



**EARDISLEY GROUP**  
Neighbourhood Plan

# **Eardisley Group**

## **Neighbourhood Development Plan**

**2011-2031**

**Submission Version May 2015**

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# 1. Introduction

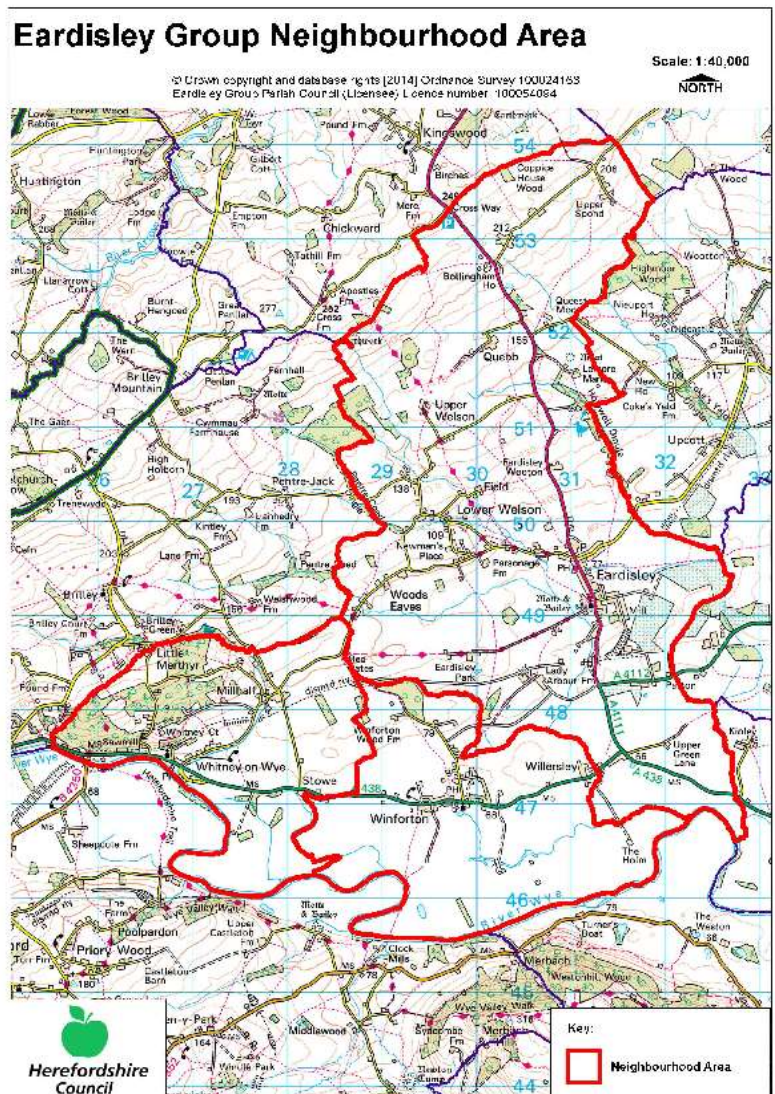
The Eardisley Group Neighbourhood Development Plan (the Plan) is a new type of planning document based on the views of our local residents, businesses, services and community groups, and on the evidence of survey and statistical information concerning the wider area and the County. It sits within the Localism Act, the Government’s approach to planning from 2011, which aims to give local people the right to participate in shaping the future development of their communities.

The Plan reflects the enthusiasm of residents, demonstrated throughout the Plan process, for grasping the opportunity to make our parishes even better places in which to live.

Once the Plan has been made, following a favourable local referendum, the Eardisley Group Neighbourhood Plan will have force of law, and become, with Herefordshire Council’s Core Strategy, the starting point for deciding what development should and should not take place in the three parishes. The Legal Framework and Evidence Base, upon which this Plan was formulated, is referred to in each policy section and in the Evidence document accompanying the Plan. Evidence can also be found on [www.eardisleygroupplan.co.uk](http://www.eardisleygroupplan.co.uk)

Because the Neighbourhood Plan will have legal status, it must comply with requirements outlined in the Localism Act, namely that it must conform to the National Planning Policy Framework (NPPF), and to Herefordshire’s Core Strategy.

The policies in this Plan take account of these requirements, in particular, that rural settlements in the Kington Housing Market Area must grow by 12% of the number of houses in the parish (Proposed Modifications to Herefordshire Core Strategy, Policy RA1: Rural Areas), and that the Plan must be guided by the UK principles of sustainability.



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## 2. Preparation of this Neighbourhood Development Plan



The Plan has been produced by the Eardisley Group Neighbourhood Plan Steering Group, a properly constituted sub-committee of Eardisley Group Parish Council, which includes Parish Council members and residents. The Steering Group has had immeasurable help from community volunteers; and from the dedicated Neighbourhood Planning Team at Herefordshire Council, and from Data Orchard CIC.

The Steering Group (SG) with the Parish Council (PC) decided at the start to involve residents early and frequently. Before designating the Group area with Herefordshire Council (HC), every home in the 3 parishes was given an outline of what Neighbourhood Planning is and a request for permission to make a Plan. Responses were received from 76% of homes and of those 96% said yes to the PC making a Plan. The designation of the Neighbourhood Area by HC in April 2013 has been followed by successive project plan phases addressing:

- *Structure*: made a draft Project Plan; arranged for volunteers, finance, branding, and website; gathered and digested national & local documents.
- *Consultation*: held 6 public events, 2 in each of the villages; consultation with businesses, community groups, community services; distribution and collection of residents' questionnaires – 747 completed & returned – **82%**. All consultation results are on the Plan website – [www.eardisleygroupplan.co.uk](http://www.eardisleygroupplan.co.uk)
- *Options with consultation*: compiled reports from questionnaire results; requested land offers; visited land sites put forward; developed vision, objectives, and options for addressing issues; held 6 more consultation events for feedback on the options; developed policies; completed the First Draft of Plan; completed reports and evidence; completed detailed environmental reporting
- *Pre-submission consultation – on the Draft Plan*: comments were received from statutory consultees and residents of the Group Parishes.

This response was almost entirely supportive of our Plan, and helpfully, included suggestions for adding clarity and emphasis throughout the document. These amendments have been made, along with the results of further consultation made necessary by the recent addition of commitment houses in two of the villages. The completed Plan, with its supporting documentation, is now being submitted to Herefordshire Council for a 6-week post-submission consultation, following which it will go to independent examination. Subject to a successful examination outcome, the Plan will proceed to a referendum of local residents. If a favourable response is received, the Plan will then be formally adopted as the starting point for decisions concerning development in Eardisley Group.

The Neighbourhood Plan Steering Group has been delighted and gratified by the interest and participation of residents and the vast numbers of their comments; and is appreciative of the submissions received from National and Local Bodies.



Consultation for residents in Whitney ...



... in Eardisley



... and in Winforton

## 3. Background

### *Eardisley Group Parishes*

- Eardisley Group is made up of three Parishes – Eardisley, Whitney-on-Wye and Winforton with Willersley - sharing a single Group Parish Council. Group population is approximately 909, living in 527 homes. The three villages grew from different roots and are still very different from each other. Eardisley Group is situated in Castle Ward, part of north Herefordshire, about 15 miles southwest of Leominster. It is a well-defined area with established history of parishes working together and as such is an ideal area on which to base a Neighbourhood Development Plan.
- The Group geographical area is clearly defined on its southern boundary by the River Wye, and on its other boundaries by the parishes of Brilley, Huntington, Lyonshall, Almeley, Kinnersley, and Letton.
- The Group has many natural features, the most important of which is the River Wye, a Special Area of Conservation, Special Wildlife Site and a Site of Special Scientific Interest, supporting more than 30 species of fish, as well as mussels and otters. This part of Herefordshire is a beautiful place in which to live and is appreciated by tourists as well.
- The Group communities thrive despite the 'A' roads bisecting each of the villages – the A438 through Whitney and Winforton, and the A4111 through Eardisley - causing congestion and putting residents at risk. All 3 parishes are in the Wye floodplain, and some places are vulnerable to flooding from the river, as well as from streams and land run-off.
- Agriculture remains a feature of the local economy, but each village has businesses ranging from food, drink, tourism and mail order to sawmills and truck repair.

