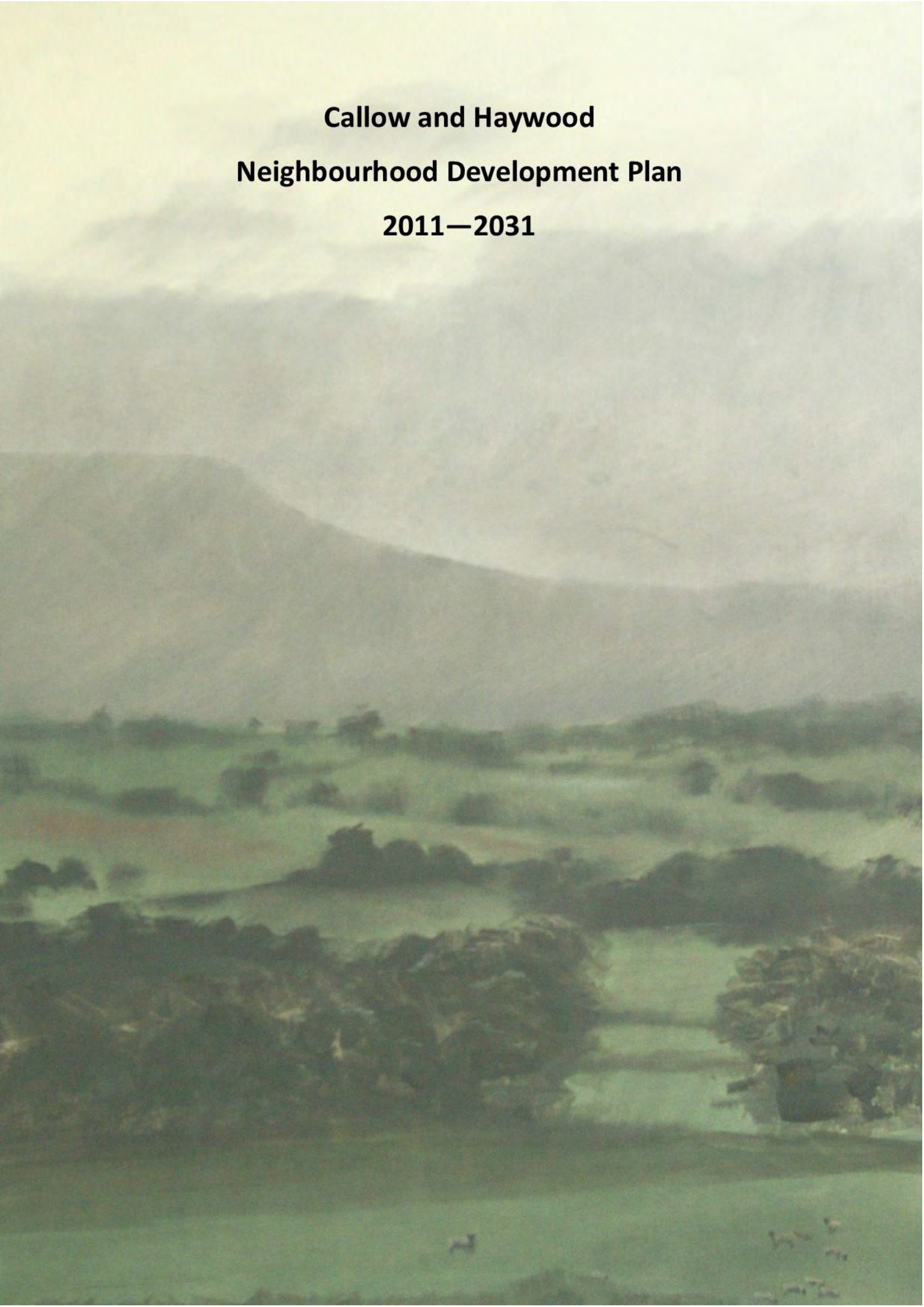


**Callow and Haywood  
Neighbourhood Development Plan  
2011—2031**



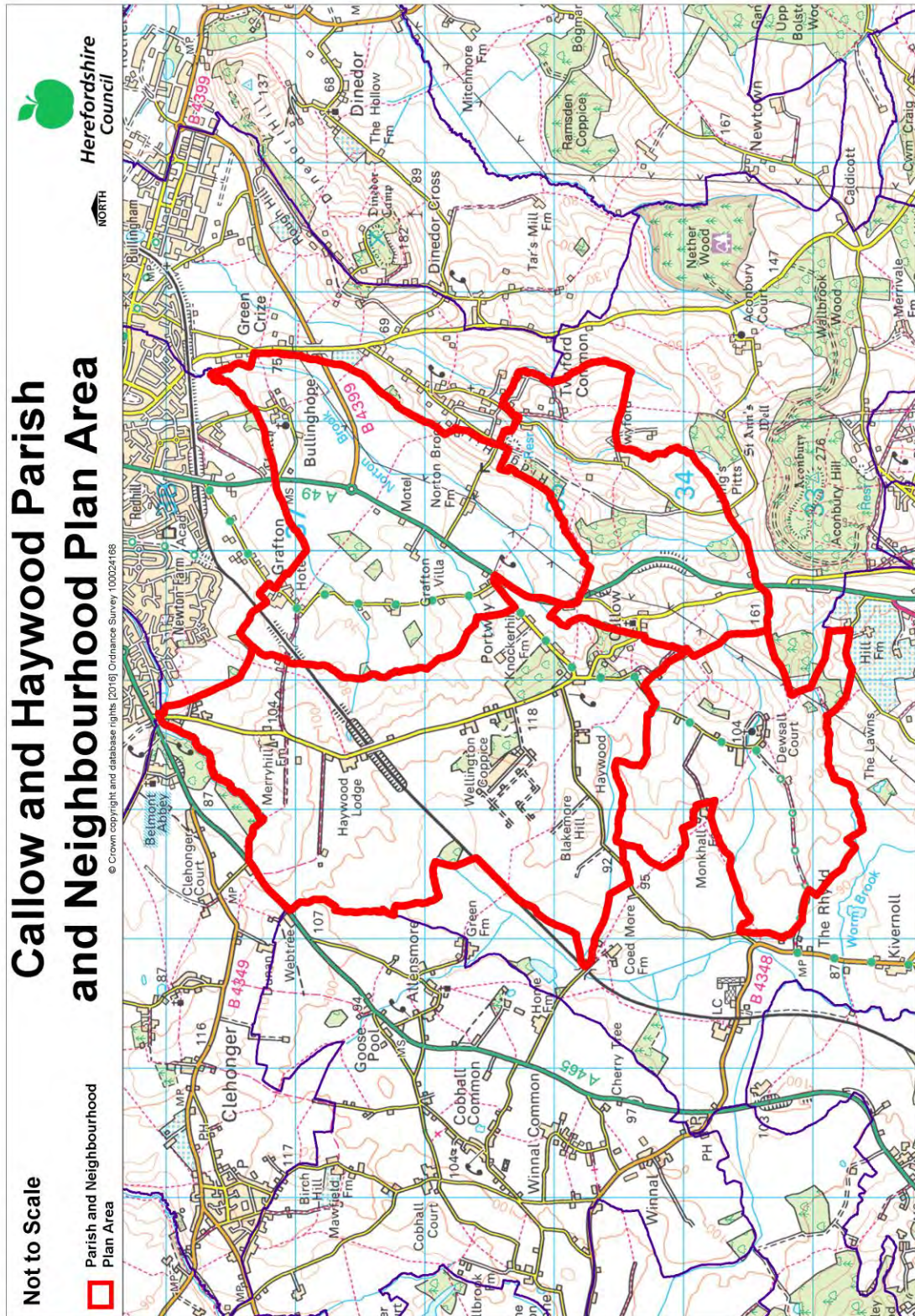
Cover illustration from View of Hay Bluff from the western side of the Parish (2013), by kind permission of Anthony Priddle.

Callow and Haywood Group Parish Council would like to thank all those who have contributed towards the Neighbourhood Plan, and in particular the members of the Steering Group. This Plan was made possible due to grant funding from the Community Development Foundation and Locality.

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Map 1 Callow and Haywood Parish and Neighbourhood Plan Area  
Callow and Haywood Group Parish Council Licensee Licence No. 1000557



## Neighbourhood Plan Policies

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## Executive Summary

The Neighbourhood Development Plan (NDP) for Callow and Haywood Group Parish contains policies to guide decisions on planning applications and will be used by planning officers alongside the Herefordshire Local Plan Core Strategy 2011 – 2031 and national planning policy (the NPPF).

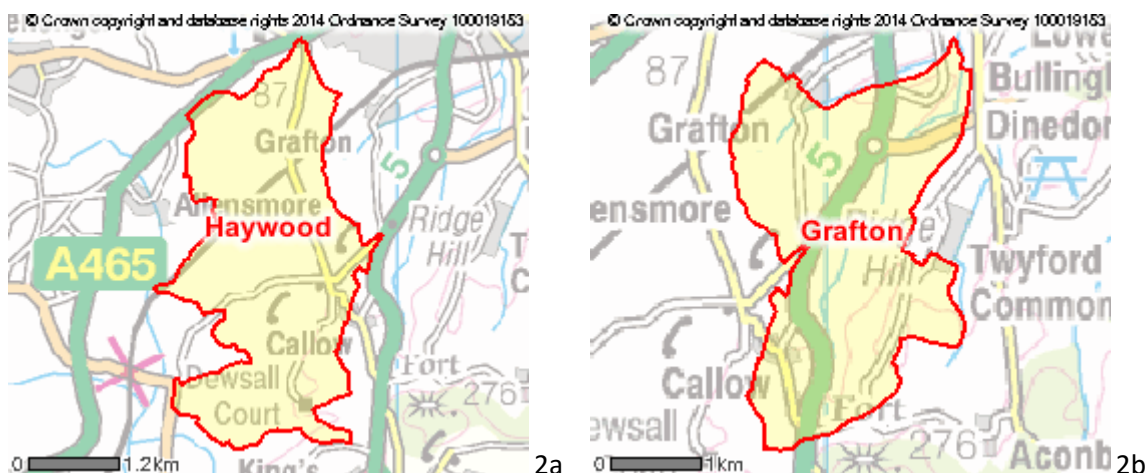
The Plan has a Vision, Aims and Objectives and includes Policies under the following key themes:

- Protecting the landscape and setting of the Group Parish
- Urban fringe sensitivity
- Local economy, business and tourism
- Protection of open space and local community facilities and
- Housing.

The NDP has been prepared building on extensive public consultation at all stages and has been amended following an Examination undertaken by an independent Examiner in Spring 2016.

## 1.0 Introduction and Background

- 1.1 Callow and Haywood Group Parish comprises the Parishes of Callow, Haywood, Grafton and Dewsall. The Group Parish lies approximately 5 km (3 miles) to the south of Hereford City and 21km (13 miles) to the north west of Ross on Wye, between the A465 and east of the A49.
- 1.2 The 2011 Census figures for Neighbourhoods<sup>1</sup> provides data for Haywood and Grafton Parishes, with Haywood Parish incorporating Haywood and Dewsall to the west and Grafton Parish covering the Grafton and Callow to the east. These two areas are show on Maps 2a and 2b below.



Maps 2a and 2b 2011 Census Neighbourhood Statistics – Haywood and Grafton Areas  
 Callow and Haywood Group Parish Council Licensee Licence No. 10005557

- 1.3 Both Parish areas are sparsely populated; Grafton has a population of 258 and extends across an area of 676 hectares (ha), giving a population density of 0.4 persons per ha, and Haywood has a population of 216 residents across 912 ha giving a density of only 0.2 persons per ha. This compares to an average population density of 0.8 persons per hectare in Herefordshire and 4.1 in England. The population is concentrated in a few small hamlets and small villages around Bullinghope, Grafton to the north, Twyford Common in the east and Callow, Haywood and Dewsall Court to the south.
- 1.4 Economic activity levels in Grafton are fairly similar to county and national figures; 34.6% of 16-74 year olds are economically active compared to 36% in Herefordshire and 38.6% for England, but the figure is slightly lower in Haywood at 29.9%. A relatively high proportion of the working population in both areas are self-employed; 23.6% in Grafton and 18.6%, compared to 14.4% in Herefordshire and 9.8% in England, reflecting the local economic base of agricultural related and other small professional businesses. This is a very rural economy,

1

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do?a=7&i=1001&m=0&s=1401963551967&enc=1&extendedList=true&nav=A&areaSearchText=>

and a small proportion of the working population are employed in agriculture, forestry and fishing. 11.8% of employed people in Grafton work in these industries and 8% in Haywood; this is far higher than the county figure of 5.4%, and only 0.8% of people in England. In Haywood a significant proportion of residents work in professional, scientific or technical services; 13.3% compared to 5.1% in Herefordshire and 6.7% in England.

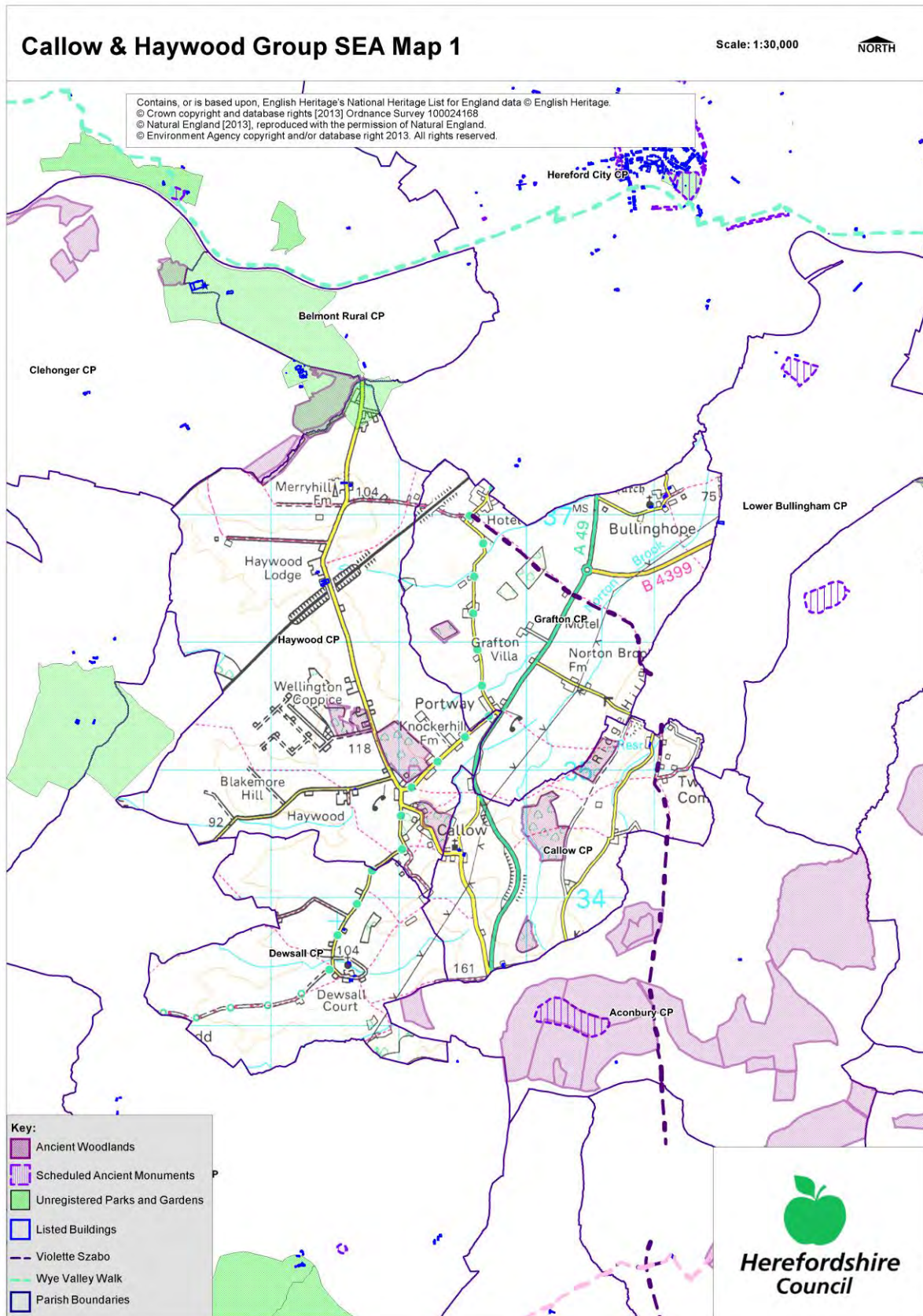
- 1.5 This is also a relatively prosperous area. 38.4% of households in Grafton own their properties outright, and 40.9% in Haywood, compared to 30.6% in England, although this figure is comparable with the county figure of 39.4%. The population profile is similar to the county as a whole, with a high proportion of older residents and approximately 10 young people; the mean age of residents in Grafton is 43.9 years and 45.8 years in Haywood, compared to 43 years for Herefordshire and 39 years for England.
- 1.6 Local community facilities include recently improved Callow Village Hall which is used for local events, a monthly coffee morning with a book exchange, Parish Council meetings and hire by residents. There are also 2 active churches and the Grafton Inn on the A49.
- 1.7 The area has a distinctive rural landscape which is of great value intrinsically and not only to the local residents but also to people living in Hereford City as it lies immediately adjacent to the southern fringe and affords significant amenities for local walking and cycling along the Sustrans route.
- 1.8 The area lies either side of the A49 main road and has a predominant landscape of agricultural land interspersed with traditional orchards, ancient and newer woodland, rolling hills, hidden valleys (particularly on the eastern side of the A49) and several water courses, lakes and ponds. One of the glories of the area is the viewpoints afforded from many locations – from the top of Callow Hill it is possible to see a 180 degree view of 6 counties ranging from Dinedor Hill through the Malvern Hills in Worcestershire, May Hill in Gloucestershire, Garway Hill, Skirrid Hill in Monmouthshire, the Blorange, the Sugar Loaf and the Black Mountains in Powys, Hay Bluff, Canon Pyon, Dinmore and in Shropshire Clee Hill.
- 1.9 The environment affords important wildlife habitats, in particular the woodlands and water courses. The woodlands for the most part are remnants of the old Hay Wood, an important Tudor hunting ground. Haywood Lodge is a former royal hunting lodge. The woodlands have the protected characteristics of mature and ancient woodland. The SEA Screening Report identified seven areas of ancient woodland within Callow and Haywood Group Parish: Veddoes Copse; Grafton Wood; Reeces Wood; Knockerhill Wood; Callow Plantation; Hopleys Wood; Pullastone Wood; and Hamptons Rough. There are 12 Special Wildlife Sites (SWS) within the Group Parish and 10 Sites Important in Nature Conservation (SINCs).
- 1.10 The Hereford Tree Forum<sup>2</sup> has provided information concerning revisions and updates to the Herefordshire Ancient Woodland Inventory (AWI). This revision includes many hundreds of small woods down to 0.25 hectares and below where map evidence indicates historical

