

# What is the Rural Area Site Allocation Development Plan Document (RASA DPD)?

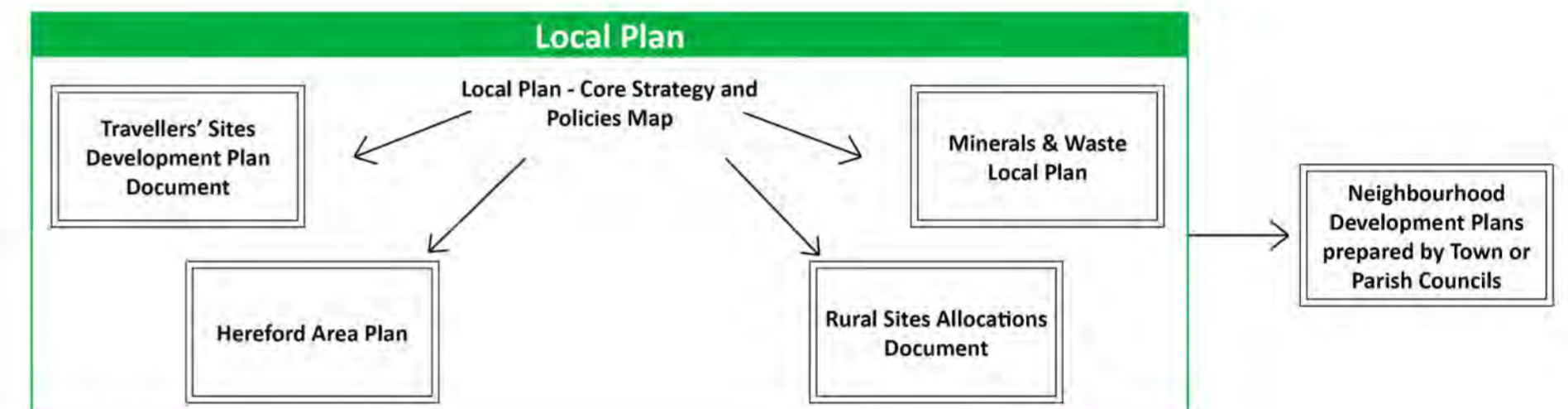
The RASA DPD will be a statutory element of the county's Local Plan, and will be one of a number of documents which will provide detailed planning policies for specific locations or issues.

## Aims of the RASA DPD:

- To support the delivery of the Core Strategy;
- To provide positive guidance for future development within the rural areas;
- To ensure policies to support proportional growth within the rural areas;
- To help to define the settlements within policy RA2 of the Core Strategy;
- To define those areas where policy RA2 and RA3 applies;
- To ensure policies provision to support town centres.

The RASA DPD is not intended to replace any Neighbourhood Development Plan which is adopted/made or making significant progress towards adoption. However, the plan will provide additional policies within those areas where plans are not being provided locally by the parish or town council and the local community.

## RASA DPD's relationship with the Core Strategy and other documents



- Neighbourhood Development Plans and the RASA DPD will have equal status in planning terms;
- RASA DPD will not replace any adopted Neighbourhood Development Plans;
- Will not cover parishes who are actively working on their Neighbourhood Development Plan;
- Does not stop any parishes continuing or beginning a Neighbourhood Development Plan.

# Strategic policies for the rural area

The strategic policies specific to the rural areas are set out within the place shaping section of the adopted Core Strategy. These include the following:

## Housing

The housing strategy for the rural area is based upon the delivery of proportionate housing growth within seven housing market areas. Each market area has different housing needs and requirements.

## Rural Enterprise

There are no specific employment allocations or targets indicated within the Core Strategy outside of Hereford and the market towns. However Policy RA6 recognises the important role the rural areas have in providing a sustainable economy for the county. This supports a range of rural diversification, environmental technologies, home working and rural services and facilities.

## Town centres

Policy E5 of the Core Strategy seeks to encourage appropriate investment within Herefordshire's five market towns. The town centre boundaries for each town have been defined within the place shaping section of the Core Strategy, however these were 'saved' from the previous Unitary Development Plan and are highlighted for review as part of a Neighbourhood Development Plan or the RASA DPD.

## Which issues could be address within the RASA DPD?

The Core Strategy has indicated that the following issues should be addressed by more a detailed planning policy document either within the RASA DPD or individual Neighbourhood Development Plans.

### Rural area

- Settlement boundaries;
- Housing allocations;
- Employment allocations.

### Market towns

- The boundaries of the primary shopping areas and the primary and secondary frontages;
- Need for further retail floorspace.

The RASA DPD is not intended to be a comprehensive development management criteria policy document. The focus will remain on detailed local policy being provided within the individual Neighbourhood Development Plans.

# Reasonable alternative options

## What will be the scope of the document – which parishes will be included?

- 6 options for the wider rural area;
- 2 options specifically for the north east of the county.

These are based on the progress of Neighbourhood Development Plans as at April 2017

- Option 1** - Rely on Neighbourhood Development Plans and Core Strategy policies;
- Option 2** - Parishes with no designated neighbourhood area;
- Option 3** - Parishes who have request to withdraw their neighbourhood area;
- Option 4** - Parishes who have made no progress on their Neighbourhood Development Plan;
- Option 5** - Parishes who have made little activity on their Neighbourhood Development Plan during the past 12 months;
- Option 6** - Parishes where the Neighbourhood Development Plan has not reached draft plan stage (Regulation 14) by January 2018;
- Option 7** - Produce a Bromyard DPD;
- Option 8** - Produce a Bromyard Housing Market Area (HMA) DPD.

