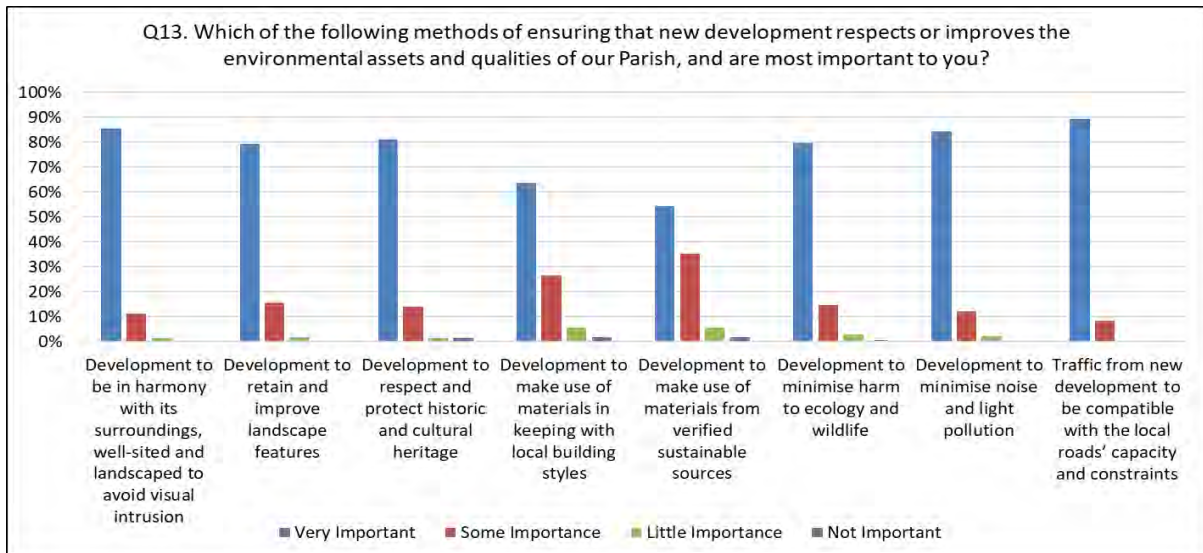
Our area has a wealth of natural and historic features – including part of the nationally designated Wye Valley Area of Outstanding Natural Beauty and several Sites of Special Scientific Interest, as well as listed buildings and the Woolhope Conservation Area. All new developments have potential to help meet environmental improvement and sustainability goals, and the NDP can further our local ambitions in these respects.

**Q13. Which of the following methods of ensuring that new development respects or improves the environmental assets and qualities of our parish, and are most important to you? (Tick one box in each row)**

Table 13a. Numbers	Very Important	Some Importance	Little Importance	Not Important	Total
Development to be in harmony with its surroundings, well-sited and landscaped to avoid visual intrusion	231	30	4	1	266
Development to retain and improve landscape features	214	42	5	1	262
Development to respect and protect historic and cultural heritage	219	38	4	4	265
Development to make use of materials in keeping with local building styles	172	72	15	5	264
Development to make use of materials from verified sustainable sources	147	95	15	5	262
Development to minimise harm to ecology and wildlife	215	40	8	2	265
Development to minimise noise and light pollution	228	33	6	1	268
Traffic from new development to be compatible with the local roads' capacity and constraints	241	23	1	1	266

Table 13b. Percentages	Very Important	Some Importance	Little Importance	Not Important
Development to be in harmony with its surroundings, well-sited and landscaped to avoid visual intrusion	86%	11%	1%	0%
Development to retain and improve landscape features	79%	16%	2%	0%
Development to respect and protect historic and cultural heritage	81%	14%	1%	1%
Development to make use of materials in keeping with local building styles	64%	27%	6%	2%

Development to make use of materials from verified sustainable sources	54%	35%	6%	2%
Development to minimise harm to ecology and wildlife	80%	15%	3%	1%
Development to minimise noise and light pollution	84%	12%	2%	0%
Traffic from new development to be compatible with the local roads' capacity and constraints	89%	9%	0%	0%



There was strong support for the majority of the methods suggested, except a couple where the support was still there but not as strong as the others.

Strong support for:

- Development to be in harmony with its surroundings, well-sited and landscaped to avoid visual intrusion
- Development to retain and improve landscape features
- Development to respect and protect historic and cultural heritage
- Development to minimise harm to ecology and wildlife
- Development to minimise noise and light pollution
- Traffic from new development to be compatible with the local roads' capacity and constraints

Some support for:

