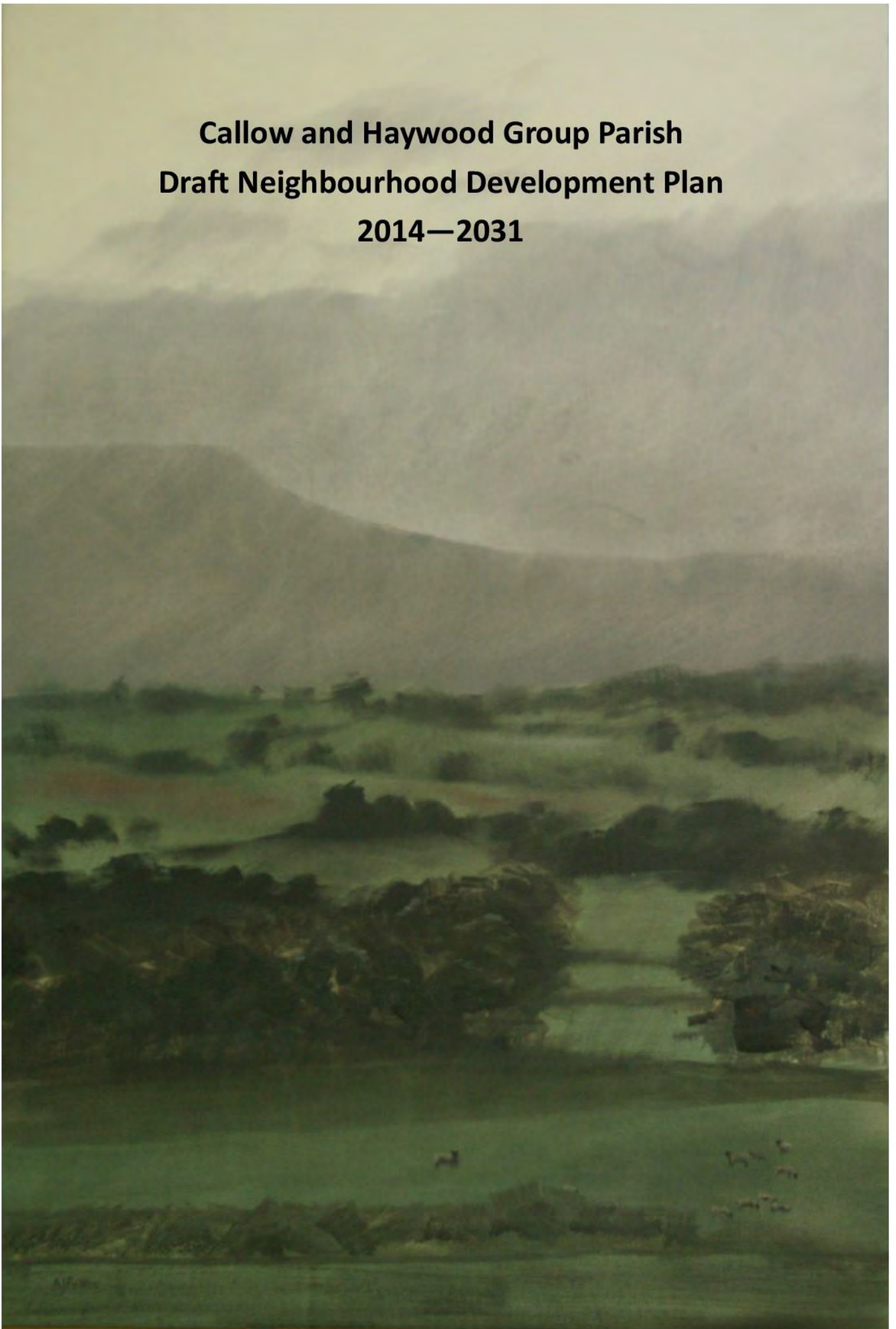


**Callow and Haywood Group Parish
Draft Neighbourhood Development Plan
2014—2031**



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.

PUBLIC CONSULTATION

THIS IS A CONSULTATION DOCUMENT.

THIS DRAFT NEIGHBOURHOOD PLAN FOR CALLOW AND HAYWOOD GROUP PARISH HAS BEEN PUBLISHED FOR 8 WEEKS FORMAL PUBLIC CONSULTATION AND YOUR COMMENTS ARE INVITED FROM MONDAY 24th NOVEMBER 2014 UNTIL 5PM ON MONDAY 19th JANUARY 2015.

PLEASE USE THE REPRESENTATION FORM PROVIDED, OR SUBMIT COMMENTS IN WRITING OR BY EMAIL.

ALL COMMENTS SHOULD BE RETURNED TO: VICKI MURRAY, PARISH CLERK, DEWSALL LODGE, CALLOW, HEREFORD HR2 8DD / EMAIL: callowclerk@gmail.com BY 5PM ON MONDAY 19th JANUARY 2015.

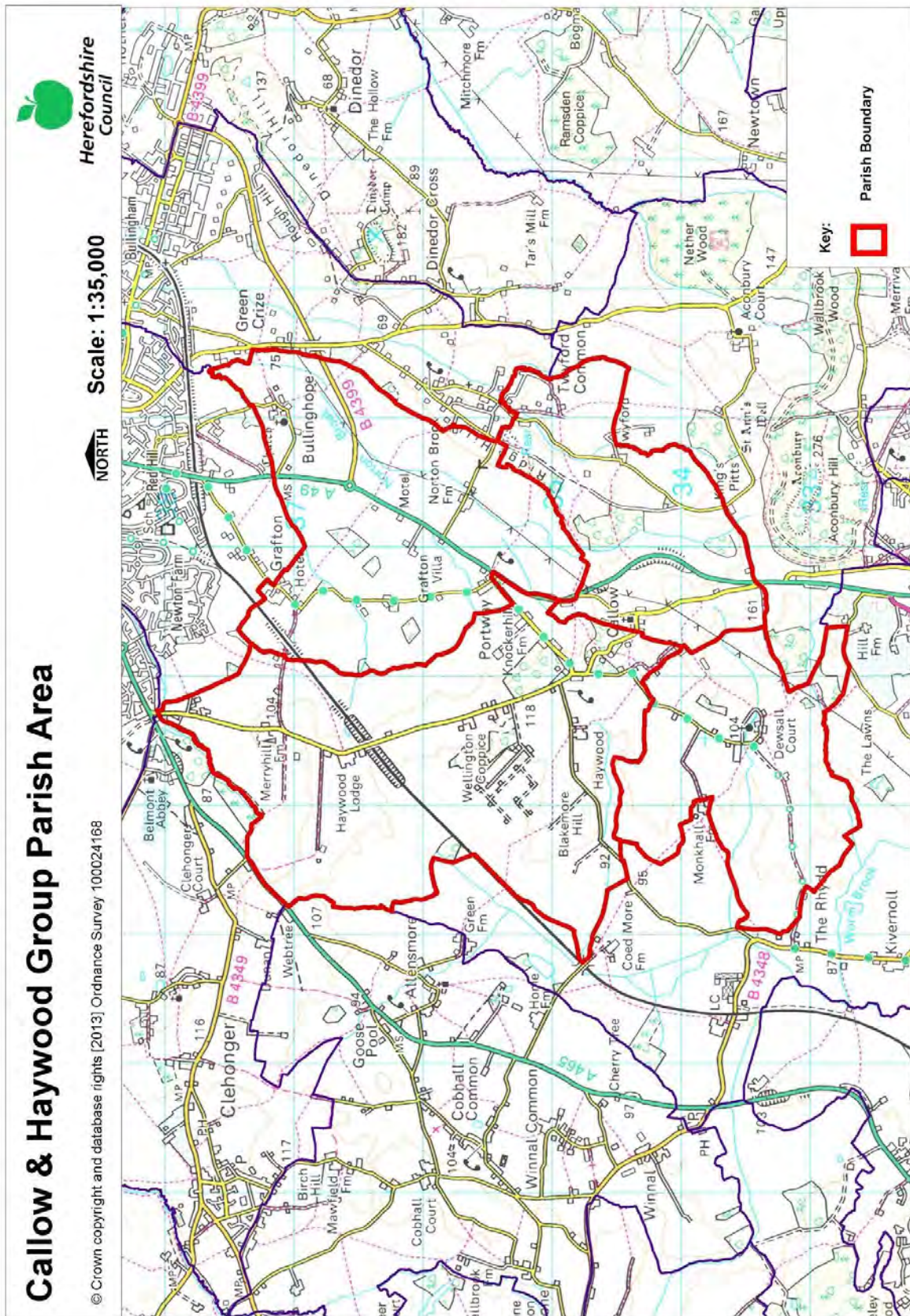
ALL COMMENTS RECEIVED WILL BE CAREFULLY CONSIDERED BY THE NEIGHBOURHOOD PLAN STEERING GROUP AND USED TO INFORM THE SUBMISSION NEIGHBOURHOOD PLAN.

THANK YOU FOR YOUR TIME AND INTEREST.

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



Draft Neighbourhood Plan Policies

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Executive Summary

This Draft Neighbourhood Plan for Callow and Haywood Group Parish is published for formal public consultation, and your comments are invited [for 8 weeks until 5pm Monday 19th January 2015](#).

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

This Draft Plan builds on the key planning related issues in the published Community Led Plan (CLP) for the Parish which was prepared in 2012, and also addresses issues raised by the Neighbourhood Plan Steering Group of Parish Councillors, residents and representatives of local businesses. [An emerging, First Draft Plan was published for informal public consultation with local residents and businesses from 23rd September to 18th October 2014 and this revised Draft Plan takes into consideration the comments and representations received during this process.](#)

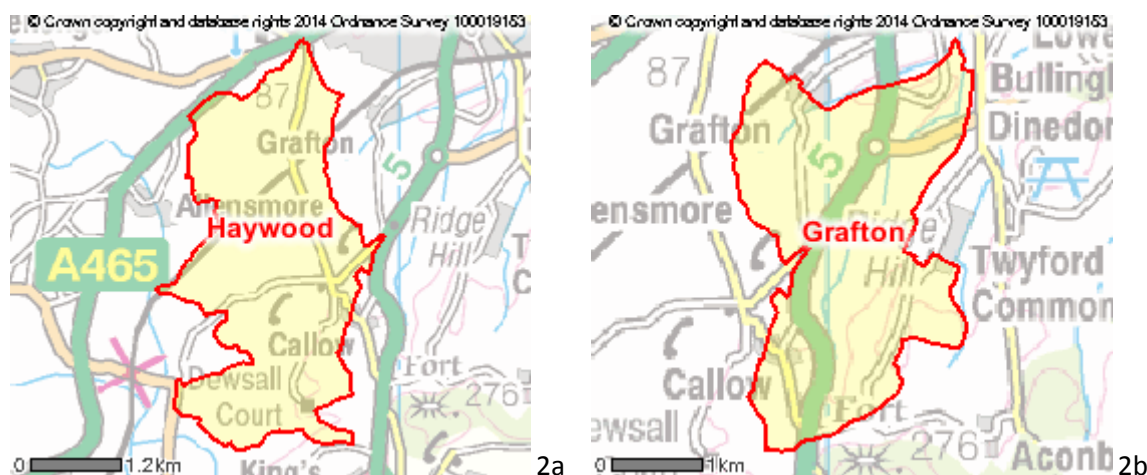
The Plan has a Vision, Aims and Objectives and includes Policies under the following key themes:

- 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
- Housing

[Following this formal period of public consultation, the Plan will be amended and submitted to Herefordshire Council, who will check it, and publish it for further consultation.](#) The Neighbourhood Development Plan will then be examined by an Independent Examiner and following further revisions will be subject to a Referendum.

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 Neighbourhoods¹ 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.