## What are the range of policies which will be included?

### Settlement boundaries

- How should individual settlements be defined? With a boundary or by a description?

### Housing allocations

- What size of site allocation should be include – one larger site or a number of smaller sites?
- Should land be allocated for self or custom build housing?
- Should land be allocated for affordable housing?

### Employment allocations

- Should land be allocated for employment uses?

### Local Green Spaces

- Are there important community open spaces which should be protected?

# Option 1 – Do nothing and rely on NDPs and policy RA2

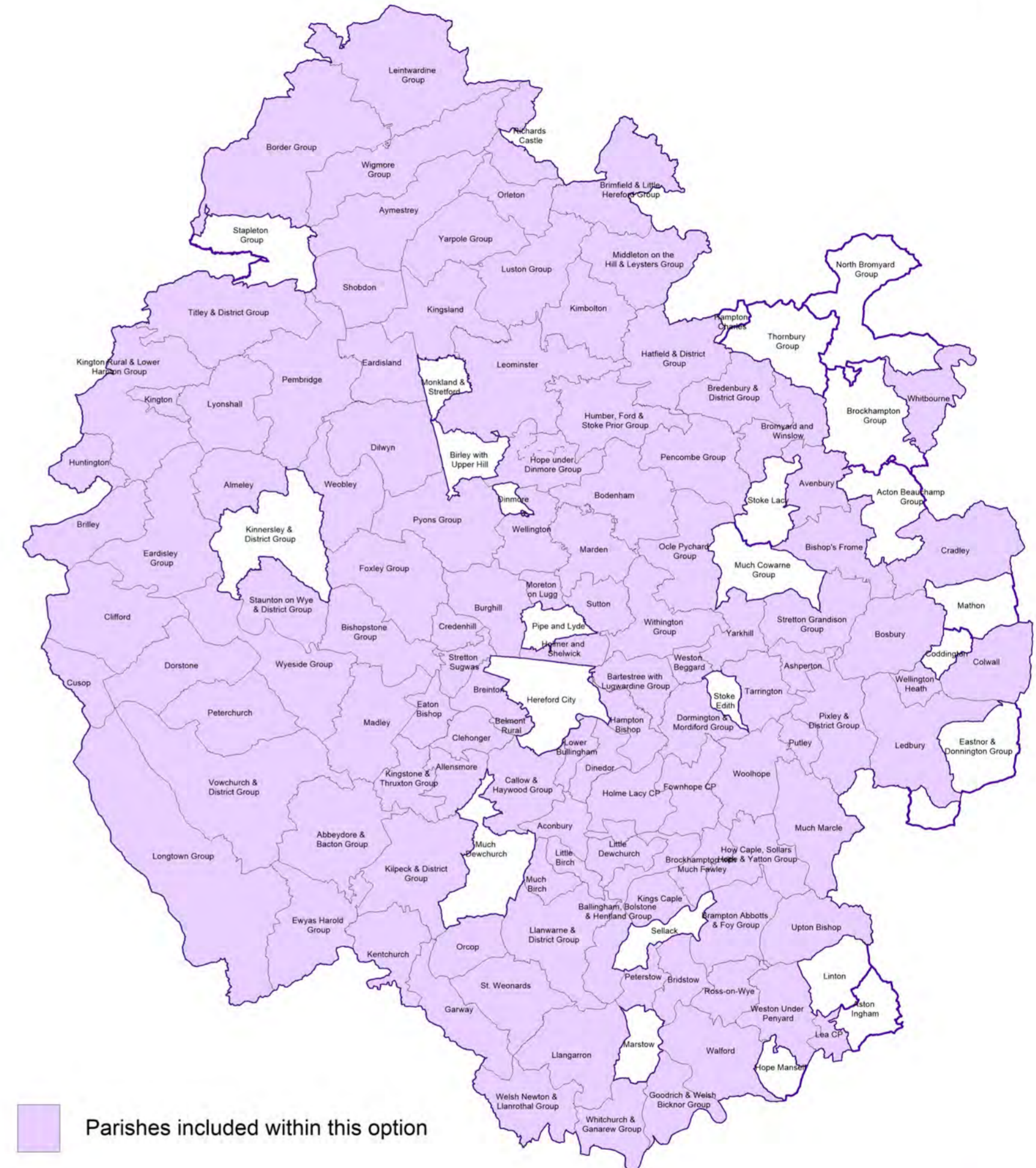
This option is essentially the status quo. The policies covering growth within the rural areas of Herefordshire are contained within the place shaping section of the Core Strategy (policies RA1 to RA6) and a range of Neighbourhood Development Plans.

## Impacts of this option

- Allows for continuing support to those parishes who have invested resources in producing their own Neighbourhood Development Plan.
- Only Core Strategy policies will apply in the remaining parts of the county.
- 89% of settlements are within one of the 108 designated neighbourhood areas.
- No further clarification provided for at least 25 settlements identified within the Core Strategy.
- Will not resolve the issue of implementing policy RA2 concerning the extend of the 'built form' in more dispersed settlements.
- Provision of future proportionate housing growth will also be reactionary to planning applications rather than plan led in these locations which could result in uncertainty.

## Option 1 - Do nothing. Rely on NDP coverage and Core Strategy policies

Not to scale



Parishes included within this option

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# Option 2 - To include all parishes with an RA2 settlement but not within a designated neighbourhood area.

All parishes within Herefordshire have been given the opportunity over the past five years to produce their own Neighbourhood Development Plan. However, for a variety of reasons, some parishes have decided not to take up this option.