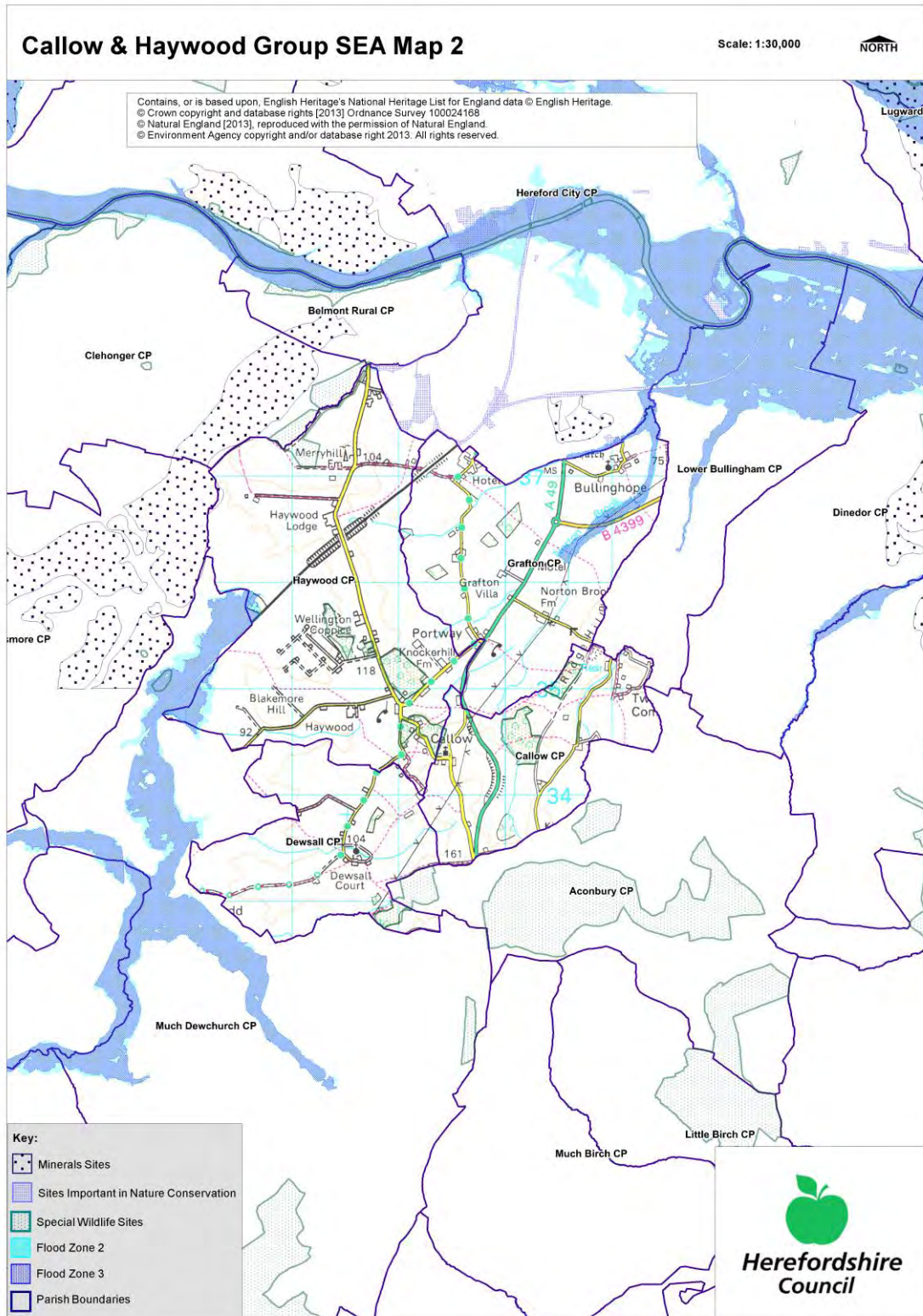
<sup>2</sup> <http://www.h-trees.net/whoware.html>



continuity sufficient to be classed as ancient woodland. The information is based upon the large scale tithe maps of 1840, the 1st edition 25" to mile OS maps of 1880 and the 1953 census of woods, all of which have been digitised into a Geographic Information System (GIS). The revision also includes some removals of 'ancient' woods which failed to meet the ancientness criteria. The data was formally handed over to Herefordshire Council and the Biological Records Centre and should give extra protection for many previously unclassified small woods. Already three woods in Grafton in the line of the proposed southern bypass have gained the status of ancient woodland.

- 1.11 Dewsall boasts the site of a medieval village and has been the site of continuous human habitation over many ages with a 14<sup>th</sup> century church. It has connections with the former Paymaster General James Brydges who was made 1st Duke of Chandos in 1719. Callow is the site of picturesque landscape and architecture developed by John Nash in his early career in the late eighteenth century with several features still extant.





Note – The flood zone information is correct as at June 2016 but reference should always be made to the most up to date information available from the Environment Agency.

- 1.12 The Duchy of Cornwall has considerable land holdings and some buildings in the area, with its Herefordshire office based in Dewsall.
- 1.13 Several water courses flow through the Group Parish including Withy Brook and Norton Brook which are tributaries flowing into the River Wye at Lower Bullinghope. The area around Norton Brook at Bullinghope is identified as an area of flood risk<sup>3</sup> by the Environment Agency. There are also a number of ponds in the Group Parish, including those at Dewsall Court and Upper Twyford, Belmont pools (landscaped by John Nash), Farmore Pool, three at Haywood Lodge and several ponds in local gardens. Great crested newts can be found in some of them.
- 1.14 Callow and Haywood Group Parish has a significant number of built heritage assets. There a number of Listed Buildings and Scheduled Monuments as well as non-designated heritage assets. The Ark, a thirteenth century coaching inn, is on the old road to Abergavenny which passed through the area before the construction of the A49. The site of a former Motte and Bailey castle at Grafton has been identified recently by Herefordshire Council as a site of archaeological interest. A complete list of Statutory Listed Buildings is provided in Appendix II.
- 1.15 Locally significant built heritage assets include Farmore, the old rectory, Twyford Brook Farm and two picturesque John Nash cottages, one, the old lodge complete with entrance gate to Belmont estate, still retains many original features.
- 1.16 Recent planning proposals in the Group Parish have included a number of barn conversions, mostly sympathetic and some of which are used by local small companies in various sectors. More controversial proposals have included a travellers' site and proposals for the Old Mushroom Farm and ex-world war Munitions Store. A part of the site has been planted with orchards but the site is also home to a small air strip for light aircraft and several ad hoc industrial developments. Other developments which are considered unsympathetic to the high quality rural environment include a budget hotel and car show rooms on the A49.
- 1.17 The Parish does not include any "settlements which will be the main focus of proportionate housing development" in the adopted Herefordshire Local Plan Core Strategy 2011 - 2031, but Twyford Common and Grafton have been identified as "other settlements where proportionate housing is appropriate" in Policy RA2 (Figure 4.15). Twyford Common's inclusion is a significant concern for the Parish Council as there is no identifiable "village" at Twyford Common, merely an open area of pasture and small woodlands, and access is extremely poor from a narrow, steep, unsurfaced track. There are also concerns about the inclusion of Grafton within this Policy, as the settlement is characterised by scattered properties along a lane, and does not enjoy the local facilities normally associated with a village. The Neighbourhood Plan is required to set out a positive planning framework to support the proposed minimum growth target for new housing of 18% across the Hereford Rural Housing Market Area. This will equate to at least 9 new units over the Plan period to 2031 in the Callow and Haywood Group Parish.

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<sup>3</sup> <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

- 1.18 The Neighbourhood Plan will have a role in setting out policies to guide future development proposals within the Group Parish to ensure that the design of new buildings and changes of use of existing buildings, are undertaken sensitively, and in a way which will enhance the distinctive local landscape character.

**South Wye Transport Package<sup>4</sup>**

- 1.19 The proposed Southern Link Road to the south of the City of Hereford is a major concern as the identified corridor is likely to impact on the Group Parish to some degree, whichever route is finally determined by Herefordshire Council.
- 1.20 The proposed new Southern Link Road will link from the A49 Ross Road/Rotherwas Access Road roundabout to the A465 and the B4349 Clehonger Road. In June 2016 the planning application for the South Wye Transport Package (SWTP) – Southern Link Road was determined and planning consent was granted on 18 July 2016.

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<sup>4</sup> <https://www.herefordshire.gov.uk/south-wye-transport-package>

## 2.0 A Neighbourhood Plan for Callow and Haywood Group Parish

- 2.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 2.2 Neighbourhood Plans have to be prepared following a procedure set by government.

### Designation

- 2.3 The Group Parish Council applied to Herefordshire Council for Designation as a Neighbourhood Area on 3 October 2013 and the Designation was approved on 25 November 2013. The Designated Neighbourhood Area is shown on Map 1 Callow and Haywood Designated Neighbourhood Area above.

### Preparation of a Draft Plan and Informal Public Consultation



Drop In event, October 2014

- 2.4 The Neighbourhood Plan has been prepared by a Steering Group of Parish Councillors, local residents and representatives of local farms and businesses. A First Draft of the Plan was published for a few weeks informal public consultation with local residents and businesses in September and October 2014. 211 copies of the First Draft Plan and accompanying representation forms were hand delivered by members of the Steering Group to households, farms and businesses across the Group Parish. An open drop in event was held in Callow Village Hall from 10am to 2pm on Saturday 18<sup>th</sup> October. A total of 43 responses were submitted, including completed representation forms, letters and emails, from at least 32 residential households and 4 local businesses. The results of the informal public consultation on the First Draft Plan have been used to inform the content of the Draft Neighbourhood Plan. The full results of this consultation are provided in Appendix V.

### **Environmental Assessment**

2.5 The Strategic Environmental Assessment (SEA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. Herefordshire Council undertook an initial Screening exercise and this concluded that the Neighbourhood Plan would require an SEA due to the breadth of nature conservation designations within the Neighbourhood Area. This SEA was carried out in a series of straightforward stages and tasks:

- Stage A – Preparation of Scoping Report: established the baseline and decided on the scope of the assessment. This report was subject to consultation with Natural England, Environment Agency and English Heritage for 5 weeks in accordance with the relevant regulations.
- Stage B – Assessed the effects of the emerging policies and proposals within the Neighbourhood Plan and alternative options.
- Stage C – Preparation of an Environmental Report: incorporated the results of Stage B of the SEA and concluded that the Neighbourhood Plan would not have any significant effects.
- Stage D – Consultation on Draft Neighbourhood Plan (Regulation 14 consultation) and Environmental Report

### **Publication and Consultation on the Draft Plan**

2.6 The Draft Neighbourhood Plan was published for a statutory period of public consultation for 8 weeks until 5pm Monday 19<sup>th</sup> January 2015. The details of the consultation responses and how the Draft Plan was amended taking these into consideration are set out in the Consultation Statement.

### **Submission**

2.7 Following careful consideration of the representations received on the Draft Plan, the Callow and Haywood Neighbourhood Development Plan was revised and submitted to Herefordshire Council, along with other supporting documentation including a Consultation Statement and a Basic Conditions Statement. Herefordshire Council published the NDP for consultation for a further 6 weeks from 22<sup>nd</sup> May 2015 to 3<sup>rd</sup> July 2015.

### **Examination**

2.8 An independent Examiner was appointed in summer 2015 and the NDP was sent for Examination on 29<sup>th</sup> September 2015. The Examiner requested that Herefordshire Council undertake an additional consultation on the habitats regulations assessment and environmental report regarding the options for the Callow and Haywood NDP. The consultation ran from 12<sup>th</sup> April 2016 to 3<sup>rd</sup> May 2016.

- 2.9 The Examiner's report was received on 16<sup>th</sup> May 2016 and the NDP was amended and updated following consideration of the Examiner's recommendations for changes.

### **Callow and Haywood Group Parish Community Led Plan (CLP)**

- 2.10 This Neighbourhood Plan builds on earlier work led by the Parish Council to prepare a Community Led Plan (CLP). The CLP was published in March 2012 and identified a number of key issues which were of concern to local residents. A number of these Issues have been carried forward from the CLP for consideration in the Neighbourhood Plan. The Issues have been added to and expanded following consideration of the responses from the informal public consultation of the First Draft Plan in September to October 2014. Overall 77% of responses (ie a total of 34) supported the identified Issues.