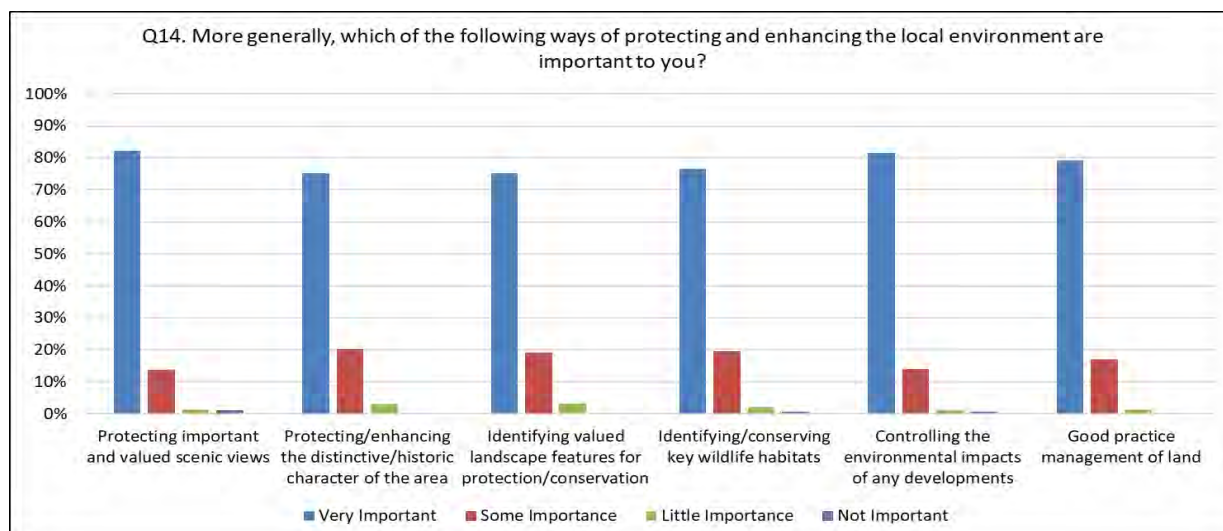
- Development to make use of materials from verified sustainable sources
- Development to make use of materials in keeping with local building styles

**Q14. More generally, which of the following ways of protecting and enhancing the local environment are important to you? (Tick one box in each row)**

Table 14a. Numbers	Very Important	Some Importance	Little Importance	Not Important	Total
Protecting important and valued scenic views	222	37	4	3	266
Protecting/enhancing the distinctive/historic character of the area	203	55	8	1	267
Identifying valued landscape features for protection/conservation	203	52	9	1	265
Identifying/conserving key wildlife habitats	207	53	6	2	268
Controlling the environmental impacts of any developments	220	38	3	2	263
Good practice management of land	214	46	4	1	265

Table 14b. Percentages	Very Important	Some Importance	Little Importance	Not Important
Protecting important and valued scenic views	82%	14%	1%	1%
Protecting/enhancing the distinctive/historic character of the area	75%	20%	3%	0%
Identifying valued landscape features for protection/conservation	75%	19%	3%	0%
Identifying/conserving key wildlife habitats	77%	20%	2%	1%
Controlling the environmental impacts of any developments	81%	14%	1%	1%
Good practice management of land	79%	17%	1%	0%





There was strong support for all of the options to protect and enhance the local environment.