As at April 2017, there are a total of 17 parish areas containing an RA2 listed settlement which are not within a designated neighbourhood area and have not shown any indication of doing so in the future. This is a total of 25 settlements.

## Impacts of this option

- Ensure that all settlements highlighted within the Core Strategy will be covered by additional planning policy either in the form of the RASA DPD or a Neighbourhood Development Plan.
- No issues of undermining any future locally produced document as Neighbourhood Development Plans are not being produced.
- Would enable additional site allocations to deliver the Core Strategy growth and help maintain a 5 year land supply within the county.

Aston Ingham	Birley with Upper Hill	Brockhampton Group	Coddington	Eastnor and Donnington	Kinnersley and District
Linton	Marstow	Mathon	Monkland and Stretford	Much Cowarne Group	Much Dewchurch
Pipe and Lyde	Stapleton Group	Stoke Edith	Stoke Lacy	Thornbury Group	

## Option 2 - Parishes containing a settlement within Policy RA2 of the Local Plan - Core Strategy, but not currently within a Neighbourhood Area

Not to scale



- Parishes included within this option
- Settlements included within this option

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# Option 3 - To include parishes in option 2 and any parishes who have formally withdrawn from the NDP process.

There are a few parishes who originally were keen to produce a Neighbourhood Development Plan and as a result designated a neighbourhood area. However, over time it has become apparent that those parishes are unlikely to proceed and have expressed an interest in withdrawing from the neighbourhood planning process and to be included within the RASA DPD.

## Impacts of this option

- Would enable all settlements highlighted within the Core Strategy to be covered by additional planning policy either in the form of the RASA DPD or a Neighbourhood Development Plan
- Would enable additional site allocations to deliver the Core Strategy growth and help maintain a 5 year land supply within the County.

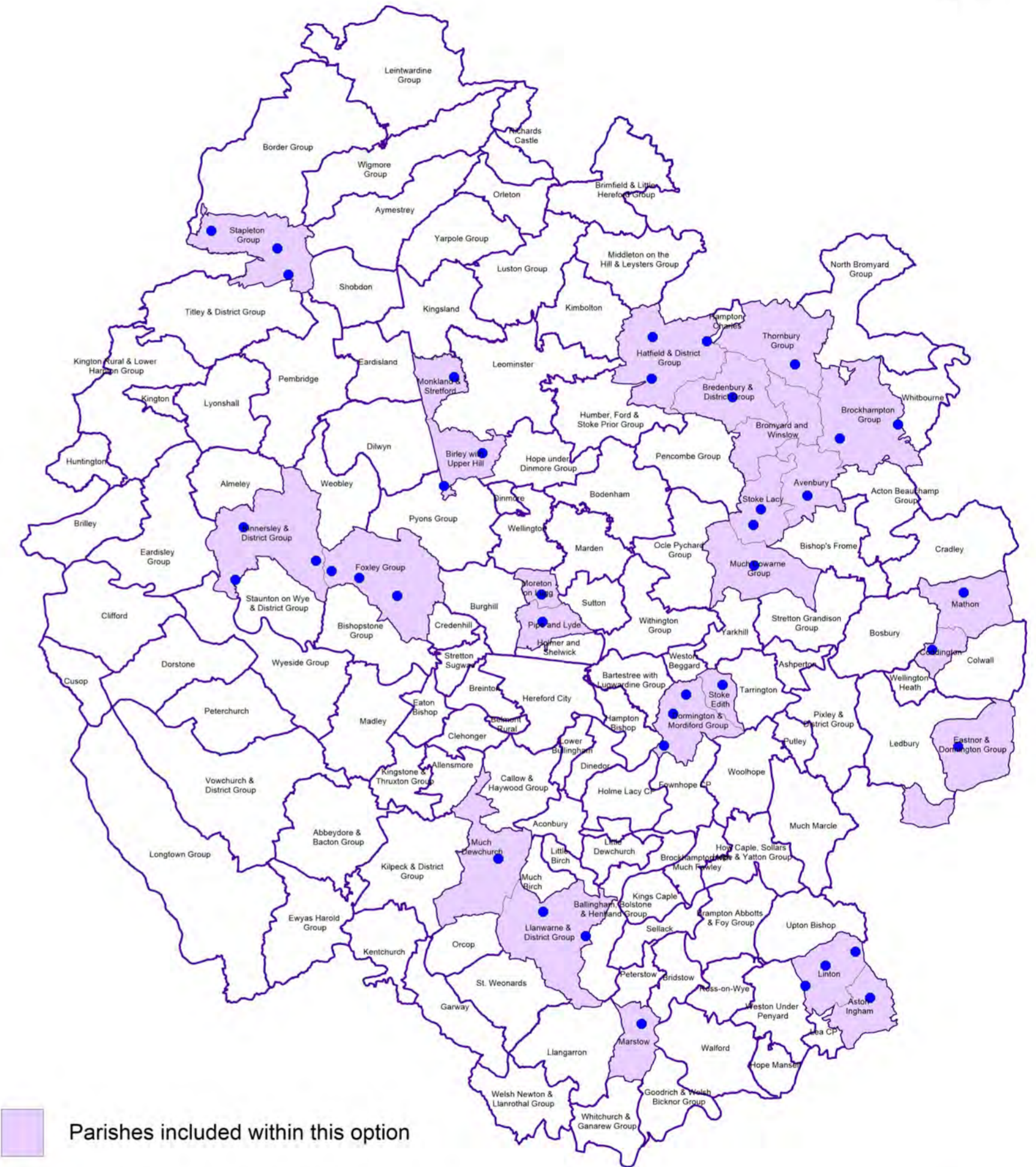
## Impacts of this option for Bromyard town.