- **Traffic, Transport and Access** – this is addressed through for example, Draft Policy CH2 Building And Transport Design Principles which aims to ameliorate potential impacts on the Group Parish associated with the proposed southern link road and Draft Policy CH5 - Managing New Business Development In Former Agricultural Buildings which requires new commercial developments to consider access and traffic impacts. In the informal consultation local residents expressed concern that the Plan should also consider the need to promote different types of transport which are non-car based, such as walking, cycling, horse riding and improved public transport. There were suggestions that the impacts of traffic “rat running” through settlements and along country lanes should be addressed more effectively through improved traffic management. There were also concerns about the effect of the proposed new road and any consequent development south of Hereford, on the A49 into Hereford on Ross Road.
- **Environment and Sustainability** – these are addressed through Draft Policies CH1 Protecting And Enhancing The Rural Landscape which aims to protect the landscape character and setting of the Parish and requires developers to incorporate design and landscaping criteria in proposals and CH2 - Building and Transport Design Principles. The results of the informal public consultation showed that there are concerns that new development should be sustainable and of low environmental impact, and that local flora and fauna should be protected. The rural views across the Group Parish, and from the Parish towards other areas such as the Black Mountains are highly valued by residents as a significant feature of the Callow and Haywood area.
- **Facilities and Services** – this is considered in Draft Policy CH8 Provision and Protection of Local Community Facilities which protects local facilities. The need to protect existing local facilities such as the village hall was widely supported in the informal consultation.
- **Housing** – this is addressed in Draft Policy CH9 Local Needs Housing which promotes housing to meet local needs. The informal consultation on the First Draft Plan indicated that there are mixed views about the need for affordable housing in the area; some respondents suggested that there is a need for more provision to encourage



more young families to the area, whilst others felt that the area should not be providing housing for those on low incomes and that new housing would be better located in the city of Hereford or elsewhere.

- **Leisure and Tourism** – addressed in Draft Policy CH6 Supporting Tourism And Local Business Development In Callow and Haywood Group Parish which promotes sensitive local tourism development and CH8 which protects local facilities. The informal consultation indicated general support for low impact, quiet tourist related uses in the area and suggested that there is a need to improve existing networks of footpaths and cycle ways.
- **Work Training and the Local Economy** – considered in Draft Policy CH5 Managing New Business Development in Former Agricultural Buildings which supports local business development in the Parish. Consultation on the First Draft Plan indicated concerns about the conversion of agricultural buildings to new uses and there were suggestions that such changes should be undertaken sympathetically. There was also recognition of the value of local businesses in providing local employment opportunities and supporting a thriving rural economy.

Crime and Safety and Education are not matters addressed in the Neighbourhood Development Plan, but a range of actions are proposed related to these themes in the Community Led Plan.

### **3.0 Vision, Aims and Objectives**

#### **3.1 Our Vision**

- 3.1.1 The informal public consultation indicated widespread support for the draft Vision with 80% of responses agreeing with the wording. There were also a number of suggestions for additional wording for the Vision and these have been incorporated into the Vision where appropriate.

#### **Vision for Callow and Haywood Group Parish**

**Callow and Haywood Group Parish, despite its close relationship with Hereford City, is a green and pleasant land. It serves as an important natural counterpart to its urban neighbour and boasts mature and ancient woodlands, hidden valleys and wildlife havens.**

**The landscape is soft and rolling agricultural land interspersed with small groups of houses and farms and is a special feature, acting as a setting to distant far reaching views of the Welsh mountains, the Malvern Hills and Iron Age forts which never cease to delight and surprise.**

**New development should be designed to enhance the local landscape and built heritage, and development on the fringes of the city should be sited and designed to provide a sensitive transition to a more rural area and to avoid urban sprawl.**

**Landscaping and tree planting should take account of existing views and vistas, and should be appropriate in scale to the character of the countryside.**

**Small scale rural enterprise and business should be supported, and there should be a choice of transport and movement options which are not reliant on the private car.**

**The Neighbourhood Plan aims to protect and enhance these important qualities whilst enriching the lives of the local community - those who live and work here. There is a recognition that changes will happen, but change should be managed carefully to ensure the Parish continues to prosper and that valued aspects are preserved wherever possible.**

#### **3.2 Our Aims and Objectives**

- 3.2.1 The informal public consultation indicated widespread support for the draft Aims and Objectives with 70% of responses agreeing with the wording. There were also a number of suggestions for additional wording and these have been incorporated into the text where appropriate.

**Aim 1 -To protect and enhance the rural character of the Parishes through the following objectives:**

1. Defining and identifying the essential landscape and environmental qualities.
2. Taking opportunities to enhance the landscape eg by planting indigenous hedgerows, and improving areas of land not needed for agriculture.
3. Identifying measures to protect the Group Parish against urban sprawl and combating aggressive and inappropriate development in open countryside.
4. Addressing threats and challenges with creative solutions. High levels of road traffic through existing settlements and along country lanes such as Haywood Lane should be managed more effectively to reduce hazards and disturbance to local communities.

**Aim 2 -To ensure the Parishes remain vital and accommodating for the community through the following objectives:**

1. Exploring opportunities for a more sustainable road network to mitigate the current and increasing traffic problems and to actively explore and facilitate alternatives to car use.
2. Aiding modest and sympathetic change eg conversion of agricultural farm buildings and development of affordable housing to meet local needs as long as the architectural quality is high.
3. Encouraging small businesses and rural enterprise where they are sympathetic to the sustainability of the landscape and natural qualities of the Parish.
4. Supporting progress towards high quality broadband provision for all residents and local businesses.
5. Protecting existing local community facilities and exploring opportunities for the provision of more communal meeting places in the Parish.

#### 4.0 Neighbourhood Plan Policies

This section sets out the planning policies of the Callow and Haywood Draft Neighbourhood Plan. These will be used to help determine planning applications in the Group Parish and to shape the future of the Group Parish as a place to live and work in, and to visit.



View south east from Grafton towards Bullinghope

## 4.1 Protecting the Landscape and Setting of the Group Parish



Merryhill Lane, Grafton

### Callow including Twyford

- 4.1.1 Callow is located roughly at the centre of the Parish and is a small village, relatively compact in the centre, but with outlying houses and farms. It contains the only village hall in the Parish and this has recently been refurbished. Callow is bisected by Haywood Lane, a heavily used route between the A465 and A49. There is another heavily used and very small lane running down from Haywood Lane to the A49.
- 4.1.2 The church of St Mary's is now in private ownership and is closed. The Parish contains a number of architecturally interesting buildings including Dewsall Lodge, an early John Nash picturesque lodge which is the last remaining building that retains original features of several that he designed in the Parishes. As in Dewsall, the Duchy of Cornwall has land holdings and buildings in the village. There is a row of semi-detached cottages built in the nineteenth century for agricultural workers. The residents are largely retired or professional and include a number of specialist crafts people.



Dewsall Lodge

- 4.1.3 In common with several of the Group Parishes, Callow has significant views from several areas, and perhaps the best view in the area, from the top of Callow Hill in Coldnose Farm: a 180 degree view of 6 counties ranging from Dinedor Hill through the Malvern Hills in Worcestershire, May Hill in Gloucestershire, Garway Hill, Skirrid Hill in Monmouthshire, the Blorange, the Sugar Loaf and the Black Mountains in Powys, Hay Bluff, Canon Pyon, Dinmore and in Shropshire Clee Hill.
- 4.1.4 The village of Twyford lies in one of Hereford's lovely 'hidden' valleys which runs between the Iron Age forts of Aconbury and Dinedor. The ancient common is now pasture, but local tales tell of brick works and blacksmiths that were once established here. Twyford Farm house and Twyford Brook Farm are Grade II listed.



View west from near Ridge Hill, Twyford

## Haywood

- 4.1.5 Haywood is serviced broadly by a cross configuration of lanes: Haywood Lane running North/South and Tram Inn Lane and Knocker Hill running East/West. The Parish is primarily composed of arable land interspersed with individual houses and small settlements based on farm origins, farmhouses and barns. The overriding character is of open, unspoilt natural landscape.



Merryhill Farm

- 4.1.6 The architecture is mainly vernacular of local stone and brick, and a small number of painted buildings. The stone buildings are of several eras, the brick include 18<sup>th</sup> and 19<sup>th</sup> century construction. Original agricultural buildings have been converted into residential units, without imposing on the high quality landscape. There are a small number of 20<sup>th</sup> and 21<sup>st</sup> century houses and extensions to houses, generally of modest design quality. The active farm buildings have a plethora of 20<sup>th</sup> and 21<sup>st</sup> century large scale working sheds. The number of working farm groups is small.

- 4.1.7 There is a relatively high proportion of Listed Buildings including Grade II\* Haywood Lodge (originally a Royal Hunting Lodge), Merryhill Farm House and its associated buildings.



Haywood Lodge

- 4.1.8 Originally the area was heavily wooded (the royal Hay Wood or Hay Forest) with ancient indigenous hardwoods, which were cleared mainly in the last century, including some in living memory. Some ancient oaks still remain and some interesting archaeological features such as Beech Grove, part of John Nash's landscape design in the area. Alfred Watkins described in the 1920s as "a sighting tump.... An important one, Merryhill (in Haywood Forest)...the centre of that circular and pre-historic mounded-up wood."
- 4.1.9 Haywood is divided by a railway line, which passes in a tunnel under Haywood Lane.
- 4.1.10 Although the predominant business activity is agricultural, there are some other non-agricultural business activities such as light industrial activities on an ex war department site known as "The Old Mushroom Farm" and a poultry unit off Haywood Lane, plus a small business estate occupying ex-agricultural buildings in Knocker Hill.

### Grafton and Bullinghope



Aerial Photograph, Grafton

- 4.1.11 Grafton is on the southern edge of Hereford City. It is largely made up of undulating agricultural land surrounded to the east by Ridge Hill, to the south by Callow Hill and, to the west by the ridge along Haywood Lane. The A49 Ross to Hereford road runs through the middle of the Parish. Clearly visible from most of the Parish are the iron-age forts of Aconbury and Dinedor.
- 4.1.12 There are several small settlements in the Parish; Bullinghope, Portway, Grafton, and Merryhill. Most of the residents are professional or retired. The largest settlement, and the largest in the area is Grafton. Most of the housing is around the former Graftonbury Gardens Hotel (now being converted into housing units). At Portway there are about twelve houses situated by what was formerly a smithy on the A49. The smithy has now evolved into three car showrooms. There are no public facilities such as a community centre, church or public transport in the area. There are also several farms with cottages. The Sustrans route from



Hereford to Abergavenny passes through the Parish and as a result Grafton Lane is used by many cyclists.

4.1.13 Bullinghope is a small but pretty settlement that sits on the crest of a hill overlooking the A49 and the Rotherwas relief road. Its 16<sup>th</sup> century church is a clear land mark on the sky line and is Grade II listed as are the ruins of the old church next to it.

4.1.14 There is no community centre or church (apart from Bullinghope) and no school or shop. Public transport is available on the A49 with buses running approximately hourly. Also as it is on the edge of the city the Parish is a favourite jogging, walking and dog exercising route.



Bullinghope

4.1.15 There are about five active farms in the Parish and several smallholdings. These vary from intense agriculture to small farms. There are three car showrooms at Portway. Many residents work or operate businesses from home. There is some visitor accommodation including a campsite at Ridgehill, Grafton Lane caravan site, Grafton Inn and the Travelodge, several Bed & Breakfasts in Grafton and Grafton Villa holiday cottages.



Bed & Breakfast, Grafton

## Dewsall

- 4.1.16 Located on a no-through lane this small hamlet remains a tranquil area despite some very large agricultural outbuildings developed on the Duchy farm and the redevelopment of the listed Dewsall Court, the old hundred house, as a country house hotel. A wood with a well-used pheasant run is often the site for shooting parties. The old rectory (now Farmore) is in private hands and has a stream running through from higher up on Callow Hill and a well treed pool. Some small cottages were built as agricultural labourer houses and some still function as such while others are in private ownership.
- 4.1.17 It is probable that Dewsall began as Ffynnon Dewi – David’s Well and came to be written as Deweswell. The original church was constructed near the site of springs of running water. It is suggested that the site in pre-Christian times was a place reserved for the worship of spirits of the wells and streams. Nearby lies the site of a medieval settlement suggesting continuous human settlement over many ages. The Parish registers date back to 1582 and thus Dewsall probably escaped destruction in the Civil War although the churchyard cross at some time lost its cross and is left with a stump. Parts of the church are 14<sup>th</sup> century (1340) with earlier 12<sup>th</sup> century elements including a Saxon wall and was extensively restored in 1868. Dewsall is mentioned in the Domesday Book: ‘St. Mary of Lyre held the church of this manor, together with a priest and land for one plough.’ The Grade II\* church has an idyllic rural setting below Dewsall Court, a Grade II listed country house.



Dewsall Church from Dewsall Court

## Community Led Plan

- 4.1.18 The Community Led Plan identified that traffic and transport was the single most significant issue for local people in the Group Parish. 92% of respondents indicated that they were worried about roads being used as rat runs, 87% worried about the volume of traffic and 94% worried about the speed of traffic. Other concerns included the number of HGVs, blind spots and parking at Knockerhill. The proposed relief road was a major concern. Environment and Sustainability were also significant issues; 75% of respondents wanted planting, 79% felt verges should be improved and 65% felt areas could be improved. Fly tipping, particularly on roads was considered to be a problem by 91% of respondents.
- 4.1.19 Policies in the Neighbourhood Plan aim to protect and enhance the many features which, together, make up the distinctive rural character of Callow and Haywood Group Parish.
- 4.1.20 Development will be required to demonstrate how siting, design, scale and materials have taken the local context into careful consideration to ensure that change is sensitive to this unique historic landscape. Overall, new buildings should be modest, and designed to complement and enhance their beautiful setting, rather than appearing to conflict with or compete with the surrounding built heritage and natural environment. New roads should be designed and routed sensitively and will require appropriate screening, and careful use of lighting to avoid adverse impacts on natural heritage and the dark night skies of this rural area. The informal public consultation demonstrated strong support for a policy on protecting and enhancing the rural landscape with 72% of respondents supporting the draft policy and 7% objecting. There were also concerns that policies in the Plan should address the need to tackle climate change. The policy was revised slightly following the informal consultation to reflect comments submitted during the consultation process.

### **POLICY CH1 - PROTECTING AND ENHANCING THE RURAL LANDSCAPE**

#### **DEVELOPMENT PROPOSALS WILL BE REQUIRED TO INCORPORATE THE FOLLOWING LANDSCAPE AND DESIGN PRINCIPLES:**

- 1. PROPOSALS WILL BE REQUIRED TO MAINTAIN THE AREA'S SENSE OF TRANQUILITY, THROUGH CAREFUL AND SYMPATHETIC DESIGN OF ACCESS AND CONSIDERATION OF TRAFFIC IMPACTS ON LOCAL ROADS AND NETWORKS.**
- 2. DEVELOPMENT PROPOSALS SHOULD SEEK TO PRESERVE OR ENHANCE THE CHARACTER OF THE VILLAGES AND RURAL SETTLEMENTS, ESPECIALLY THOSE WITH BUILDINGS DATING FROM EARLIER CENTURIES. SCHEMES WILL BE EXPECTED TO CONSERVE AND PROTECT THE INTEGRITY AND FABRIC OF HISTORIC BUILDINGS AND THEIR SETTINGS, PARTICULARLY WHERE NEW USES ARE PROPOSED, THROUGH THE USE OF APPROPRIATE DESIGN AND FORM AND SUSTAINABLE LOCALLY DISTINCTIVE MATERIALS SUCH AS STONE AND RED BRICK.**
- 3. NEW RESIDENTIAL DEVELOPMENT IN LINE WITH THE HEREFORDSHIRE LOCAL PLAN CORE STRATEGY POLICIES RA1, RA2, RA3 AND RA4) SHOULD PROTECT THE AREA'S HISTORIC**

SETTLEMENT PATTERN, THROUGH SMALL-SCALE DEVELOPMENTS ADJOINING OR WITHIN THE SMALL VILLAGES AND HAMLETS. SUSTAINABLE CONSTRUCTION, LOW CARBON TECHNOLOGIES AND USE OF INNOVATIVE SOLUTIONS WILL BE ENCOURAGED.