### *History*

- Known as 'Herdeslege' at the time of Domesday, and granted a market and fair in about 1225, **Eardisley** became a thriving medieval settlement based around the Castle and the Church. The character and shape of the village were set in the 13th century when long narrow tenement plots were laid out at right angles to the road running from the castle in the south to a large farm complex at the north end - almost the full extent of the present village. There are 42 listed buildings in the village and 41 more throughout the parish. The black and white Tram Inn commemorates the horse-drawn trams that brought coal from Brecon to Eardisley and on to Kington in the early 19<sup>th</sup> century. Steam railway came to Eardisley in 1864, creating jobs and an increase in the population, until 1962 when the line was closed. The village has a school, a Church and a Methodist Chapel, a village hall, 2 pubs, a shop and a number of businesses. The hamlets of Spond, Bollingham, Welson and Woodseaves surround the main village. Currently there are approximately 625 residents and 374 homes in the Parish.
- **Winforton with Willersley** lies on both sides of the A438 near the River Wye. It has a 12<sup>th</sup> century church, 15 listed buildings - many of which are half-timbered houses - and a number of other buildings of character or historical interest. Winforton Court, once owned by Roger Mortimer Earl of March, was used on several occasions in the 17<sup>th</sup> century as a court by Judge Jeffreys. Bungalows off Winforton Common Lane were used as laboratories by Professor Merton who worked with Barnes Wallis testing the famous 'bouncing bomb'. The school, shop and post office are now gone, leaving Winforton with a thriving pub, the Sun, and the Church which has been reordered to provide a Community hall as well as a place for worship. Willersley, a hamlet of about 12 dwellings in beautiful farming land, is joined with Winforton. Currently, including Willersley, there are approximately 189 residents and 94 homes.

- **Whitney's** old village centre, a half-timbered look-alike of modern Winforton or Eardisley was lost in 17<sup>th</sup>/18<sup>th</sup> centuries to relentless pressure from the River Wye. As a 1738 petition to move the church to a new site puts it, "the (river) channel has come so near to the Church itself that we despair of its standing over another winter."

The ownership of the Whitney Court Estate passed from the de Whitney family to the Hope family in 1900. By the mid-20<sup>th</sup>C Whitney was a busy place with the Church, a school, a railway station and the required pump and power houses to run homes and local industry. Vehicles crossing the present Toll Bridge, an interesting listed building dating from 1802, still have to pay the toll in the old tradition. Today, farming remains important, and although the school has closed and the A438 road cuts the village in half, there are several light industries, a Village Hall, 2 shops, a petrol station, a children's play group and a pub, the Boat. Canoeists and anglers enjoy the river. Currently there are approximately 95 residents and 59 homes in Whitney Parish.



*Hay Bluff is a favourite view from many places in the Group*

## 4. The Vision and Objectives for Eardisley Group Neighbourhood Plan

### *The Vision*

**For Eardisley, Whitney and Winforton with Willersley to be vibrant, safe and caring communities where residents are valued and enjoy living and working, and where tourists are attracted to visit.**

By 2031 this will mean:

- there is housing local people, both young and old, can afford and enjoy
- there are businesses in the area so our people can work near to where they live
- the local facilities and services – health, fire, school, churches, pubs, shops, post office, village halls, libraries, sport and leisure spaces - are enhanced and well maintained
- roads, paths and cycle-ways are safe; and pavements, drains, and other parts of the infrastructure are improved and kept in good condition
- new homes are built in manageable numbers and density, and are designed to respect and enhance the character of our villages
- new residents are welcomed into our communities
- community spirit and involvement is actively encouraged – residents can influence the future of our villages

This vision has been endorsed by the people of Eardisley Group at the Open Days in Feb and March 2014.

## *The Objectives*

### **4.1 Sustainability**

To ensure that the manner in which development takes place in the three Eardisley Group communities results in genuine sustainability and resilience, enabling people of all ages to pull together towards the future, in communities that are fit for living, working and playing.

### **4.2 Traffic and Transport**

To address community concerns about the amount and speed of traffic; to ensure traffic generated by development can be accommodated successfully; to promote measures to support sustainable transport; and to reduce the need to travel by car, in order to make roads safer for pedestrians and motorists in each of the three Group villages and elsewhere in the Group parishes.

### **4.3 Environment**

To address community concerns about: the potential for flooding; the preservation of heritage buildings, archaeological sites, and the intrinsic character of each of the villages; the need to conserve and produce renewable or low carbon energy wherever possible; and the need to offer enhanced protection for habitats and other recognised and protected ecological features, and green spaces in the Eardisley Group Parishes.

### **4.4 Community Facilities**

To promote improvement of services and further development of facilities for all ages in the communities, including facilities for children's day care and for care of elderly residents, cycle links among and within villages and improved communications networks.

### **4.5 Housing**

To enable managed housing growth in the 3 parishes; to ensure the provision of energy efficient housing that is appropriately designed for people at each stage of life, and in harmony with the character of our communities; to provide all types of affordable housing mixed with open market houses, with preference given to local people.

### **4.6 Jobs and the Economy**

To remove barriers and improve the facilities and conditions for business in Eardisley Group so that employers can see real benefits in locating or expanding here, and working age residents can choose to work in the area.

### **4.7 Mixed-Use Development**

To address a wide number of objectives - supporting those for Jobs and the Economy, Community Facilities, Housing and Sustainability, through partnerships with developers during the period of the Plan where suitable opportunities are available.

## 5. The Neighbourhood Plan Policies for Eardisley Group

The policies that follow have been developed as the means of delivering the Objectives, and through them the Vision of the Eardisley Group Neighbourhood Plan. It is important that applicants and decision-makers consider the policies **as a whole** in order to assess whether a proposal would be acceptable.

The Policies are grouped according to the key issues residents raised during the consultation process.

Every policy has been framed in the context of the National Planning Policy Framework and the emerging Core Strategy for Herefordshire. *And of great importance is the fact that every policy has arisen from the guidance given by the Residents of our communities, in successive consultation events.*

Where there is no stated differentiation among villages, the policy applies across Whitney, Winforton with Willersley and Eardisley. If a policy is intended for one village only, it is clearly stated. The following abbreviations apply throughout:

- EGPC is Eardisley Group Parish Council,
- EGNP is Eardisley Group Neighbourhood Plan,
- HC is Herefordshire Council, and
- NPPF is the National Planning Policy Framework.

Planning is predominantly about use of land. However, the proposed Modifications to the Herefordshire Core Strategy make it clear that Neighbourhood Planning covers all the aspects of infrastructure necessary to support a sustainable community. Therefore, among the policies there are some that will require co-operation with, and action from outside agencies and other bodies.

## 6. Sustainable Development for the Whole Community

Sustainable development is about positive growth – making planned social, economic and environmental progress for present and future generations.

The Eardisley Group Sustainability Statement follows the guiding principles of the UK Sustainable Development Strategy, ‘Securing the Future’. Our statement has been positively received in the Open Day consultations with Group residents in February and March 2014. Its key points are these:

**Social** – Promoting the creation of robust communities with homes, jobs and facilities to enable residents of every age to enjoy security and well-being.

**Economic** – Promoting measures for attracting employers and working families to the Eardisley Group area, to create healthy supply and demand within the local economy.

**Environmental** – Promoting movement towards a lower-carbon economy including enhancement of our natural, built and historic environment; high standards of energy conservation and the use of renewable energy; local food production; and paths/cycleways to enable less use of cars.

These three elements outline what sustainability is in planning terms.

People living in the Eardisley Group communities appreciate the special qualities their parishes possess. These are good places to live in. However, they are at risk of becoming retirement communities with fewer facilities and amenities. It will be necessary during the period of the Neighbourhood Plan to work with residents, landowners and developers to protect the qualities that residents value, while developing homes families can afford to buy, employment where they can work, and an environment for living.



The Eardisley Group Sustainability Statement has also included the fourth and fifth guiding principles of the UK Sustainable Development Strategy. These are essential for making, and then managing the implementation of the Plan:

**Governance** – Promoting proactive, inclusive working in all parish council and voluntary group matters, using various means of encouraging participation in the development of our local communities.

**Evidence base** – Making sure the rationale for decisions and actions concerning the future of our communities is based on strong scientific evidence as well as on local people’s views and values.

The ways in which each group of policies in this Plan contribute to the sustainability of our communities are listed throughout this document.



Whitney Church

## 6.1 Sustainable Development Policies

### Objective

To ensure that the manner in which development takes place in the three Eardisley Group communities results in genuine sustainability and resilience, enabling people of all ages to pull together towards the future, in communities that are fit for living, working and playing.

Policy SD1 forms an overview of the approach this Plan will take to sustainable development to 2031. More detailed policies relating to key issues add more detail, while fitting within this overview.