- Would only provide the additional policy requirements indicated within the Core Strategy – housing and employment allocations and town centre policies.
- Would result in a different level of policy than the other four market towns (all of whom are producing Neighbourhood Development Plans).
- Would not preclude the Town Council from producing a Neighbourhood Development Plan to cover the additional development management criteria policy areas not covered within the RASA DPD.

Aston Ingham	Avenbury	Birley with Upper Hill	Bredenbury and District Group	Brockhampton Group	Bromyard and Winslow
Coddington	Dormington and Mordiford Group	Eastnor and Donnington	Foxley Group	Hatfield and District Group	Kinnersley and District Group
Linton	Llanwarne and District Group	Marstow	Mathon	Monkland and Streford	Moreton on Lugg
Much Cowarne Group	Much Dewchurch	Pipe and Lyde	Stapleton Group	Stoke Edith	Stoke Lacy
Thornbury Group					

## Option 3 - Parishes contained within Option 2, and those that have formally requested withdrawal of their Neighbourhood Area

Not to scale



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# Option 4 - Those parishes in option 3 and those who have made no progress since neighbourhood area designation

There are a number of parishes who have made little or no progress on producing their Neighbourhood Development Plan but have yet to formally express an interest in withdrawing from the process. There is a risk that these areas will have no additional planning policy as their inclusion within neither the Neighbourhood Development Plan nor the RASA DPD could result.

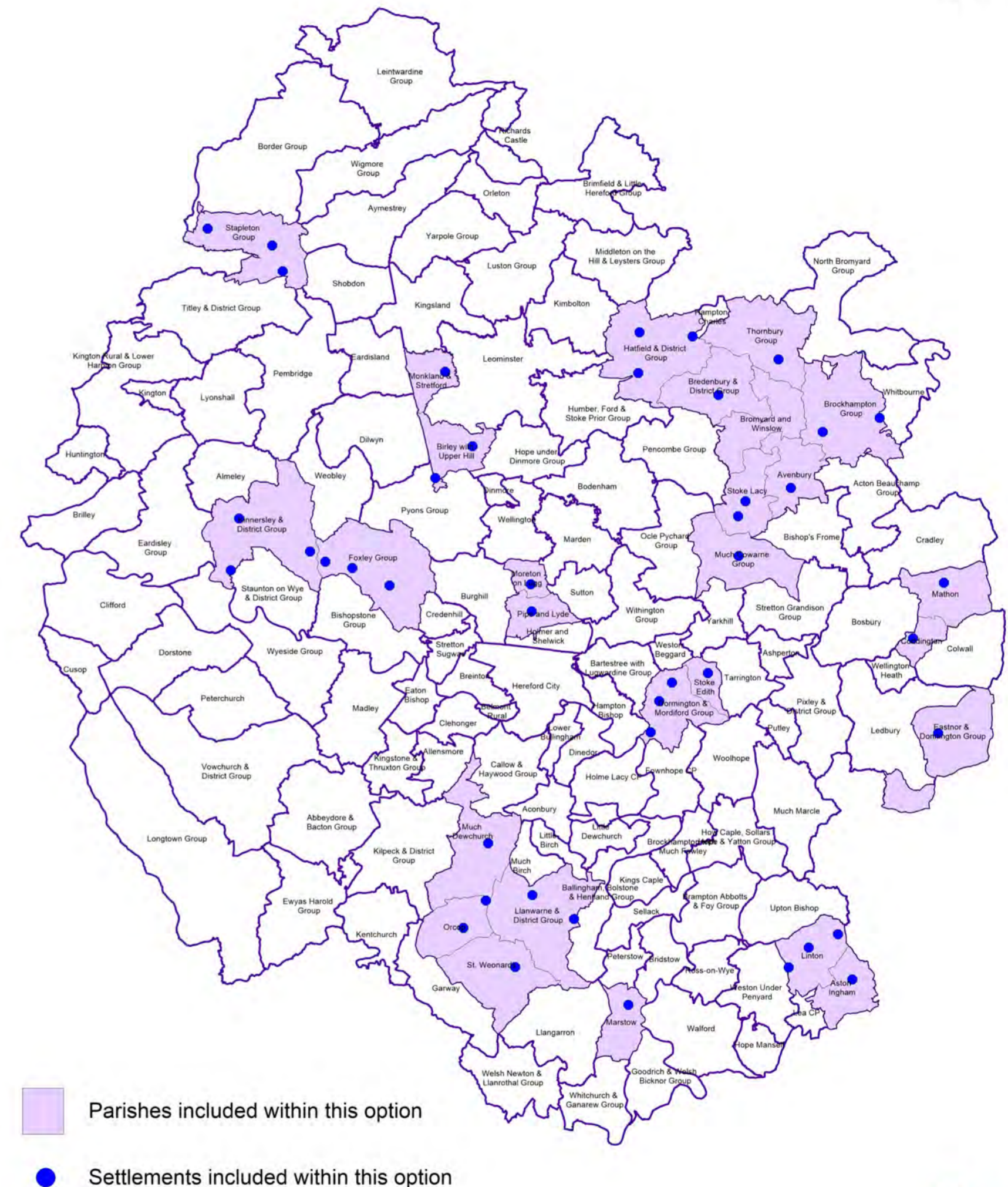
## Impacts of this option

- Provides an alternative route if the parish/community consider that continuing their plan is not advantageous.
- Potential to undermine any future work being produced locally if the neighbourhood plans continue.
- Allow for full coverage of RA2 settlements to be provided, enabling additional site allocations to deliver the Core Strategy growth and help maintain a 5 year land supply within the County.