4. SUSTAINABLE DRAINAGE SYSTEMS SHOULD BE PROVIDED AS THESE DELIVER BENEFITS FOR PEOPLE AND FOR WILDLIFE AND MAKE A VALUABLE CONTRIBUTION TO THE LOCAL GREEN INFRASTRUCTURE NETWORK. SCHEMES SHOULD BE SYMPATHETICALLY DESIGNED WITH THESE MULTIPLE OBJECTIVES IN MIND. ACTIONS SUCH AS RE-NATURALISING WATERCOURSES ARE ALSO ENCOURAGED AS THESE BRING MULTIFUNCTIONAL BENEFITS, INCLUDING BENEFITING FLOOD ATTENUATION.
5. THE CONSERVATION OF TRADITIONAL FARM BUILDINGS THROUGH CONTINUED AND APPROPRIATE NEW USES IS SUPPORTED AND REPAIRS AND ALTERATIONS SHOULD USE LOCAL MATERIALS AND TECHNIQUES WHEREVER POSSIBLE. IN CONSIDERING REPAIR, ALTERATION OR CONVERSION DUE REFERENCE SHOULD BE MADE AND DETAILED CONSIDERATION BE GIVEN TO THE HEREFORDSHIRE FARMSTEADS CHARACTERISATION PROJECT<sup>5</sup>.
6. DEVELOPMENT SHOULD INCLUDE DESIGNS WHICH SUPPORT HABITATS FOR LOCAL SPECIES SUCH AS DORMICE, HARES AND BARN OWLS.
7. DEVELOPMENTS MUST DEMONSTRATE THAT THEY WILL NOT HAVE AN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT, AND IN PARTICULAR ON THE RIVER WYE SPECIAL AREA OF CONSERVATION (SAC).
8. PROPOSALS SHOULD CONSERVE IMPORTANT LOCAL LANDSCAPE FEATURES SUCH AS AREAS WITH ARCHAEOLOGICAL SIGNIFICANCE WHEREVER POSSIBLE. WHERE PROPOSALS INVOLVE THE LOSS OF NON DESIGNATED ASSETS, THEIR REPLACEMENT WILL BE SOUGHT AS AN INTEGRAL PART OF LANDSCAPING SCHEMES. DEVELOPMENT WHICH INVOLVES THE PROPOSED LOSS OF ARCHAEOLOGICAL FEATURES WILL BE RESISTED.
9. MATURE AND ESTABLISHED TREES SHOULD BE PROTECTED AND INCORPORATED INTO LANDSCAPING SCHEMES WHEREVER POSSIBLE. THE PLANTING OF LOCAL SPECIES WILL BE ENCOURAGED. SPECIES SHOULD BE APPROPRIATE TO THE LOCATION AND SETTING IN TERMS OF TYPE, HEIGHT, DENSITY AND THE NEED FOR ON-GOING MANAGEMENT. WHEN CONSTRUCTING BOUNDARIES NATIVE TREE SPECIES SHOULD BE USED. EXISTING HEDGEROWS SHOULD BE RETAINED AND THE ESTABLISHMENT OF NEW NATIVE HEDGES IS ENCOURAGED TO SUPPORT AND PROTECT WILDLIFE.
10. TRADITIONAL ORCHARDS AND DECIDUOUS WOODLANDS ARE HABITATS AND SPECIES OF PRINCIPAL IMPORTANCE IN ENGLAND AND SOME IN THE PLAN AREA ARE ALSO ANCIENT WOODLANDS. DEVELOPMENT WHICH INVOLVES THE REMOVAL OF EXISTING LOCAL

<sup>5</sup> [http://htt.herefordshire.gov.uk/smrSearch/Events/Events\\_Item.aspx?ID=EHE1704](http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704)

**ORCHARDS OR AREAS OF WOODLAND WILL BE STRONGLY RESISTED UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT THE NEED FOR, AND THE BENEFITS OF, THE DEVELOPMENT IN THAT LOCATION CLEARLY OUTWEIGH THE LOSS OF THESE HABITATS. WHERE ORCHARDS OR WOODLAND ARE LOST AS A RESULT OF NEW DEVELOPMENT PROPOSALS, DEVELOPERS WILL BE EXPECTED TO INCLUDE FRUIT AND TREE SPECIES TRADITIONAL TO THE LOCAL AREA IN LANDSCAPING SCHEMES.**

- 11. NEW DEVELOPMENT MUST TAKE ACCOUNT OF KNOWN SURFACE AND SUB-SURFACE ARCHAEOLOGY, AND ENSURE UNKNOWN AND POTENTIALLY SIGNIFICANT DEPOSITS ARE IDENTIFIED AND APPROPRIATELY CONSIDERED DURING DEVELOPMENT. LACK OF CURRENT EVIDENCE OF SUB-SURFACE ARCHAEOLOGY MUST NOT BE TAKEN AS PROOF OF ABSENCE.**
- 12. DEVELOPMENTS WILL BE REQUIRED TO DESIGN AND DELIVER HIGH-QUALITY GREEN INFRASTRUCTURE, INFORMED BY THE HEREFORDSHIRE GREEN INFRASTRUCTURE STRATEGY, LINKING SETTLEMENTS AND CREATING ECOLOGICAL AND RECREATIONAL NETWORKS AND MAXIMISING OPPORTUNITIES FOR RESIDENTS AND VISITORS TO HAVE A HIGH-QUALITY EXPERIENCE OF NATURE AND HERITAGE.**
- 13. DEVELOPER PROVISION OR CONTRIBUTIONS WILL BE SOUGHT, WHERE APPROPRIATE, OR COMMUNITY INFRASTRUCTURE LEVY USED, WHEN AVAILABLE, FOR THE PROVISION OF INFRASTRUCTURE FOR SPECIFIC NEW DEVELOPMENTS AND FOR WIDER USE IN THE PARISHES.**
- 14. DEVELOPMENT PROPOSALS MUST ENSURE THAT KEY FEATURES OF ANY VIEWS CAN CONTINUE TO BE ENJOYED INCLUDING DISTANT BUILDINGS AND NATURAL FEATURES OR FEATURES OF IMPORTANCE, AREAS OF LANDSCAPE AND THE JUXTAPOSITION OF SETTLEMENT EDGES AND OPEN COUNTRYSIDE.**

4.1.21 The area has several areas of mature and recently planting woodland and the Parish Council would like to encourage landowners to coppice and manage woodlands appropriately to the benefit of local residents and wildlife. Owners will be encouraged to consult with neighbouring residents about proposed planting schemes.

4.1.22 The informal consultation on the First Draft Plan indicated clear local support for a policy on building and design principles, with 68% of respondents supporting the draft policy and 9% objecting. Comments and suggestions for amendments to the policy have been taken into consideration and used to amend the policy where appropriate.

## **POLICY CH2 - BUILDING AND TRANSPORT DESIGN PRINCIPLES**

**ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE HOW THEY HAVE TAKEN ACCOUNT OF THE FOLLOWING:**

- 1. NEW DEVELOPMENT SHOULD ENHANCE AND REINFORCE THE LOCAL DISTINCTIVENESS OF THE AREA AND PROPOSALS SHOULD SHOW CLEARLY HOW THE GENERAL CHARACTER,**

**SCALE, MASS, AND LAYOUT OF THE SITE, BUILDING OR EXTENSION FITS IN WITH OR ENHANCES THE “GRAIN” OF THE SURROUNDING AREA THROUGH THE SUBMISSION OF A DESIGN AND ACCESS STATEMENT OR SIMILAR EVIDENCE.**

- 2. NEW DEVELOPMENT SHOULD BE OF A SCALE, MASS AND BUILT FORM WHICH RESPONDS TO THE CHARACTERISTICS OF THE SITE AND ITS SURROUNDINGS. CARE SHOULD BE TAKEN TO ENSURE THAT BUILDING(S) HEIGHT, SCALE, AND FORM DO NOT DISRUPT THE VISUAL AMENITIES OF THE IMMEDIATE SURROUNDINGS OR IMPACT ADVERSELY ON ANY SIGNIFICANT WIDER LANDSCAPE VIEWS. PROPOSALS SHOULD DEMONSTRATE HOW THEY TAKE ACCOUNT OF THE LOCALLY DISTINCTIVE CHARACTER OF THE AREA IN WHICH THEY ARE TO BE SITED THROUGH THE SUBMISSION OF A DESIGN AND ACCESS STATEMENT OR SIMILAR EVIDENCE.**
- 3. NEW DEVELOPMENT PROPOSALS NEED NOT IMITATE EARLIER ARCHITECTURAL PERIODS OR STYLES AND COULD BE THE STIMULUS FOR THE USE OF IMAGINATIVE MODERN DESIGN. HOWEVER, USE OF LOCAL MATERIALS AND DESIGN SYMPATHETIC WITH THE VERNACULAR WILL ALWAYS BE ENCOURAGED AS THE NORM.**
- 4. REDEVELOPMENT, ALTERATION OR EXTENSION OF HISTORIC FARMSTEADS AND AGRICULTURAL BUILDINGS WITHIN THE GROUP PARISH SHOULD BE SENSITIVE TO THEIR DISTINCTIVE CHARACTER, MATERIALS AND FORM. DUE REFERENCE AND CONSIDERATION SHOULD BE MADE TO THE HEREFORDSHIRE FARMSTEAD ASSESSMENT FRAMEWORK AND ASSOCIATED GUIDANCES AND STATEMENTS<sup>6</sup> OR ANY SUCCESSOR GUIDANCE.**
- 5. NEW DEVELOPMENT SHOULD INCLUDE MEASURES TO SUPPORT AND ENHANCE LOCAL BIODIVERSITY, SUCH AS THE PROVISION OF BIRD BOXES IN APPROPRIATE LOCATIONS TO ENCOURAGE MIGRATORY BIRDS INCLUDING NESTING SPARROWS, STARLINGS, SWIFTS AND HOUSE MARTINS. DEVELOPERS SHOULD DEMONSTRATE CONSIDERATION OF THE BAT CONSERVATION TRUST’S INTERIM GUIDANCE FOR ARTIFICIAL LIGHTING AND WILDLIFE - RECOMMENDATIONS TO HELP MINIMISE THE IMPACT OF ARTIFICIAL LIGHTING AND BATS AND LIGHTING IN THE UK<sup>7</sup> OR ANY SUCCESSOR GUIDANCE.**
- 6. DEVELOPMENT PROPOSALS SHOULD GIVE CAREFUL CONSIDERATION TO NOISE, ODOUR AND LIGHT, WHICH MIGHT BE DETRIMENTAL TO THE ENJOYMENT OF THE AREA BY OTHER RESIDENTS. LIGHT POLLUTION SHOULD BE MINIMISED WHEREVER POSSIBLE AND SECURITY LIGHTING SHOULD BE APPROPRIATE, UNOBTRUSIVE AND ENERGY EFFICIENT.**
- 7. ANY DEVELOPMENT SHOULD BE SUSTAINABLE AND WHERE APPROPRIATE USE LOW CARBON TECHNOLOGY. DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY APPROPRIATE EVIDENCE TO SHOW THAT THE PROPOSAL WILL HAVE A SATISFACTORY IMPACT ON THE ROAD NETWORK IN THE AREA AND ON THE LIVING CONDITIONS OF RESIDENTS PARTICULARLY ARISING FROM NOISE GENERATED BY TRAFFIC MOVEMENTS.**
- 8. PROPOSALS FOR NEW ROADS WILL BE REQUIRED TO INCORPORATE THE FOLLOWING TO REDUCE ADVERSE IMPACTS ON LOCAL LANDSCAPE CHARACTER, WILDLIFE AND LOCAL QUALITY OF LIFE:**

<sup>6</sup> [http://htt.herefordshire.gov.uk/smrSearch/Events/Events\\_Item.aspx?ID=EHE1704](http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704)

<sup>7</sup> [http://www.bats.org.uk/pages/bats\\_and\\_lighting.html](http://www.bats.org.uk/pages/bats_and_lighting.html)

- I. NEW ROADS SHOULD BE ROUTED CAREFULLY TO INTEGRATE SYMPATHETICALLY WITH THE NATURAL LANDSCAPE, AND DESIGNED AND SITED TO AVOID ENCOURAGEMENT OF “RAT RUNNING”.
  - II. ANY ARTIFICIAL LIGHTING SHOULD BE MINIMISED; WHERE PROVISION OF HIGHWAY LIGHTING IS CONSIDERED ESSENTIAL, LIGHTING SHOULD BE DESIGNED THROUGH USE OF APPROPRIATE LUMINOSITY AND DIRECTION OF LIGHTFLOW TO HAVE A LOW IMPACT ON THE SURROUNDING LANDSCAPE AND HOUSING, AND SHOULD NOT LEAK UNNECESSARY LIGHT INTO THE NIGHT SKY.
  - III. ANY NEW ROADS SHOULD BE PART OF A HIGH QUALITY LANDSCAPING SCHEME INVOLVING SHORT TERM AND LONG TERM PLANTING USING INDIGENOUS AND LOCALLY APPROPRIATE TREE AND SHRUB SPECIES TO PROVIDE SCREENING AND SOUND AND VISUAL BARRIERS.
  - IV. SUITABLE ROAD SURFACE MATERIALS SHOULD BE USED TO REDUCE NOISE IMPACTS. USE OF CONCRETE SHOULD BE AVOIDED. USE OF ARTIFICIAL EARTH BUNDING IS ENCOURAGED TO REDUCE NOISE AND IMPROVE VISUAL AMENITY.
  - V. ACCESS FOR WILDLIFE SHOULD BE PROVIDED WHERE WILDLIFE CORRIDORS ARE TRUNCATED OR SEVERED SUCH AS USE OF UNDER PASSES, BRIDGES ETC
  - VI. ROADS SHOULD INCLUDE PROVISION OF APPROPRIATE WATER MANAGEMENT AND STORAGE TO MINIMISE RUN OFF INTO NEIGHBOURING FIELDS AND PROPERTIES.
  - VII. ROADS SHOULD HAVE CONTINUED ACCESS FOR PUBLIC FOOTPATHS, CYCLEWAYS (SUCH AS THE SUSTRANS NATIONAL CYCLE NETWORK ROUTE 46) AND BRIDLEWAYS VIA FOOT BRIDGES WHICH ARE OF A HIGH QUALITY DESIGN AND SITED APPROPRIATELY.
  - VIII. CONTINUED ACCESS FOR LANDOWNERS AND FARMERS IS A PRIORITY PARTICULARLY WHERE LAND HOLDINGS ARE AFFECTED BY SEVERANCE.
9. APPROPRIATE PROPOSALS FOR THE INTRODUCTION OF QUIET LANES AND TRAFFIC MANAGEMENT SCHEMES INCLUDING TRAFFIC CALMING AND THE INTRODUCTION OF LOWER SPEED LIMITS WILL BE SUPPORTED THROUGHOUT THE PARISH.
10. OPPORTUNITIES FOR IMPROVING PROVISION FOR WALKING, CYCLING AND HORSE RIDING AND PUBLIC TRANSPORT PROVISION WILL BE ENCOURAGED AND TAKEN WHEREVER POSSIBLE.

### Green Infrastructure Strategy

4.1.23 The Callow and Haywood Neighbourhood Plan should take into consideration Herefordshire Council’s evidence base relating to landscape character and Green Infrastructure. The Green Infrastructure Strategy for Herefordshire 2010<sup>8</sup> identifies that Callow and Haywood Group Parish lies across the Central Herefordshire Natural Area and Dean Plateau and Wye Valley:

*Central Herefordshire Natural Area consists of two character areas (Herefordshire Plain and Bromyard Plateau) the area covers 1200 square km. It comprises the flood plains of the River Wye and River Lugg. The valleys of the Rivers Frome and Arrow (major tributaries of the Lugg) are also significant features with areas of good wildlife habitat. Agriculture is the main land-*

<sup>8</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/green-infrastructure-strategy-2010-and-study-2008>

*use and woodland is found where river sections run through a steep valley and as larger blocks on the more distinct hills. The urban centres of Hereford, Leominster and Bromyard are located within this area. Rivers and streams are the most significant feature, the River Wye is considered to be the best salmon river in England.*

Detailed descriptions of Sub-Regional Landscape Areas and Local Landscape Types are given in the *'Herefordshire Landscape Character Assessment SPG, 2004'*<sup>9</sup>. Callow and Haywood Group Parish lies across Sub-regional Character Areas Archenfield and Central Herefordshire.