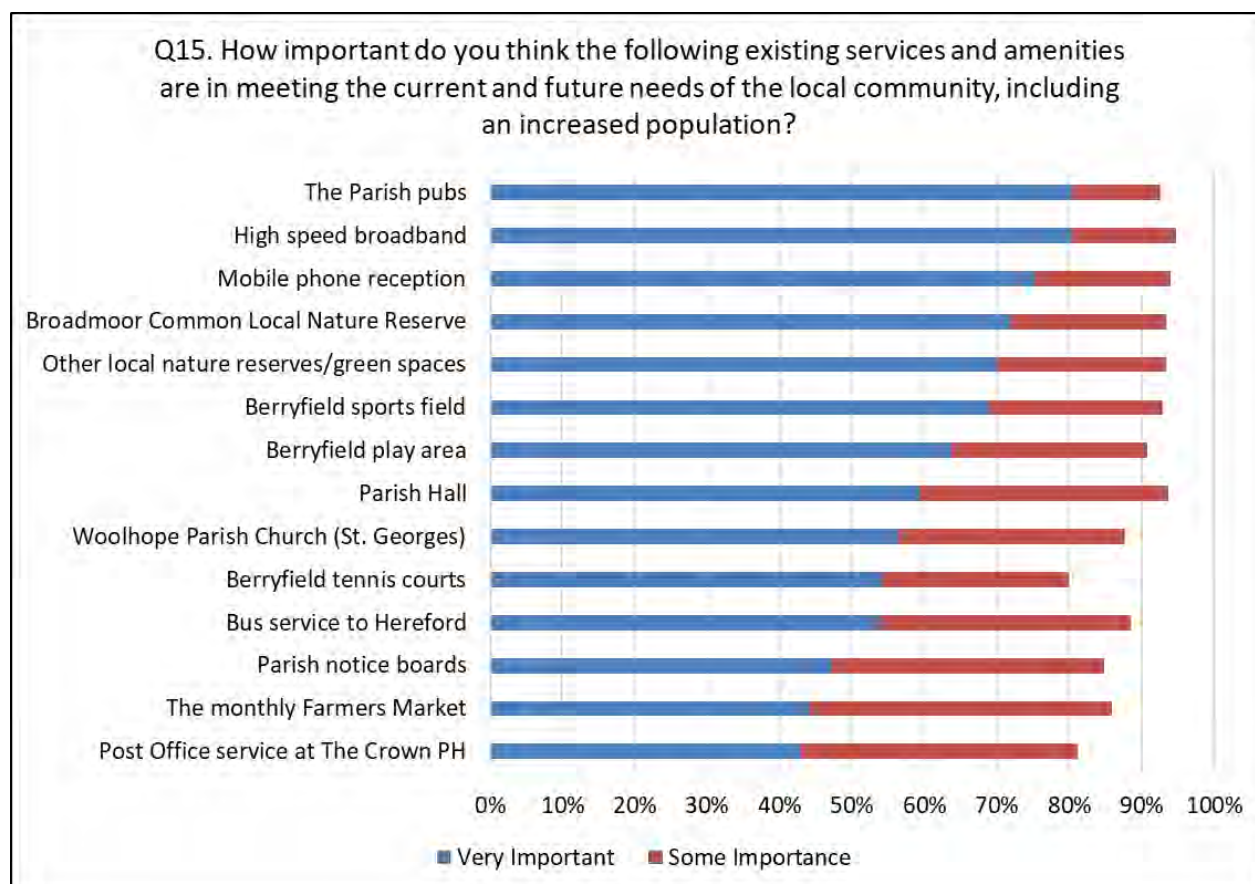
### IMPROVING COMMUNITY SERVICES AND INFRASTRUCTURE

Tell us what you think about existing services and amenities – and room for improvements.

**Q15. How important do you think the following existing services and amenities are in meeting the current and future needs of the local community, including an increased population? (Tick one box in each row)**

Table 15a. Numbers	Very Important	Some Importance	Little Importance	Not Important	Total
Mobile phone reception	203	51	7	5	266
High speed broadband	217	39	5	3	264
Parish Hall	160	93	10	2	265
The monthly Farmers Market	119	113	26	7	265
Post Office service at The Crown PH	116	103	35	11	265
Woolhope Parish Church (St. Georges)	152	85	16	11	264
Bus service to Hereford	145	94	24	2	265
Berryfield sports field	186	65	12	2	265
Berryfield play area	172	73	14	6	265
Berryfield tennis courts	146	70	37	12	265
The parish pubs	217	33	7	5	262
Broadmoor Common Local Nature Reserve	194	58	8	5	265
Other local nature reserves/green spaces	189	63	5	9	266
Parish notice boards	127	102	27	7	263

Table 15b. Percentages	Very Important	Some Importance	Little Importance	Not Important
Mobile phone reception	75%	19%	3%	2%
High speed broadband	80%	14%	2%	1%
Parish Hall	59%	34%	4%	1%
The monthly Farmers Market	44%	42%	10%	3%
Post Office service at The Crown PH	43%	38%	13%	4%
Woolhope Parish Church (St. Georges)	56%	31%	6%	4%
Bus service to Hereford	54%	35%	9%	1%
Berryfield sports field	69%	24%	4%	1%
Berryfield play area	64%	27%	5%	2%
Berryfield tennis courts	54%	26%	14%	4%
The parish pubs	80%	12%	3%	2%
Broadmoor Common Local Nature Reserve	72%	21%	3%	2%
Other local nature reserves/green spaces	70%	23%	2%	3%
Parish notice boards	47%	38%	10%	3%