#### Policy SD1 - Sustainable Development

Development proposals will be promoted and supported where they contribute towards making communities more sustainable and resilient. Development proposals must comply with the policies in this Neighbourhood Plan unless there are overriding material considerations that indicate otherwise. The following criteria set out those matters which the communities covered by this Neighbourhood Plan consider essential when assessing the appropriateness of any proposal:

- a) Development proposals should protect, maintain or enhance the Group Parishes’ environment within settlements and their surroundings by reducing the effects of traffic on local amenity; protecting the heritage and natural environment; achieving a high quality built environment and landscape; promoting local distinctiveness; and supporting other features contributing to the attractive character, qualities and cultural life recognised by residents.
- b) The extent, type and location of development together with proposals aimed at benefitting the Group Parishes should promote the resilience, cohesiveness and wellbeing of its communities and individuals, through reducing isolation, increasing safety, providing appropriate community facilities, supporting local services and tackling the effects of fast moving or congested traffic. Where gaps exist in essential facilities and services, new development should make financial contribution towards their provision. (continued...)

## **Policy SD1 - Sustainable Development - Continued**

c) Development should be undertaken within the capacity of essential infrastructure, and where this is not sufficient, developers should ensure works are undertaken to upgrade shortfalls in a timely manner related to their development needs. This will include pedestrian footways, cycleways and other such infrastructure as well as utilities, including in particular surface water and foul drainage, and sewage treatment. In addition existing and new properties should be safeguarded from flooding with measures introduced to reduce flood risk where necessary, in accordance with Policy E1.

d) Traffic generated by new development should avoid adversely affecting communities. Measures will be introduced, including in association with the development of sites, to reduce the effects of traffic upon communities within the Group Parish, in particular to reduce the speed of vehicles and the effect of heavy goods traffic upon local amenity and property, to improve pedestrian and cyclist safety and to promote sustainable transport initiatives.

e) Development should support the local economy, while retaining the character of the area. In particular, proposals that develop an infrastructure capable of supporting modern enterprises and associated workforce will be recognised as contributing to the resilience of the group of parishes. The role of Eardisley in providing new employment for the wider rural area should be maintained through the retention of employment land and its development to meet the needs of a modern economy, while protecting local amenity. Proposals to increase the attractiveness of its employment land will be supported.

f) Housing development should be in numbers and types to promote strong, balanced communities meeting the needs of all ages and stages, including young families, the elderly and people with disabilities. New housing should be in mixed groups in terms of type, size and tenure. The precise housing mix should meet the long term needs of the group of parishes over the plan-period and, in particular provide family accommodation for working age households in order to support local community and economic resilience.

g) Development proposals should be phased to co-ordinate the provision of new houses, employment and community facilities in order to ensure that jobs, homes and services come forward in the most appropriate way to promote community resilience. Developers will be expected to work together and with the communities concerned to phase their developments to meet this requirement, and to address any gaps in terms of provision for jobs and services.

Where this Neighbourhood Plan does not cover any proposal, it should be determined in accordance with Herefordshire Core Strategy, in particular Policy SS1, but bearing in mind the criteria set out above.

### ***Supporting Statement***

6.1.1 EGPC will work in collaboration with Herefordshire Council, other agencies, appropriate bodies and developers to ensure these local elements, identified in consultation with residents as important in terms of sustainable development, are featured in applications and monitored on a regular basis, in order that measures are brought forward to meet the needs of the communities.

## Legal Framework and Evidence

The following reports and documents support Sustainability Policies

- The Localism Act
- NPPF – Introduction: Paragraphs 6-10
- NPPF – Planning Practise Guidance: Neighbourhood Plans
- Proposed Modifications to Herefordshire Core Strategy
- HC Sustainability Appraisal / SEA
- Eardisley Group Sustainability Statement
- Reports of Community Consultation events, especially February and March 2014

## 7. A Safer and High Quality Environment for All

### 7.1 Traffic and Transport Policies

#### Objective

To address community concerns about the numbers and speed of vehicles; to ensure traffic generated by development can be accommodated successfully; to promote measures to support sustainable transport; and to reduce the need to travel by car, in order to make roads safer for pedestrians, cyclists and motorists in each of the three Group villages and elsewhere in the Group parishes.

#### Background

Each village in the Eardisley Group of Parishes is bisected by an A-Road which, while offering easy access around the county and into Wales, causes problems for residents.

#### Whitney

- Whitney residents are divided from their friends, their community facilities and the River Wye by the A438 which is the main route to Wales in the area.
- Despite the 50 mph speed limit, the relative straightness of the road at Whitney, means that many motorists overtake other vehicles. This makes turning into or out of the local Whitney roads, the fuel station and dwellings hazardous for drivers, and crossing the road on foot dangerous.

#### Winforton with Willersley



40 in a 30 zone - Excessive Speed in Winforton

- Winforton also has homes on both sides of the A438. Despite the reduction in speed limit to 30 mph through the main village, interactive speed indicators show the average speed through Winforton is still about 45 mph. Vehicles enter the A438 from many homes and access roads in the village.
- Too often, drivers unlawfully attempt to overtake within the village, putting pedestrians crossing the road and motorists who are turning into or out of their properties, at risk.
- With the Wye not far on the south side and little opportunity for cycling to the north, Winforton has few safe options for cyclists.

## Eardisley

- The A4111 in Eardisley is very narrow for an A road - in places less than 4.88m (16 feet) instead of 6.0m (20 feet) or more - yet more than 4500 vehicles, including a high percent HGVs, pass through Eardisley each day.
- Pedestrians of all ages and abilities say they feel unsafe and intimidated when HGVs pass so close to them - even if they are not travelling fast - or when they mount the pavement.
- The pavements throughout most of the village are inadequate, often too narrow for two people to walk together, or for pushchairs or wheelchairs; some pavements are uneven or broken. North of Tram Square and south of the Fire Station there are no pavements, so residents can only get to the shop, pubs, post office and Village Hall if they walk on the verges or the busy A4111, or drive the 200 yards.
- Cars parked in front of homes on the A4111 or using the shops, or the Hall reduce the A-road to a single lane, where drivers have to queue to get through.



However, the police have evidence that parked cars slow the traffic and help to keep people safe.

- Speed is an issue. Traffic surveys have proven that cars entering *and leaving* Eardisley at the north end are travelling on average 40-45 mph within the 30 mph limit area.

## Public Transport

- Public transport provision is barely adequate in Eardisley - with infrequent services to Hereford and Kington - and scarcely possible at all in Whitney and Winforton. The car has become the essential way of getting around for journeys of any length. Some local community transport is available, but improvements and new options across the Group are needed.

### Policy T1 – Traffic Measures within Villages

Development proposals will be supported if they will have a positive impact on traffic, such as:

- a) slowing vehicle speed on entry to Winforton, Whitney or Eardisley;
- b) managing vehicle speed throughout Winforton, Whitney or Eardisley;
- c) improving the safe delivery of pupils to Eardisley Primary School;
- d) reducing traffic congestion and pollution in Eardisley;
- e) facilitating safer parking and road crossing points between facilities within Eardisley centre;
- f) enabling safe crossing between the parts of Whitney separated by the A438;
- g) reducing the effects of increased traffic related to any proposed development upon village or residential amenity in Winforton, Whitney or Eardisley. (continued)

## **Policy T1 – Traffic Measures within Villages - Continued**

Proposals that will reduce the impact of traffic on Eardisley Group of Parishes through better access to and use of public transport, cycling and walking links and safer routes to school, will also be supported.

Traffic management proposals will be progressively introduced during the Plan period in association with Herefordshire Council and include utilising developer contributions resulting from development within the Plan area.

### *Supporting Statements*

7.1.1 This policy identifies those local improvements to the transport network within the Group Parish considered important to the local community and accords with Core Strategy policy SS4. Eardisley Group Parish Council will work with Herefordshire Council and developers to introduce measures to improve road safety in each of the communities.

#### **Eardisley:**

7.1.2 Measures such as village gateways are needed to slow traffic and increase pedestrian safety in the village centre. A public parking area is needed to enable parking for shops, the Village Hall and other facilities. However, it is also necessary to protect residents' parking. Yellow lines have sometimes been suggested for the A4111, but there is evidence they *increase* vehicle speed, as well as causing problems for residents and working against the viability of shops; hence they must be avoided in Eardisley.

7.1.3 During the period of the Plan, opportunities should be made to work with HC, West Mercia Police, and agencies representing HGV drivers to increase safety for pedestrians and motorists using the A4111.

#### **Winforton:**

7.1.4 During the Plan period measures such as village gateways or 3-2-1 signs will be sought to enforce the speed limit especially at the west end of the village, and to improve road safety for both pedestrians crossing the road and drivers entering or exiting their properties.

#### **Whitney:**

7.1.5 Measures such as reduction of the speed limit on the A438 in Whitney to 40mph or lower, together with village gateways and pedestrian safety islands with internally illuminated bollards will be sought during the Plan period, to make Whitney safer for pedestrians and motorists.