4.1.24 The Group Parish includes the following identified landscape types:

- Principle Settled Farmlands
- Wooded Estatelands
- Wet Pasture Meadows

4.1.25 The Strategy identifies a series of Local Enhancement Zones and Strategic Local Corridors as shown in Map 4 below. HerLEZ1 and LSC1 identify a green strategic corridor to the west of Hereford linked to the western relief road proposal. The policies in the Neighbourhood Plan have incorporated similar proposals to guide planning and design and environmental enhancement associated with the proposed southern link road which will cut through the Parish. Local Enhancement Zones HerLEZ6 and HerLEZ7 include areas that fall within Callow and Haywood Group Parish along with Local Strategic Corridors LSC9, LSC10 and LSC11. There is also a small area within HerLEZ5.

***HerLEZ 6 - Opportunities for enhancement in this zone include the following:***

- *Reinforce the biodiversity value of linear features – the brooks and railway corridor – to improve opportunities for species migration across the landscape.*
- *Reinstate components of the pattern and network of historic field enclosure by planting new, species-rich hedgerows.*
- *Create species-rich grassland areas and establish linkages and connections with existing grasslands and other habitats.*
- *Establish linear buffer areas of grassland, woodland and hedgerows alongside transport corridors.*
- *Mitigate the visual impact of development on the landscape through the careful and considered planting of new small woodlands.*

***HerLEZ 7 - Enhancement opportunities in this area include:***

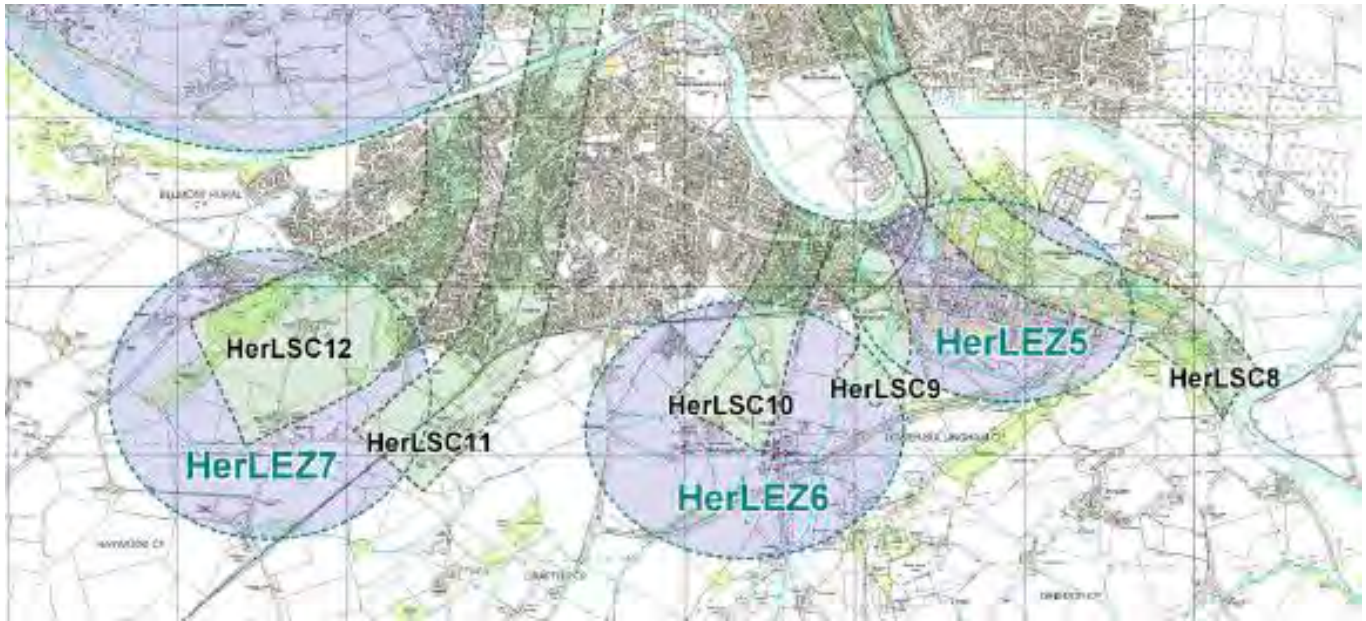
- *Utilise the historic pattern of land use and designed landscape to inform parkland restoration and management.*

<sup>9</sup> [https://beta.herefordshire.gov.uk/media/5787595/LCA\\_2009\\_V1\\_sec.pdf](https://beta.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf)



- Reinforce and enhance the biodiversity value of linear features – the streams and the railway – to improve opportunities for species migration.
- Encourage the establishment and positive management of grasslands (within the parkland) to establish species-rich sites.
- Promote and extend the public rights of way network and access to the countryside.
- Plant traditional orchards, particularly in locations where evidence of former orchard planting exists.

Map 4 Hereford Local Enhancement Zones and Strategic Corridors  
 Callow and Haywood Group Parish Council Licensee Licence No. 10005557



### Natural England National Character Areas (NCAs)

4.1.26 Natural England’s National Character Areas are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

Callow and Haywood Group Parish lies in NCA 100 Herefordshire Lowlands<sup>10</sup> and policies for planning and design should take account of these identified characteristics.

### **National Character Area 100 - Herefordshire Lowlands**

*The Herefordshire Lowlands National Character Area (NCA) is largely tranquil and rural in character but does include the larger settlements of Hereford and Leominster. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.*

*The landscape is gently undulating with steep-sided cornstone hills in the central area dominated by ancient woodland of ash and field maple or oak and bracken. Woodland within the area is a significant landscape feature, typically on the hill tops and valley sides. The NCA is an important area for commercial agriculture supported by the fertile and high-grade agricultural soils; the farming is mixed arable and livestock. Traditional orchards are still to be found, though suffering decline, with new orchards and dwarf varieties of trees also common. The area is also important for commercial production of soft fruit under polytunnels, supplying much of the UK. Historic parklands such as at Berrington Hall have many veteran trees that are important for invertebrates.*

### **Local Heritage Assets**

- 4.1.27 There are a large number of designated built heritage assets in Callow and Haywood Group Parish. These include 6 Listed Buildings in Callow Parish including several farm houses and the Church of St Mary (all Grade II), 8 Listed Buildings in Haywood Parish including Grade II\* Haywood Lodge, 6 Listed Buildings in Bullinghope including the Church of St Peter (Grade II) and Bullinghope Old Church (Scheduled), and 6 Listed Buildings in Dewsall including Grade II\* Church of St Michael. A complete list of Statutory Listed Buildings is provided in Appendix II.
- 4.1.28 In addition, Callow and Haywood has a number of local heritage assets which the Parish Council would like to see identified and give protection to through the Neighbourhood Plan. The National Planning Policy Framework (NPPF)<sup>11</sup> advises in paragraph 135 that “*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*”.
- 4.1.29 Local heritage listing is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. A Local Heritage List identifies those heritage assets that are not protected by statutory designations but provides clarity on the location of these assets and what it is about them that is significant. Their local interest could be related to the social and economic history of the

<sup>10</sup> <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

<sup>11</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

area, individuals of local importance, settlement patterns or the age, design and style of buildings.

- 4.1.30 A Local Heritage List is not restricted to buildings. It may comprise archaeological sites, places or areas such as village greens or ponds, for instance there is a lake at Haywood Lodge constructed in the nineteenth century to supply water for steam engines. It may include structures such as bridges and sluices, and historic street furniture such as letterboxes, signposts or telephone boxes. Callow and Haywood Group Parish will work closely with Herefordshire Council to prepare a list of non-designated heritage assets for protection in line with the National Planning Policy Framework (NPPF). These include a picturesque toll house of 1790 designed by John Nash. Presently there is no widespread identity of obvious heritage buildings or sites that warrant attention so further research is required in partnership with Herefordshire Council.
- 4.1.31 A policy to support the preparation of a list of local heritage assets was generally supported in the informal public consultation on the First Draft Plan, with 72% of respondents supporting the draft policy, 7% objecting and 2% advising that did not know. Suggestions for amending the draft policy have been incorporated into the policy and supporting text where appropriate. In particular there were concerns that owners and occupiers of candidate buildings should be consulted and this is something that the Parish Council is committed to taking on board. There were also concerns that the Parish should continue to evolve and change, and a recognition that it is important to look after and maintain existing historical buildings in keeping with their original architecture.

### **POLICY CH3 - LOCAL HERITAGE LIST**

**PROPOSALS REQUIRING CONSENT WHICH AFFECT A BUILDING OR PART THEREOF, OR STRUCTURE ON THE LOCAL HERITAGE LIST MUST DEMONSTRATE HOW THEY PROTECT OR ENHANCE THE HERITAGE ASSET TAKING ACCOUNT OF THE SIGNIFICANCE OF THE HERITAGE ASSET.**

**THE RENOVATION OR ALTERATION A BUILDING OR PART THEREOF OR STRUCTURES IDENTIFIED ON THE LOCAL HERITAGE LIST SHOULD BE DESIGNED SENSITIVELY, AND WITH CAREFUL REGARD TO THE HERITAGE ASSET'S HISTORICAL AND ARCHITECTURAL INTEREST AND SETTING.**

**THE WHOLE OR PARTIAL LOSS OF ANY LOCALLY LISTED BUILDING OR STRUCTURE WILL NORMALLY BE RESISTED.**

- 4.1.32 These Policies support the following Aims and Objectives:

**Aim 1: To protect and enhance the rural character of the Parishes through the following objectives:**

- 1. Defining and identifying the essential landscape and environmental qualities.**
- 2. Taking opportunities to enhance the landscape eg by planting indigenous hedgerows, and improving areas of land not needed for agriculture.**
- 3. Identifying measures to protect the Group Parish against urban sprawl and combating aggressive and inappropriate development in open countryside.**

4. **Addressing threats and challenges with creative solutions.** High levels of road traffic through existing settlements and along country lanes such as Haywood Lane should be managed more effectively to reduce hazards and disturbance to local communities.

**Aim 2 - To ensure the Parishes remain vital and accommodating for the community through the following objectives:**

1. **Exploring opportunities for a more sustainable road network to mitigate the current and increasing traffic problems and to actively explore and facilitate alternatives to car use.**
2. **Aiding modest and sympathetic change eg conversion of agricultural farm buildings and development of affordable housing to meet local needs as long as the architectural quality is high.**

4.1.33 The Policies are in general conformity with the following Herefordshire planning policies:

**Herefordshire adopted Local Plan – Core Strategy 2011-2031**

SS1 Presumption in favour of sustainable development  
 SS4 Movement and transportation  
 SS6 Environmental quality and local distinctiveness  
 HD3 Hereford movement  
 RA2 Housing in settlements outside Hereford and the market towns  
 RA3 Herefordshire’s countryside  
 H2 Rural exception sites  
 LD1 Landscape and townscape  
 LD2 Biodiversity and geodiversity  
 LD3 Green infrastructure  
 LD4 Historic environment and heritage assets  
 SD1 Sustainable design and energy efficiency

**COMMUNITY ASPIRATIONS – SUPPORTING ACTIVITY BY THE PARISH COUNCIL FOR POLICIES CH1 to CH3**

- 4.1.34 The Parish Council has joined local grant schemes to protect, enhance and maintain local water infrastructure features, some verges and the footpath network. A Lengthsman and Footpath Officer works in the area on a regular basis.
- 4.1.35 The Sustrans route has been supported to provide a sustainable cycle network, promoting health and well-being.
- 4.1.36 Twyford Common was raised as part of the recent Herefordshire Local Plan Core Strategy consultation questioning the RA2 designation.
- 4.1.37 The Parish Council will work with residents and Herefordshire Council to prepare a local list of non-designated built heritage assets.
- 4.1.38 The results of the informal consultation on the First Draft Plan included suggestions for more benches at viewpoints and improved maintenance of the footpath network and signage including identification of circular and interesting walks. These are matters that the Parish Council may consider as part of future activities.
- 4.1.39 The Parish Council will work with partners over the longer term to support the area's designation as an Area of Outstanding Natural Beauty (AONB).

## 4.2 Urban Fringe Sensitivity

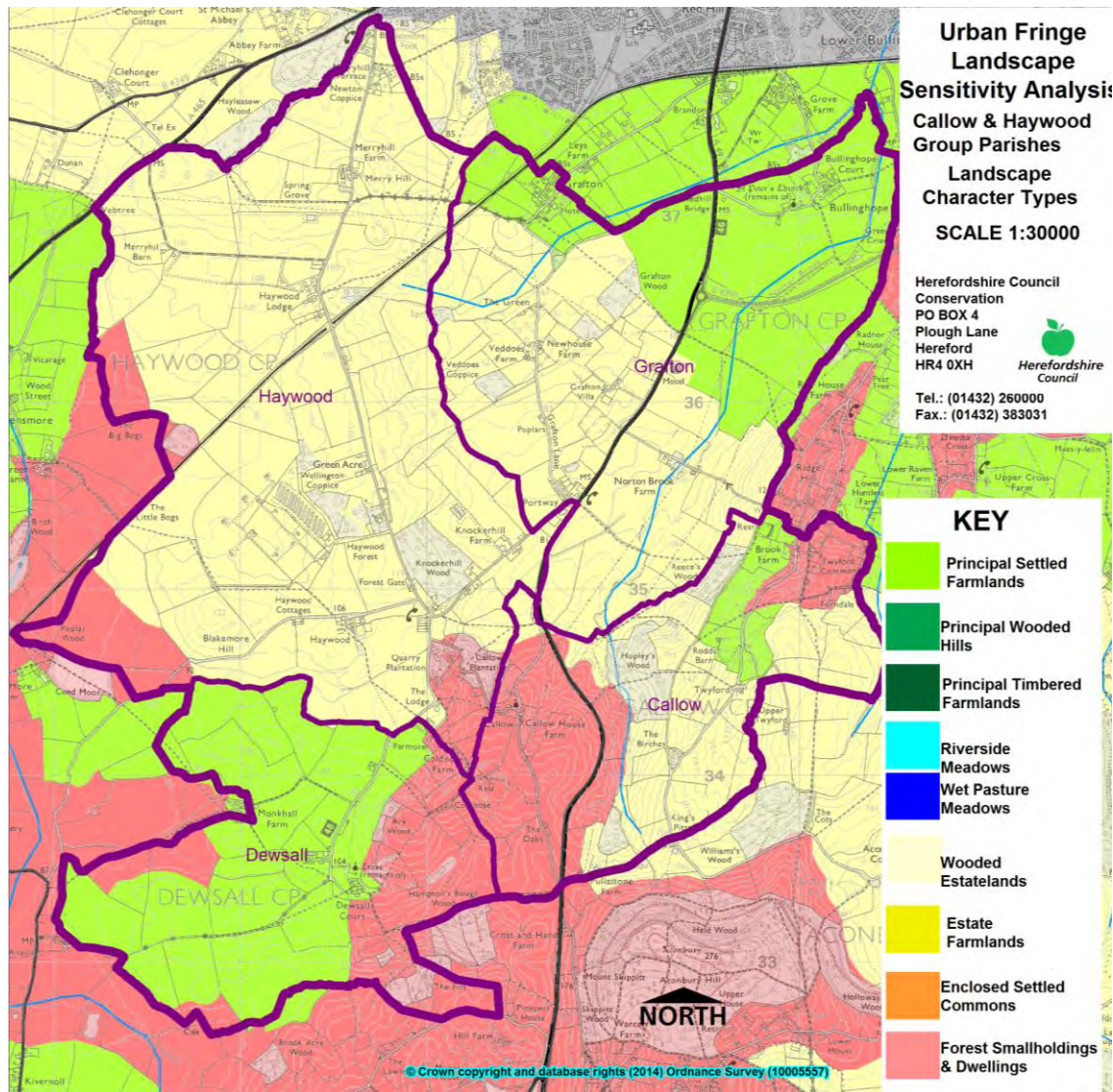
- 4.2.1 The northern part of Callow and Haywood Group Parish lies close to the southern edge of the Hereford urban area; an area which is likely to see significant change through new development over the plan period (up to 2031). Some land in Bullinghope has been designated for housing development, but this area lies outside the boundary of the Group Parish.
- 4.2.2 Herefordshire Council's Urban Fringe Sensitivity Analysis: Hereford and the Market Towns Local Development Framework January 2010<sup>12</sup> is a technical paper which supports the Strategic Housing Land Availability Assessment. The aim of the Urban Fringe Sensitivity Analysis is to classify the level of sensitivity of the urban fringe landscape of Hereford and the five market towns.
- 4.2.3 Map 5 below indicates that the distinctive landscape character types prevalent in the area of Callow and Haywood Group Parish on the fringe of Hereford City area: Principal Settled Farmlands, Wooded Estate lands, Enclosed Settled Commons and Forest Smallholdings and Dwellings.