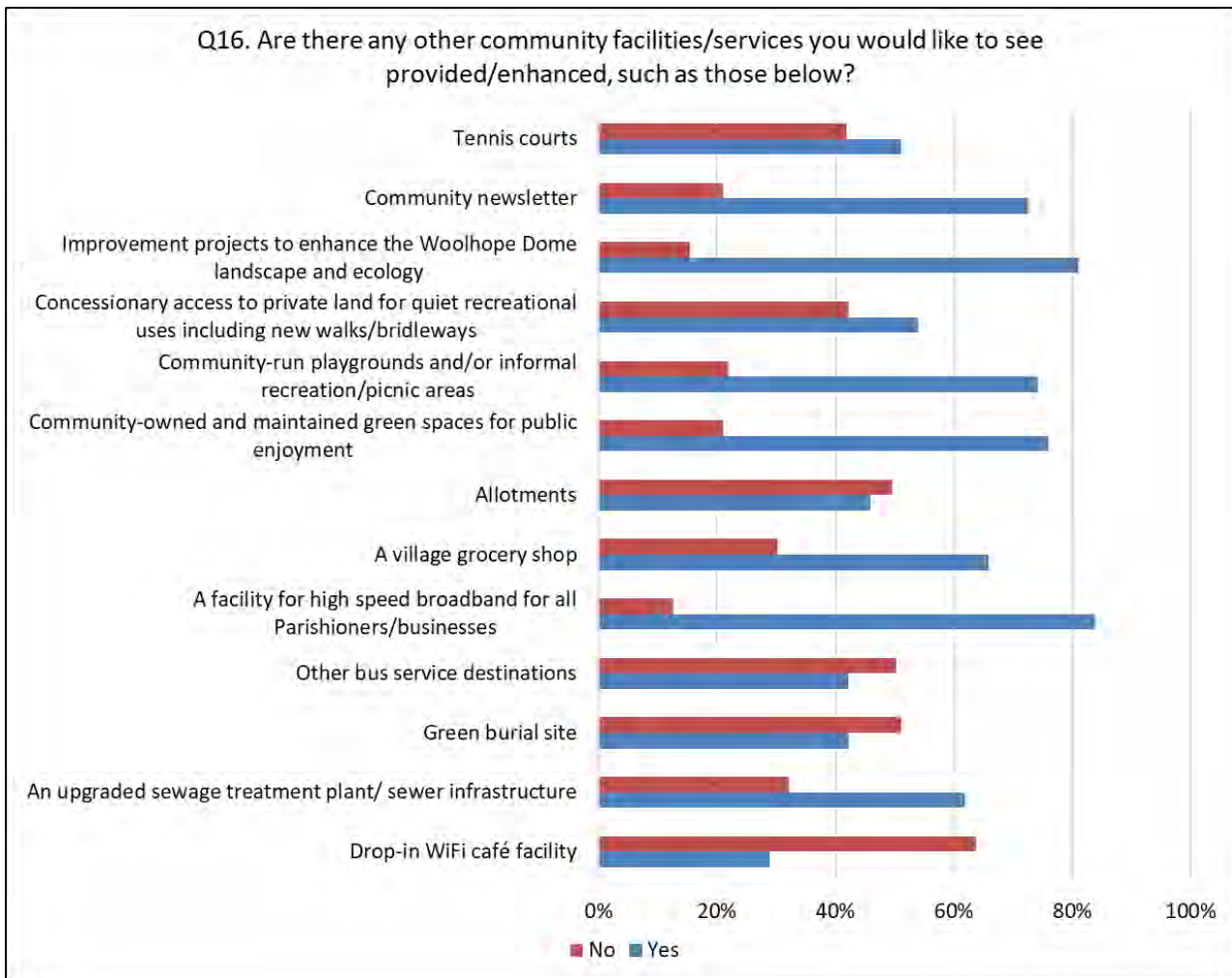


All of the existing services and amenities were felt to be important (both ‘very important’ and ‘some importance’) in meeting the current and future needs of the community. The services that received the highest proportion of ‘not important’ was only felt that by 4% of the respondents.

**Q16. Are there any other community facilities/services you would like to see provided/enhanced, such as those below? (Tick one box in each row)**

Table 16a. Numbers	Yes	No	Total
Drop-in WiFi café facility	78	172	250
An upgraded sewage treatment plant/ sewer infrastructure	167	87	254
Green burial site	114	138	252
Other bus service destinations	114	136	250
A facility for high-speed broadband for all parishioners/businesses	226	34	260
A village grocery shop	178	82	260
Allotments	124	134	258
Community-owned and maintained green spaces for public enjoyment	205	57	262
Community-run playgrounds and/or informal recreation/picnic areas	200	59	259
Concessionary access to private land for quiet recreational uses including new walks/bridleways	146	114	260
Improvement projects to enhance the Woolhope Dome landscape and ecology	219	42	261
Community newsletter	196	57	253
Tennis courts	138	113	251

Table 16b. Percentages	Yes	No
Drop-in WiFi café facility	29%	64%
An upgraded sewage treatment plant/ sewer infrastructure	62%	32%
Green burial site	42%	51%
Other bus service destinations	42%	50%
A facility for high-speed broadband for all parishioners/businesses	84%	13%
A village grocery shop	66%	30%
Allotments	46%	50%
Community-owned and maintained green spaces for public enjoyment	76%	21%
Community-run playgrounds and/or informal recreation/picnic areas	74%	22%
Concessionary access to private land for quiet recreational uses including new walks/bridleways	54%	42%
Improvement projects to enhance the Woolhope Dome landscape and ecology	81%	16%
Community newsletter	73%	21%
Tennis courts	51%	42%



**Strong support:**

- A facility for high-speed broadband for all parishioners/businesses
- Improvement projects to enhance the Woolhope Dome landscape and ecology
- Community-owned and maintained green spaces for public enjoyment
- Community-run playgrounds and/or informal recreation/picnic areas
- Community newsletter

**Some support:**

- A village grocery shop
- An upgraded sewage treatment plant/ sewer infrastructure

**Slight support:**

- Tennis courts
- Concessionary access to private land for quiet recreational uses including new walks/bridleways

**More opposition for:**

- Drop-in WiFi café facility
- Green burial site
- Other bus service destinations
- Allotments

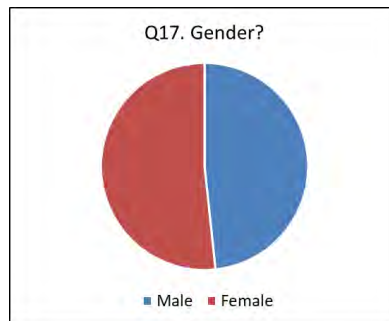
**INFORMATION ABOUT YOU**

This information will enable the NDP Steering Group to understand the views of different groups within our parish, and to determine how representative the questionnaire results are of the community as a whole.