#### **Buses and active travel:**

7.1.6 During the Plan period, efforts should be made to co-operate with parishes beyond Eardisley Group in gaining small improvements in timing or re-routing of our diminishing bus services, establishing more flexible local community transport services, and improving walking / cycle / scooter paths to help people to get around and out of the Group without always using cars.

## **Policy T2 – Transport Requirements related to Development**

Development proposals should:

- a) Make full and adequate provision for off-street parking within residential development, including parking for visitors;
- b) design roads and parking areas within any site to minimise the effects on pedestrians, in particular safeguarding children in areas where they walk or play, and avoid the opportunity for indiscriminate parking by residents and visitors
- c) not result in unacceptable road or highway risk, dangers to pedestrians, or traffic congestion and pollution especially in Eardisley;
- d) provide permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction;
- e) not restrict the ability to provide an appropriate car parking area and safe passenger dropping-off point for Eardisley Primary School;
- f) provide appropriate public car-parking for employees and visitors in relation to proposals for employment, business and tourism uses;
- g) include measures to support and encourage active travel modes as in T3.

### *Supporting Statements*

7.1.7 During the period of the Plan, opportunities should be made to work with HC, English Heritage and other agencies to provide enough parking to support pubs and businesses, and to help protect the heritage assets along the A4111 and A438 roads, especially in Eardisley and Winforton. Any traffic solutions proposed for Eardisley must take account of the fact that its historical layout provides no off-road parking for residents of heritage houses or for shoppers; removing parking from the main road would be unacceptable because of the serious disadvantage for residents and shop-keepers it would cause.

7.1.8 Safety of children and older residents should be central to any provision of roads and pavements associated with new developments.

7.1.9 Eardisley attracts thousands of tourists each year. More than 3000 come to see the unusual font in the Church alone. Many more come to explore the Black and White Trail and the Wye Valley. There is a need for easily accessed parking for their benefit, and the benefit of tourism-related businesses.

## **Policy T3 – Promotion of Sustainable Transport Measures**

Proposals should, where appropriate, make provision for sustainable transport measures, through:

- a) providing pavements and cycle paths enabling residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village services and facilities;
- b) providing public transport infrastructure such as bus shelters;
- c) providing where possible, and where funding and developer contributions allow, new pedestrian and cycle routes or improving existing village networks to serve new development;
- d) taking the opportunity to contribute to establishing or enhancing pedestrian and cycle routes linking Eardisley, Whitney and Winforton, and other settlements in the plan area and beyond.

## *Supporting Statement*

7.1.10 In each village there are places where there are no pavements. Each community must decide if any new pavements are necessary for enabling residents to access local facilities easily, and use any development funding to provide them, for example, at the north and south ends of Eardisley.

## *Community feedback from the Questionnaire (Sept 2013)*

Consultation on the emerging Neighbourhood Plan revealed the following feedback in relation to Traffic and Transport:

- 72% of **Whitney** respondents are concerned about speed of traffic, and 63% are concerned about road safety; Whitney respondents would welcome village gateways (56%); lower speed (55%); pavements in key places (55%)
- 64% of **Winforton** respondents are concerned about speed of traffic, and 62% are concerned about road safety; Winforton respondents welcome village gateways (59%); better pavements (66%)
- 76% of **Eardisley** respondents are concerned about speed of traffic, and 71% are concerned about road safety; Eardisley respondents welcome village gateways (53%); better pavements (64%)
- 52% of Group respondents would use buses if services were more frequent

## *Legal Framework and Evidence*

The following reports and documents support Traffic and Transport policies

- Localism Act
- NPPF – section 4; paras 29, 30, 35, 39
- NPPF – Plan Making / Neighbourhood Plans
- Proposed Modifications to Herefordshire Core Strategy - Policy MT1
- HC Local Transport Plan 2013-15 - Policies SM1/2/3; PT 1 and 5; HN2; AT2
- HC Reviews of Subsidised Bus Services and Community Transport Services Consultations
- HC Parking Strategy
- Mercia Police Black Box Survey of Eardisley and Winforton

*These policies aim to contribute to sustainable development by:*

- 🌿 reducing emissions
- 🌿 reducing conflict between pedestrians and vehicles
- 🌿 improving access for all ages and abilities
- 🌿 providing walking and cycle paths so residents can get around more without cars



*Infrequent Bus Services in the Group*

## 7.2 Environmental Policies

### Background

- Much of each parish is designated flood plain. The River Wye and its tributaries cause flooding in Whitney village; streams and field run-off cause flood problems in Eardisley; the Wye floods fields south of Winforton, but does not affect the village. Flood alleviation measures have been implemented in some areas but more can be done.
- There are over 100 listed buildings in the three Eardisley Group parishes: 83 in Eardisley parish, 42 of which are within the village Conservation area; 15 in Winforton, mostly in the main village; and 4 in Whitney. Recent development has not always been in sympathy with these valued assets.
- Each village has unique character to do with its people as well as its natural environment, its buildings and its views. Village character, heritage and setting are prized by residents. New development must not damage these precious things in any way.
- A few houses in the Group have photovoltaic panels and there is an anaerobic digester in one parish, however far more can be done to save and produce renewable energy, to reduce emissions, to provide our own food and to make sure there are younger people in the villages to move them forward into the future.
- The Eardisley Group part of north-west Herefordshire is beautiful. Residents are surrounded by gently rolling hills, woods, orchards, dramatic single trees, hedges, streams and the River Wye. Rightly, the Ancient Woodland, the Special Wildlife Sites, the Special Areas of Conservation and the Sites of Special Scientific Interest are protected, especially for the River Wye. Residents value this lovely countryside.



Whitney Toll Bridge



Heritage Houses in Eardisley

### Flooding

#### Objective

To ensure development proposals take proper account of potential for flooding, so that appropriate flood mitigation or alleviation measures are undertaken and new development does not increase the likelihood of surrounding land flooding.



## Policy E1 – Flooding

- a) New development will not be permitted in areas identified as flood zones 2 and 3 unless there are no other options, in which case full and effective mitigation measures must be provided, including off-site, as described in the NPPF paras 99-103. No development will be permitted that will result in increased flood risk to properties elsewhere.
- b) Where flooding is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account climate change, to inform decisions on planning applications.
- c) Where the management of surface water drainage needs to be addressed, developers should utilise sustainable drainage systems (SUDS).
- d) Development on allocated sites shall be accompanied by detailed drainage proposals setting out the approach to foul drainage, storm water, SUDs and how any proposed flood alleviation, and infrastructure improvements including permeable surfaces, and green infrastructure will be delivered effectively.

### Supporting Statements

7.2.1 The Plan must complement existing efforts to reduce flood risk further, as well as promoting flood alleviation measures particularly in parts of the Group where houses still flood regularly.

7.2.2 The Environment Agency (EA) has produced a flood alleviation scheme, including funding, for Eardisley. EGPC will press for this to be brought forward at the earliest opportunity.

7.2.3 EGPC will support grant funded and additional EA flood mitigation schemes for Whitney.



## Heritage and Character

### Objective

To respect and preserve Eardisley Group heritage buildings, important archaeological sites and areas, and the intrinsic character of each of the villages.

### Policy E2 - Heritage Assets and Village Character

Development proposals must:

- a) Not adversely affect Listed Buildings, archaeological sites, the character and appearance of Eardisley Conservation Area, important landscapes and features, and buildings considered to be of local architectural, artistic or historic interest which contribute to the character of the villages within the Plan area.
- b) Pay special attention to the need to conserve and enhance such buildings or sites, their setting and any significant architectural, heritage and landscape features. Enhancement proposals will be encouraged.
- c) Not adversely affect views and vistas valued by the communities, including but not limited to views of: Eardisley from Bollingham Hill; Hay Bluff & the Black Mountains; Listed buildings and any buildings of local interest.
- d) Preserve the character of each village, in particular by using designs and building materials for new homes that respect local building tradition, features and distinctiveness, and by avoiding the creation of light pollution.

## Supporting Statements

7.2.4 The Listed and historically interesting buildings (see Appendix 1 for Buildings of local interest and Listed buildings identified at the time the plan was prepared) illustrate the long history of the area and deserve all the protection that can be offered to them within this Plan. There is an appetite among residents, reflected in public consultation, to address these components of sustainability and climate change.

7.2.5 The evidence documents 'Features contributing to Local Distinctiveness' and 'An appraisal of the Eardisley Conservation Area' clarify and support this policy. Further identification of locally important character, sites and buildings will take place during the period of the Plan.

7.2.6 Views of landscape and buildings valued by Communities are identified in Appendix 1, and in evidence documents concerning listed buildings and their settings, and community character.

7.2.7 EGPC supports the Neighbouring Brecon Beacons policy on 'dark skies'. Retaining the character of Whitney and Winforton will mean that no development in either village should include street lighting.