Aston Ingham	Avenbury	Birley with Upper Hill	Bredenbury and District Group	Brockhampton Group	Bromyard and Winslow
Coddington	Dormington and Mordiford Group	Eastnor and Donnington	Foxley Group	Hatfield and District Group	Kinnersley and District Group
Linton	Llanwarne and District Group	Marstow	Mathon	Monkland and Streford	Moreton on Lugg
Much Cowarne Group	Much Dewchurch	Orcop	Pipe and Lyde	St Weonards	Stapleton Group
Stoke Edith	Stoke Lacy	Thornbury Group			

## Option 4 - Parishes contained within Option 3, and those that have made little progress since their Neighbourhood Area designation

Not to scale



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# Option 5 - To include all within Option 4 plus those parishes who made little progress during the past 12 months

This option includes an additional 5 parishes who are currently undertaking a Neighbourhood Development Plan. These are parishes which have not communicated their progress or there is little evidence of activity during the last 12 months. It is appreciated that there are times when the production of the Neighbourhood Development Plan may slow down.

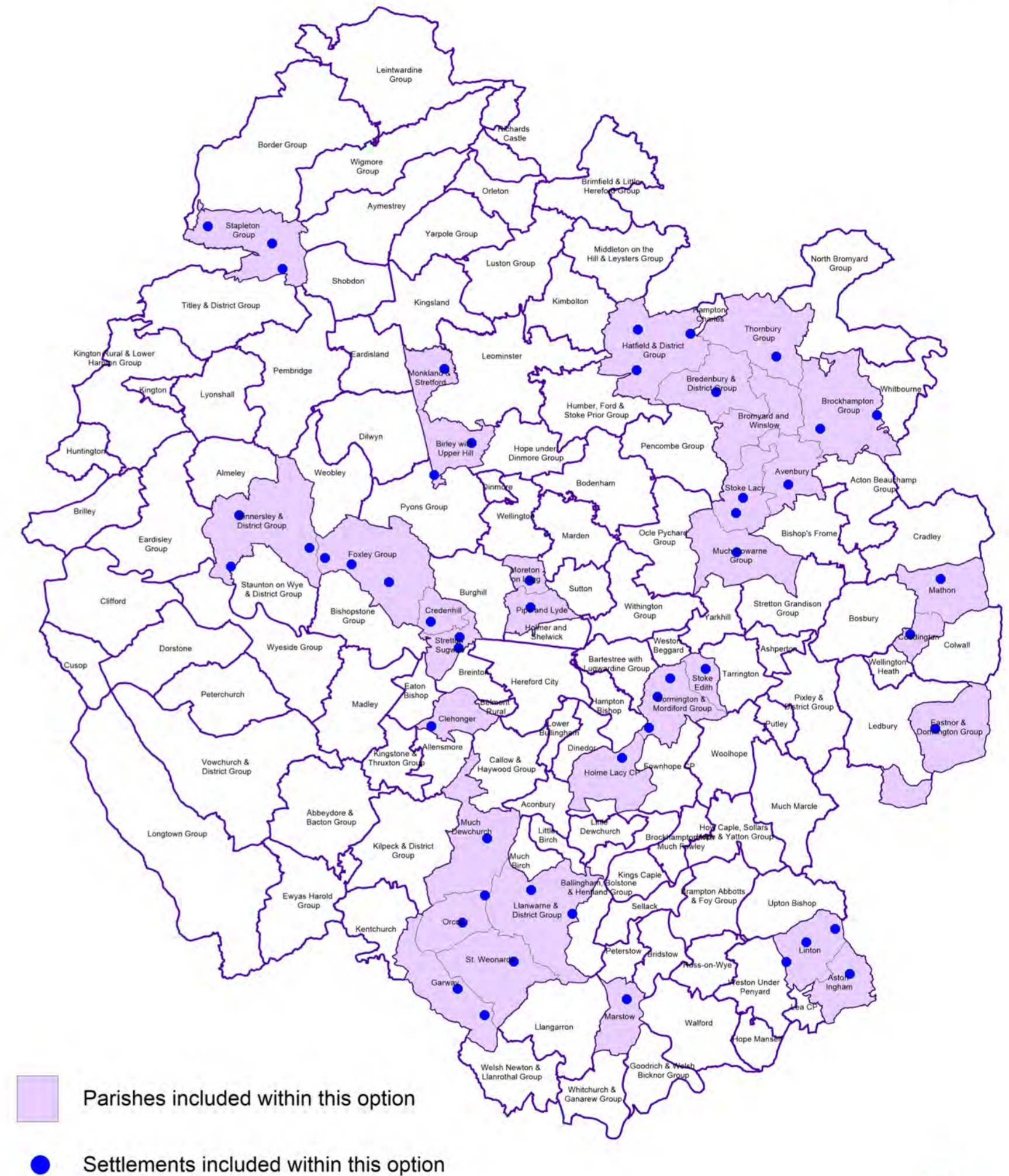
## Impacts of this option

- Provides an alternative route if the parish/community consider that continuing their plan is not advantageous.
- Potential to undermine any future work being produced locally if the neighbourhood plans continue.
- Allow for full coverage of RA2 settlements to be provided, enabling additional site allocations to deliver the Core Strategy growth and help maintain a 5 year land supply within the County.