**Note that your responses are ANONYMOUS.**

**Q17. Gender? (Tick one box)**

Table 17. Numbers and percentages	Number	percent
Male	129	48%
Female	138	51%



**Q18. Which age band are you in? (Tick one box)**

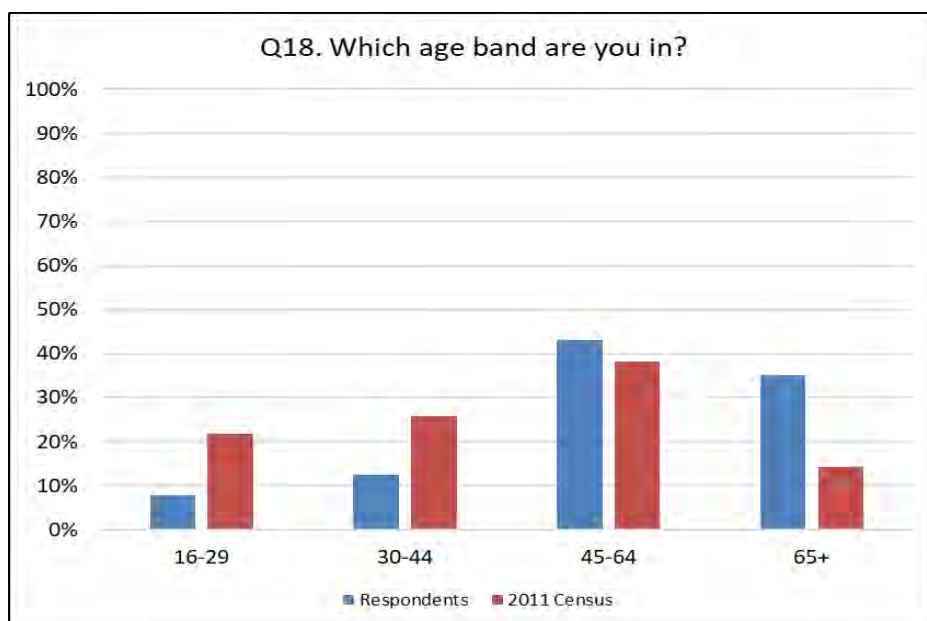
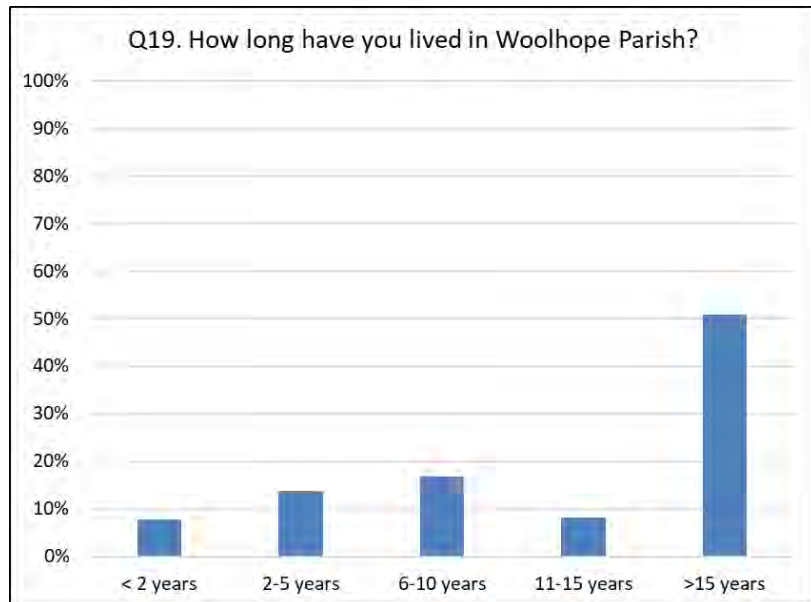


Table 18. Numbers and percentages	Number	Percent	Percent from 2011 Census <sup>11</sup>
16-29 years	21	8%	22%
30-44 years	34	13%	26%
45-64 years	116	43%	38%
65+ years	95	35%	14%

**Q19. How long have you lived in Woolhope Parish? (Tick one box)**

Table 19. Numbers and percentages	Number	Percent
< 2 years	21	8%
2-5 years	37	14%
6-10 years	45	17%
11-15 years	22	8%
>15 years	137	51%



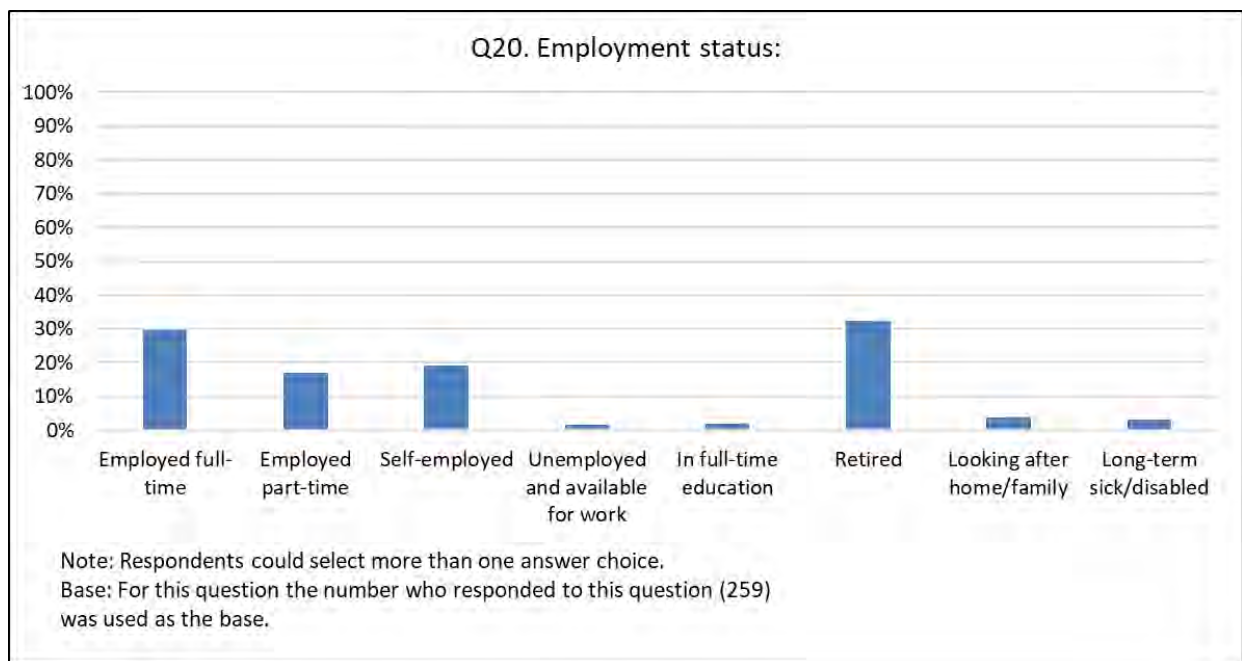
<sup>11</sup> Table KS102EW - Age structure. ONS Crown Copyright Reserved [from Nomis on 23<sup>rd</sup> March 2021]