7.2.8 Development within Eardisley should replicate the existing level of street lighting.

7.2.9 Any new dwelling requiring security lighting should adhere to the best principles of low energy / low light pollution fixtures in order to respect local character of the villages.

## Addressing Carbon Reduction

### Objective

To make sure Eardisley Group is proactively engaged in both conserving and producing renewable or low carbon energy wherever possible.

### **Policy E3 – Addressing Carbon Reduction**

Developers should pursue an integrated approach to achieve the maximum possible reduction in the carbon footprint of their development through, in addition to regulatory requirements, presenting a co-ordinated package of measures including:

- a) Physical measures associated with buildings, including in particular the orientation of buildings, energy and water conservation measures and the provision of renewable energy infrastructure such as photovoltaic panels;
- b) Site measures to support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, promoting walking and cycling, and reducing the need to travel by car; and
- c) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and utilising sustainable drainage systems.

The introduction of appropriate individual and community scale renewable energy, including community renewables, will be supported where they are of a scale suitable to their surroundings, and individual schemes or cumulative schemes do not adversely affect amenity, the significance of heritage assets or important landscape character or features, and are not detrimental to nature conservation. Where any scheme proposes to utilise biomass the resource should be provided locally, to avoid adverse effects on residents and the local road network.

Developer support for such projects will also be encouraged as part of their package of measures.

## *Supporting Statements*

7.2.10 Developers should aim for the highest carbon-reducing standards and best practice, in new developments.

7.2.11 New houses and conversions should demonstrate use of renewable energy measures, or have the capability to do so. For example, if homes are not built equipped with photovoltaic panels, the roof structure should be such that subsequent installation of panels is possible, the only exception being where this may adversely affect a historic building or the character of Eardisley Conservation area.

7.2.12 See also policies T3, E4, H7 and EMD 1 in support of non-car travel, environmentally friendly development, and green spaces for shade and leisure, in this Plan.

## **Natural Green Space**

### *Objective*

To offer enhanced protection for habitats and other recognised and protected ecological features, and green spaces in the Eardisley Group Parishes.

### **Policy E4 – Green Infrastructure**

Proposals for Green Infrastructure including natural green space and open space, and increased access to such space, will be developed in association with the communities concerned. The existing network of open space and important natural areas and features will be maintained and enhanced through:

- a) Ensuring proposals for new development do not harm recognised local ecological features and habitats but maintain and enhance the existing network of ecological corridors and other areas, and landscape features including watercourses, hedgerows and trees for biodiversity. Development will not be permitted if it cannot be demonstrated that proposals will conserve and, where possible enhance internationally and nationally designated nature conservation sites.
- b) Protecting existing green and open spaces in Eardisley, Whitney and Winforton, especially those identified on the Proposals map.
- c) Requiring new housing development proposals to comply with Herefordshire Council's open space standards. In particular this should provide publicly accessible open space appropriate to the character and location of the site, connected to other green and open spaces where present and with the local footpaths network, and should meet the community's need for green infrastructure, including allotments where a need is identified.
- d) Requiring development proposals to retain mature or important trees, groups of trees and hedgerows on site wherever possible, and where removal of these special features can be proven to be necessary, to provide replacements of similar amenity potential value using local and native species in keeping with the area's character.
- e) Requiring proposals to be accompanied by a full tree survey and arboricultural impact assessment, and by indicative planting schemes using native species to achieve sustainable planting levels, to increase the benefits for residents and wildlife.

## *Supporting Statements*

7.2.13 Existing Local Green Spaces are shown on the Inset Maps for Eardisley and Winforton. The Green Spaces shown meet the conditions outlined in paragraph 77 of the NPPF in being small areas close to the communities and valued by residents. The horizontal green spaces in Eardisley mark the division between the ancient village to the south and the old village to the north; it protects the brook, and enhances the character of the Conservation Area. The largest space, the Millennium Green is used and loved by children and dog walkers, and contributes to the setting of the Scheduled Ancient Monument across the lane. The Space in Winforton provides a welcome separation from the A438, and a place for residents to play.

7.2.14 Where there is need and enthusiasm demonstrated for allotments in any of the parishes, EGPC will seek appropriate land for that use through negotiation with developers or with grant funding.

7.2.15 The Plan must make provision for the enhanced protection and improvement of the biodiversity of the landscape, while ensuring that new development, footpaths and cycleways cause no damage.

7.2.16 In consideration of the need to reduce emissions, there is an aspiration to make better use of existing footpaths, bridleways and country lanes as walking and cycling routes.

### *Community feedback from the Questionnaire (Sept 2013)*

Consultation on the emerging Neighbourhood Plan revealed the following feedback in relation to the environmental issues these policies seek to address:





- Enhanced protection of the natural environment is important to 67% of Group respondents; improved conservation of historic / listed buildings is important to 53% of respondents
- Green spaces and gardens are important to 63% of Group respondents
- Protecting important views and vistas is important to 55% of Group respondents
- 35% of Whitney homes; 18% of Eardisley homes and 12% of Winforton homes have suffered flooding in the past 10 years, from the Wye, from field or road run-off or overflowing sewers
- 79% of respondents want design that respects existing buildings; 77% want off-street parking; 69% want high energy conservation; 67% want use of traditional building materials

### *Legal Framework and Evidence*

The following reports and documents support the Protecting the Environment policies

- The Localism Act
- NPPF – Sections 10, 11, and 12 all paras, especially paras 99-103; NPPF – Plan Making / Neighbourhood Plans
- National Planning Practice Guidance – Natural Environment; Water supply/quality and waste water; Tree Preservation Orders; Noise; Light pollution
- Planning (Listed Buildings and Conservation Areas) Act 1990; Eardisley Group Listed Buildings
- EU Landscape Convention
- Proposed Modifications to Herefordshire Core Strategy – policies LD1-5, SD 1-4
- HC Strategic Environmental Assessment for Eardisley Group
- HC Habitats Regulations Assessment for Eardisley Group
- Herefordshire Farmsteads Characterisation Project
- Archaeology and the Historic Environment Record - HC
- Strategic Flood Risk Assessment and Water Cycle Study – HC
- Environment Agency Flood Maps
- Eardisley – Its Houses and their Residents 2005 Eardisley History Group ISBN 0-9550781-0-5
- 'Features contributing to Local Distinctiveness' and 'An appraisal of the Eardisley Conservation Area';

*These policies aim to contribute to sustainable development by:*

-  seeking to enhance and protect biodiversity
-  seeking to protect views, habitats and other high value protected sites
-  promoting energy generation and conservation
-  promoting wide-ranging measures for alleviation and mitigation of flooding



*Whitney Village Hall*

## **8. Resilient, Cohesive and Healthy Communities**

### **8.1 Local Community Services and Facilities Policies**

#### *Objective*

To ensure there is a good range of facilities and services to meet the needs of all age groups in the three Eardisley Group communities.

#### *Background*

- A strong community is one in which everyone from the youngest to the oldest feels valued in using village facilities and taking part in activities. Eardisley Group is at a crossroads in this respect. With increased use of cars, the availability of the internet and our increasing average age, the viability of many local facilities and services has been declining for years. Many local residents use the internet and/or the larger variety of retail outlets in Hereford, Leominster, Kington or Hay.
- Two of Eardisley Group's three villages still have a village shop, one has a hairdresser, one has a car service centre, one a petrol station, and one has a post office. All three still have pubs and cafes with good food available. But if any of these remaining facilities go, residents of the communities will lose valuable social, community-based opportunity.
- There are still about 30 active community groups functioning in the 3 village halls, ranging from Bowls and Craft clubs to Little Theatre, WI and British Legion, and including Community Libraries and a Community Access Point. There used to be a much wider choice of activities. Most of the present groups are run by younger retired people, but as they get older, the groups in their care are closing.
- The Police service in the area is almost invisible, the Surgery has closed, and the Fire Service urgently needs more working-age volunteers who are employed locally.



*Eardisley School*

## **Policy C1 – New or additional services and facilities**

Proposals for new or additional services and facilities within Eardisley Group will be supported:

- a) where they meet a need identified by the community concerned, or by a body with statutory responsibility for a particular service;
- b) providing they do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- c) providing they do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads;
- d) where access and off-street parking can be satisfactorily provided without harming existing residential and other uses.

Proposals for services and facilities must satisfy the policies relating to design, conservation and generation of renewable or low carbon energy, and traffic/parking management laid down in this Plan.

However, proposals that could result in the loss of or harm to local amenity or an Asset of Community Value will be resisted vigorously.

### *Supporting Statements*

8.1.1 There is a need for appropriate improvements to the physical condition of existing local facilities in order to make them fit for a growing population. Grant funding or allocating precept or other monies where appropriate should be encouraged.