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

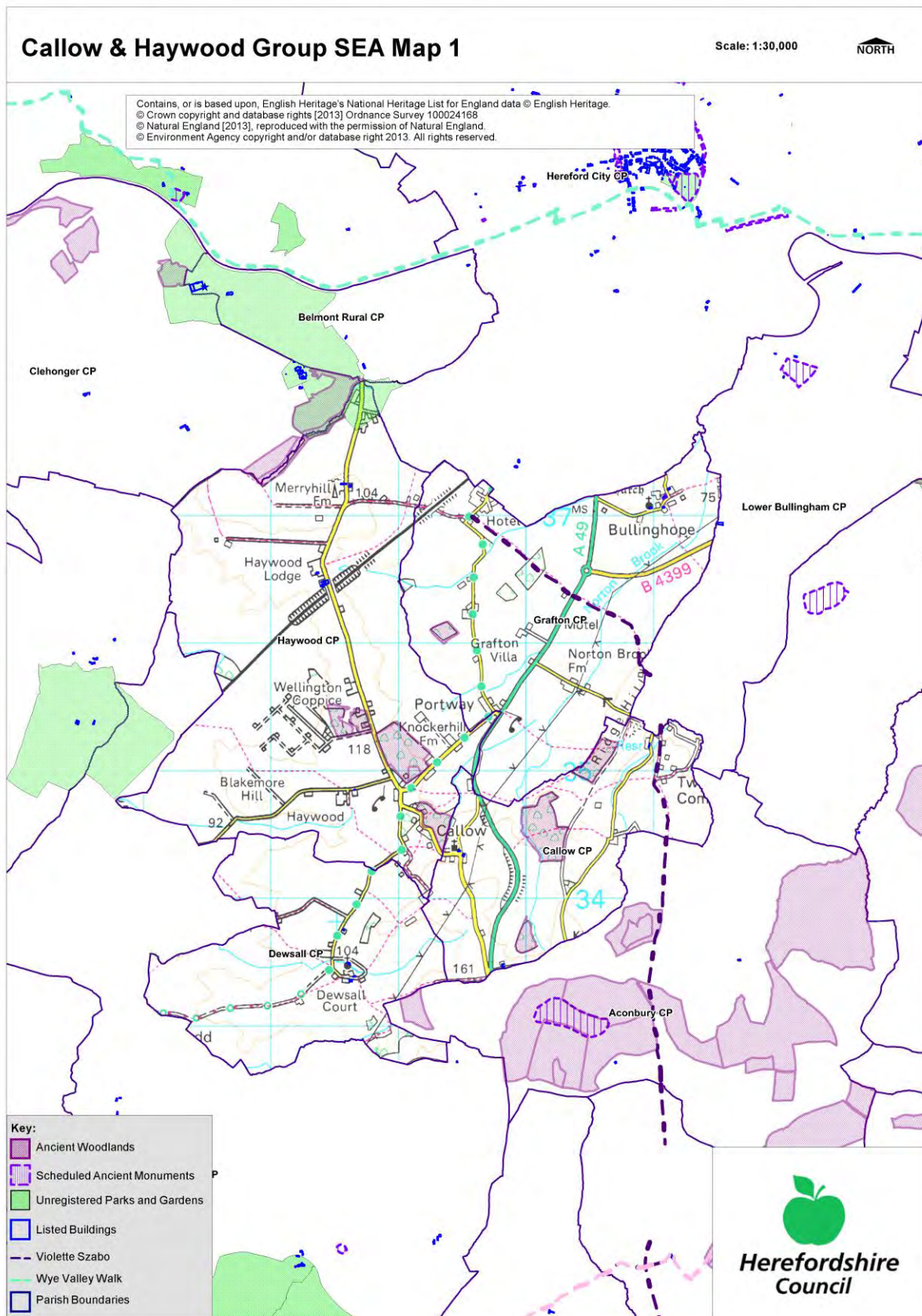
- 1.3 Both Parish areas are sparsely populated; Grafton has a population of 258 and extends across an area of 676 hectares (ha), giving a population density of 0.4 persons per ha, and Haywood has a population of 216 residents across 912 ha giving a density of only 0.2 persons per ha. This compares to 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, 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;

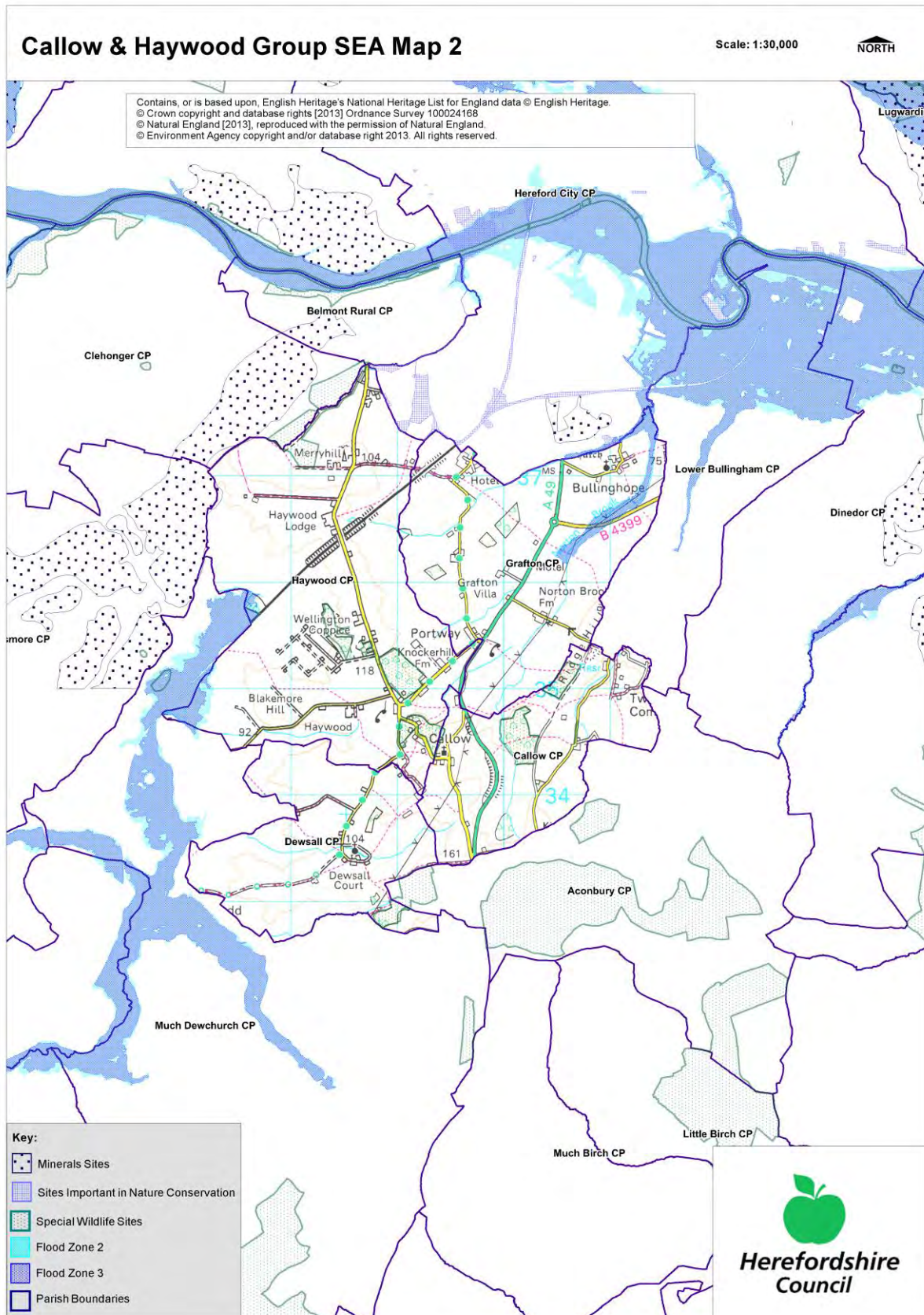
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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do?a=7&i=1001&m=0&s=1401963551967&enc=1&extendedList=true&nav=A&areaSearchText=>

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 Cleve 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 Dewesall boasts the site of a medieval village and has been the site of continuous human habitation over many ages with a 14th 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.





- 1.11 The Duchy of Cornwall has considerable land holdings and some buildings in the area, with its Herefordshire office based in Dewsall.
- 1.12 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 risk² 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.
- 1.13 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 III.
- 1.14 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.
- 1.15 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.
- 1.16 Twyford Common and Grafton have been designated in the emerging Herefordshire Local Plan Core Strategy as "villages where housing development will be restricted to market homes which meet the needs of people with local connections or affordable housing" in Policy RA2 (Figure 4.21). 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.](#)
- 1.17 The Draft 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.

² <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

South Wye Transport Package³

1.18 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.

1.19 The aim of the South Wye Transport Package is to promote economic growth within Hereford by unlocking the barriers for both housing and economic growth, including land at the Hereford Enterprise Zone (HEZ). Problems in the South Wye area have mainly been caused by the level of congestion along the A465 and the A49. This has resulted in poor levels of air quality, noise, and public transport usage which have resulted in large numbers of short distance trips being made by car. This in turn has led to less physical activity resulting in greater health problems.

The aim of the South Wye Transport Package is to:

- Reduce congestion and delay
- Enable access to developments such as the HEZ
- Reduce the growth in emissions
- Reduce traffic noise
- Reduce accidents and
- Encourage physical activity

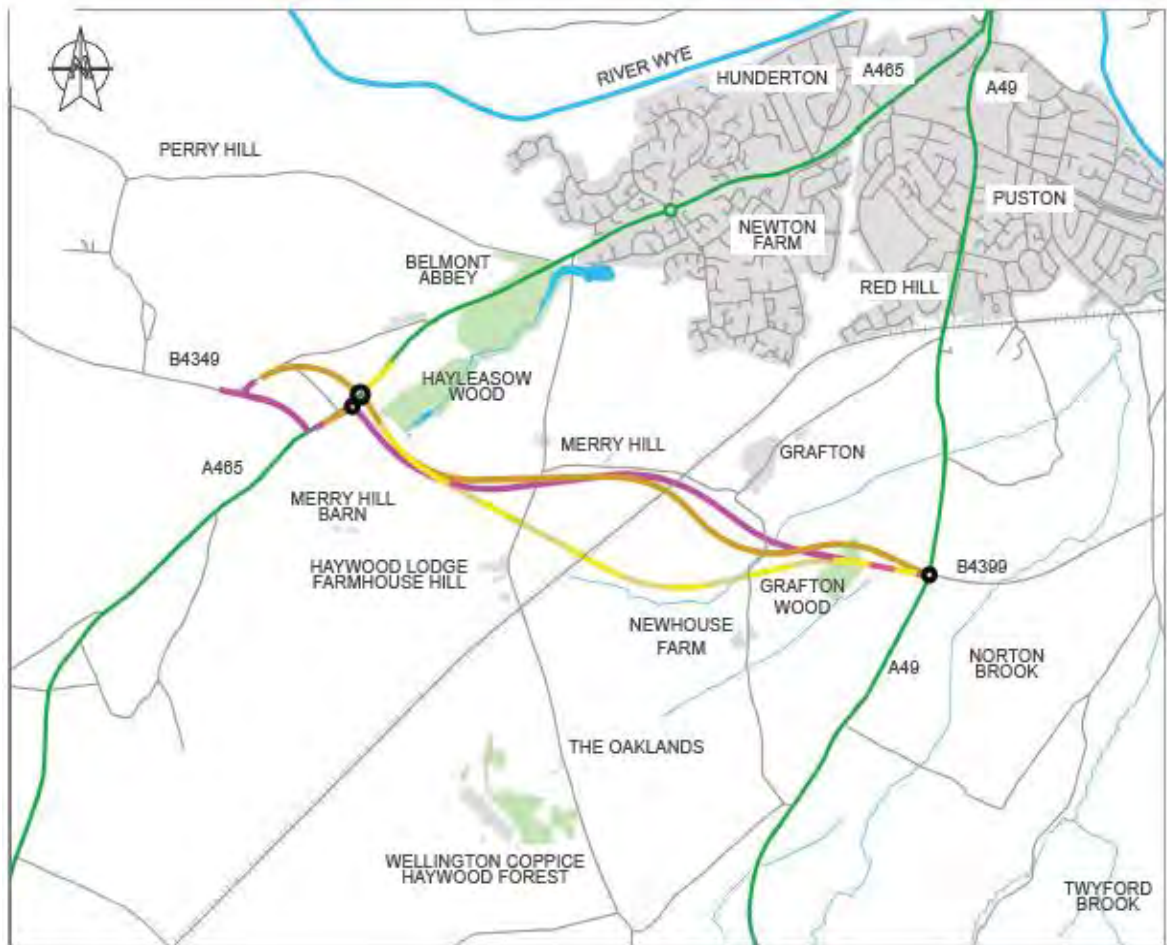
1.20 The proposed new Southern Link Road will link from the A49 Ross Road/Rotherwas Access Road roundabout to the A465 and the B4349 Clehonger Road. At the time of the publication of this plan, four options are being considered by Herefordshire Council and were published for consultation until 8 August 2014. These are shown on Map 4 below⁴. In all probability there will be changes to these in the future.

1.21 The Parish Council has major concerns about the likely impacts of the proposed new road on local tranquillity, the traditional rural landscape of scattered farmsteads and small hamlets and potential severance of agricultural land holdings and communities. This Draft Neighbourhood Plan will have a role in setting out local policies to help protect the special qualities of Callow and Haywood Group Parish from the physical impacts of the new road link and other new development.

³ <https://www.herefordshire.gov.uk/south-wye-transport-package>

⁴ South Wye Transport Package - Background Leaflet, Herefordshire Council, July 2014

New Southern Link Road options



Map 4 New Southern Link Road Options – July 2014 Options
 Callow and Haywood Group Parish Council Licensee Licence No. 10005557

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 Draft 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 18th 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 VI.

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 will be undertaking an initial Screening exercise, in consultation with the Parish Council to determine whether the emerging policies and proposals in the Neighbourhood Plan are likely to have any significant environmental effects. If this is the case there will be a requirement for a full SEA.

Publication and Consultation on the Draft Plan

- 2.6 The Draft Neighbourhood Plan is published for a statutory period of public consultation for 8 weeks until 5pm Monday 19th January 2015.

Submission

- 2.7 After this 6 week consultation the Callow and Haywood Neighbourhood Plan will be revised and submitted to Herefordshire Council, along with other supporting documentation including a consultation statement, a basic conditions statement and the work on SEA. Herefordshire Council will consult then on this second Submitted Draft for a further 6 weeks.
- 2.8 The Callow and Haywood Neighbourhood Plan will then, in all likelihood, be subject to independent examination. Once the Neighbourhood Plan has been examined it will have to be put to a vote, a Referendum, of all those in the Group Parish, as to whether it should be made part of the statutory development plan system or not.
- 2.9 We hope to reach Referendum stage by early to mid-2015, and to have a final Callow and Haywood Neighbourhood Development Plan by late 2015.