**Q20. Employment status:** (Tick all that best describe you)

Table 20. Numbers and percentages	Number	Percent*
Employed full-time	79	30%
Employed part-time	45	17%
Self-employed	51	19%
Unemployed and available for work	4	2%
In full-time education	5	2%
Retired	86	32%
Looking after home/family	10	4%
Long-term sick/disabled	8	3%
Other	1	0%
Total answered	266	

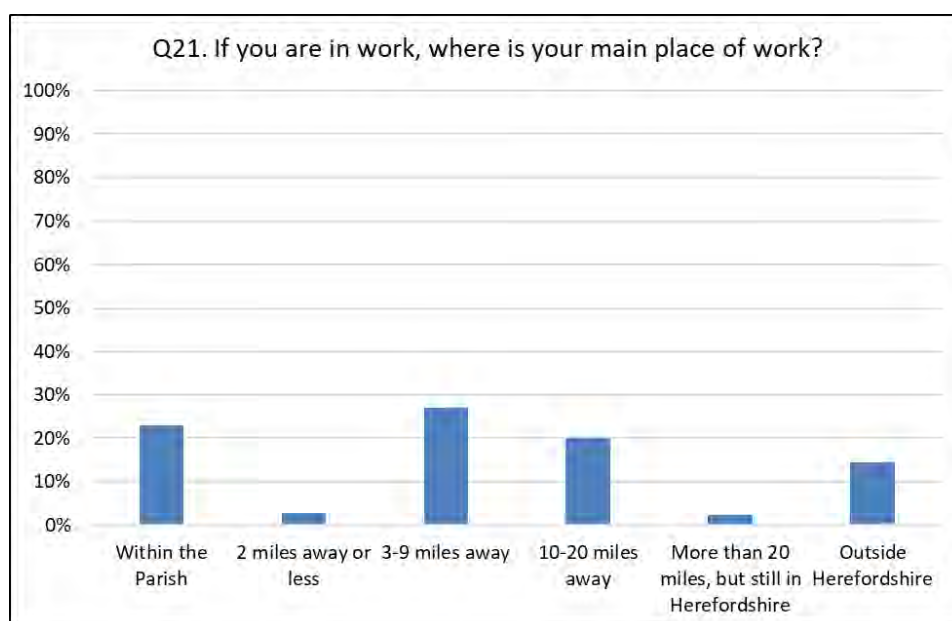
\* Note: the base for calculating percentages was the total respondents who answer this question, given that respondents could select more than one answer choice.



**Q21. If you are in work, where is your main place of work?** (Tick one box)

	Number	Percent*
Within the parish	40	23%
2 miles away or less	5	3%
3-9 miles away	47	27%
10-20 miles away	35	20%
More than 20 miles, but still in Herefordshire	4	2%
Outside Herefordshire	25	14%
Other (please specify)	18	10%
Total answered	174	

\* Note: the base for calculating percentages was the total respondents who answer this question, given that this question was only relevant to those working.



**Other comments:**

There were 58 comments made, the majority of these were about the questions above and are shown with those comments. For a full list of comments see Appendix 2. Free text comments.

**WOOLHOPE IN 2031**

**Q22. What would like to see in Woolhope in 2031?**

This for anything you think has not been covered in the other questions. Please tell us below.

There were 47 comments made, see Appendix 2. Free text comments.