8.1.2 Residents are enthusiastic about improving the facilities and frank about where improvements are most needed.

8.1.3 It has been suggested that a new primary school in Eardisley with playing field space and adequate parking, suitable for serving a wide catchment area, may be needed. Currently no specific proposal has been made by the County Education Authority which would enable a land-use policy for a new school to appear in this Plan. However, the Plan does recognise the urgent need to support the School and plan for its future, and therefore, should the opportunity arise to bring forward beneficial works associated with the current location, these will be supported where they can be undertaken in accordance with policy C1.

8.1.4 If it is decided that a new school is required, EGPC will begin consultations with the School, HC and other appropriate authorities at the earliest possible opportunity with a view to advancing proposals formally for the use of land in the village for a new school, as an addition to this Plan. The EGPC recognises that any proposed new policies regarding the use of land for educational purposes in the village will be subjected to full consultation process and scrutiny.

8.1.5 In addition to a school, the following new services and facilities are likely to be needed for Eardisley Group's existing and growing population, during the Plan period to 2031:

- 8.1.5.i a new village hall in Eardisley with associated parking,
- 8.1.5.ii a safe drop-off and parking area for the existing primary school in Eardisley
- 8.1.5.iii a purpose-built day-care facility for children, adjacent to the school in Eardisley,
- 8.1.5.iv a care facility for elderly people, to live in or be supported in their own homes
- 8.1.5.v sports or other facilities

8.1.6 Initial discussions suggest some services and facilities are not meeting the needs of the communities and it will be important to increase the understanding about gaps and deficiencies so that the appropriate authorities and organisations can intervene where there is risk of losing a valued facility or service.

8.1.7 One approach that might be taken includes utilising the provisions relating to 'Assets of Community Value' because of their importance to the wellbeing and enjoyment of the village communities.

#### **Policy C2 – Developer contributions to new facilities**

Developers should contribute towards the provision of appropriate new community facilities and infrastructure both onsite and offsite, to help support sustainable growth. New development in Eardisley Group will contribute towards delivering community needs through Section 106 Agreements, CIL or any other contributions that may become available during the period of the Plan.

### *Supporting Statements*

8.1.8 Different funding arrangements will need to be investigated, depending on the purpose of the service or facility, including grant funding, developer contribution, CIL, partnerships, investors and Herefordshire Council.

### *Community feedback from the Questionnaire (Sept 2013)*

Consultation on the emerging Neighbourhood Plan revealed the following feedback in relation to the community issues these policies seek to address:

- Group respondents rate the Fire service at 8.7 out of 10; the 3 village halls at 6 out of 10
- Group respondents say facilities for young people, cycle ways, leisure, police service, surgery (now closed – a particular worry), disabled access, and footpaths all need improvement
- Eardisley respondents at the Feb 14 Options Day supported having a children's day-care

### *Legal Framework and Evidence*

The following reports and documents support the Building Strong Communities policies

- Localism Act
- NPPF – Section 8 paras 28 point 4; 69, 70, 72-76
- NPPF – Plan Making / Neighbourhood Plans
- Proposed Modifications to Herefordshire Core Strategy – Policies SC1, OS 1-3
- Housing and Support Needs of Older people in Herefordshire
- Herefordshire Community Buildings Strategy 2010-2015
- Herefordshire Sustainable Community Strategy
- Community Rights 2013 - DCLG
- S106 Obligations Overview 2015; Planning Practice Guidance - CIL
- Eardisley Group Facilities and services; Eardisley Group Housing Stock
- Eardisley Group Age Profiling Information; EG Community Groups



Winforton Church

*These policies aim to contribute to sustainable development by:*

- 🌿 providing better facilities for growing, more age-balanced communities
- 🌿 providing a day care facility so that two parents in a family are able to work
- 🌿 providing care to enable older people to stay in their homes
- 🌿 creating some of the conditions necessary to maintaining local facilities



*Parliament Barn, Winforton*

## 8.2 Housing Policies

### *Objective*

To enable managed housing growth in the 3 parishes; to ensure the provision of energy efficient housing that is appropriately designed for people at each stage of life, and in harmony with the character of our communities; to provide all types of affordable housing, with preference given to local people, mixed with open market houses.

### *Background*

- Currently there are 374 houses in Eardisley Parish, 94 in Winforton with Willersley and 59 in Whitney-on-Wye. In the 17 years up to November 2011, 93 homes were built in the main village of Eardisley, 14 in Winforton village and none in Whitney. In Winforton, the houses were mainly self-built or commissioned. In Eardisley there was self-building as well, but most of the houses were built by developers who chose mainly higher cost, detached homes.
- Predictably most of these homes were bought by retired people, many of whom have contributed a lot to their villages. However, over the period, the average age has risen. Young people who choose to stay in the area, or to return here later in their lives may have difficulty finding work locally, and homes they can afford. The working age population is still diminishing. If these trends continue through the Plan period, the Fire Service, the School and other community services and facilities will be at risk.
- Eardisley village is almost entirely a conservation area where, among other homes, there are 42 listed buildings. Likewise, Winforton has many heritage houses, 15 of which are listed. Whitney's Church and Toll House are listed along with two homes.
- Developments and infill have sometimes been sympathetic with the character of the fine old buildings, but there are too many examples of newer houses that do not honour village character at all.
- In the Kington Housing Market Area, RA1 settlements are required to build a number of houses equal to 12% of the homes in the parish - Whitney 7; Winforton 11; Eardisley 45 – a total of 63 in the Group.
- In the 3 parishes, there are currently 59 Housing Association rental homes, some adapted for elderly or disabled people, but there are no Affordable homes to part-buy or to buy at lower than market cost, which is a serious disincentive for younger families who want to get onto the property ladder.



## **Policy H1 – Housing Numbers**

- a) To meet housing market needs specified by the Herefordshire Core Strategy the Neighbourhood Plan provides for a minimum of 63 new dwellings to be built in the Group Parishes over the Plan period to 2031 in the following locations:  
Eardisley – a minimum of 45 new homes; Winforton – a minimum of 12 new homes;  
Whitney on Wye – a minimum of 7 new homes.
- b) Details setting out how proposals should meet these targets and the type of housing needs that should be accommodated are set out in policies H2 to H7. These targets may be exceeded, in particular, should an additional Core Strategy need be identified and/or proposals incorporate measures to address significant community needs, especially in terms of employment and facilities.

### *Supporting Statements*

8.2.1 This policy sets out the basis for housing development, over the Plan period, as laid down in the modified Herefordshire Core Strategy, policy RA1 - Kington Housing Market Area '12% of the parish' growth requirement, and taking account of the county-wide aim to seek an improved population structure.

8.2.2 The average age in the Group has risen significantly. The area will be sustainable in the longer term only if housing/employment conditions are created which promote rebalancing of the age structure.

8.2.3 There are currently 34 commitments (new builds & permissions granted since November 2011) in Eardisley, 12 in Winforton and 0 in Whitney. Commitments that exist at the time the Neighbourhood Development Plan is adopted, are included and count towards the 12% targets. There may be a need to build more of certain kinds of houses to offset the negative impact of commitments on community sustainability.

8.2.4 There is evidence from local consultation that residents of Eardisley will be prepared to accept up to a maximum of 59 new dwellings, including commitments, within the village over the plan period provided additional benefits are delivered with this higher level. It had seen significant development just prior to 2011 and would not want the character of the village to be detrimentally affected by any growth above this level during the current plan period. Similar evidence suggests Winforton would be prepared to accommodate up to 15 new dwellings and Whitney on Wye up to 10 new dwellings. Again residents would wish to see social or environmental benefits delivered to their communities in accepting these higher housing development levels.

8.2.5 The community wishes to see a significant proportion of new homes provided for local families. In this regard outputs comprising the following proportions will be sought and the development management process monitored to ensure the purposes of this Plan and Herefordshire Core Strategy in this regard (Herefordshire Local Housing Market Assessment 2012 – Pages 207 -8, Tables 105-6), are achieved:

- 2 bedroomed family housing at least 23% of new properties built
- 3 bedroom family accommodation at least 48% of new properties built
- Within sites proposed for 10 or more houses, a target of 35% affordable housing with an emphasis upon intermediate forms of tenure of no less than 50%.