Callow and Haywood Group Parish Community Led Plan (CLP)

- 2.10 This First Draft 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 has 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 is sited and designed to provide a sensitive transition to a more rural area and to avoid urban sprawl. Landscaping and tree planting takes account of existing views and vistas and is appropriate in scale to the character of the countryside.

Small scale rural enterprise and business should be supported, and there is 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 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 eg the route of the proposed Southern Link Road should be designed as a green corridor with a profound zone of tree planting on either side of the road and a minimum of urban features such as lighting. **High levels of road traffic through existing settlements and along country lanes should be managed more effectively to reduce hazards and disturbance to local communities.**
5. Aiming in the long run to achieve AONB status.

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 which has recently been refurbished, and 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 with 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 Clew 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 and of local stone and brick and a small number of painted buildings. The stone buildings are of several eras, the brick include 18th and 19th century construction. Original agricultural buildings have been converted into residential units, without imposing on the high quality landscape. There are a small number of 20th and 21st century houses and extensions to houses, generally of modest design quality. The active farm buildings have a plethora of 20th and 21st century large scale working sheds. The number of working farm groups are 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 (see above), 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 16th 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 an 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 14th century (1340) with earlier 12th 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.](#)

DRAFT POLICY OPTION CH1 - PROTECTING AND ENHANCING THE RURAL LANDSCAPE

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

- 1. PROPOSALS WILL BE REQUIRED TO MAINTAIN THE AREA'S SENSE OF TRANQUILLITY, THROUGH CAREFUL AND SYMPATHETIC DESIGN OF ACCESS AND CONSIDERATION OF TRAFFIC IMPACTS ON LOCAL ROADS AND NETWORKS CURRENTLY HEAVILY OVER USED.**
- 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 STYLES AND SUSTAINABLE LOCALLY DISTINCTIVE MATERIALS SUCH AS STONE AND RED BRICK.**
- 3. NEW RESIDENTIAL DEVELOPMENT [SUCH AS HOUSING WHICH IS RESTRICTED TO MARKET HOMES WHICH MEET THE NEEDS OF PEOPLE WITH LOCAL CONNECTIONS \(AND IN LINE WITH HEREFORDSHIRE'S EMERGING CORE STRATEGY POLICIES RA2, RA3 AND RA4\)](#) 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 SUCH AS GREY WATER RECYCLING, RAINWATER HARVESTING, REEDBEDS FOR SEWERAGE AND OPPORTUNITIES FOR LOCAL FOOD PRODUCTION SUCH AS COMMUNITY GARDENS.

4. 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.
5. LOCAL HABITATS AND WILDLIFE **CORRIDORS** SHOULD BE PRESERVED AND ENHANCED.
6. PROPOSALS SHOULD CONSERVE IMPORTANT LOCAL LANDSCAPE FEATURES SUCH AS AREAS WITH ARCHAEOLOGICAL SIGNIFICANCE WHEREVER POSSIBLE. WHERE PROPOSALS INVOLVE THE **LOSS OF NON ARCHAEOLOGICAL FEATURES**, THEIR REPLACEMENT WILL BE SOUGHT AS AN INTEGRAL PART OF LANDSCAPING SCHEMES. **DEVELOPMENT WHICH INVOLVES THE PROPOSED LOSS OF ARCHAEOLOGICAL FEATURES WILL BE RESISTED.**
7. 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.**
8. DEVELOPMENT WHICH INVOLVES THE REMOVAL OF EXISTING LOCAL ORCHARDS OR WOODLAND WILL BE RESISTED UNLESS DEVELOPERS CAN DEMONSTRATE THAT THEY ARE NO LONGER VIABLE. 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.
9. 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.
10. 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.
11. DEVELOPMENTS WILL BE REQUIRED TO PROVIDE APPROPRIATE HIGH QUALITY INFRASTRUCTURE FOR ANY NEW DEVELOPMENTS OR TO CONTRIBUTE TO THE LOCAL COMMUNITY BY PROVIDING MONETARY SUMS FOR USE IN THE PARISHES THROUGH DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE LEVY (CIL).
12. DEVELOPMENTS MUST TAKE ACCOUNT OF THE SIGNIFICANT VIEWS ACROSS SEVERAL COUNTIES THROUGHOUT THE AREA. DEVELOPMENTS WHICH OBSCURE VIEWPOINTS FOR RESIDENTS AND VISITORS TO THE PARISH WILL NOT BE SUPPORTED.

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.

DRAFT POLICY OPTION 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 WITHIN DESIGN AND ACCESS STATEMENTS.
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 DISPLAY HOW THEY TAKE ACCOUNT OF THE LOCALLY DISTINCTIVE CHARACTER OF THE AREA IN WHICH THEY ARE TO BE SITED WITHIN DESIGN AND ACCESS STATEMENTS.
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 FRAMEWORK⁵ AND ASSOCIATED GUIDANCE AND STATEMENTS.
5. 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.

⁵ http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704

6. ANY DEVELOPMENT SHOULD BE SUSTAINABLE AND USE LOW CARBON TECHNOLOGY AND NOT PRODUCE ADVERSE PRESSURE ON THE ROAD NETWORK IN THE AREA, WHICH IN SOME AREAS CANNOT TAKE FURTHER TRAFFIC WITHOUT DANGER TO USERS AND ADVERSE NOISE IMPACT TO RESIDENTS.

7. PROPOSALS FOR NEW ROADS AND IN PARTICULAR THE NEW SOUTHERN LINK ROAD WILL BE REQUIRED TO INCORPORATE THE FOLLOWING TO REDUCE ADVERSE IMPACTS ON LOCAL LANDSCAPE CHARACTER, WILDLIFE AND LOCAL QUALITY OF LIFE:
 - 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.
 - IX. EXISTING LOCAL LANES SHOULD NOT BE SEVERED BY THE LINK ROAD IF AT ALL POSSIBLE.

8. PROPOSALS FOR INTRODUCING QUIET LANES, TRAFFIC CALMING AND MAXIMUM SPEED LIMITS OF 20MPH WILL BE SUPPORTED IN PRINCIPLE ON HEAVILY USED ROUTES THROUGH THE PARISH TO DISCOURAGE HEAVY TRAFFIC, IF AND WHEN THE PROPOSED SOUTHERN LINK ROAD IS COMPLETED. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO REDUCING OPPORTUNITIES FOR "RAT RUNNING".

9. OPPORTUNITIES FOR IMPROVING PROVISION FOR WALKING, CYCLING AND HORSE RIDING WILL BE ENCOURAGED 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 2010⁶ 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-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, 2004'⁷. 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 5 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.*

⁶ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/green-infrastructure-strategy-2010-and-study-2008>

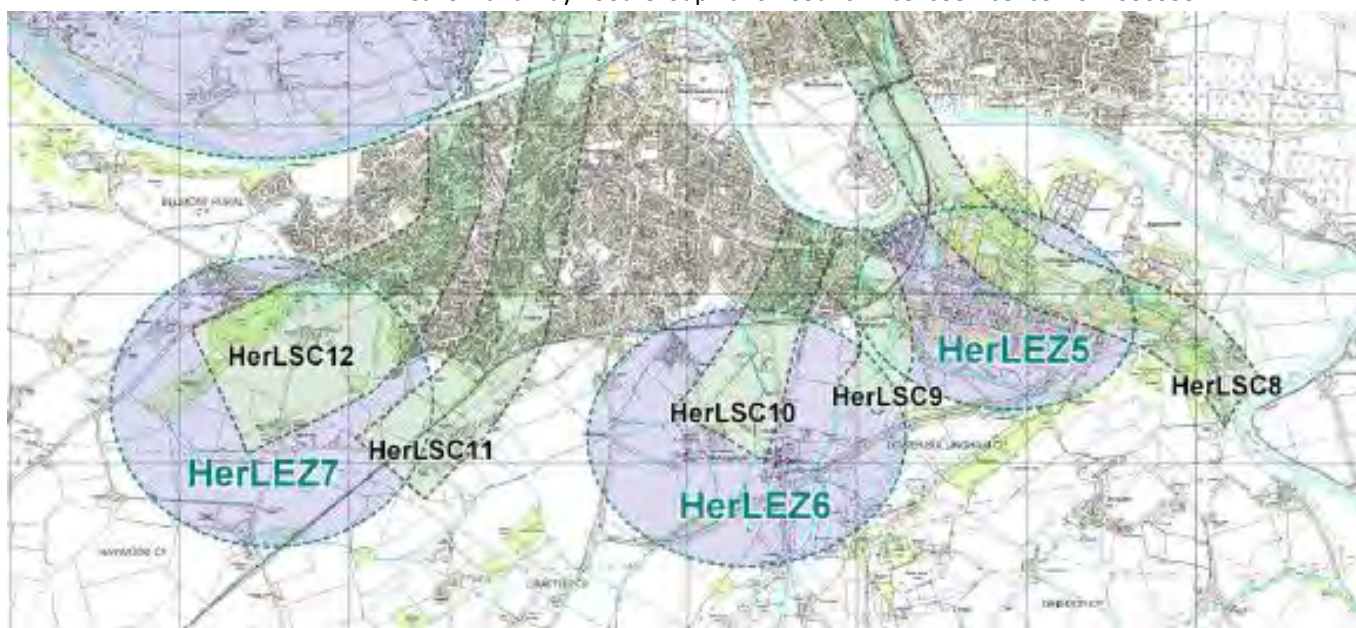
⁷ https://beta.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf

- *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.*
- *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 5 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 Lowlands⁸ 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

⁸ <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

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 III.
- 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)⁹ 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 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 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

⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

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.

DRAFT POLICY OPTION CH3 - LOCAL HERITAGE LIST

ONCE THE LOCAL HERITAGE LIST FOR CALLOW AND HAYWOOD HAS BEEN ADOPTED BY HEREFORDSHIRE COUNTY COUNCIL, 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.

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.

THIS POLICY APPLIES TO ALL OTHER SIGNIFICANT BUT UNLISTED HISTORIC BUILDINGS. LOSS OF NON-DESIGNATED HERITAGE ASSETS (LOCALLY LISTED BUILDINGS) WILL 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:

6. Defining and identifying the essential landscape and environmental qualities.
7. Taking opportunities to enhance the landscape eg by planting indigenous hedgerows and areas of land not needed for agriculture.
8. Identifying measures to protect the Group Parish against urban sprawl and combating aggressive and inappropriate development in open countryside.
9. Addressing threats and challenges with creative solutions eg the route of the proposed Southern Link Road should be designed as a green corridor with a profound zone of tree planting on either side of the road and a minimum of urban features such as lighting. High levels of road traffic through existing settlements and along country lanes should be managed more effectively to reduce hazards and disturbance to local communities.
10. Aiming in the long run to achieve AONB status.

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

6. 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.
7. 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:

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

S1 – Sustainable development
 S7 –Natural and historic heritage
 DR1 – Design
 DR3 - Movement
 H13 – Sustainable residential design
 T6 - Walking
 T7 - Cycling
 LA2 - Landscape character and areas least resilient to change
 LA3 – Setting of settlements
 NC1 -Biodiversity and development

Herefordshire Local Plan – Core Strategy 2011-2031 Submission Publication 2014

SS1 Presumption in favour of sustainable development
 SS4 Movement and Transportation
 SS6 Environmental quality and local distinctiveness
 HD3 Herefordshire movement
 RA2 Herefordshire’s villages
 RA3 Herefordshire’s countryside
 H2 Rural exception sites
 LD1 Landscape and townscape
 LD2 Biodiversity and geodiversity
 LD3 Green infrastructure
 LD4 Historical environment and heritage assets
 SD1 Sustainable design and environmental efficiency

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 has been raised as part of the recent 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.