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<sup>12</sup>

[https://www.herefordshire.gov.uk/media/268545/urban\\_fringe\\_sensitivity\\_analysis\\_Hereford\\_and\\_the\\_market\\_towns.pdf](https://www.herefordshire.gov.uk/media/268545/urban_fringe_sensitivity_analysis_Hereford_and_the_market_towns.pdf)

Map 5 Urban Fringe Landscape Character Sensitivity Analysis (Map 2.1b Hereford Landscape Character Types)  
 Callow and Haywood Group Parish Council Licensee Licence No. 1000557

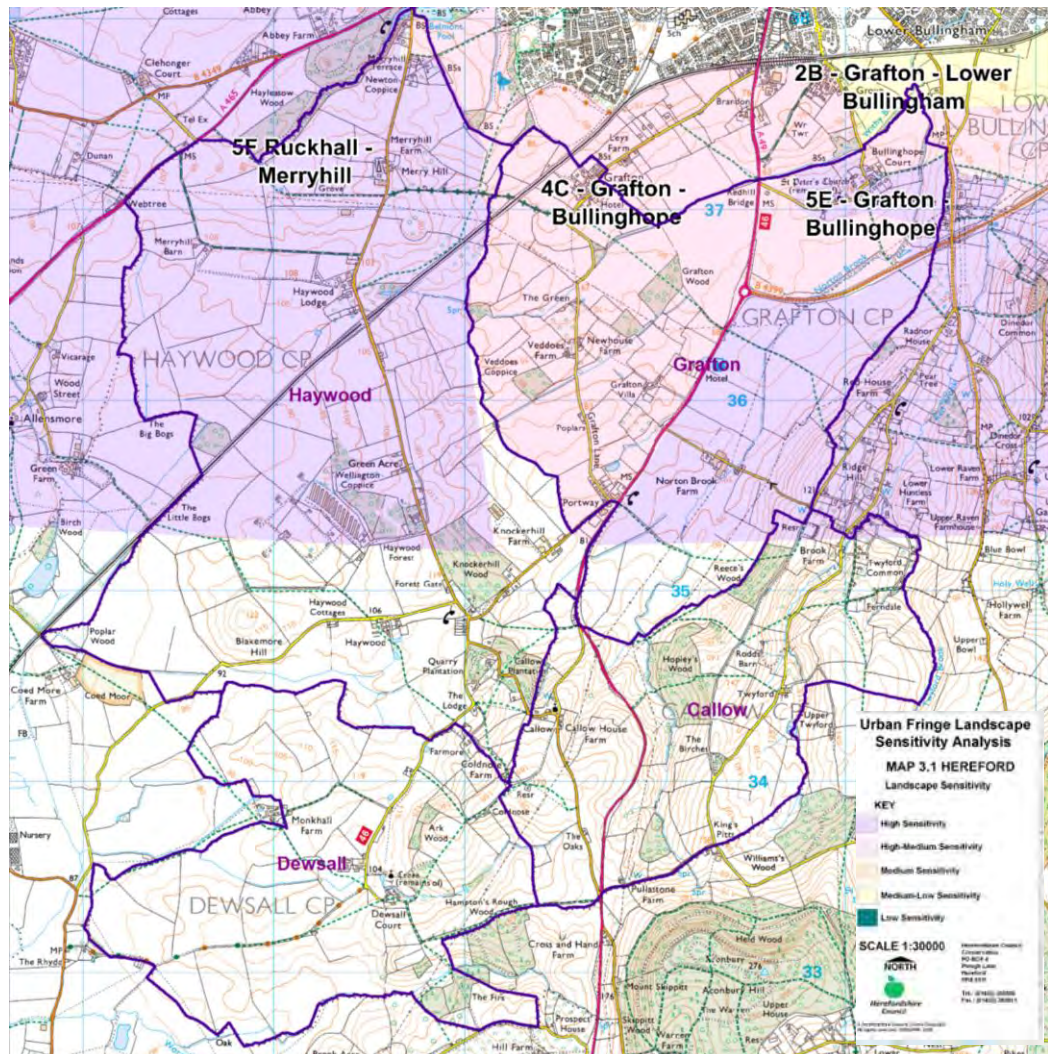


4.2.4 The landscape sensitivity analysis in Section 3.0 identifies a sensitivity classification is as follows:

- 1: Low: key characteristics of landscape are robust and/or of relatively low intrinsic value as a landscape resource
- 2: Medium-low: key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource
- 3: Medium: key characteristics of landscape are susceptible to change and/or have value as a landscape resource
- 4: High-medium: key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource
- 5: High: key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

- 4.2.5 The landscape sensitivity of the urban fringe of Hereford is shown on Map 6 below (Map 3.1: Hereford – Landscape Sensitivity in the Urban Fringe Sensitivity Analysis).

Map 6 Urban Fringe Landscape Sensitivity Analysis Hereford – Extract of area around Callow and Haywood Group Parish - Callow and Haywood Group Parish Council Licensee Licence No. 1005557



- 4.2.6 The landscape sensitivity analysis of areas within Callow and Haywood Group Parish identifies areas of high-medium sensitivity (part of Grafton-Lower Bullinghope) and areas of high sensitivity - part of Grafton – Lower Bullinghope and Merryhill.

***Land with High-medium sensitivity***

***4c Grafton – Lower Bullinghope***

*This zone, with its gently undulating topography, mixed farming, small woodland compartments and dispersed settlement pattern has retained its rural character and tranquillity across much of the area, despite being bisected by the A49 and the railway line.*



*Agricultural intensification – the amalgamation of fields and consequent loss of hedgerow has partially eroded the historic pattern of hedgerows. Mature parkland trees at properties at Grafton are prominent landscape features on the skyline, particularly when viewed from the A49.*

**Land with high sensitivity**

5e Grafton – Lower Bullinghope

*The knoll of land on which Bullinghope is situated, is very prominent, particularly when viewed from the south. St. Peter’s Church has maintained its predominance on the knoll. The church and two houses at Bullinghope, which also front onto Bullingham Lane, are listed and this contributes to the historic landscape character of this hamlet.*

5f Merryhill

*This area, the characteristics of which are mixed farming land use and blocks of woodland, is wholly rural in character and visually isolated from Hereford. Merryhill and the ridge which extends to the south-east, to Knockerhill, are elevated and visually prominent.*

- 4.2.7 Bullinghope the north of the Group Parish, on the urban fringe of the City of Hereford, is the part of Callow and Haywood Group Parish which is most likely to be vulnerable to development pressure. This part of the Group Parish includes areas which are considered to have medium high or high sensitivity in the above study, because of their contribution to the rural setting of Hereford, tranquillity dispersed settlement pattern, and elevated areas distinctive historic landscape character.



Bullinghope

- 4.2.8 The Sustrans Cycle National Cycle Route 46 provides easy access for those in the urban area of Hereford to a beautiful and tranquil area of countryside and the Parish Council would like to ensure that the area continues to meet this need in the future.

- 4.2.9 In the Community Led Plan 27% of respondents thought there should be more leisure activities and 54% felt signs, signposts and street furniture is adequate. There were concerns about light pollution and fly tipping. There was some interest in cycling facilities with 20% suggesting they would use a bike trail.
- 4.2.10 The Parish Council considers that the Neighbourhood Plan should protect this sensitive area from inappropriate change by ensuring that new development in the urban fringe demonstrates in its design consideration of its impact on the rural landscape and setting of the City.
- 4.2.11 The results of the informal consultation on the First Draft Plan showed that there was a high level of support for a policy on protecting sensitive landscapes in the urban fringe with 72% of respondents supporting the draft policy and 9% objecting. There were concerns that development in the urban fringe should be kept to a minimum and that the city centre should be made more attractive to encourage development in that location, or the city should expand elsewhere. The comments received have been considered carefully and used to revise the draft policy and supporting text.

**POLICY CH4 - PROTECTING THE SENSITIVE LANDSCAPE ASSETS IN THE URBAN FRINGE**

**APPLICATIONS FOR DEVELOPMENT WHICH AFFECT OR WOULD POTENTIALLY AFFECT THE LANDSCAPE CHARACTER AND ASSETS IN AREAS OF HIGH-MEDIUM AND HIGH LANDSCAPE SENSITIVITY IDENTIFIED ON MAP 6 SHOULD BE ACCOMPANIED BY AN APPROPRIATE LANDSCAPE IMPACT ANALYSIS. THIS WILL INCLUDE DETAILS OF HOW THE PROPOSAL WOULD PRESERVE OR ENHANCE THE LANDSCAPE CHARACTER AND ITS ASSETS AS WELL AS TAKING LOCAL TOPOGRAPHY AND SKYLINE INTO ACCOUNT AND SHOULD DEMONSTRATE IT WOULD NOT CONTRIBUTE TO THE URBANISATION OF THE RURAL AREA.**

**IN ADDITION, CONSIDERATION SHOULD BE GIVEN TO THE RIVER WYE SPECIAL AREA OF CONSERVATION AND DEVELOPMENT SHOULD INCLUDE APPROPRIATE LANDSCAPE DESIGNS TO ENSURE THAT ANY POTENTIAL IMPACTS ON LOCAL WILDLIFE HABITATS ARE MINIMISED. DEVELOPMENT THAT WOULD HAVE AN ADVERSE EFFECT ON THE RIVER WYE SAC WILL NOT BE PERMITTED.**

**DEVELOPMENT WILL ONLY BE PERMITTED WHEN IT DOES NOT COMPROMISE THE ABILITY OF THE NUTRIENT MANAGEMENT PLAN TO DELIVER THE NECESSARY OVERALL NUTRIENT REDUCTIONS ALONG THOSE STRETCHES OF THE RIVER WYE SAC WHICH ARE ALREADY EXCEEDING WATER QUALITY TARGETS, OR ARE AT RISK OF DOING SO.**

- 4.2.11 This Policy supports the following Plan Aims and Objectives:

**Aim 1 - To protect and enhance the rural character of the Parishes through the following objectives:**

- 1. Defining and identifying the essential landscape and environmental qualities.**

**3. Identifying measures to protect the Group Parish against urban sprawl and combating aggressive and inappropriate development in open countryside.**

4.2.12 The Policies are in general conformity with the following local Herefordshire planning policies:

**Herefordshire adopted Local Plan – Core Strategy 2011-2031**

- SS1 Presumption in favour of sustainable development
- SS6 Environmental quality and local distinctiveness
- HD6 Southern Urban Expansion (Lower Bullingham)
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire's countryside
- LD1 Landscape and townscape
- LD3 Green infrastructure

### 4.3 Local Economy, Business and Tourism



Small business units at Knockerhill Farm

- 4.3.1 The Parish Council would like to support economic investment in the Group Parish which contributes positively to the rural economy and provides local employment and training opportunities. However the rural character of Callow and Haywood Group Parish is sensitive to change, and it is vital that new development and changes of use of existing buildings are appropriate to the historic landscape setting and tranquil nature of the area. Some earlier developments are considered insensitive to local landscape character and it is desirable that these should not be replicated.
- 4.3.2 In the Community Led Plan 40% of respondents felt that there should be more business development in the Parish and 34% disagreed. Of those who agreed, 75% felt there should be no large business development, and 74% thought there should be small business development and 74% supported more workshops. 90% of respondents supported a high speed broadband connection, with some prepared to pay extra depending on the cost.
- 4.3.3 One current development concern is the Old Mushroom Farm which lies to the west of Haywood Lane and was a WWII ammunition store with concrete bunkers and an army road network. Occupation of the bunkers and sporadic development by businesses has been undertaken largely without planning consent over the last decade. Uses have varied from industrial, light industrial and storage, to residential and micro light planes storage and an airstrip. Certificates of Lawful Development (CLEUD and CLOPUD) have been awarded by the Local Planning Authority. The Parish Council has concerns that this site is not suitable for additional further development as it is located in open countryside and is not accessible to the urban area of Hereford and has no public transport provision.
- 4.3.4 The Parish Council supports investment in the local rural economy, particularly where development is likely to provide local employment and training opportunities. However new development should take account of the special characteristics of this distinctive rural area with the presumption for small scale businesses.

- 4.3.5 The informal public consultation on the First Draft Plan indicated general support for a policy to manage new business development in former agricultural buildings, with 70% of respondents supporting the draft policy and 9% objecting. Concerns included the need to encourage low impact development and that new business development should reflect the nature of the area and landscape. There were concerns about the recent development of the old mushroom farm (particularly in relation to traffic and tranquillity) but also a representation advising that it would be inappropriate for the Parish Council to object in principle to any development of the land there. Suggestions for amendments to the supporting text have been incorporated in the Draft Plan where appropriate.

**POLICY CH5 - MANAGING NEW BUSINESS DEVELOPMENT IN FORMER AGRICULTURAL AND OTHER LAND-BASED RURAL BUSINESSES BUILDINGS**

**SMALL SCALE AND APPROPRIATE CONVERSION OF FORMER AGRICULTURAL BUILDINGS TO OFFICES, WORKSHOPS AND OTHER BUSINESSES IS SUPPORTED AS PART OF FARM AND OTHER LAND-BASED RURAL BUSINESSES DIVERSIFICATION AND ECONOMIC GROWTH IN THE RURAL AREA.**

**WHERE PLANNING PERMISSION IS REQUIRED, CHANGES OF USE OF FORMER AGRICULTURAL BUILDINGS TO BUSINESS WILL BE REQUIRED TO DEMONSTRATE:**

- 1. ACCESS IS SUITABLE FOR THE PROPOSED USE AND WILL NOT ADVERSELY AFFECT THE LOCAL ROAD NETWORK;**
- 2. APPROPRIATE LANDSCAPING IS PROVIDED;**
- 3. ADEQUATE NOISE ATTENUATION MEASURES AND MEASURES TO MITIGATE THE EFFECTS OF EXTERNAL LIGHTING ARE PROVIDED; AND**
- 4. SUITABLE MEASURES ARE PUT IN PLACE TO ENSURE THAT ANY TRAFFIC GENERATED BY THE PROPOSED USE IS COMPATIBLE WITH THE RURAL AREA AND HAS A SATISFACTORY RELATIONSHIP WITH THE OCCUPIERS OF ANY NEARBY RESIDENTIAL PROPERTY WITH PARTICULAR REGARD TO NOISE AND DISTURBANCE.**

**DEVELOPMENT SHOULD ENSURE THAT THERE WOULD BE NO ADVERSE IMPACT ON THE NATURAL ENVIRONMENT, ESPECIALLY THE RIVER WYE SAC.**

## Tourism



Dewsall Court

- 4.3.6 Callow and Haywood Group Parish has several existing tourism related businesses, providing accommodation and conference facilities. There is a campsite on Ridge Hill with wonderful views, a caravan park and Bed & Breakfast in Grafton, highly rated holiday accommodation at Grafton Villa and a country house hotel at Dewsall Court. A Travelodge has been opened relatively recently at the Grafton Inn on the A49 main road from Hereford to Ross-on-Wye.
- 4.3.7 The Hereford to Abergavenny Sustrans route brings many cyclists through the Parish and as the Parish is on the edge of the City of Hereford, many joggers and walkers with and without dogs use the quiet lanes of the Parish as a regular amenity. The lanes are also used by some horse riders. Overall new tourism related development should respect the Parish's role as a tranquil area, providing for the quiet enjoyment of the countryside by visitors and residents.
- 4.3.8 The public consultation on the First Draft Plan showed support for a policy on tourism in the Group Parish, with 73% of respondents supporting the draft policy and 9% objecting. Comments included the need to promote Eco-tourism as a low impact business opportunity and a suggestion for an emphasis on the value of exercise to health and wellbeing as the Parish has so much to offer those who enjoy walking, cycling and wildlife. There was recognition that tourism can support the local economy, and provide leisure opportunities but at the same time it should be of benefit to local communities and not overwhelm the area. The draft policy and supporting text have been amended to reflect these comments.