## Policy H2 - Settlement Strategy

The villages of Eardisley, Winforton and Whitney-on-Wye will continue to be the focus for development within the Group Parish. The approach to accommodating development will be based upon the following:

- a) To allow for required development and controlled growth in Eardisley, a settlement boundary is defined as shown on the Eardisley Village Inset Map. Development should take place within this boundary in accordance with relevant policies set out in this Neighbourhood Plan. The village will continue to play a major role as a centre providing a range of facilities and employment opportunities for the Group.
- b) To allow for required development and controlled growth, a settlement boundary is defined for Winforton, as shown on the Winforton Village Inset Map. Development should take place within this boundary in accordance with relevant policies set out in this Neighbourhood Plan and, in particular, proposals should not detract from the character of the village, especially that created by its historic buildings.
- c) Development at Whitney-on-Wye will in the short term be limited to an area where it will not increase risk of flooding to properties as a result of increased flows into the Millhalf Brook. Should measures to mitigate flood risk be brought forward, limited development may take place along a built up frontage defined along the north side of Duck Street.
- d) Outside of these defined areas new homes will only be permitted where they comply with Herefordshire Core Strategy policies on rural exception sites; dwellings in Herefordshire's countryside; agricultural, forestry and rural enterprise dwellings; and the re-use of rural buildings.

### *Supporting Statements*

8.2.6 The settlement boundary in Eardisley represents a small increase of the boundary in place during the previous Herefordshire Plan.

8.2.7 The settlement boundary in Winforton will provide a means of protecting its Listed and historic buildings.

8.2.8 A settlement boundary is not suitable for Whitney because it would have to include a lot of undeveloped land between existing groups of houses. If within a settlement boundary, these undeveloped sites could attract development *not* wanted by residents.

8.2.9 A settlement frontage is shown on the inset map for Whitney. It indicates where development can take place along the north side of Duck Street, one plot deep only, once flood mitigation work indicates that it will cause no increase in flood risk for existing homes.

8.2.10 Settlement boundaries/frontages and the policy protecting Whitney will help to maintain the scale, style and setting of the Eardisley Group villages while protecting the surrounding countryside from unreasonable development.

8.2.11 Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Herefordshire Farmsteads Characterisation Project.

### **Policy H3 – Affordable Housing**

- a) On sites of 10 or more dwellings, developers will normally be required to achieve the target of 35% of homes built on any site being affordable homes.
- b) Although a full range of affordable local housing will be needed, the mix of tenure types should include a high proportion of intermediate housing, in particular shared equity and low cost market homes.
- c) The exact balance will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area.
- d) Affordable homes will be mixed among open market homes wherever both are represented on the same site.
- e) EGPC will in particular welcome proposals for custom-built dwellings and will work with developers and/or landowners to utilise 'Community Right to Build' provisions where a partnership approach between landowners, developers and the community are agreed to have mutual benefits.

### *Supporting Statements*

8.2.12 If these parishes are to survive, the balance of age has to be redressed and the working age population has to grow again.

8.2.13 Consultation has shown that residents want a range of housing which, while suiting the needs of an ageing population, also caters for the needs of young first time buyers and families. The consultation also showed a marked preference for increasing the provision of Affordable homes, particularly low-cost market and shared ownership housing stock to provide homes that enable families to get on the housing ladder.

8.2.14 There are already 59 Affordable homes for rent in the Group, 42 of which are in Eardisley. There are no intermediate Affordable homes, which means there is no choice for people who cannot afford to buy but do not want to rent permanently. Deliberately choosing to build low-cost market and shared ownership housing will help to redress this balance.

8.2.15 Delivering a wide choice of high quality homes is a necessary part of growing sustainable, mixed and inclusive communities. In Eardisley Group a well-balanced population among the three parishes is vital to the on-going viability of local services and the prosperity of the Parishes.

8.2.16 As indicated in 8.2.5, the development management process will be monitored to ensure appropriate numbers of Affordable houses are built, especially in Eardisley in order to ensure the purposes of this Plan and the Herefordshire Core Strategy are achieved in this regard. Refer to Herefordshire Local Housing Market Assessment 2012 – Pages 207 -8, Tables 105-6.

## Policy H4 - New Homes in Eardisley

The homes target for Eardisley will be accommodated within its defined settlement boundary in accordance with the following schedule and criteria and with Policy H7.

- a) Land of 1 hectare at Barley Close comprises a housing commitment granted planning permission during the preparation of this Neighbourhood Plan. Should the developer wish to amend the house type profile currently proposed, this will only be supported if it makes increased provision for 2 and 3 bedroom properties suitable for young families and elderly persons' homes, to contribute towards the assessed housing needs for the village.
- b) Land (up to 1 ha) at Eardisley Old Sawmills may be released from employment uses to enable an element of housing development where it accords with policy MD1
- c) Land at The Glebe north of Millstream Gardens (1.3 ha) is proposed for housing and proposals should comply with the following criteria:
  - i) The development should not exceed 15 dwellings;
  - ii) It must provide a permeable but hard surface to the existing public footpath connecting the village centre to the new road through the site;
  - iii) It should contain a children's play area, and a vehicle turning area;
  - iv) Mitigation should be undertaken relative to the badger sett on the eastern site margin;
  - v) The development should comply with policies E1, E2, and H7
- d) Elsewhere within the settlement boundary defined on Eardisley Inset Map housing may be developed on small sites or plots where:
  - i) They do not adversely affect the amenity of adjacent properties;
  - ii) Appropriate access arrangements can be provided;
  - iii) They preserve or enhance Eardisley Conservation Area;
  - iv) Density of development is consistent with that existing within Eardisley Conservation Area;
  - v) The size of dwellings reflects the scale and character of surrounding properties and provides for the accommodation needs of families seeking 2-4 bedroom properties;
  - vi) Development complies with other detailed policies set out in this planProposals comprising custom built dwellings by people with a connection to the group parish will, in particular be encouraged.

### *Supporting Statements*

8.2.17 Eardisley Old Sawmills site is effectively a brownfield site; the owner has offered a proposal that would bring significant benefits to the community.

8.2.18 The Glebe Land was originally put forward for the Plan because it was suitable, available and achievable and offered significant benefit to the community in the form of making it possible to walk or cycle from the shops to the end of Millstream Gardens, avoiding the most dangerous part of the A4111. The community recognised and supported this benefit during the Reg 14 consultation upon the Draft Plan. Consideration was given to deleting the Glebe Land when HC approved an alternative at Barley Close that many in the community had rejected. However, the site at the Glebe Land has been included in the Plan, even though the level of development exceeds the requirement, because the benefits to safety and accessibility outweigh the additional development that will result through its inclusion.

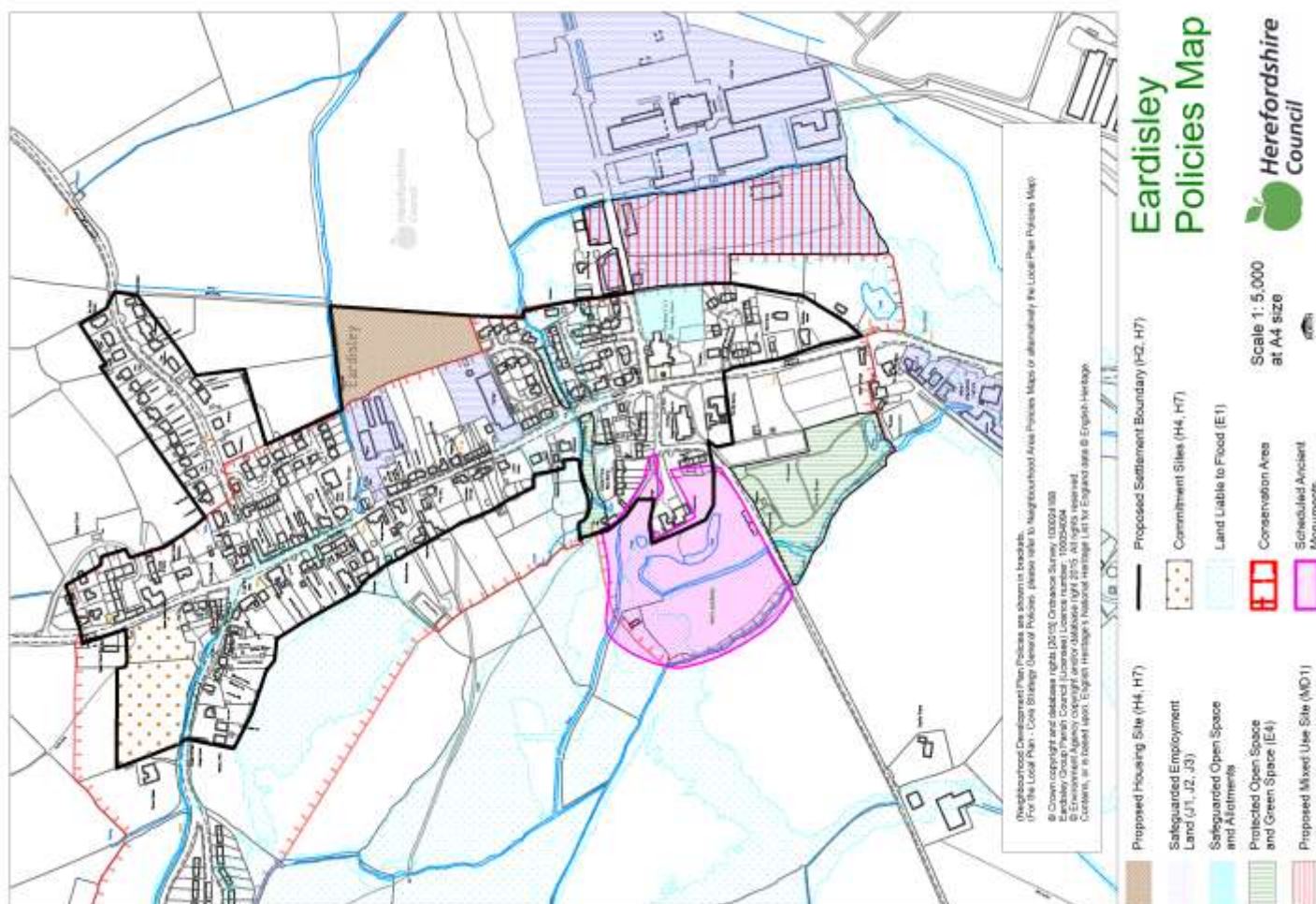
8.2.19 The EGPC will have to work with developers to ensure that the infrastructure, in particular the sewage treatment works, is capable of absorbing the additional strain, and that the phasing of development enables the community to absorb new residents easily;