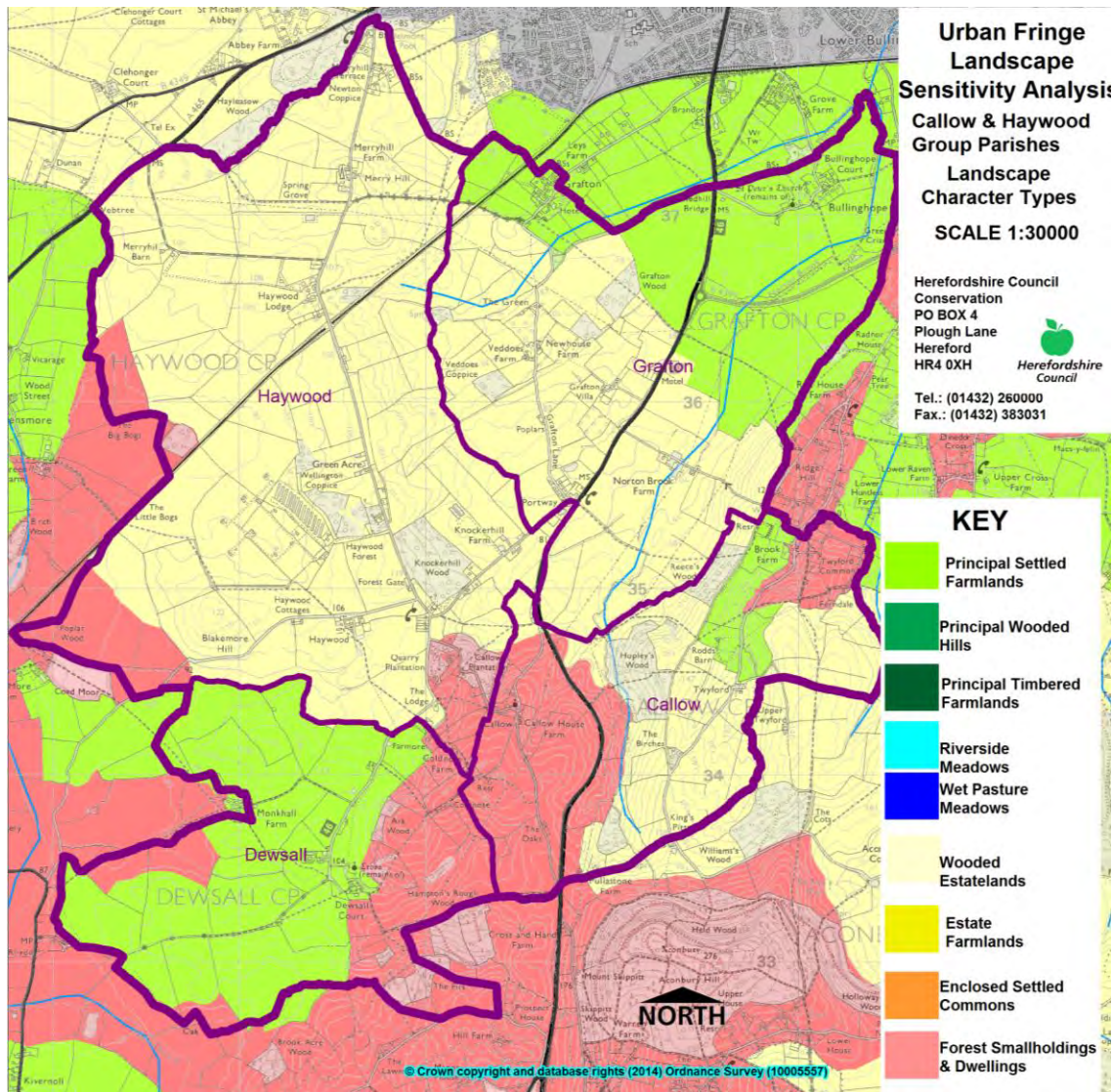
4.2 Urban Fringe Sensitivity

- 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 2010¹⁰ 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 6 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.

¹⁰

https://www.herefordshire.gov.uk/media/268545/urban_fringe_sensitivity_analysis_Hereford_and_the_market_towns.pdf

Map 6 Urban Fringe Landscape Character Sensitivity Analysis (Map 2.1b Hereford Landscape Character Types)
 Callow and Haywood Group Parish Council Licensee Licence No. 10005557

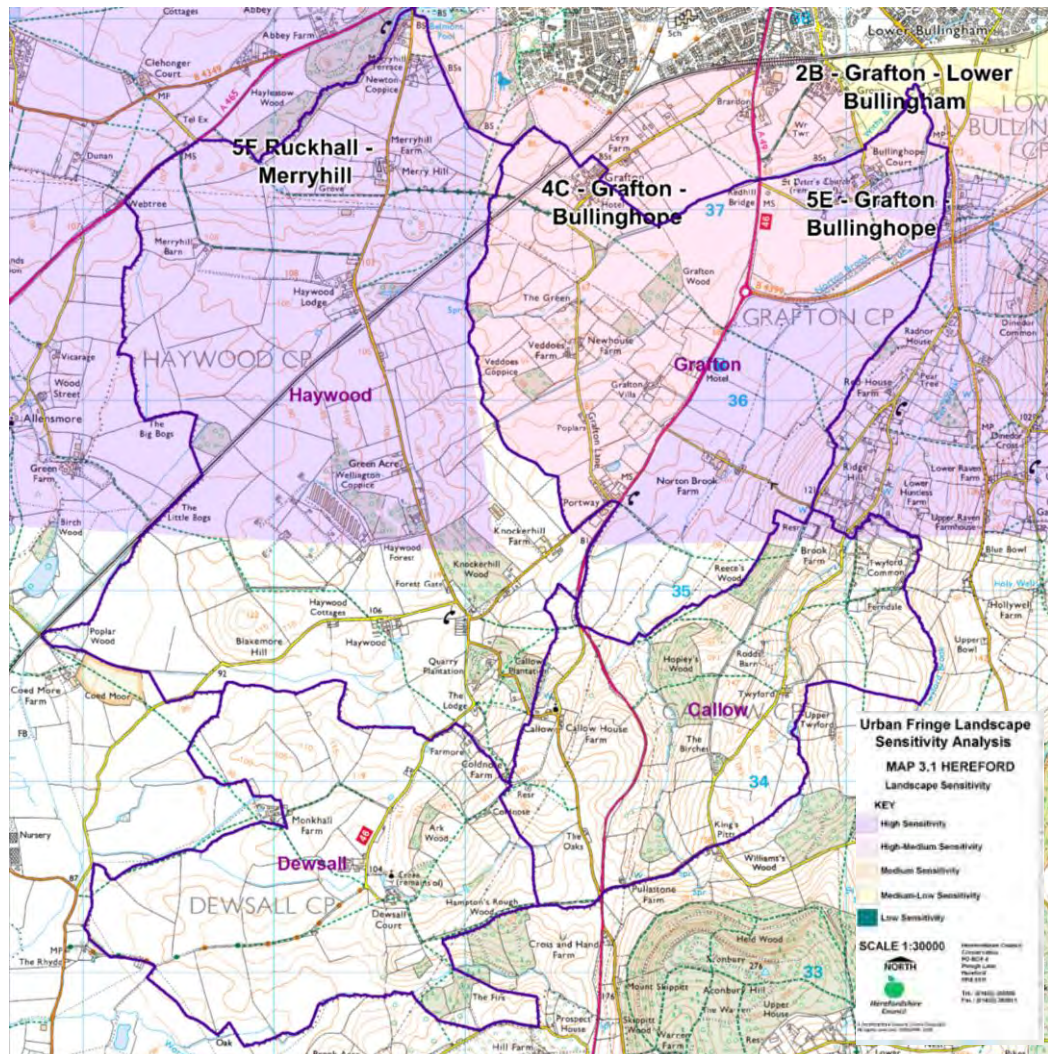


4.2.4 The landscape sensitivity analysis in Section 3.0 identifies a sensitivity classification is as follows:

- 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 7 below (Map 3.1: Hereford – Landscape Sensitivity in the Urban Fringe Sensitivity Analysis).

Map 7 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.

DRAFT POLICY OPTION CH4 - PROTECTING THE SENSITIVE LANDSCAPE ASSETS IN THE URBAN FRINGE

DEVELOPMENT PROPOSALS WHICH IMPACT ON THE LANDSCAPE ASSETS AND AREAS OF HIGH-MEDIUM AND HIGH LANDSCAPE SENSIVITY AS IDENTIFIED IN MAP 7 ABOVE WILL BE EXPECTED TO PROVIDE DETAILED LANDSCAPE IMPACT ANALYSIS AND TO DEMONSTRATE HOW PROPOSALS HAVE BEEN DESIGNED TO ENHANCE LOCAL LANDSCAPE CHARACTER AND REDUCE POTENTIAL URBANISATION OF THE RURAL AREA.

DEVELOPMENT SHOULD BE DESIGNED TO TAKE ACCOUNT OF LOCAL TOPOGRAPHY AND SHOULD NOT BREAK THE SKYLINE.

- 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:

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

S1 – Sustainable development

S7 – Natural and historic heritage

H7 – Housing in the countryside outside settlements

LA2 - Landscape character and areas least resilient to change

LA3 – Setting of settlements

Herefordshire Local Plan – Core Strategy 2011-2031 Pre-Submission Publication Version Spring 2014

SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

HD6 Southern urban expansion (Lower Bullingham)

RA2 Herefordshire's villages

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.](#) Further development would exacerbate traffic on the rural roads and have an adverse impact on the tranquillity of the rural area.
- 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 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.

DRAFT POLICY OPTION CH5 - MANAGING NEW BUSINESS DEVELOPMENT IN FORMER AGRICULTURAL BUILDINGS

SMALL SCALE AND APPROPRIATE CONVERSION OF FORMER AGRICULTURAL BUILDINGS TO OFFICES, WORKSHOPS AND OTHER BUSINESS TYPE USES IS SUPPORTED IN PRINCIPLE AS PART OF FARM 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 THAT CONSIDERATION HAS BEEN GIVEN TO ALL THE FOLLOWING CRITERIA:

- 1. ACCESS IS SUITABLE AND ADEQUATE FOR PROPOSED INCREASES IN TRAFFIC ASSOCIATED WITH NEW USES BEARING IN MIND THE FRAGILE ROAD NETWORK;**
- 2. LANDSCAPING IS PROVIDED TO SCREEN INDUSTRIAL BUILDINGS, PARKING ETC;**
- 3. ADEQUATE NOISE ATTENUATION MEASURES AND MEASURES TO MITIGATE THE EFFECTS OF EXTERNAL LIGHTING ARE TO BE PROVIDED; AND**
- 4. INCREASED TRAFFIC AND DELIVERIES ARE MANAGED EFFECTIVELY AND WORKING HOURS ARE LIMITED TO MINIMISE DISTURBANCE TO LOCAL RESIDENTS AND ADVERSE IMPACTS ON RESIDENTIAL AMENITY.**

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 quite 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.

DRAFT POLICY OPTION 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 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 All options for 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”.

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 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.

DRAFT POLICY OPTION CH7 - NEW COMMUNICATION TECHNOLOGIES AND ENERGY SAVING

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 REQUIRED TO MAKE PROVISION FOR HIGH SPEED BROADBAND AND OTHER COMMUNICATION NETWORKS.
3. ALL OPTIONS FOR SUSTAINABLE TECHNOLOGY AND ENERGY SAVING MEASURES WILL BE CONSIDERED WHILST TAKING ACCOUNT OF SYMPATHETIC PLANNING CONSTRAINTS. NEW COMMUNICATIONS AND ENERGY RELATED DEVELOPMENT SHOULD BE APPROPRIATELY SITED WITHIN THIS HIGHLY SENSITIVE LANDSCAPE AND BE OF A SCALE AND DESIGN WHICH DOES NOT DETRACT FROM THE LOCAL BUILT AND NATURAL LANDSCAPE CHARACTER.

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:

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

- S1 – Sustainable development
- DR1 – Design
- DR3 - Movement
- E11- Employment in the smaller settlements and open countryside
- E12 - Farm diversification

T6 - Walking

T7 - Cycling

LA2 - Landscape character and areas least resilient to change

LA3 – Setting of settlements

Herefordshire Local Plan – Core Strategy 2011-2031 Submission Publication 2014

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 151

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.

DRAFT POLICY OPTION 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.

LOCAL COMMUNITY FACILITIES SUCH AS COMMUNITY CENTRES AND RELIGIOUS BUILDINGS WILL BE PROTECTED AS COMMUNITY ASSETS. THERE WILL BE A PRESUMPTION IN FAVOUR OF THE RE-USE OF SUCH FACILITIES FOR HEALTH, EDUCATION AND COMMUNITY TYPE USES.

THE CHANGE OF USE OF EXISTING FACILITIES TO OTHER USES WILL NOT BE PERMITTED UNLESS THE FOLLOWING CAN BE DEMONSTRATED:

- 1. THE PROPOSAL INCLUDES ALTERNATIVE PROVISION, ON A SITE WITHIN THE LOCALITY, OF EQUIVALENT OR ENHANCED FACILITIES. SUCH SITES SHOULD BE ACCESSIBLE BY PUBLIC TRANSPORT, WALKING AND CYCLING AND HAVE ADEQUATE CAR PARKING; OR**
- 2. THERE IS NO LONGER A NEED FOR THE FACILITY.**

- 4.4.4 This Policy supports 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 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.

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.

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

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

- S1 – Sustainable development
- S11 - Community facilities and services
- CF5 - New community facilities
- CF6 - Retention of existing facilities

Herefordshire Local Plan – Core Strategy 2011-2031 Pre-Submission Publication Version Spring 2014

- 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 settlements in the Group Parish are not designated as main villages which are the main focus of proportionate housing development in Herefordshire's Core Strategy¹¹ Policy RA2 (Figure 4.20) and only Grafton and Twyford Common are identified as villages where housing development will be restricted to market homes which meet the needs of people with local connections or affordable housing (Figure 4.21 in the Submission Core Strategy). However the Parish Council is objecting to the designation of Twyford Common on the grounds that there is no pre-existing village at Twyford Common and access is extremely poor.
- 4.5.2 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

¹¹ <https://www.herefordshire.gov.uk/corestrategy>

forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation.

- 4.5.3 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.
- 4.5.4 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.)
- 4.5.5 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 OPTION CH9 – LOCAL NEEDS HOUSING

NEW HOUSING WHICH MEETS THE NEEDS OF LOCAL PEOPLE IN CALLOW AND HAYWOOD GROUP PARISH WILL BE SUPPORTED IN PRINCIPLE. 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, AFFORDABLE HOUSING AND/OR HOUSING FOR OLDER PEOPLE.

NEW HOUSING SHOULD BE LOCATED ON SMALL INFILL PLOTS WITHIN EXISTING CLUSTERS OF BUILDINGS OR ADJACENT TO BUILT UP AREAS WHEREVER POSSIBLE. 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 GOOD ACCESS TO FACILITIES AND LOCAL SERVICES AND NOT IN OPEN COUNTRYSIDE, WOODLANDS OR IN AREAS OF HIGH ENVIRONMENTAL SENSITIVITY.