The comments were very varied with some opposing views, however the themes that did come out were:

**The village to retain its character as a village, with little change from where it is now**, comments such as:

*'Hopefully kept as a small, picturesque village.'*

*'A village that is very like it has been over the last 10 years.'*

*'A village that has retained its character.'*

**Community facilities are thriving, valued and used**, with comments such as:

*'The valued community facilities such as the Parish Hall and PROW system are in good heart and have been added to (village shop, allotments, etc.)'*

*'Activities at the pubs and village hall could be increased. These places are valuable village assets.'* *'Allotments - as soon as possible with adequate facilities i.e., water, ideally flat, easily accessible. Cafe facility in the village hall, even if part-time. Landscaped park including seating.'*

**Better and safer roads**, there were a couple of these comments about the reopening of the B-road between Mordiford and Fownhope, however this has since reopened. Other comments were simply 'better roads' but some were more specific with how to make them better and safer:

*'Better road surfacing. Parish Council clearing snow!'*

*'The roads accessing this village are not suitable for more traffic on a much larger scale, this has been shown in recent months. Lot of local people do not even like to drive over the Broadmoor Common Road now as it is so busy and unfit for purpose (narrow and windy).'*

*'Better roads that goes without saying, what we have had to endure for most of 2020!*

*More politeness on the roads and a police presence which might protect people walking their children, pets and horses through the village. Well maintained roadways and pavements to protect life. Especially because of the moronic way and behaviour of passing traffic, care needs to be taken to protect the inhabitants, visitors, walkers, so their lives are enriched with a fulfilling experience of life in an historically beautiful and panoramic village.'*

*'Regarding traffic, transport and access - as we can see at present, road maintenance is a bit of a joke, and I can't see anything changing as more houses are built.'*

There was a will for a **continued and strengthen community spirit**. There were some concerns about how housing impacts negatively on community spirit, with views such as commuter villages, renters and B&Bs/holiday lets encourage residents and/or visitors that may not be as invested in the community as longer-term residents. Other comments just valued the community spirit currently in the village and would like it to continue. Comments such as:

*'A community that looks after its neighbours. Neighbours who think about how their behaviour impacts on others e.g. bonfires, noise, dogs continuously barking etc.'*

*'I would like to see more community run events/parties. I feel too many people live in the village but have social lives out of the village. (i.e. they drive in, get in their house, then drive out).'*

*'A caring community where people support each other and look out for the vulnerable.'*

*'At my age, I probably won't be here to see it but, I would hope the younger generation step into the decision makers shoes.'*

*'Somehow build so people who move in contribute to the village life, church, pub, village hall.'*

*'Any new housing should be for local/village families who will participate in the upkeep of village life and amenities. People renting property will never have that commitment.'*

*'Not to be a dormitory for Hereford and the other Market Towns or large villages.'*

There were some linked themes which **supported protecting the forests and the environment, protecting the AONB and tackling the climate emergency.**

*'1. The PC has much more real influence on the direction and nature of land use and development, and the resources concomitant with a strategic and decision-making role. Retaining local character and distinctiveness is centre stage.*

*2. The county development plan sets the vital objectives and policies for sustainable development, including net zero greenhouse gas emissions, effective climate adaptation, biodiversity recovery/gain and the basis for developer contributions for infrastructure/planning gain. It affords NDPs an equivalent status with regard to development control decisions. HC is resourced to implement its development plan with vim and vigour and resist inappropriate development such as the excessive growth in intensive poultry units.*

*3. HC has reinstated a Countryside Management Service with strong resources and expertise to play a leading role in this field, and the Woolhope Dome is a county priority for this service.*

*[...]*

*5. The Woolhope Dome parishes collectively act as a champion of grass roots enterprise and community action for a healthy natural environment, especially for climate change mitigation/adaptation, landscape and wildlife conservation and a sustainable rural economy and society. A programme of co-operative working to that end is securely in place, with a robust budget, affording benefits for all. A shared member of staff is employed to make this happen. The Woolhope Dome Environmental Trust give long term funding commitment aligned to county/other sources.*

*6. The Wye Valley AONB has sustained, positive impact in furthering the statutory AONB Management Plan content relevant to Woolhope, and the staff unit is stable and well-resourced to provide ongoing support for the PC, land businesses and wider community (its shrinking currently).*

*7. The Broadmoor Common LNR is in favourable ecological condition, has attained the vision met the objectives of the 2017-2027 Management Plan and is an exemplar for nature conservation management by local government. All recognised sites and features of conservation importance - natural and built - are similarly well cared for and on a secure footing.*

*[...]*

*'The Woolhope Dome is a unique and largely unspoilt country area. Originally its whole area was to be in the AONB, but against much advise, only have of the area of the Dome was included.'*

*'Remember, the village of Woolhope is largely a conservation area. Keep it that way. The outlying environment is an AONB, keep it that way. Maintain the environment; plants, animals, birds. Do not frighten away wildlife by our inconsiderate lifestyles.'*

*'It would be very welcome if, by 2031, all residents in Woolhope were fully aware of and supportive of the ANOB designation and the level of national significance of this designation. The council has much responsibility for promoting and celebrating the AONB status and re-assuring residents of the value to them and others of the AONB.'*

*'I'd like to help the parish initiate some wonderful schemes for the 21st Century:*

*\* Housing to be super eco/passive houses suitable for home working.*

*\**

*\* Community heating/power schemes (community run wind turbine/s and photoelectric farm) [...]'*

*\**

*'A solar farm to provide the village's energy and a grey water tank policy for all new homes for e.g. toilet flushing. Trees and shrubs to be planted to offset new developments and reduce the visual impact and help the environment'*