## **POLICY CH6 – SUPPORTING TOURISM AND LOCAL BUSINESS DEVELOPMENT IN CALLOW AND HAYWOOD**

**DEVELOPMENT THAT IMPROVES THE QUALITY AND DIVERSITY OF EXISTING TOURIST FACILITIES, ATTRACTIONS, ACCOMMODATION AND INFRASTRUCTURE AND SMALL SCALE LOCAL ENTERPRISE WILL BE PERMITTED PROVIDING IT:**

- 1. DOES NOT HAVE A DETRIMENTAL EFFECT ON THE DISTINCT CHARACTER OF THE RURAL LANDSCAPE AND SETTLEMENTS AND PROMOTES TRANQUILITY AND THE QUIET ENJOYMENT OF THE COUNTRYSIDE;**
- 2. DOES NOT ADVERSELY AFFECT THE SURROUNDING INFRASTRUCTURE, PARTICULARLY LOCAL ROAD NETWORKS AND WATER SUPPLY AND SEWERAGE;**
- 3. BENEFITS THE LOCAL COMMUNITY, THROUGH FOR INSTANCE, PROVISION OF LOCAL EMPLOYMENT OPPORTUNITIES AND IMPROVEMENTS TO LOCAL SERVICE PROVISION, AND IS PROPORTIONATE TO THE SIZE OF SETTLEMENT IN WHICH IT LOCATED; AND**
- 4. WHERE FEASIBLE, THE DEVELOPMENT INVOLVES THE RE-USE OF EXISTING BUILDINGS OR IS PART OF FARM AND OTHER LAND-BASED RURAL BUSINESSES DIVERSIFICATION.**

4.3.9 Super-fast Internet and high speed fibre optic broadband networks have been promised across the county after the Government included Herefordshire as part of the Fastershire project. Herefordshire Council advise that this should enable 90% of homes and businesses to have access to fibre broadband in the near future. Support will be given for such networks to benefit the freelancer, the farmer and other companies that rely on online business. They would bring our badly served rural community in line with the rest of the country.

4.3.10 Sustainable technology and energy saving measures will be supported subject to appropriate planning constraints related to landscape and visual impact. The Community Led Plan included a presumption against wind farms, but the Neighbourhood Plan has to be mindful of the National Planning Policy Framework which advises in paragraph 97 that “to help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources”. In relation to on shore wind farm proposals, a Written Ministerial Statement (WMS)<sup>13</sup> has clarified the Government’s position and states that wind energy developments involving one or more wind turbines should only be granted planning permission if a site is in an area identified as suitable for wind energy development in a local or neighbourhood plan and after consultation with the community the planning impacts identified by communities have been satisfactorily addressed and the proposal has community support.

4.3.11 The consultation on the First Draft Plan indicated general support for a policy supporting new communication technologies with 70% of respondents supporting the draft policy, 2% objecting and 5% stating that they did not know. There were concerns that the presumption

<sup>13</sup> <https://www.gov.uk/government/news/giving-local-people-the-final-say-over-onshore-wind-farms>

against wind turbines in the CLP is inappropriate as there may be circumstances when a small scale wind turbine would be suitable as part of measures to reduce emissions and promote alternatives. However there were also comments that there are no “appropriate” locations for wind turbines within the Parish. Generally there was support for improving broadband services in the Parish provided masts / antennae are not erected nearby.

**POLICY CH7 - NEW COMMUNICATION TECHNOLOGIES AND ENERGY SAVING MEASURES**

1. THE DEVELOPMENT OF NEW HIGH SPEED BROADBAND INFRASTRUCTURE TO SERVE THE PARISH WILL BE SUPPORTED WHERE IT IS SYMPATHETICALLY DESIGNED AND WHEN APPROPRIATE SUITABLY CAMOUFLAGED.
2. ALL NEW DEVELOPMENT WILL BE ENCOURAGED TO MAKE PROVISION FOR HIGH SPEED BROADBAND AND OTHER COMMUNICATION NETWORKS.
3. SUSTAINABLE TECHNOLOGY AND RENEWABLE AND LOW CARBON ENERGY PROPOSALS WILL BE SUPPORTED IN APPROPRIATE LOCATIONS AND BE OF A SCALE AND DESIGN WHICH RESPECTS THE LOCAL BUILT AND NATURAL CHARACTER AND APPEARANCE OF THE AREA.
4. PROPOSALS SHOULD BE DESIGNED TO AVOID ANY ADVERSE IMPACTS ON THE RIVER WYE SAC.

4.3.12 These Policies support the following Plan Aim and Objectives:

**Aim 2 - To ensure the Parishes remain vital and accommodating for the community through the following objectives:**

1. Exploring opportunities for a more sustainable road network to mitigate the current and increasing traffic problems and to actively explore and facilitate alternatives to car use.
2. Aiding modest and sympathetic change eg conversion of agricultural farm buildings and development of affordable housing to meet local needs as long as the architectural quality is high.
3. Encouraging small businesses and rural enterprise where they are sympathetic to the sustainability of the landscape and natural qualities of the Parish.
4. Supporting progress towards high quality broadband provision and mobile telephone signals for all residents and local businesses.



4.3.13 The Policies are in general conformity with the following local Herefordshire planning policies:

**Herefordshire adopted Local Plan – Core Strategy 2011-2031**

SS1 Presumption in favour of sustainable development

SS4 Movement and transportation

SS6 Environmental quality and local distinctiveness

RA5 Re-use of rural buildings

RA6 Rural economy

MT1 Traffic management, highway safety and promoting active travel

E1 Employment provision

E2 Redevelopment of existing employment land and buildings

E4 Tourism

LD1 Landscape and townscape

LD3 Green infrastructure

#### 4.4 Protection of Local Community Facilities

- 4.4.1 Facilities and local services were highly valued in the Community Led Plan. 61% of respondents wanted to see Callow Village Hall improved and 43% would like more activities although 50% had no opinion. 29% would like to see more activities for young people. There was support for village greens in Bullinghope and Callow.
- 4.4.2 Proposals for new community facilities such as village halls and village greens will be supported in principle. Local community facilities such as the listed Dewsall and Bullinghope Churches will be protected against closure and there will be a presumption in favour of keeping them open as places of worship combined with new community uses such as music concert venues.
- 4.4.3 The results of the informal consultation on the First Draft Plan showed that there was support for a policy to protect community facilities, with 75% of respondents supporting the draft policy, 2% objecting and 5% stating that they did not know. There were concerns that community centres and religious buildings should be considered as community assets with easy access for the elderly, and suggestions for community gardens, more local food production and more places for the community to meet. There is a need to think of future generations and the need to provide for young people.

#### **POLICY CH8 - PROVISION AND PROTECTION OF LOCAL COMMUNITY FACILITIES**

**PROPOSALS FOR NEW COMMUNITY FACILITIES SUCH AS VILLAGE HALLS, COMMUNITY GARDENS AND GREENS AND MEETING SPACES WILL BE SUPPORTED IN PRINCIPLE. DEVELOPMENT PROPOSALS SHOULD BE SITED IN LOCATIONS WHICH HAVE NO ADVERSE IMPACT ON THE NATURAL ENVIRONMENT, PARTICULARLY THE RIVER WYE SAC.**

**LOCAL COMMUNITY FACILITIES SUCH AS COMMUNITY CENTRES AND RELIGIOUS BUILDINGS WILL BE PROTECTED AND RETAINED FOR COMMUNITY USE UNLESS IT CAN BE SATISFACTORILY DEMONSTRATED THAT THE USE IS NO LONGER VIABLE OR THE USE WOULD BE REPLACED BY EQUIVALENT OR BETTER PROVISION IN TERMS OF QUANTITY AND QUALITY IN A SUITABLE LOCATION AND IN LINE WITH CORE STRATEGY POLICY SC1. IN DETERMINING APPLICATIONS FOR THE CHANGE OF USE OF SUCH FACILITIES IN THESE CIRCUMSTANCES, OTHER HEALTH, EDUCATION OR COMMUNITY TYPE USES WILL BE PREFERRED.**

- 4.4.4 This Policy supports the following Aims and Objectives:

**Aim 2 - To ensure the Parishes remain vital and accommodating for the community through the following objectives:**

- 5. Protecting existing local community facilities and exploring opportunities for the provision of more communal meeting places in the Parish.**

4.4.5 The Policy is in general conformity with the following local Herefordshire planning policies:

**Herefordshire adopted Local Plan – Core Strategy 2011-2031**

SS1 Presumption in favour of sustainable development  
SS6 Environmental quality and local distinctiveness  
SC1 Social and community facilities  
OS3 Loss of open space, sports and recreation facilities  
LD1 Landscape and townscape  
LD3 Green infrastructure

## 4.5 Housing



Merry Hill Farm Barn – residential barn conversion

- 4.5.1 New housing development in the Group Parish is likely to be limited in scale as the area is largely considered to be open countryside in local planning policies. The Group Parish lies within the Hereford Rural Housing Market Area. There are no settlements designated as “settlements which will be the main focus of proportionate housing development in the Herefordshire Local Plan Core Strategy<sup>14</sup> Policy RA2 (Figure 4.14) and only Grafton and Twyford Common are identified as “other settlements where proportionate housing is appropriate” (Figure 4.15). The Parish Council objected to the designation of Twyford Common on the grounds that there is no pre-existing village or settlement at Twyford Common and access is extremely poor. It is therefore considered that it would not be appropriate to guide new development to this isolated location and planning policies in the Neighbourhood Development Plan should instead encourage development to be located within Grafton. For the purposes of the Plan, Twyford Common is identified as that area of land inside the circular un-adopted road around the old common land at Twyford. This area includes several scattered properties. Grafton is located on the southern boundary of Hereford City with the A49 running through the middle of it. Grafton’s boundary to the south east is Ridge Hill and to the northwest is the Hereford to Abergaveny railway line. To the south Grafton continues south of Portway to the bottom of Callow Hill.
- 4.5.2 Herefordshire Council has identified that the minimum growth target for the Hereford Rural Housing Market Area should be 18% over the Plan period; this equates to a minimum of 9 new

<sup>14</sup> <https://www.herefordshire.gov.uk/corestrategy>

dwelling in the Parish up to 2031 based on calculations provided by the local planning authority.

- 4.5.3 Apart from Twyford Common and Grafton, new development proposals for rural housing over the Plan period are likely to be limited to new dwellings which meet the criteria set out in Policy RA3 ie those related to local agricultural, forestry or rural enterprises, replacement dwellings, re-use of a redundant or disused building, rural exception housing in accordance with Policy H2, housing which is of exceptional quality and innovative design or a site providing for the needs of gypsies or other travellers in accordance with Policy H4. Policy RA4 Agricultural, forestry and rural enterprise dwellings advises that proposals for dwellings associated with agriculture, forestry and rural enterprises will only be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation.
- 4.5.4 The Community Led Plan showed that opinions on housing in the Group Parish were divided. 40% of respondents felt that more housing was needed but 42% felt it was not needed and 18% had no opinion. If more houses were needed, 63% supported starter homes, 69% supported affordable homes and 58% thought there should be homes provided for the elderly. 82% supported homes for local people and 59% objected to executive homes.
- 4.5.5 The Parish Council would like to support small scale housing schemes adjacent to or within clusters of buildings which meet the identified needs of local residents. (Please note that green building and sustainable locations are mentioned in Policy CH1 above.)
- 4.5.6 The results of the informal consultation on the First Draft Plan indicated a lower level of support for the draft policy on local needs housing than other draft policies; however a majority of respondents still supported the draft policy (59% of respondents). 18% of respondents objected to the draft policy and 5% advised that they did not know. The comments submitted have been incorporated into the supporting text and draft policy where appropriate, and included suggestions that low impact housing should be “encouraged” rather than “supported”, gypsy and traveller sites could be possible with proper consideration, there is need to consider live / work developments, and housing for older people and low carbon sustainable development is a must. There were also suggestions that a community should be made up of a wide variety of groups – not just retired and professionals, to retain the vitality of the area and that sites should be accessible. There were concerns that houses would not be affordable and that there is no need for additional housing in the area. These comments have been used to inform the content of Draft Policy CH9.

#### **POLICY CH9 – HOUSING**

**NEW HOUSING PROPOSALS WHICH CONTRIBUTE TO THE PROVISION OF AT LEAST 7 ADDITIONAL UNITS WILL BE SUPPORTED IN PRINCIPLE WITHIN OR ADJACENT TO THE SETTLEMENT OF GRAFTON. SCHEMES SHOULD BE SMALL IN SCALE (UP TO 5 UNITS) AND INCLUDE A MIX OF ACCOMMODATION TO MEET THE NEEDS OF DIFFERENT GROUPS OF PEOPLE SUCH AS STARTER**

**HOMES (UP TO 2 BEDROOMS), AND / OR HOUSING DESIGNED TO ACCOMMODATE THE NEEDS OF OLDER PEOPLE SUCH AS LIFETIME HOMES STANDARD<sup>15</sup>.**

**NEW HOUSING SHOULD BE LOCATED ON SMALL INFILL PLOTS WITHIN OR ADJACENT TO EXISTING CLUSTERS OF BUILDINGS OR BUILT UP AREAS OF GRAFTON WHEREVER POSSIBLE. PROPOSALS WILL BE REQUIRED TO DEMONSTRATE CONSIDERATION OF THE FORM, LAYOUT, CHARACTER AND SETTING OF THE SITE AND DEVELOPMENT SHOULD CONTRIBUTE TOWARDS OR BE ESSENTIAL TO THE SOCIAL WELLBEING OF GRAFTON.**

**NEW HOUSING PROPOSALS FOR SITES IN THE TWYFORD COMMON AREA WILL ONLY BE CONSIDERED ACCEPTABLE WHERE IT IS CLEARLY DEMONSTRATED THAT PROPOSALS ARE ADJACENT TO OR CLOSELY LINKED TO EXISTING BUILT FORM AND SUITABLE ACCESS IS PROVIDED.**

**SUSTAINABLE DESIGNS, USE OF LOW CARBON TECHNOLOGIES AND MIXED USE SCHEMES SUCH AS LIVE / WORK ACCOMMODATION WILL BE ENCOURAGED TO REDUCE ENVIRONMENTAL IMPACT.**

**PROPOSALS FOR GYPSY AND TRAVELLER SITES WILL BE CONSIDERED ON THEIR OWN MERITS AND IN ACCORDANCE WITH OTHER POLICIES IN THE NEIGHBOURHOOD PLAN. NEW SITES SHOULD BE LOCATED IN SUSTAINABLE LOCATIONS WITH REASONABLE ACCESS TO FACILITIES AND LOCAL SERVICES AND NOT IN AREAS OF HIGH ENVIRONMENTAL SENSITIVITY.**

**DEVELOPMENT WILL NOT HAVE A HARMFUL IMPACT ON THE RIVER WYE SAC AND SSSI.**

4.5.6 This Policy supports the following Aim and Objective:

**Aim 2 - To ensure the Parishes remain vital and accommodating for the community through the following objectives:**

**2. Aiding modest and sympathetic change eg conversion of agricultural farm buildings and development of affordable housing to meet local needs as long as the architectural quality is high.**

4.5.7 The Policy is in general conformity with the following local Herefordshire planning policies:

**Herefordshire adopted Local Plan – Core Strategy 2011-2031**

- SS1 Presumption in favour of sustainable development
- SS6 Environmental quality and local distinctiveness
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire’s countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- H1 Affordable housing – thresholds and targets

<sup>15</sup> <http://www.lifetimehomes.org.uk/index.php>

H2 Rural exception sites

H3 Ensuring an appropriate range and mix of housing

**APPENDICES**



## Appendix I

### Group Parish Community Led Plan, March 2012 – Summary of Results

#### 1 TRAFFIC, TRANSPORT AND ACCESS

This issue created the greatest response and concern.