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:

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

S1 – Sustainable development
DR1 – Design
H7 – Housing in the countryside outside settlements
H9 – Affordable housing
H10 – Rural exception housing
H13 – Sustainable residential design

Herefordshire Local Plan – Core Strategy 2011-2031 Pre-Submission Publication Version Spring 2014

SS1 Presumption in favour of sustainable development
SS6 Environmental quality and local distinctiveness
RA3 Herefordshire’s countryside
RA4 Agricultural, forestry and rural enterprise dwellings
H1 Affordable housing – thresholds and targets
H2 Rural exception sites
H3 Ensuring an appropriate range and mix of housing

5.0 Next Steps

- 5.1 The Callow and Haywood First Draft Neighbourhood Plan has been published for formal consultation until [19th January 2015](#).
- 5.2 The Draft Plan has been informed by the results of informal public consultation including the questionnaire results for the Community Led Plan in 2013 [and an informal public consultation on the First Draft Plan in September and October 2014](#). [The informal public consultation on the emerging neighbourhood plan demonstrated overall support for the Draft Plan from residents and local businesses, and a number of amendments to policies and the supporting text have been made following due consideration of the submitted responses.](#)
- 5.3 Following the 8 weeks statutory public consultation the Draft Plan will be revised again in the light of representations received, and then Submitted to Herefordshire Council. A Consultation Statement will be published alongside the amended version of the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 5.4 Herefordshire Council will check the Submitted Plan and then publish it for a further 6 weeks consultation. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 5.5 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

APPENDICES

Appendix I

National and Local Planning Policy Context

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. This section summarises the principle national and local planning policies which provide the planning framework for Callow and Haywood Draft Neighbourhood Plan.

National Planning Policy Framework (NPPF)¹²

The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.

Key paragraphs of relevance to the Callow and Haywood Neighbourhood Plan include the following:

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role
- a social role
- an environmental role

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities

¹² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Plan-making

Neighbourhood plans

Para 183 advises that:

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184:

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185:

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

Adopted Herefordshire Unitary Development Plan 2007 Saved Policies

The Unitary Development Plan was adopted in March 2007 and is the principal element of Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004.

This means that, where regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Key policies of relevance to the Callow and Haywood Neighbourhood Plan include:

S1 – Sustainable development

S7 – Natural and historic heritage

S11 - Community facilities and services

DR1 – Design

DR3 - Movement

H7 – Housing in the countryside outside settlements

H9 – Affordable housing

H10 – Rural exception housing

H13 – Sustainable residential design

E11- Employment in the smaller settlements and open countryside

E12 - Farm diversification

T6 - Walking

T7 - Cycling

LA2 - Landscape character and areas least resilient to change

LA3 – Setting of settlements

NC1 -Biodiversity and development

HBA8 - Locally important buildings

RST1- Criteria for recreation, sport and tourism development

CF6 Retention of existing facilities

Herefordshire Local Plan Core Strategy 2011-2013 Submission Plan, 2014¹³

The Core Strategy is a key document in the Local Plan, which shapes future development and sets the overall strategic planning framework for the county. It sets a clear vision, closely aligned with the Herefordshire Sustainable Community Strategy (June 2010) as to how the county should look and function and how development needs will be met up to 2031.

The Core Strategy policies will eventually replace most Unitary Development Plan policies, against which current planning applications are determined. The Council has published the Submission Local Plan - Core Strategy for consultation from 22 May 2014 to 3 July 2014.

¹³ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy>

The Core Strategy has very little weight in terms of development management until Submission stage. However the document provides part of the strategic planning policy context for neighbourhood planning and the Callow and Haywood Neighbourhood Plan will need to have regard to the following Core Strategy Policies:

Key Local Plan Core Strategy policies of relevance to Callow and Haywood Neighbourhood Plan include the following:

SS1 - Presumption in favour of sustainable development

When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.

SS4 – Movement and transportation

New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.

Herefordshire Council will work with the Highways Agency, national organisations, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices, including the provision of the following major schemes:

- Hereford Relief Road;

Policy SS6 – Environmental quality and local distinctiveness

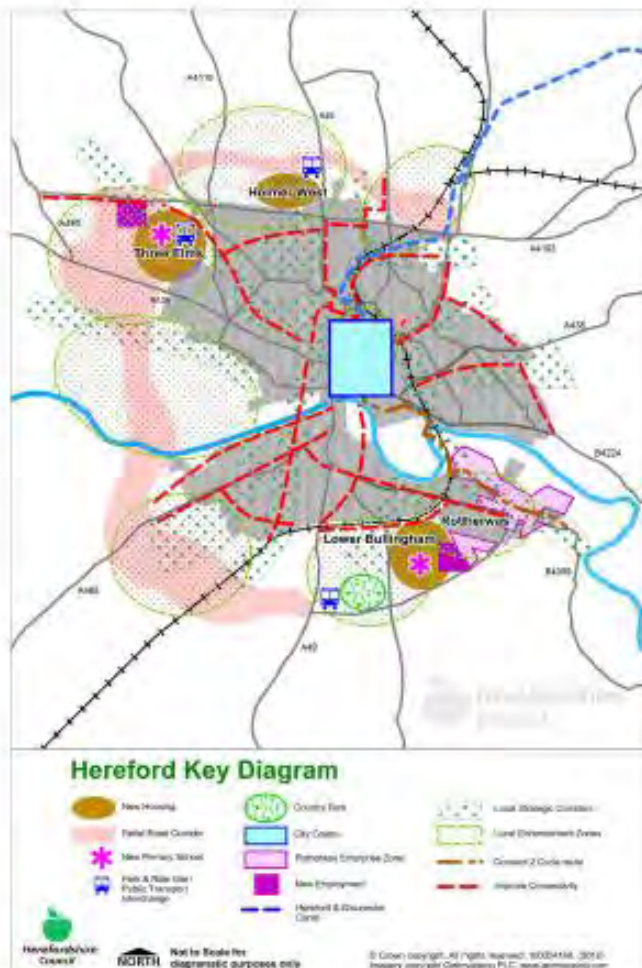
Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations.

Where the benefits of proposals are considered to outweigh the adverse effects on the environment, or there are competing environmental objectives and full mitigation is not possible, compensatory measures should be advanced.

Place Shaping

Hereford

Figure 4.2 Hereford Key Diagram



Callow and Haywood Group Parish Council Licensee Licence No. 10005557

Policy HD3 -Hereford movement

Herefordshire Council will maintain and improve Hereford’s connectivity to the national and local transport networks by reducing congestion and improving journey time reliability using a range of funding mechanisms including council funding, public funding, European funding, developer contributions and/or community infrastructure levy monies to fund the following:

- a western relief road to reduce the volume of traffic from the city centre and enable the delivery of walking, cycling and bus improvements on the existing highway network. The road will be designed and developed in such a way which avoids and mitigates adverse impacts or physical damage to or loss of habitats, noise pollution and vibration, light pollution, air pollution, flood risk and water quality on the River

Wye SAC, as well as residential amenity and business interests. Consideration of the impact of the road on heritage assets as well as the historic character of the wider landscape will also be required.

Para 4.2.49 states: *“The first section of the relief road to be constructed is likely to be the section between the A49 and A465, as part of the South Wye Transport Package (as identified in the Local Transport Plan).”*

Rural Areas

The rural policies seek to enhance the role the county’s rural villages have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of existing villages through the development of appropriate rural businesses and housing, including affordable housing, that contributes toward maintaining and strengthening these centres as hives of activity both socially and economically will be supported.

Policy RA1 – Rural housing strategy

In Herefordshire’s rural areas around 5,300 new dwellings will be provided between 2011 and 2031 to help meet the county’s housing needs, with the development of affordable housing being a priority. The regeneration of the rural economy will be promoted and supported, and the unique local environment will be protected and, where appropriate, enhanced. ... New dwellings will be broadly distributed across the county’s rural areas on the basis of 7 Housing Markets Areas (HMAs – as illustrated in Figure 4.18) acknowledging that different areas of Herefordshire have different future housing needs and requirements.

The Callow and Haywood Group Parish area appears to lie across the border of two HMAs, Hereford and Ross on Wye. However the settlements are not listed in Figure 4.20 Villages which are the main focus of proportionate housing development. Grafton and Twyford Common are listed in Figure 4.21 Villages where housing development will be restricted to market homes which meet the needs of people with local connections or affordable housing.

Policy RA2 – Herefordshire’s villages

To maintain and strengthen a network of locally sustainable communities across the rural parts of Herefordshire, there will be opportunities for housing growth in those villages best able to support development, bolstering existing service provision, improving facilities and infrastructure and meeting the needs of their communities.

The growth target for the villages (%) of each rural HMA will assist to inform the level of housing development in the villages identified in Figures 4.20 and 4.21. All Neighbourhood Development Plans shall aim to provide levels of housing to proportionally meet these targets in a locally focused way.

Housing growth will vary between the villages identified in a proportionate manner and will be permitted only where the residential development proposal is considered to be locally appropriate by:

1. ensuring the proposal reflects the size, role and function of each village and is located within or adjacent to the main built up area(s) of the village so as to not result in free standing, individual or small groups of dwellings which are obviously detached from, or peripheral to, the main built up area(s);
2. giving priority to the development of suitable brownfield sites;
3. being of a high quality sustainable design which is appropriate to its context and makes a positive contribution to the surrounding environment and rural landscape;
4. contributing to the delivery of an appropriate mix of dwelling types and sizes, including affordable housing, to meet the housing needs of all sectors of the community; and
5. where there is no Neighbourhood Development Plan, by undertaking community consultation.

In the villages identified in Figure 4.21 proportional residential growth will be limited to the provision of smaller market housing, where the residential development proposal satisfies criteria 1–5 above; and:

6. through the submission of appropriate evidence to demonstrate the development meets an identified local housing need. Residential development will be considered to contribute towards meeting an identified need, where it will provide accommodation for any of the following:

- Existing residents of the Parish requiring separate accommodation;
- Persons who have current and long standing family links (immediate family only e.g. parent, sibling or adult child) with the Parish;
- Grandparents, grandchildren, aunts or uncles will be included only where the council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;
- Persons with permanent, full time employment based mainly within the Parish.

1. the dwelling size is limited to a net internal floor area of 80sq.m (1 or 2 bedroom house) or 90sq.m (3 bedroom house) or 100sq.m (4 bedroom house). Only where medical needs necessitate the provision of specific facilities will any resulting additional floor space requirements be considered; and

2. the plot size is limited to a maximum area of 350sq.m unless site characteristics or configuration render this impractical.

Para 4.8.28 advises *“Outside of the villages detailed in Policy RA2, new housing will be strictly controlled to avoid unsustainable patterns of development. Isolated development in the countryside will not be permitted in order to protect the landscape and wider environment. Residential development will therefore be limited to those proposals which meet the criteria listed in Policy RA3. Proposals should be sited within or adjoining a settlement and seek to make use of existing buildings through conversion and adaption in preference to new development.”*

Policy RA3 – Herefordshire’s countryside

In rural locations away from Herefordshire’s villages, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. meets an agricultural or forestry need or other farm diversification enterprise and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. involves the replacement of an existing dwelling (with a lawful residential use); or
4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5; or
5. is rural exception housing in accordance with Policy H2; or
6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Proposals for dwellings associated with agriculture, forestry and rural enterprises arising under Policy RA3 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. Such dwellings should:

1. demonstrate that the accommodation could not be provided in an existing building(s);
2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings;
3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape; and
4. should be of a size no greater than a net internal floor area of 100 sq.m, only utilising the additional 20% allowance where the nature and needs of the enterprise require and can be justified.

Policy RA5 – Re-use of rural buildings

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units), will be permitted where:

1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
2. design proposals make adequate provision for protected and priority species and associated habitats;

3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

General Policies

Policy H4 – Traveller sites

Policy H2 – Rural exception sites

Proposals for small affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. the proposal could assist in meeting a proven local need for affordable housing; and
2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policies RA1 or RA2; and
4. the internal floor area of the dwellings are consistent with the size limits imposed by policy RA2 (rural housing).

In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing would be required for the successful delivery of affordable housing.