Aston Ingham	Avenbury	Birley with Upper Hill	Bredenbury and District Group	Brockhampton Group	Bromyard and Winslow
Clehonger	Coddington	Credenhill	Dormington and Mordiford Group	Eastnor and Donnington	Foxley Group
Garway	Hatfield and District Group	Holme Lacy	Kinnersley and District Group	Linton	Llanwarne and District Group
Marstow	Mathon	Monkland and Stretford	Moreton on Lugg	Much Cowarne Group	Much Dewchurch
Orcop	Pipe and Lyde	St Weonards	Stapleton Group	Stoke Edith	Stoke Lacy
Stretton Sugwas	Thornbury Group				

## Option 5 - Parishes contained within Option 4, and those that have made little progress in the last 12 months

Not to scale



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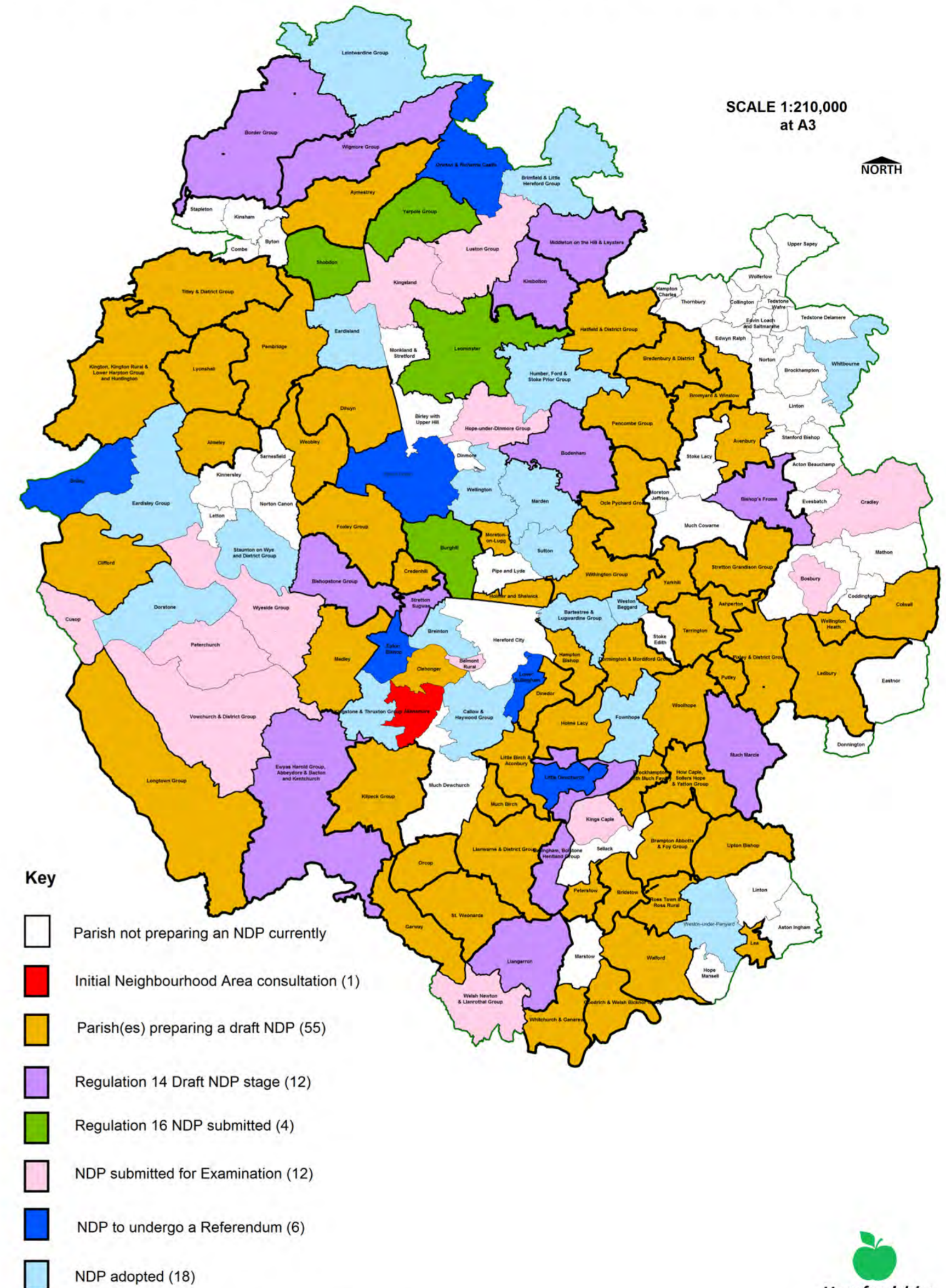


# Option 6 - To include all in option 5 and those who have not reached draft plan (Reg14) stage by the preferred options stage of the RASA DPD

There was concern expressed during the Core Strategy examination that the reliance on neighbourhood planning to provide further local planning policy was insecure and there was no guarantee that individual Neighbourhood Development Plans would progress to adoption. With this in mind, this option has been included to ensure that all potential scenarios have been investigated.

- This option is considering the inclusion of those parishes who have not reached draft plan stage at the beginning of 2018 but designated a neighbourhood area prior to January 2016.
- Those actively demonstrating that they are working towards draft plan stage in a timely fashion would not be included if they were nearing draft plan stage.
- The intention is not to undermine any parish or community that are actively seeking to produce a Neighbourhood Development Plan
- The emphasis remains on NDPs being the primary delivery mechanism for rural policies within the county.

## Neighbourhood Development Plans (NDP) in Herefordshire



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Herefordshire Council, Planning Services, PO BOX 230, Hereford, HR1 2ZB. Tel.: (01432) 260000.