- 92% of responses (79 people) indicated that residents are worried about the roads being used as rat runs
- 87% worried about the volume of traffic
- 94% about the speed of the traffic
- 72% were concerned about the number of HGV's on the roads but 10% were not
- 61% were concerned about the number of black and/or blind spots on the roads
- 94% were concerned about the single issue of parking at Knockerhill above the garages

Comments made in responses identified further concerns relating to specific problems with parking and with particular roads, especially the proposed relief road which has been the subject of a separate consultation by the Parish Council. Suggestions were made as to the options of having access only into Callow, traffic calming measures and restrictions to HGV traffic.

#### 2 ENVIRONMENT AND SUSTAINABILITY

Respondents are keen to maintain and improve the environment of the parish

- 75% of responses (62 people) wanted planting in the parishes
- 79% felt the verges should be improved
- 50% would like a village pond but 33% had no opinion and 17% would not
- 65% felt other areas could be improved
- 91% felt fly tipping is a problem
- 37% felt environmental initiatives would be a good thing, but 27% had no opinion and 36% disagreed

In the comments, fly tipping was identified as a problem on all roads (in particular Tram Inn Road), particular areas were singled out for improvement, opinions differed widely on environmental initiatives including sites for planting and energy generating infrastructure.

#### 3 FACILITIES AND SERVICES

A few main issues were identified

- 61% of responses (51 people) felt Callow Village Hall should be improved, 36% had no opinion
- 43% felt there should be more activities in the hall but 50% had no opinion and 5% disagreed
- 69% had no opinion on more facilities for young people but 29% felt that there should be
- 27% felt a village green should be created in Bullinghope, but 19% disagreed
- 52% felt a village green should be created in Callow, but 11% disagreed
- 90% would support a high speed broadband connection

There were many comments made about Callow Village Hall including a wish for a new hall, improved parking and various additional activities including film shows, craft classes, activities for the elderly and fitness classes. Improved public transport was an issue for some as the current services encouraged greater car use. The Parish Outline was mentioned as a valuable newsletter for everyone. Some people were prepared to pay extra for a high speed broadband, depending on the cost.

#### 4 HOUSING

Opinions on housing were divided

- 40% of responses (33 people) felt more housing was needed in the parish, but 18% had no opinion and 42% felt it was not needed

If more houses were needed

- 63% felt there should be starter homes, 15% had no opinion and 22% disagreed
- 69% felt there should be affordable homes, 13% had no opinion and 17% disagreed
- 58% felt there should be homes for the elderly, 19% had no opinion and 23% disagreed
- 82% felt there should be homes for local people, 10% had no opinion and 8% disagreed
- 20% felt there should be executive homes, 21% had no opinion and 59% disagreed

There were no additional comments.

The Steering Group recommend that this data is taken into account if a Neighbourhood Plan is considered.

## 5 LEISURE AND TOURISM

Respondents answered as follows

- 27% of responses (21 people) felt there should be more activities in the parish but 68% had no opinion and 5% disagreed
  - 62% felt the amount of street lighting is adequate, 28% had no opinion and 10% disagreed
  - 54% felt signs, signposts and other street furniture is adequate, 29% had no opinion and 17% disagreed
- Comments about activities mirrored those expressed in section 3 Facilities and Services.  
Some respondents thought that there was too much light pollution already.

## 6 CRIME AND SAFETY

The following responses were received

- 49% of responses (37 people) felt that having no Neighbourhood Watch in the parish was an issue, but 41% had no opinion and 11% disagreed
- 61% felt the lack of a police presence, but 33% had no opinion and 6% disagreed
- 40% felt household crime was an issue, but 52% had no opinion and 8% disagreed

Some respondents said that Neighbourhood Watch already existed in Bullingham. Other comments echoed the concerns about traffic (especially speeding) and a couple of specific areas were mentioned as bad for crime.

## 7 WORK, TRAINING AND THE LOCAL ECONOMY

The following responses were received on this issue

- 40% of responses (26 people) felt there should be business development in the parish, 27% had no opinion and 34% disagreed

Of respondents who agreed

- 75% felt there should be no large business developments, 0% felt there should be large business development
- 74% thought there should be small business development and 6% disagreed
- 74% felt there should be workshop development but 6% disagreed

70 people responded to the issue of whether there should be community initiatives in the parish

- 43% agreed that there should be, 50% had no opinion and 7% disagreed

Car sharing was a popular idea and an organising coordinator was suggested

## 8 EDUCATION

This section commented that new schools are unlikely to be established in the parish, but various types of skills training in local schools and for adults might be promoted.

38 comments were received: suggestions for training classes included practical and vocational skills such as plumbing, electrical, painting and decorating, computer and other IT skills, rural skills such as hedge laying, life skills. It was noted that Maths tuition is already available.

### YOUNG PEOPLE

Only 7 young people answered the questionnaire, all of them over 10 years old. This is a high percentage of the young people living in the parish. Their concerns mirror those expressed by adults.

Bearing in mind the small numbers

- 83% of responses (5 young people) were concerned about speeding traffic
- 33% felt there was nothing to do in the parish
- 50% were concerned about dog mess
- 83% were concerned about litter

If facilities existed

- 60% would use a play/sports area
- 40% would attend a youth club
- 20% would go to a disco
- 20% would use a bike trail
- 40% were not interested in new facilities in the area

## Appendix II

### Listed Buildings<sup>16</sup>

#### Listed Buildings, Historic England<sup>17</sup>

There are 6 Listed Buildings in Callow Parish

**ADDIS MONUMENT ABOUT 10 YARDS NORTH OF NORTH-EAST CORNER OF THE CHURCH OF ST MARY**

**Heritage Category: Listing**

**Grade: II**

**Location: ADDIS MONUMENT ABOUT 10 YARDS NORTH OF NORTH-EAST CORNER OF THE CHURCH OF ST MARY, Callow, County of Herefordshire**

**CALLOW HOUSE FARMHOUSE**

**Heritage Category: Listing**

**Grade: II**

**Location: CALLOW HOUSE FARMHOUSE, Callow, County of Herefordshire**

**CHURCH OF ST MARY**

**Heritage Category: Listing**

**Grade: II**

**Location: CHURCH OF ST MARY, Callow, County of Herefordshire**

**BROOK FARMHOUSE**

**Heritage Category: Listing**

**Grade: II**

**Location: BROOK FARMHOUSE, Callow, County of Herefordshire**

**PULLASTONE FARMHOUSE**

**Heritage Category: Listing**

**Grade: II**

**Location: PULLASTONE FARMHOUSE, Callow, County of Herefordshire**

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<sup>16</sup> Information correct as at June 2016. Please ensure that the most up to date information is sought on listed buildings from the local planning authority or Historic England.

<sup>17</sup><https://historicengland.org.uk/listing/the-list/>

**BARN ABOUT 15 YARDS SOUTH EAST OF PULLASTONE FARMHOUSE**

**Heritage Category: Listing**

**Grade: II**

**Location: BARN ABOUT 15 YARDS SOUTH EAST OF PULLASTONE FARMHOUSE, Callow, County of Herefordshire**

**There are 8 Listed Buildings in Haywood Parish**

**TWO GATE PIERS, GATE, WALL AND MOUNTING BLOCK ABOUT 25 YARDS NORTH OF HAYWOOD FARMHOUSE**

**Heritage Category: Listing**

**Grade: II**

**Location: TWO GATE PIERS, GATE, WALL AND MOUNTING BLOCK ABOUT 25 YARDS NORTH OF HAYWOOD FARMHOUSE, Haywood, County of Herefordshire**

**PIG STIES ABOUT 85 YARDS NORTH-NORTH-WEST OF HAYWOOD LODGE**

**Heritage Category: Listing**

**Grade: II**

**Location: PIG STIES ABOUT 85 YARDS NORTH-NORTH-WEST OF HAYWOOD LODGE, Haywood, County of Herefordshire**

**STABLES ABOUT 25 YARDS WEST NORTH WEST OF MERRYHILL FARMHOUSE**

**Heritage Category: Listing**

**Grade: II**

**Location: STABLES ABOUT 25 YARDS WEST NORTH WEST OF MERRYHILL FARMHOUSE, Haywood, County of Herefordshire**

**MERRYHILL FARMHOUSE**

**Heritage Category: Listing**

**Grade: II**

**Location: MERRYHILL FARMHOUSE, Haywood, County of Herefordshire**

**MILESTONE AT NGR SO 475373**

**Heritage Category: Listing**

**Grade: II**

**Location: MILESTONE AT NGR SO 475373, A 465, Haywood, County of Herefordshire**

**CIDER HOUSE, STABLE AND HOP KILN ABOUT 10 YARDS WEST OF HAYWOOD LODGE**

**Heritage Category: Listing**

**Grade: II**

**Location: CIDER HOUSE, STABLE AND HOP KILN ABOUT 10 YARDS WEST OF HAYWOOD LODGE, Haywood, County of Herefordshire**

**HAYWOOD LODGE**

**Heritage Category: Listing**

**Grade: II\***

**Location: HAYWOOD LODGE, Haywood, County of Herefordshire**

**GATES, GATE PIERS, RAILINGS AND GARDEN WALLS TO EAST FRONT OF HAYWOOD LODGE**

**Heritage Category: Listing**

**Grade: II**

**Location: GATES, GATE PIERS, RAILINGS AND GARDEN WALLS TO EAST FRONT OF HAYWOOD LODGE, Haywood, County of Herefordshire**

**There are 6 Listed Buildings in Grafton Parish Area**

**CHURCH OF ST PETER**

**Heritage Category: Listing**

**Grade: II**

**Location: CHURCH OF ST PETER, BULLINGHOPE, Grafton, County of Herefordshire**

**COFFIN LID AGAINST EAST WALL OF THE CHANCEL OF THE CHURCH OF ST PETER**

**Heritage Category: Listing**

**Grade: II**

**Location: COFFIN LID AGAINST EAST WALL OF THE CHANCEL OF THE CHURCH OF ST PETER, BULLINGHOPE, Grafton, County of Herefordshire**

**BULLINGHOPE COURT**

**Heritage Category: Listing**

**Grade: II**

**Location: BULLINGHOPE COURT, BULLINGHOPE, Grafton, County of Herefordshire**

**RUINS OF CHURCH OF ST PETER ABOUT 20 YARDS SOUTH OF THE OLD VICARAGE**

**Heritage Category: Listing**

**Grade: II**

**Location: RUINS OF CHURCH OF ST PETER ABOUT 20 YARDS SOUTH OF THE OLD VICARAGE, BULLINGHOPE, Grafton, County of Herefordshire**

**CHURCH COTTAGE**

**Heritage Category: Listing**

**Grade: II**

**Location: CHURCH COTTAGE, BULLINGHOPE, Grafton, County of Herefordshire**

**Bullingham Old Church**

**Heritage Category: Scheduling**

**Grade:**

**Location: Grafton, County of Herefordshire**

**There are 6 Listed Buildings in Dewsall Parish**

**CHURCHYARD CROSS ABOUT 10 YARDS SOUTH-EAST OF SOUTH PORCH OF THE CHURCH OF ST MICHAEL**

**Heritage Category: Listing**

**Grade: II**

**Location: CHURCHYARD CROSS ABOUT 10 YARDS SOUTH-EAST OF SOUTH PORCH OF THE CHURCH OF ST MICHAEL, Dewsall, County of Herefordshire**

**DEWSALL COURT**

**Heritage Category: Listing**

**Grade: II**

**Location: DEWSALL COURT, Dewsall, County of Herefordshire**

**CHURCH OF ST MICHAEL**

**Heritage Category: Listing**

**Grade: II\***

**Location: CHURCH OF ST MICHAEL, Dewsall, County of Herefordshire**

**STABLES ABOUT 30 YARDS NORTH-EAST OF DEWSALL COURT**

**Heritage Category: Listing**

**Grade: II**

**Location: STABLES ABOUT 30 YARDS NORTH-EAST OF DEWSALL COURT, Dewsall, County of Herefordshire**

**ARK**

**Heritage Category: Listing**

**Grade: II**

**Location: ARK, Dewsall, County of Herefordshire**

**Churchyard cross in St Michael's churchyard**

**Heritage Category: Scheduling**

**Grade:**

**Location:**

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## Appendix III

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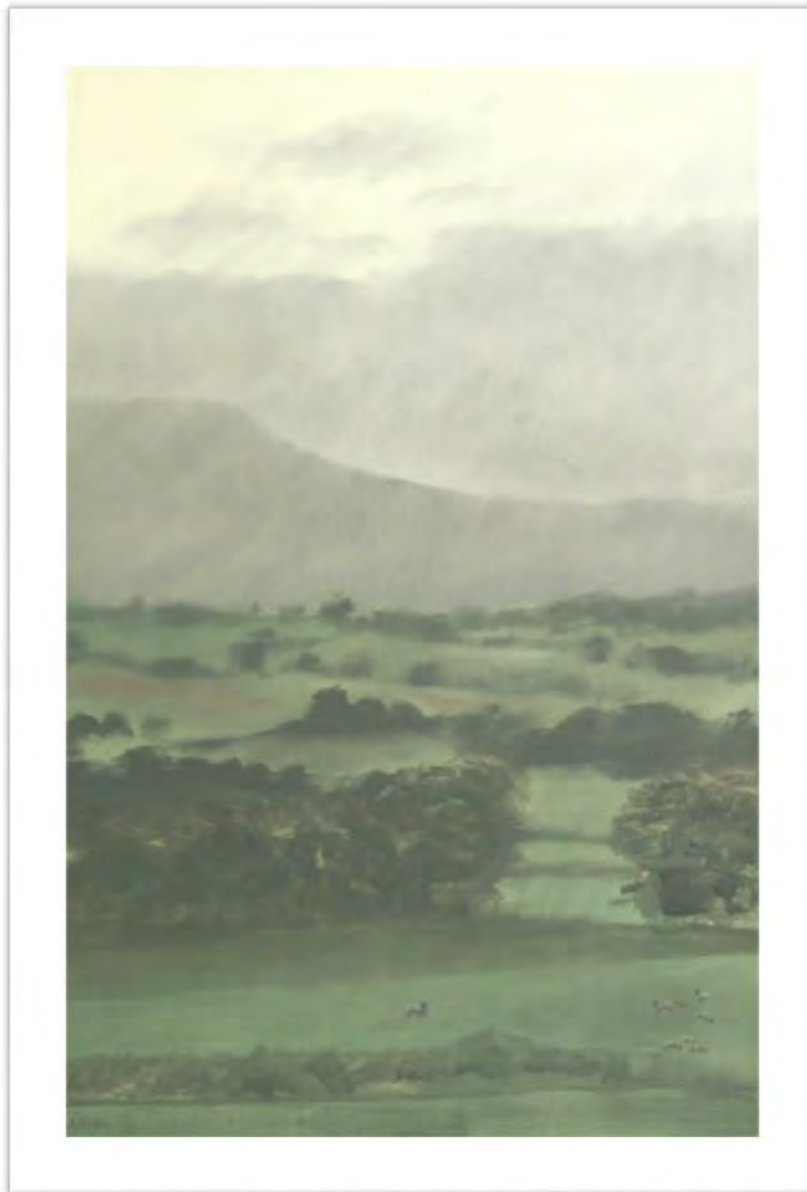
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**Callow and Haywood Neighbourhood Plan Steering Group**

On behalf of the Parish Council, 2016