Other significant policies include:

Policy SC1 - Social and Community Facilities

Policy OS3 – Loss of open space, sports or recreation facilities

Policy MT1 – Traffic management, highway safety and promoting active travel

Policy E1 - Employment provision

Policy E4 – Tourism

Policy LD1 – Landscape and townscape

Policy LD2 – Biodiversity and geodiversity

Policy LD3 – Green infrastructure

Policy LD4 – Historic environment and heritage assets

Policy SD1 – Sustainable design and energy efficiency

Policy SD3 – Sustainable water management and water resources

Policy SD4 - Wastewater treatment and river water quality

Appendix II

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 III
Listed Buildings

Listed Buildings, English Heritage¹⁴

There are 6 Listed Buildings in Callow Parish

Title	Type	Location	Grade	Select to print
<u>ADDIS MONUMENT ABOUT 10 YARDS NORTH OF NORTH-EAST CORNER OF THE CHURCH OF ST MARY</u>	Listing	ADDIS MONUMENT ABOUT 10 YARDS NORTH OF NORTH-EAST CORNER OF THE CHURCH OF ST MARY, Callow, County of Herefordshire	II	<input type="checkbox"/>
<u>CALLOW HOUSE FARMHOUSE</u>	Listing	CALLOW HOUSE FARMHOUSE, Callow, County of Herefordshire	II	<input type="checkbox"/>
<u>CHURCH OF ST MARY</u>	Listing	CHURCH OF ST MARY, Callow, County of Herefordshire	II	<input type="checkbox"/>
<u>BROOK FARMHOUSE</u>	Listing	BROOK FARMHOUSE, Callow, County of Herefordshire	II	<input type="checkbox"/>
<u>PULLASTONE FARMHOUSE</u>	Listing	PULLASTONE FARMHOUSE, Callow, County of Herefordshire	II	<input type="checkbox"/>
<u>BARN ABOUT 15 YARDS SOUTH EAST OF PULLASTONE FARMHOUSE</u>	Listing	BARN ABOUT 15 YARDS SOUTH EAST OF PULLASTONE FARMHOUSE, Callow,	II	<input type="checkbox"/>

¹⁴<http://list.english-heritage.org.uk/mapsearch.aspx>

County of
Herefordshire

There are 8 Listed Buildings in Haywood Parish

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Viewing results 1-8 of 8

Previous 25 Results Page: 1 Next 25

Title	Type	Location	Grade	Select to print
<u>TWO GATE PIERS, GATE, WALL AND MOUNTING BLOCK ABOUT 25 YARDS NORTH OF HAYWOOD FARMHOUSE</u>	Listing	TWO GATE PIERS, GATE, WALL AND MOUNTING BLOCK ABOUT 25 YARDS NORTH OF HAYWOOD FARMHOUSE, Haywood, County of Herefordshire	II	<input type="checkbox"/>
<u>PIG STIES ABOUT 85 YARDS NORTH-NORTH-WEST OF HAYWOOD LODGE</u>	Listing	PIG STIES ABOUT 85 YARDS NORTH-NORTH-WEST OF HAYWOOD LODGE, Haywood, County of Herefordshire	II	<input type="checkbox"/>
<u>STABLES ABOUT 25 YARDS WEST NORTH WEST OF MERRYHILL FARMHOUSE</u>	Listing	STABLES ABOUT 25 YARDS WEST NORTH WEST OF MERRYHILL FARMHOUSE, Haywood, County of Herefordshire	II	<input type="checkbox"/>
<u>MERRYHILL FARMHOUSE</u>	Listing	MERRYHILL FARMHOUSE,	II	<input type="checkbox"/>

Haywood, County of Herefordshire

<u>MILESTONE AT NGR SO 475373</u>	Listing	MILESTONE AT NGR SO 475373, A 465, Haywood, County of Herefordshire	II	<input type="checkbox"/>
<u>CIDER HOUSE, STABLE AND HOP KILN ABOUT 10 YARDS WEST OF HAYWOOD LODGE</u>	Listing	CIDER HOUSE, STABLE AND HOP KILN ABOUT 10 YARDS WEST OF HAYWOOD LODGE, Haywood, County of Herefordshire	II	<input type="checkbox"/>
<u>HAYWOOD LODGE</u>	Listing	HAYWOOD LODGE, Haywood, County of Herefordshire	II*	<input type="checkbox"/>
<u>GATES, GATE PIERS, RAILINGS AND GARDEN WALLS TO EAST FRONT OF HAYWOOD LODGE</u>	Listing	GATES, GATE PIERS, RAILINGS AND GARDEN WALLS TO EAST FRONT OF HAYWOOD LODGE, Haywood, County of Herefordshire	II	<input type="checkbox"/>

There are 6 Listed Buildings in Grafton Parish Area

Title	Type	Location	Grade	Select to print
<u>CHURCH OF ST PETER</u>	Listing	CHURCH OF ST PETER, BULLINGHOPE, Grafton, County of Herefordshire	II	<input type="checkbox"/>
<u>COFFIN LID AGAINST EAST WALL OF THE CHANCEL OF THE CHURCH OF ST PETER</u>	Listing	COFFIN LID AGAINST EAST WALL OF THE CHANCEL OF THE CHURCH OF ST PETER, BULLINGHOPE, Grafton, County of Herefordshire	II	<input type="checkbox"/>
<u>BULLINGHOPE COURT</u>	Listing	BULLINGHOPE COURT, BULLINGHOPE, Grafton, County of Herefordshire	II	<input type="checkbox"/>
<u>RUINS OF CHURCH OF ST PETER ABOUT 20 YARDS SOUTH OF THE OLD VICARAGE</u>	Listing	RUINS OF CHURCH OF ST PETER ABOUT 20 YARDS SOUTH OF THE OLD VICARAGE, BULLINGHOPE, Grafton, County of Herefordshire	II	<input type="checkbox"/>
<u>CHURCH COTTAGE</u>	Listing	CHURCH COTTAGE, BULLINGHOPE,	II	<input type="checkbox"/>

		Grafton, County of Herefordshire		
<u>Bullinghope Old Church</u>	Scheduling	Grafton, County of Herefordshire		<input type="checkbox"/>

There are 6 Listed Buildings in Dewsall Parish

Title	Type	Location	Grade	Select to print
<u>CHURCHYARD CROSS ABOUT 10 YARDS SOUTH-EAST OF SOUTH PORCH OF THE CHURCH OF ST MICHAEL</u> AND ALL ANGELS	Listing	CHURCHYARD CROSS ABOUT 10 YARDS SOUTH-EAST OF SOUTH PORCH OF THE CHURCH OF ST MICHAEL, Dewsall, County of Herefordshire	II	<input type="checkbox"/>
<u>DEWSALL COURT</u>	Listing	DEWSALL COURT, Dewsall, County of Herefordshire	II	<input type="checkbox"/>
<u>CHURCH OF ST MICHAEL</u> AND ALL ANGELS	Listing	CHURCH OF ST MICHAEL, Dewsall, County of Herefordshire	II*	<input type="checkbox"/>
<u>STABLES ABOUT 30 YARDS NORTH-EAST OF DEWSALL COURT</u>	Listing	STABLES ABOUT 30 YARDS NORTH-EAST OF DEWSALL COURT, Dewsall, County of Herefordshire	II	<input type="checkbox"/>
<u>ARK</u>	Listing	ARK, Dewsall, County of Herefordshire	II	<input type="checkbox"/>

Churchyard cross in St Michael's and all
Angels churchyard

Scheduling

Dewsall, County of
Herefordshire



Appendix IV

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Appendix V
Callow and Haywood Neighbourhood Plan

First Draft Plan Informal Public Consultation
September - October 2014

Consultation Responses

Total Number of First Draft Plan and Response Forms delivered: 211

Total Number of Responses: 44 (21%)

Residents / households: 33

Local Businesses: 4

(Note some did not complete contact details section so type of respondent unknown.)

Key Issues, Vision, Aims and Objectives

Q1.1 Do you agree with the Issues identified in Section 2.10?

Yes	34	77%
No	3	7%
Don't know	1	2%

Q1.2 Please explain your answer and suggest any others that may be relevant.

I am concerned that the “transport” issue only discusses roads / cars. It would be good to see this widened to include other types of transport especially as we are looking at a 15 year plan – a broader and more imaginative remit would be beneficial.

It will take a long time to settle the road and approve the vision. I agree Aim 1 but am uncertain about Aim 2. I know Norwich had difficulty to succeed its smaller road circuit around the centre and they had about 8 bridges.

I would like to see more acknowledgement of low impact development, and the philosophy of permaculture in future planning.

Most of the bullet points can be incorporated into the “Environment and Sustainability” point – protecting and enhancing the rural landscape whilst meeting the needs of the local community.

I do worry that the planning will take longer if the role of the group is not fully understood.

Draft policy options seem fairly well considered. However one has to question, in CH1, 6, how can one replace the loss of areas of archaeological significance?

Makes sense if implemented sensibly.

At last a plan that tackles real issues! What a fantastic job you have all done. I can find no fault with anything I have read. The repetition is entirely appropriate to ensure the county council can't attempt to pull it apart. The only thing I can suggest is that there is a little more on local flora and fauna. I am sure there are people who can help. A bit more also on the fantastic vistas. If the county council insists on putting a road through it had better achieve something or it will end up like the Rotherwas road. I think it would also be appropriate to point out that no amount of road building will alleviate congestion without another bridge over the river. It would also be worth pointing out that as Haywood lane is closer to Belmont traffic from that direction will still use it as a rat run.

Great care must be given to the use of agricultural buildings to create new business. A good example is Archetype and Co. which has fitted in well to the local community. However even so problems do arise eg many employees cycle to work causing dangers to walkers because they are unaware that cyclists are speeding along road behind them.

Roads not suitable for either high volume traffic or heavy goods. Proven already by current non-agric businesses. Too ambiguous with too many abbreviations to understand.

Address the impact and deleterious effect of traffic cut through the village community.

Amount of through traffic being our main concern. (Increases in lorries, commuter cars).

Too many houses near Bullinghope.

Totally disagree with farming community getting planning permission on changing their properties, this is contravening a green and pleasant landscape.

Dominated by the new southern link road, we anxiously await the preferred route.

Seems to cover all major issues.

We agree with the Issues but would like to see a reduction in the number of lorries going through the village of Callow and Haywood. The road is not suitable or wide enough.

A Strategic framework that works with the community is a good thing.

Ref 1.21/1.22 – Now that the SC2 and Sc2A routes have been correctly identified as the best options, all parish Councillors should represent and support all residents in gaining the least intrusive and most acceptable solutions to the issues that this road will undoubtedly throw up.

I am in receipt of a copy of the recently published draft of the Callow and Haywood Group Parish Draft Neighbourhood Development Plan 2014-2031. Firstly I would like to congratulate the parish on producing a very professional looking plan. With regards to the content, I have some issues that I would like the Council to consider for inclusion in the next revision, so that I would feel able to support the document when it comes to voting. Please find my comments below.

POINT 1

Page 8 Section 1.3 – “The population is concentrated in a few small hamlets and villages around Bullinghope and Grafton to the North” – It is incorrect to say Grafton is a village or hamlet. It’s merely a collection of dwellings space along a road, and has no facilities or central focal point. To quote Planning Inspector Christopher Salmon, in his judgment on a recent appeal into a planning application for change of use of the Graftonbury Garden hotel : “*There are a number of houses along Grafton Lane, varying from Large detached period houses to modern detached family homes with some smaller detached and semi detached cottages. These properties are generally scattered along the lane in a dispersed form and although there are two short cul-de-sac these are not of sufficient scale to form a defined settlement.* {Planning inspectorate document reference APP/W1850/A/11/2161619/NWF Page 3, Section 10 } I would therefore wish the parish council to not refer to Grafton as a Village or Hamlet at any time within the plan as this implies a nature and facilities that don’t exist.

POINT 2

Page 9 SEA MAP 2 Constraints – Please include the recently defined site of Archaeological Importance in Grafton. (Former site of Motte and Bailee castle) For more information see: <https://www.herefordshire.gov.uk/media/736675/Panel5-ConstraintsPlan-Board5.pdf>

Page 11 section 1.11 should also mention the previous site of Mote and Bailee castle at Grafton, recently identified by Herefordshire Council as a site of Archaeological interest.

POINT 3

Page 12 section 1.17 Grafton’s recent inclusion in the emerging core strategy should also be expressed as being of concern to the Parish council and this should be both reflected here, and indeed warrants a representation from the Parish Council to the Core strategy consultation itself.

Section 1.17 should also state that there is no definable *Village* of Grafton, that the sporadic housing is sited a long a small road with no pathways, lighting or public transport. This is not a matter of individual interpretation, as mentioned in Point 1 a Planning Inspector has recently denied at appeal a moderate development at Grafton on the grounds of unsustainability, commenting on these and other issues.

It should be further noted that any building undertaken on the northern section of the Grafton Lane forms part of the skyline on the gateway to Hereford, and as such has a particularly important character to maintain, this is mentioned in the Core Strategy document.

POINT 4

Page 12 section 1.20. The statement that the “aim of South Wye Transport Package is to promote economic growth within Hereford by unlocking the barriers for both housing and economic growth including land at the Hereford Enterprise Zone” is a repeat of untruths from elsewhere and should not be repeated in the plan. The existing A49 to Rotherwas relief road was already build to unlock the potential of the “Hereford Enterprise Zone” and it also unlocks the potential of some housing land behind Bullinghope.

POINT 5

Page 14 Map “New Southern Link Road Options” appears not to be the latest version of the map, as it does not include mention of Route SC5A.

Transport – consideration of support for creative schemes to reduce dependency on car journeys and provide transport for elderly, disabled and carers eg car share projects, community minibus / taxi scheme could be partially a volunteer basis? Electric bike share scheme.

I approve of discretional affordable infill housing and old farm buildings being converted for housing or light industrial use.

The potential of “affordable” or any housing development in the area would be catastrophic for us, as well as this waste of time “link” road. Traffic also an issue “rat run”.

To lessen light pollution at night (eg the car sales rooms on the A49 at Grafton).

Q2.1 Do you agree with the Draft Vision in Section 3?

Yes	35	80%
No	2	5%
Don't Know	1	2%

Q2.2 Please explain your answer and suggest anything else that should be included.

I agree but bearing in mind that to protect and enhance does not necessarily mean rejecting any form of change.

We live and work in the very shadow of heaven (Mazefield(?) Freedom of Hereford Speech)

3.1 our vision

3.2 more doubtful.

Rather than build roads, I feel we need to consider business and building which moves to reduce the need for transport thus encouraging truly local business and strengthening local economies. Rather than playing to the tune of large corporate interests.

As above Q1.2 Protecting against urban sprawl – important. Southern link road will in itself not ease traffic problems. Problem at the moment is all traffic from A49 and A465 is funnelled towards one bridge.

Agree that southern link road should not be lit and aggressive tree planting along its length where needed but not to block views of surrounding households.