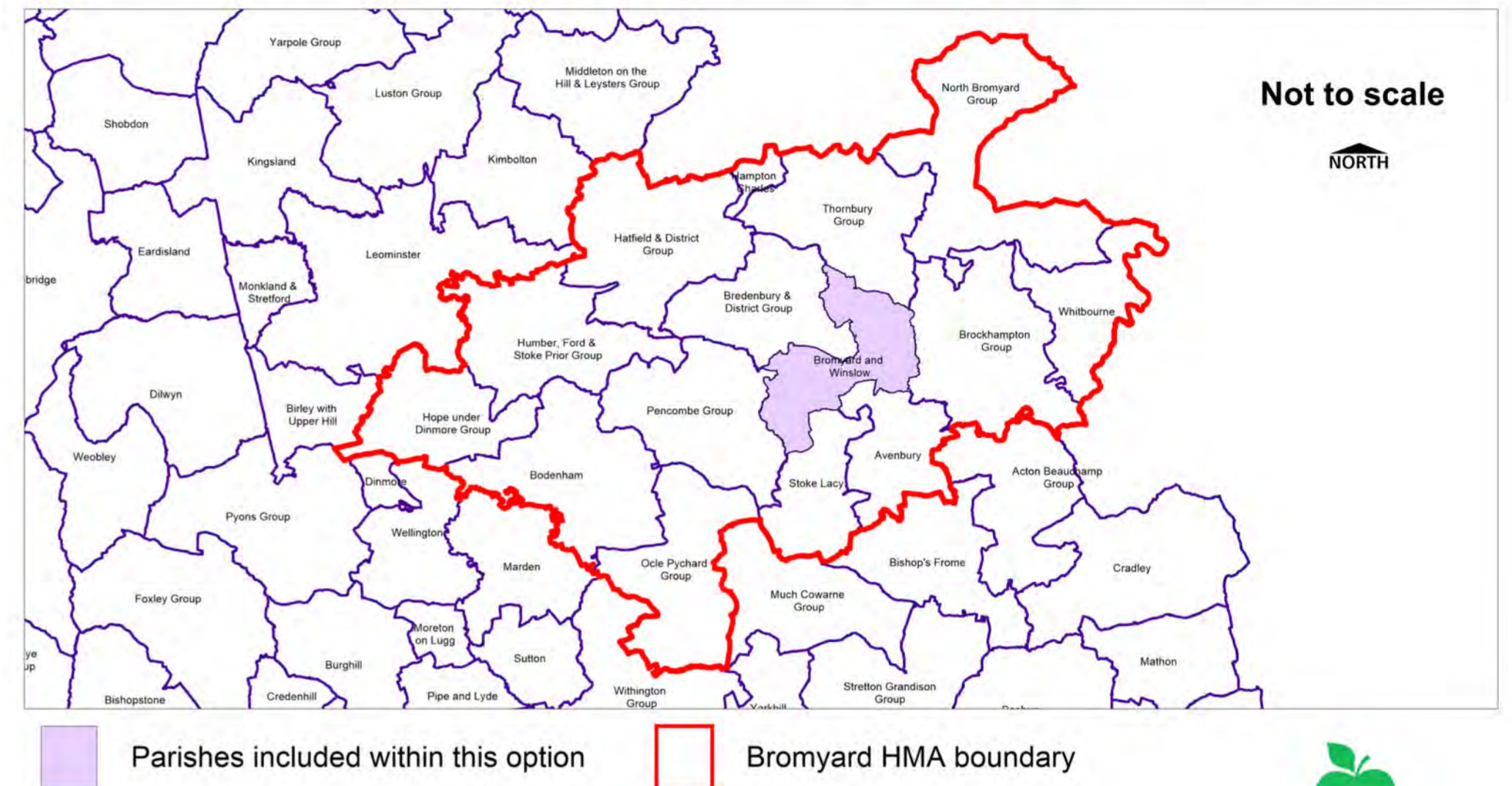
# Option 7 - Produce a separate Bromyard Development Plan Document

- Gives consideration to producing a specific Bromyard Town DPD covering the administrative area of Bromyard and Winslow.
- It would contain a wider range of development management policies than included within the RASA DPD for Bromyard Town.
- No timetable has been set at the present time, however it is likely that this document would be produced after the completion of the RASA DPD.

## Impacts of this option

- Would result in Bromyard and Winslow being the only market town to not have a locally produced Neighbourhood Development Plan.
- Given the current resource implications a potential delay in the provision of additional policy framework within the area.
- The continuation of the Neighbourhood Development Plan (with or without the employment allocation) or the inclusion of the town within the RASA DPD would address this issue.

## Option 7 - Separate Bromyard and Winslow Parish Development Plan Document



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# Option 8 - Produce a separate Bromyard HMA DPD to cover Bromyard and those parishes within the HMA in option 5

- This would be a specific Bromyard HMA DPD to cover Bromyard town and its surrounding parishes who are not progressing a Neighbourhood Development Plan.
- It would contain a wider range of development management policies than included within the RASA DPD.
- Allow any cross boundary issues to be addressed in a comprehensive manner.
- No timetable has been set at the present time, however it is likely that this document would be produced after the completion of the RASA DPD.
- Parishes included within the Bromyard HMA DPD would not be included within the RASA DPD but could progress a neighbourhood development plan at any time.