## Glossary

Term	Abbreviation	Meaning
Ancient or veteran tree		A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient woodland		An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Asset of Community Value	<b>ACV</b>	A building or other land whose main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. Assets of Community Value need to be registered with a Local Planning Authority by a voluntary or community body with a local connection (for example a Parish Council). Once listed, if an Asset of Community Value comes up for sale, the community have an opportunity to make a bid to purchase the asset.
Biodiversity		The variety of plant and animal life found in an ecosystem and the variation in their genetic makeup. Biodiversity is a measure of the health of an ecosystem, with healthy ecosystems having greater variety and variation in plant and animal life than unhealthy ones.
Biodiversity Action Plan	<b>BAP</b>	A plan which sets out proposals to protect and improve the places where trees, plants, animals and insects live.
Brownfield land		See previously developed land.
Community facilities		Facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (NPPF paragraph 97)
Community uses		Health, education, religious and cultural uses.
Community Infrastructure Levy	<b>CIL</b>	Was introduced in the Planning Bill in 2007 and empowers local authorities to make charges on new developments to help finance the infrastructure needed to support growth.
Consultation		A process by which people and organisations are asked their views about planning decisions, including the Local Plan. The terms involvement and participation are also used and mean the same thing.
Deliverability		The likelihood of a proposal (for example, a housing site) happening. The things that affect deliverability are the cost of developing a site, how desirable the area in which the site is, and the availability of funding.
Density		Density is the number of houses in a given area. In the Local Plan it is used mainly in relation to housing.
Designated heritage asset		A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered



Term	Abbreviation	Meaning
		Battlefield or Conservation Area designated under the relevant legislation.
Designations		Policies and proposals which are shown on the policies map. This can, for example, include sites specifically proposed for development such as housing. It can also include sites where new development is limited, for example, areas which are Green Belt.
Environmental Impact Assessment	<b>EIA</b>	By law, some planning applications for larger development need to be accompanied by a detailed document which looks at the effects the proposal will have on wildlife, water quality, air quality and living conditions.
Farm diversification		This is where a farm is used for other things as well as agriculture. Bed-and-breakfast accommodation is an example of this.
Footprint		The amount of land a development takes up. The footprint of a building is the amount of land it takes up.
Green Infrastructure	<b>GI</b>	Strategic infrastructure made up of a network of connected, multi-functional green spaces throughout the County.
Green space		'Green' open areas. They include village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, wildlife areas, recreation grounds, sports pitches and parks.
Infill development		Development that goes in the gaps between existing buildings. It is usually small in scale. An infill housing development will usually include one to 10 houses.
Local housing need		The number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.
Local Plan		A document which will be used to make decisions on proposals for development. In Herefordshire the adopted Local Plan Core Strategy 2011 - 2031 provides the strategic planning framework.
Low carbon energy		Low carbon energy is associated with a lower carbon output than traditional fossil fuels. Examples include district heating or combined heat and power (using the heat generated from other processes) and air or ground source heat pumps
Major development		For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
National Planning Policy Framework	<b>NPPF</b>	A document produced by Central Government which sets out national planning policy.
National Planning Practice Guidance	<b>NPPG</b>	A web-based resource which brings together planning guidance on various topics into one place.
National trails		Long distance routes for walking, cycling and horse riding.

Term	Abbreviation	Meaning
Neighbourhood Development Plan (or Neighbourhood Plan)	<b>NDP</b>	A plan prepared by a Parish Council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Open space		All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning obligation		A legal agreement between us and a developer which is needed before a development can go ahead. It will usually deal with things that need to happen away from the development site, including improvements to roads and open spaces.
Planning Policy Statements/ Planning Policy Guidance	<b>PPS</b> <b>PPG</b>	National statements of planning policy prepared by the government and which councils are expected to take into account when preparing LDFs. Planning Policy Guidance notes are being replaced by Planning Policy Statements.
Policies Map		A plan which shows policies and proposals for specific sites and locations. These are shown on an Ordnance Survey map.
Previously Developed Land	<b>PDL</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Renewable Energy		Is a natural source of energy that is not depleted when used, including wind, water and solar. Renewable energy production includes the use of wind turbines, solar panels (on houses/Renewable Energy other buildings or in commercial energy 'farms') and hydro-electric installations to harness the energy from running water.
Rural exception sites		Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Safeguarded land		This is land which is allocated in case it is needed for development in the long term. It is not available for

Term	Abbreviation	Meaning
		development in the short term and the need to develop safeguarded land will be considered when the Local Plan is reviewed.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement hierarchy		A way in which towns, villages and hamlets are categorised depending on their size and role. It can help make decisions about new development.
Site of Special Scientific Interest	<b>SSSI</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Statutory		Something that is directly needed by law, usually by a government act or regulation.
Stepping stones		Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Supplementary Planning Document	<b>SPD</b>	A document which helps explain how policies and proposals in DPDs will be applied. An example of this would be a document that sets out detailed requirements or guidance about building design.
Topography		The form and structure of the surface of the land including the man made and natural physical surface features of an area such as lakes, mountains, hills, and valleys.
Transport assessment		A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.
Transport statement		A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Travel plan		A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Viability		The property of being viable, the ability to succeed or to be achievable in a practical and useful way.
Wildlife corridor		Areas of habitat connecting wildlife populations.
Windfall sites		Sites not specifically identified in the development plan.