A vision is very vague and gives no basis for agreement.

Also important to retain the woodlands – home to many beautiful trees so long as paths are kept clear.

Stronger on flooding.

This is what the countryside is about.

We do not want urban sprawl within our parish nor do we need more localised housing.

The building of a road through Grade 2 productive farmland will scar our landscape forever.

Improve access through bridleways, pathways, footpaths to better connect the village and visitors.

Keep our countryside of crops.

As above.

High quality broadband will be a major benefit and anything which reduces the traffic flow on Haywood Lane will be welcome.

Seeks to maintain status quo.

We agree with the vision but think the Hereford council should cut the grass in the villages more often than they did this year. The grass verges were a disgrace and you could hardly see the road signs at times.

Ref 3.2 item 4 – tree planting as described would be wrong. Many properties afford views of this lovely area. At some stage trees are likely to obscure or even block out these views. Residents views should not be taken for granted in this way and must be included in this consultation procedure.

Agree that the rural nature of the parish should be protected.

In full agreement.

Protecting them is important but I'd love to know how you intend on doing this esp objections to the "relief" road.

The need to protect and encourage wildlife.

Q3.1 Do you agree with the Draft Aims and Objectives in Section 3?

Yes	31	70%
No	3	7%
Don't Know	1	2%

Q3.2 Please explain your answer and suggest any others that should be included.

But see below Aim 1 Obj 1 "More sustainable use of the road network". I would like to know more about the effects of AONB status before agreeing to it as an aim. Aim 2.1 add "and to actively explore and facilitate alternatives to car use. Aim 2.3 Could perhaps be reworded more positively as then implication currently appears to be that business is a threat – encouraging rural enterprise.

Too many cars etc on the road with too few bridges will make success difficult.

Refer 2.2

See previous box.

I hope that the Parish will encourage new housing within the Parish.

Laudable aims if implemented.

Agree that communication links with residents will be an important aspect of living in the countryside – also note need for mobile links which at present is very haphazard.

As before.

We do not need a link road with its associated attachments ie eventual housing on the city side running through this area.

The rat run through Haywood Lane or Knockerhill Road could and should be stopped – no lorries except delivery. No cars unless using local facilities and homes.

Far too much traffic.

The balance between tree planting on either side of the SLR and the need for lighting on road safety grounds will have to be carefully managed.

Aims good but need to identify who should do the various defining and identifying tasks.

We agree with the aims and objectives, but what route is chosen perhaps daffodils could be planted wither side of the road.

To explore possibilities for provision of more communal meeting places in areas which lack this currently eg Grafton.

To improve existing community spaces eg better parking and more space at Callow Village hall.

Some points but not others. Development of affordable housing is a major no! The city is full of affordable housing filled with “social parasites” keep them from these respectable and quiet areas.

High quality broadband would be v helpful.

Policy Options

Q4.1 Draft Policy Option CH1 - Protecting and Enhancing the Rural Landscape

Support	32	72%
Object	3	7%
Don't Know	0	0%

Comments / Suggested Changes

I would like to see stronger support for a wider range of solutions to development need. We should build on Herefordshire’s reputation as a sustainability leader and not encourage nimbyism.

Ch1 No 7 Is this an opportunity to mention ash die back? Sadly this disease has now reached Herefordshire and may impact considerably on the landscape. Positive support for the planting of native alternatives now could mitigate this to some extent. Maybe avoiding ash in any new planting would be worth considering.

Ch 1.11 Is it still acceptable to pay levies instead of providing appropriate infrastructure. Surely we should not allow this buying off of problems rather than solving them?

From my house, it’s a privilege to see distant unspoilt views, land and skies up to 50 miles to north and Black Mountains to west.

Supporting text – add in paragraph that the area has several areas of mature and recently planted woodland and the Parish Council would 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 schemes.

A greater move toward low impact / sustainable / appropriate eg greywater recycling, reedbed sewerage, rainwater harvesting, veg / food production.

6. Suggests that the loss of areas with archaeological significance should be replaced – how?

Important that all hedges are maintained and cut at correct time of year to protect wildlife. Parish should provide information to home owners and farmers who collect all subsidies to this effect.

In general agreement with these proposals, but do not accept there should be any loss of existing features, trees, woodlands etc.

Any new housing should be on a small scale not 150 green homes in rural village.

Say who should provide proposals.

P19 – Please consider using this photo of Merryhill Lane (attached). The photo included on p19 does not give a true impression of the Lane.

POINT 6

Page 22 Section 4.1.12 Suggest Splitting Grafton from Portway/A49 area as the natures are quite different. The Portway/Southern section should mention the Hotel and Grafton Inn. The Grafton section should mention there is no community centre, church, public transport, street lighting or any indeed other facilities.

POINT 7

Page 23 4.1.14 the text about the sustrans cycling route should be moved up into the section about Grafton

POINT 8

Page 25 Draft Policy CH1. Part 3. Needs revision. It might make it easier for developments to occur at Twyford Common. Of course the Parish council should be making representing that neither Twyford Common nor Grafton *are* villages, and should not be included anyway.

This policy would better to reflect the lack of any facilities by using the terms “where housing development will be restricted to market homes which meet the needs of people with local connections”

POINT 9

Page 25. An extra Policy could be considered to explicitly restrict opportunities for back-building, inhibit the build at depth into the countryside.

Page 25 an extra policy is perhaps required to allow permission for travelling caravan sites to more appropriate sites elsewhere, outside the parish. It must be remembered that existing Traveller facilities on the A49 Redhill is outside the parish. Also consider a policy to resist the in-filling of sites amongst permanent residences with temporary accommodation or travellers sites. Recent history has demonstrated this is required.

POINT 10

Page 26 Policy 6 Please consider removing the sentence “Where proposals involve the loss of feature such as these, their replacement will be sought as an integral part of landscaping schemes.” It is not possible to replace areas of archaeological significance. Instead the policy should *resist* any development seeking to remove such features.

30mph Grafton lane.

Leave as is! Historic buildings or not these are peoples’ homes!

5th proposal particularly important to promote wildlife corridors.

Q4.2 Draft Policy Option CH2 - Building and Transport Design Principles

Support	30	68%
Object	4	9%
Don't Know	1	2%

Comments / Suggested Changes

6. Pressure on road network is actually very variable across the area. Not all roads are overcrowded. Impact could be controlled by eg introducing quiet lanes max 20mph. Alternatives to cars should actively encouraged / facilitated.

Reasonable control of traffic should be paramount Aim. 2 swans and 5 cygnets cross road between ponds below us.

Add in something about traffic calming and slowing vehicles on country lanes and single track roads.

Community gardens may well help strengthen local culture whilst reducing the need to travel for food shopping.

When southern link road happens consideration given to making Grafton Lane two separate lanes also no access from or to link road to stop rat runs as happens now if Ross Road is busy.

Listen to majority of affected people, not the very vocal minority.

It is to the benefit of all who live in parish that new buildings / roads reflect the nature of the neighbourhood.

Road required first.

Don't see the need for little / any amount of development in the area and certainly not roads. The roads we have at present require further restrictions and improvements.

Roads proposed should not cut local lanes in 2.

Have concerns with new building, due to the proximity of city boundaries, danger of becoming a city suburb.

POINT 11

Page 28 Policy 7 a new section should seek to reduce noise and improve visual amenity by emphasising the need to maximise the amount of artificial earth bunding offered to all new roads, especially the new link road.

Low carbon technology very important in any new build housing.

Sustrans route on Grafton lane should not be restricted by SL Road.

Leave us and develop elsewhere – esp link road on east side of Hereford.

All proposals are excellent.

Q4.3 Draft Policy Option CH3 - Local Heritage List

Support	32	72%
Object	3	7%
Don't Know	1	2%

Comments / Suggested Changes

The owners of places proposed for local listing should be consulted during the process.

There are always exceptions, the right hi-tech new build / conversion can set off an old building in an iconic way and often reduce overall costs.

Agree but also to appreciate that the nature of the parish is a result of the life and occupations of the people who have lived there, but also to allow this to develop in a sympathetic way and to allow the area to evolve and encourage business and having to reflect this.

It is very important to look after and maintain existing historical buildings in keeping with their original architecture.

Farm buildings that are not suitable for modern farming should be converted to serve useful purposes and preserve these buildings.

Insert “part buildings” between “buildings” and “or structures” (in 2 places)

Doesn't affect us.

Q4.4 Draft Policy Option CH4 - Protecting the Sensitive Landscapes in the Urban Fringe

Support	32	72%
Object	4	9%
Don't Know	0	0%

Comments / Suggested Changes

We need appropriate professionals to help judge issues such as whether proposals meet these requirements.

1 and 2 explanation could be set down more easy to understand.

This will not happen as we have already seen.

In general agreement with these proposals but again would wish that urban fringe development be kept to a minimum.

Planning department will just ignore.

Breaking the skyline depends on the distance away and direction of viewing. Suggest adding at the end “from at least half a mile away in the least favourable direction”.

POINT 12

Page 34 Section 4.2.1 when saying “Some land in Bullinghope has been designated for housing development” the plan should make it clear that the land that is earmarked is not within our parish boundary.

Studying Policy 6 Southern Urban Expansion (Lower Bullingham) Policy HD6 it can be seen that the area identified for development is “land located south west of Rotherwas Enterprise Zone and north of the B4399 (Rotherwas Access Road). We should not give developers any thought that the parish council thinks this extends

further into our parish, because it does not. Figure 4.2 Key Hereford Diagram clearly shows the area for development delimited by the A49 to the West.

We don't want development! make the city centre more attractive first and then expand city elsewhere.

No more car sales developments!

Q4.5 Draft Policy Option CH5 - Managing New Business Development in Former Agricultural Buildings

Support	31	70%
Object	4	9%
Don't Know	0	0%

Comments / Suggested Changes

At times controlled change must be considered.

Again, low impact development should be incorporated wherever possible.

In this rural parish I think it is important that new business reflects the nature of the area – and that the entire development – building and landscape reflect this.

No road no further development. plus this again proven by current businesses does not work.

In principle agree, but traffic is the big issue here, we have already experienced and suffered such problems, with other developments in the area, such as the old mushroom farm etc.

Delete redundant “are” in the last line of 3.

Sounds good at last.

I have been on behalf of Messrs Goodwin of Goodwin Farming, Watery Lane. Hereford to write to you regarding the above draft Neighbourhood Plan which is currently being considered for informal public consultation. As you are aware my clients farm and own the Old Mushroom Farm which is mentioned in paragraph 4.3.3 of your document. They are extremely concerned that in the first instance as land holders in the Parish they have had no communication regarding the development of the Neighbourhood Plan and as such have had no input into its development. Secondly they consider it inappropriate for the plan to state that the Parish Council will object in principle to any development on the land. This statement does not seem to be founded on any factual evidence which is demonstrated in the document and also seems to me to be outside the scope of the Neighbourhood Plan by not conforming with the requirements of either the draft Core Strategy or the National Planning Policy framework which supports and promotes farm diversification and the development of rural businesses.

Whilst my clients appreciate that in very recent times the Parish Council have had concerns over the incremental development of this site, all uses bar 2 on the site have now been regularised and any new applications are being dealt with through the planning process. This is the correct and most appropriate way forward and it is considered highly unreasonable to place a blanket restriction on any future development of this site above any others.

My clients are considering the implications of this approach and are taking further advice. We would however request that you consider amending the document to exclude the blanket objection. I am sure your planning consultants can advise on appropriate wording to overcome this concern.

I would be grateful if you could include my clients on your consultation list with regards to any future consultations

Q4.6 Draft Policy Option CH6 - Supporting Tourism and Local Business Development in Callow and Haywood

Support	32	73%
Object	4	9%
Don't Know	0	0%

Comments / Suggested Changes

Could mention be made of Ecotourism as a positive direction for low impact business opportunity?

Likewise as in CH5

With emphasis on the value of exercise to health and wellbeing. Our parish has so much to offer those who enjoy the outdoor – walking, cycling and wildlife – but we must therefore retain our bridleways and footpaths so they appear valued and worth retaining.

Must benefit local communities and not cause distress to families.

Again very much as stated above. Tourism is fine but we do not wish to be overwhelmed by same.

Tourism brings in new money to the county – support jobs, business, shops and eating out. Sadly this council has withdrawn all support.

Insert “is” before “located” in last line of 3.

Q4.7 Draft Policy Option CH7 – New Communication Technologies

Support	31	70%
Object	1	2%
Don't Know	2	5%

Comments / Suggested Changes

I disagree with 4.3.9 – the presumption against windfarms as it may be seen as too sweepingly against appropriate technology. There may be circumstances when a small scale wind turbine would be suitable. There is a pressing need for us to reduce emissions and as a rural economy we depend too heavily on fossil fuels in various ways and need to actively look for and promote alternatives. Community energy initiatives.

Likewise as in CH5 and CH6.

Point 3. CLP identified that even single windmills should be discouraged. There is no “appropriate” location within the group of parishes. See telegraph article extracts ref court of appeal ruling in Norfolk ref right of village to preserve its landscape.

Yes this would be welcomed by most, but think this will take some time being reliant on BT.

New technology must be allowed to be developed. Wind and sun are “free” producing much needed power.

Broadband!

Presumably broadband will be supplied with fibre optic technology and should make no lasting adverse impact on the environment.

Any improvement in speed would be good, because we must have the slowest broadband in the country.

POINT 13

Page 42 Policy Option CH7 Part 2. Minimum speeds should be defined (suggest 20Mbps being the minimum downstream speed).