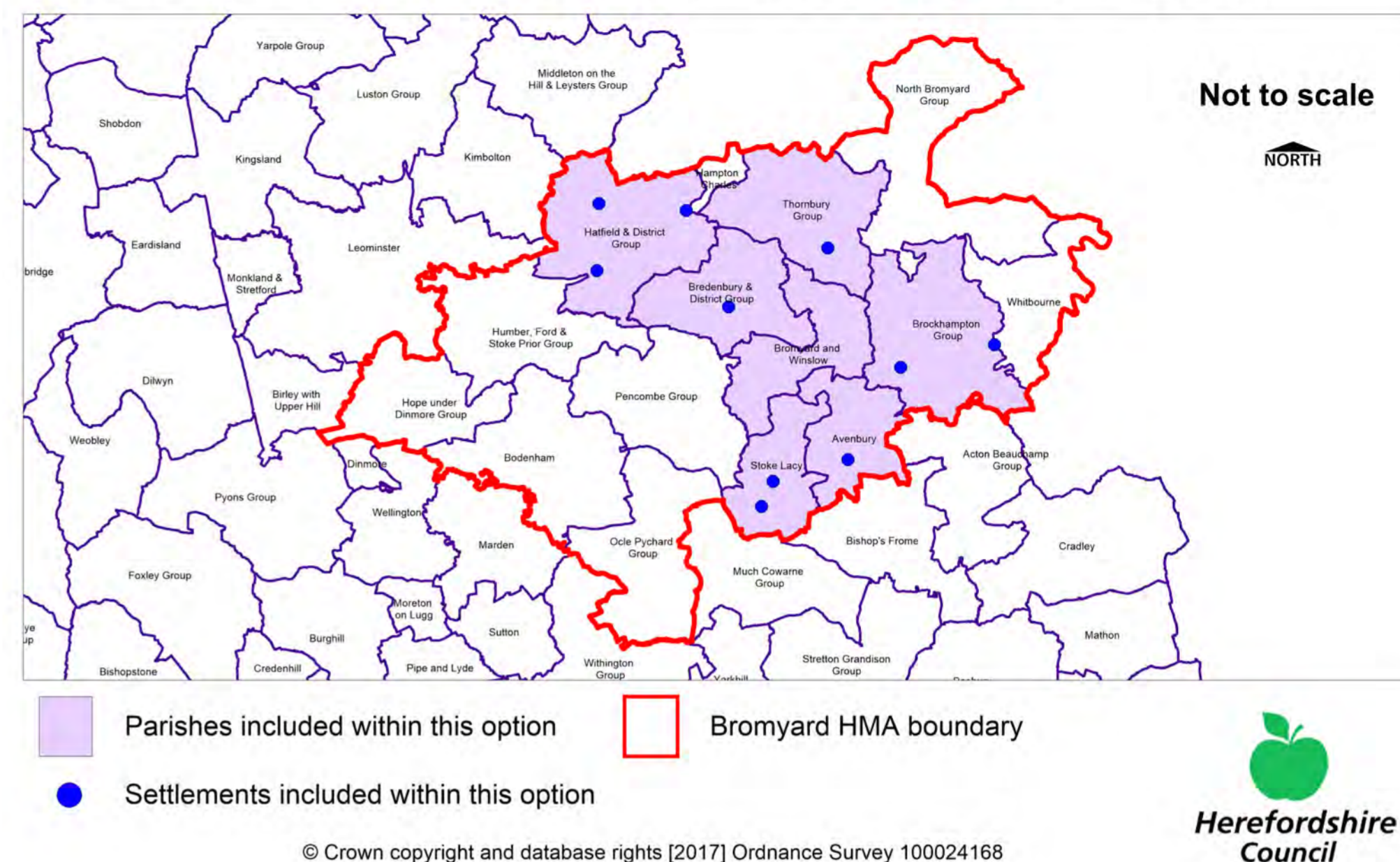
## Impacts of this option

For the parishes within the Bromyard HMA highlighted in the map, there are four options to consider:

- Produce a Neighbourhood Development Plan;
- Be included within the RASA DPD;
- Be included within the Bromyard HMA DPD;
- For Bromyard town only to be included within a Bromyard DPD.

The option chosen will have different implications of the timing and scope of planning policy for that area.

## Option 8 - Separate Bromyard Housing Market Area (HMA) Development Plan Document to include those parishes within Bromyard HMA within Option 5



Avenbury	Bredonbury and District Group	Brockhampton Group	Bromyard and Winslow	Hatfield and District Group	Stoke Lacy
Thornbury Group					

# Exhibitions

Public exhibitions open from 1:30pm to 6:00pm at the following locations:

- 14 June Bartestree village hall
- 5 July Hope Centre, Bromyard
- 11 July Much Dewchurch village hall

## Future timetable for the production of the RASA DPD

Issues and Options Consultation:	12 June to 28 July 2017
Preferred and site allocation options:	Winter 2017
Draft Plan:	Spring 2018
Pre-submission:	Autumn 2018
Examination:	Spring 2019
Adoption:	Summer 2019

## How to comment:

Your views are important to us to help to shape the future of the rural areas. Each section of the paper has a number of questions and a questionnaire is available online.

The comments you provide will help inform the next stage of the RASA DPD, which is the preferred options stage.

The document and questionnaire is available to view in the Customer Service Centres and libraries in the county. You can also view it online at:

Online [www.herefordshire.gov.uk/rasadpd](http://www.herefordshire.gov.uk/rasadpd)

Please complete and return the questionnaire by **28 July 2017** to one of the following addresses:

by email [neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)

in writing: Rural Areas Site Allocation DPD  
Neighbourhood Planning Team  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0XH