As long as no antennae masts are erected nearby.

Q4.8 Draft Policy Option CH8 – Provision and Protection of Local Community Facilities

Support	33	75%
Object	1	2%
Don't Know	2	5%

Comments / Suggested Changes

4.4.3 Aim 2.1 Is there any such thing as a “sustainable road network” (I feel the process for establishing the need for the link road was flawed in that it did not fully consider the effect of using the same amount of money on alternative transport systems).

Community centres and religious buildings should be considered as community assets easy of access for elderly. Community gardens. Food production.

Our community is far more likely to retain and develop its identity if there are places to meet. So yes they must be protected and used.

Village hall needs to be utilised more. People need to be welcomed more.

These facilities need and should be supported for the future survival. However this support should be appropriate for which the building was originally intended.

Village halls and churches are the “hub” of our community”.

Any change of use must be rigorously examined before being given the go-ahead.

See response to Q3.2 re more community facilities and improvement of existing spaces.

What facilities? Village halls? Think of future generations, younger people.

Q4.9 Policy Option CH9 – Local Needs Housing

Support	26	59%
Object	8	18%
Don't Know	2	5%

Comments / Suggested Changes

4.5.2 This could be an opportunity to specifically promote low impact housing as a form of rural exception. 2nd para “encourage” rather than “support”.

Strike out “schemes should be ... and location advice. The opening sentence says all that is needed!!

Gypsy and traveller sites could be possible with proper consideration.

Worth considering small live / work developments as a means of reducing land use and carbon emissions.

Housing for older people. If they cannot drive – no public transport available. Can be isolated.

Low carbon and sustainable is a must.

A community must be made up of wide variety of groups – not just professional and retired. New homes should reflect this and agree there should only be up to 5 units to prevent a change in identity. Sites must have good access to facilities and local services to meet needs of residents and also protect the beautiful environment. Houses will not be affordable. That has been proven.

There is no requirement for additional housing and no evidence to support this. A number of properties in the area are up for sale and have been for a very long time!!

Define local Herefordians?

Feel that any further development would spoil the structure of the area, feel that there is no need for new housing due to the proximity of Herford city.

Proposals for gypsy traveller sites, caravan parks should be strongly opposed and not countenanced as they are detrimental to the area.

Insert “woodlands” after “open countryside” in last line.

POINT 14

Page 46 Section 4.5.1 The Parish council should also be objecting to Grafton’s RA2 Designation. And commenting as such.

Huge objection! Take the affordable housing elsewhere!

The emphasis should be on infill not green sites.

Q5 Are there any other Planning Issues the Parish Council should consider together with possible Policy Options for tackling them?

Yes	6	14%
No	7	16%
Don't Know	15	34%

If yes, please explain below.

Promoting suitable development relating to adaptations to climate change is not specifically mentioned and should perhaps be an overarching principle.

Perhaps there is enough at the moment.

We need new people to come in and keep the Parish alive.

P11 1.10 Newton Coppice does not appear to come within Callow and Haywood Group of parishes. Please see notes under Q4.7 re wind turbines.

Listen, read, assess before saying yes! Too much planning has happened without thought of implications on locals.

Merryhill is hardly mentioned. Needs to be included much more prominently as a separate community.

Find this plan difficult to follow and understand, much of which is repetitive and could be condensed by at least 50%.

Stop our rat run and increase traffic flow at Asda roundabout. School buses.

I do not agree with farmers being able to redevelop their buildings, but anyone else has no chance and do not get help from parish council!

Parish footpath network to be well maintained walking encouraged via improved signage, identification of circular walks and interesting walks. Provision of benches at viewpoints.

Please use this space to add any further comments you have in relation to the Callow and Haywood Neighbourhood Plan.

As a resident of Twyford Common I am interested in the reasons behind and effect of, listing it as RA2 designation as a village. I do not necessarily object to this but would like to know more about what s meant by it and what the settlement boundary is considered to be. The lane through Twyford Common is not a busy one but is mostly single track. There are not many dwellings so "local need" would presumably be limited.

Appendix II. What proportion of the whole population took part in this consultation. If only 7 people were aged 10-18 in the original responses is this really a significant proportion? If so this is very important as it demonstrates a strong need to attract more young families to the parish to create a broader more sustainable social base.

We need input on Trunk Roads and Highway Agency.

Congratulations for lot of work done well.

As newcomers to the neighbourhood, we have limited knowledge and experience of living here to make detailed comments. We have read the Community Led Plan 2012 and note that the neighbourhood plan is broadly supportive of this, and thorough in its preparation and alignment with the NPPF.

- as and when agreed, for ease of use for parishioners can the 2 documents be published as one, so that we have just one point of reference to guide our neighbourhood in future?

We note from the Parish online publication of the CLP that “there may be mileage in allowing minor development in some places to inject youth or young family vitality, which could also stave off enforced major developments”.

- Should we wish to be seen as “vital” then is there scope to make this more evident in the Neighbourhood Plan? CH9
- Small scale development with forward thinking environmentally friendly planning could enhance and support CH3 and CH8 eg safe walking and cycling access to community facilities
- Wellbeing / nature walks and tranquil outdoor seating areas to appreciate the extensive and magnificent views and protect our rural environment.

The traffic issues, both volume and speed have been clearly evident to us in our 5 months here. The road outside our house has been closed twice due to HGVs – 1 in the ditch and 1 taking down a tree from ancient woodland. In part one of these was due to avoiding a car speeding to the brow of the hill.

- A balance between protectionism and enhancement could be to deliver more of the traffic calming measures outlined in the CLP and supported by clear direction in the Neighbourhood Plan CH1. CH2. CH4, CH5 CH6.

AS page 14 key not clear about road routes SC2 and SC2A. I understand SC2 to be halfway between 12 Merryhill Barns and Haywood Lodge / acceptable. 12 Merryhill Barns on the chart should be better defined compared with 1 Merryhill Barn in the field below the road routes. On my copy coloured road routes not clearly defined. *(copy of letter to Dr David Nicholson Director of Forward Planning 15/11/2012 not included in this summary as refers to road routes)*

I am a relatively new arrival in Haywood building a business in Arboriculture / permaculture and the manufacture of garden art, stoves, boilers and barbeques made mostly from Hereford’s waste. Southern link road – route – may solve problem of “rat run” for cars down Grafton Lane when traffic backs up on A49 beyond Callow marsh Garages. If Grafton Lane is bisected – only “through access” is for bicycles then “speeding cars” at bottleneck times of the day would be no more. Just a thought!

This is the countryside, people live /move here for peace and tranquillity. The countryside is and always been based around agriculture. We tend to forget that! You will all be the first to moan when cost food rises due to bringing in from abroad, due the countryside being destroyed here.

I do not suppose you are the PC will take too kindly to what I have to say but suspect my views on a neighbourhood plan are already well known to a number of you. Much as I admire the time you have all spent in putting this plan together I do believe it is time wasted! I have not subscribed to the questionnaire as I feel that most of what you have put together applies to almost any Herefordshire rural parish you like to name and is exactly what Herefordshire Council would wish to hear. I am not surprised your plan is a model of what they would like presented as you have done a good job, much better than almost any of the other parish clerks are able / likely to produce.

I am a great believer in the parishes preserving their own character, eccentric as some may be, and attempting to fashion them into a common mould is the last thing towards which we should be aiming. Assuming the parish council always attract a proper section of the community and both they and their ward councillor are permanently “on the ball” in understanding what their parishioners new and old are about they are always in a position properly and passionately able to represent them. In recent times demographic change, particularly in a group parish such as ours, has been rapid so it is even more important that we retain a “core” character which is not necessarily the most efficient but which does promote a happy sense of “community” in the true sense of the word. My attachments to this letter lay stress on what I consider would give us the best chance of achieving the above over the next 20 years and if we miss the opportunity we will muddle through in the disparate way we have over the last 20. Surely our aim must be to do this.

1. I found this, with reservations, a well presented load of bureaucratic “b****”, which illustrates, clearly, a lack of understanding of what, in this case, consultation is all about. Not many parishioners will have the time or inclination to read it through, although I have because I am retired and do have the time! Of much more value and a chance of its success would be the main issues enumerated on one side of A4!!

2. I vote for a parish councillor and ward councillor who, during their time in office find out and listen to what I and my fellow parishioners have to say, understand what is being said and, where necessary and where possible, ensure that the majority view is properly and passionately represented to all those who are the decision makers. NOTE I suggest that in the majority of rural Group Parishes adjacent to a town or city the turnover of residents tends to be high so the core view which is self-evident and dictated by long term locals is there without a local and, expensive to produce 20 year plan which should be left to County Councils. The parish and ward councillor system has stood the test of time and although now involved in more complicated issues, properly carried out and understood is still “fit for purpose.”

3. Missing from the plan’s aim / vision s the word “Community” which is what it is all about. While mention is made of the GP parish being bisected by the A49 and presently further segmented by the extension of the Rotherwas relief road no mention is made of how detrimental to “community” this is. Indeed with the proposed realignment of the ward boundaries this can only exacerbate this. Surely within the plan a reassessment of the parish boundaries axiomatic?! Attached please find attached a

possible realignment which, in essence, shows the boundaries of the A49, the A465, the Rotherwas relief road extension and in the South the present Southern boundary extended in the west to the A465 and in the east to the A49. I do not underestimate the difficulty of getting all the parishes involved to agree but in the long term this, surely, should be considered and be our ultimate aim for the more compact we are the better we are able to fight our cause.

Well done for producing this document. Sadly this council will ignore all opinions. Kingstone has to face 150 homes – and virtually the village has opposed – so much for a listening council and planning dept.

Due to the amount of traffic even down Dewsall Lane, and the end of the government scheme of temporary new paths and bridleways, there is limited areas for riding, walking, to get to the paths is even hazardous, speeding traffic screeching around bends. Lorries meeting on Knockerhill Lane and having to reverse back on a bend. Lorries forcing cars to avoid them.

I moved into the parish in July 2012 so wasn't here for the initial questionnaire. I agree with the vision and aims, they appear to protect our environment and restrict change. My main concerns are the volume of traffic especially large vehicles that use Haywood Lane and flytipping, a sofa appeared in the ditch some months ago. Also Belmont / Haywood Country Park has been neglected this year with limited mowing and no maintenance to new hedges.

I believe the sooner something is agreed to get the ring road even if it comes through our villages it will be much better than have to put up with this continuous rat run we have had for years.

An interesting document which we hope will have a good effect. However, it could be more specific and directive in some areas. Incidentally, if the local statistics were taken from the CLP, are they still valid?

My response to the invitation for feedback on the Callow and Haywood Neighbourhood Plan is as follows.

I am concerned that our Parish is jumping the gun. I would be interested to know what other adjacent Parishes are taking the opportunity to put in place a neighbourhood plan?

I would like to see confirmation from the professional planners in HCC that Callow and Haywood does have in place a Local Plan sufficient for the purposes of the legislation that would see parishes draw up Neighbourhood Plans. Such plans should be a tier down from a properly considered local plan for our part of the county. I do not think a professional planner has yet defined a local plan that covers our parish. The document refers to strategy documents and LDP but these are high level county wide plans and no professional planner has yet done a local scale Local Plan for our part of Herefordshire as far as I can see.

A Local Plan would for example define the built up extent of hamlets and settlements within the parish, with lines on maps. We have no such plan, and it would therefore be dangerous to let the parish council have decision making powers on planning issues without such a plan in

place. Neighbourhood plans are predicated on a 'plan led' planning framework, but there is no Local Plan properly in place for our neighbourhood plan to be led by.

I have misgivings over our parish councils ability to be objective, indeed my own experience of parish business at the Hall has been that individuals with very conflicting interests are all badly managed by the rest of the committee and some are allowed to pronounce on the parishes behalf on all sorts of issues which their personal hobby horses in their private capacity, as a vocal local residents with passionate views eg on the route of the link road. The parishes record of managing conflicts of interest like these is woeful, and I am therefore sincerely worried about the committee assuming power under 'localism' in this way, especially while feelings are running high over the route of the link road.

I am dubious that our parish representatives have the correct unbiased expertise in planning matters. The current incumbents may have that expertise in their well-meaning demeanours etc, but they were not appointed on their ability to draw up or sustain a neighbourhood plan.

The document itself is harmless except that it should be clear where the parish's jurisdiction ends. That jurisdiction should certainly NOT include deciding the route of any link road, and the document should explicitly say so.

I do not agree with a two tier listing system. Either a house or site is listed, by the properly constituted planning authority, or it is not. Is the Parish going to have a similar half-baked list of parish tree preservation orders as well?

If the Parish is really to have the power to draw up Neighbourhood Plans then it would be more seemly for it to wait until the link road is built, and to wait for a Local Plan, in the true sense of the word, to be in place. I do not think our parish council should be permitted to operate only within the constraints only of broad brush county-driven planning strategies and LDP.

Full and thorough Draft plan. Thank you parish councillors!

- Objection to the link road altogether
- Objection to any forms of housing development esp affordable housing!
- Push for better relief of traffic through town and better facilities within Hereford City.
- All of the above will allow this area to remain as it is with only a positive reduction in traffic.

The effect of the new road and any consequent development south of Hereford on the A49 into Hereford down the Ross Road. It is already atrociously busy and may get worse once the road and development is there.



Callow and Haywood Neighbourhood Plan Steering Group,

on behalf of the Group Parish Council, 2014

With assistance from Kirkwells Planning Consultants