8.2.20 Dwr Cymru/Welsh Water advises that the sewage treatment works serving Eardisley is currently performing well. However there are circumstances where the level of development might bring the flow into the sewage treatment works within 10% of the permitted limit. No improvement works are proposed to be undertaken at the sewage treatment works for the period up to 2020 but the need for these will be reviewed for the period 2020-2025. Decisions by Herefordshire Council combined with Eardisley community's aspirations in terms of promoting measures for its wellbeing are likely to result in more houses being developed than were indicated when Dwr Cymru/Welsh Water provided its advice. Consequently there may be a need to phase development or seek contributions to undertake enhancement of the sewage treatment works. The need for these will be determined as part of the development management process at the time of any planning applications.

8.2.21 If the Glebe Land is developed, EGPC must ensure that the hard surfaced path provided does offer the shortest route from the entrance to the footpath on the bridge in the centre of Eardisley to the road through the development, so that residents can walk, cycle or use mobility vehicles between the bridge and the north end of Millstream Gardens, without being on the A4111. Other footpaths on the site should remain accessible or be rerouted. Access must be left to enable the stream on the northern boundary of the site to be cleared and maintained.

8.2.22 The overall housing density within Eardisley Conservation Area is 15 dwellings per hectare.

### *Policies Maps of Eardisley, Winforton and Whitney*

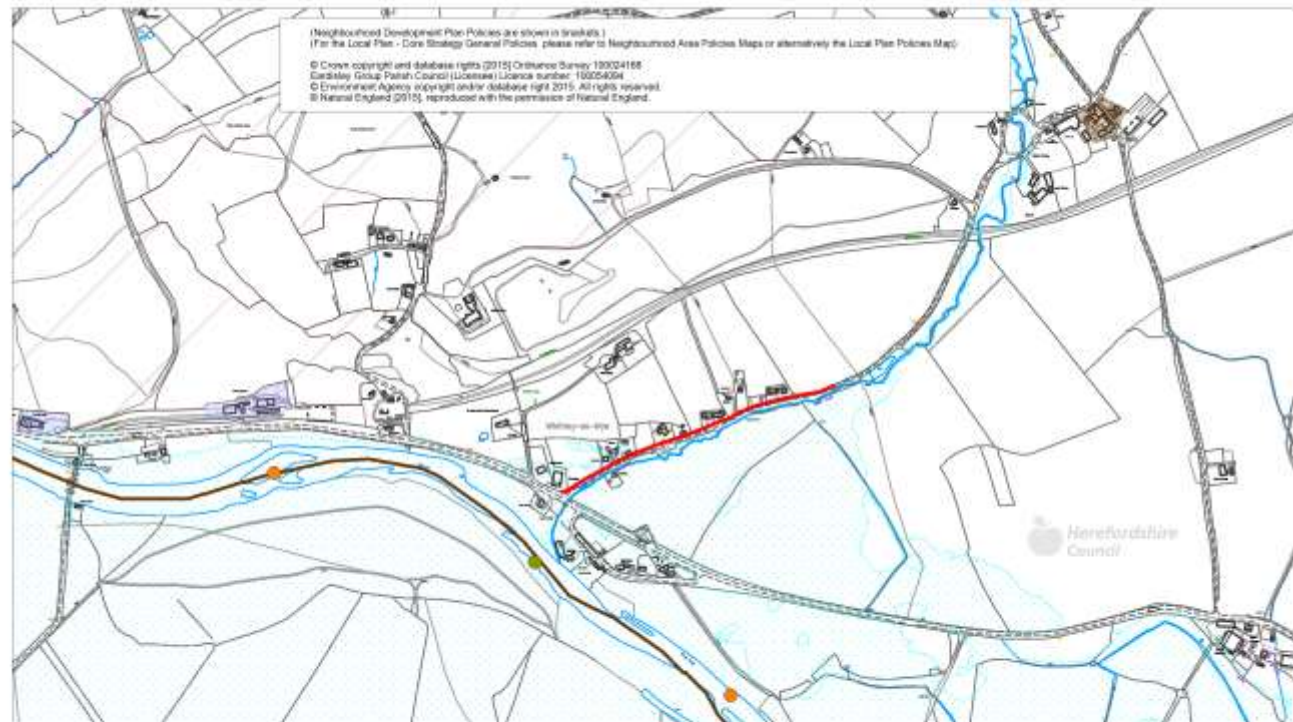




- Commitment Sites (H5, H7)
- Protected Open Space and Green Space (E4)
- Land Liable to Flood (E1)
- Safeguarded Employment Land (J1, J2, J3)
- Local Wildlife Site (LWS), Site of Importance for Nature Conservation (LD2)
- Proposed Settlement Boundary (H2, H7)

### Winforton Policies Map

Scale 1: 2,2500  
 at A4 size



- Safeguarded Employment Land (J1, J2, J3)
- Land Liable to Flood (E1)
- Proposed Housing Site (H8, H7)
- Local Wildlife Site (LWS), Site of Importance for Nature Conservation
- Special Area for Conservation
- Proposed Settlement Frontage (H6)
- Site of Special Scientific Interest

### Whitney on Wye Policies Map

Scale 1: 9,000  
 at A4 size

## Policy H5 - New Homes in Winforton

The homes target for Winforton will be accommodated within its defined settlement boundary in accordance with the following criteria and with policy H7:

- a) Land of 0.29 hectares at The Sun Inn comprises a housing commitment granted planning permission during the preparation of this Neighbourhood Plan. Should the developer wish to amend the house type profile currently proposed, this will only be supported if it makes increased provision for 2 and 3 bedroom properties suitable for young families and elderly persons' homes, to contribute towards the assessed housing needs for the village.
- b) Land of 0.7 hectares at Courtlands Farm comprises a housing commitment granted planning permission during the preparation of this Neighbourhood Plan. Should the developer wish to amend the house type profile currently proposed, this will only be supported if it makes increased provision for 2 and 3 bedroom properties suitable for young families and elderly persons' homes, to contribute towards the assessed housing needs for the village.
- c) Elsewhere within the settlement boundary, housing may be developed on small sites or plots where:
  - i) They do not adversely affect the amenity of adjacent properties;
  - ii) Appropriate access arrangements can be provided;
  - iii) They complement the character of the village and do not adversely affect any Listed building or other historic or natural assets; density of houses built is consistent with the village density;
  - iv) The size of dwellings reflect the scale and character of surrounding properties and provide for the accommodation needs of families seeking 2-4 bedrooms;
  - v) They comply with other detailed policies set out in this plan;

Proposals comprising custom built dwellings by people with a connection to the group parish will, in particular, be encouraged.

### *Supporting Statements*

8.2.23 At the time of drafting this Plan, outstanding planning permissions provide for 11 further dwellings in Winforton, four at the Sun Inn and seven at Courtlands Farm. This meets the new home requirement for a 12% increase in housing over the Plan period for the Parish, without taking into account windfall provision, so no other sites are identified for development in this Plan.

8.2.24 The undeveloped part of the plot at Courtlands Farm remains available as pasture for the farm and forms a buffer between the housing and the farm.

8.2.25 The housing density in Winforton main village is **6.7/ha**. There are 15 listed buildings.

## **Policy H6 - New Homes in Whitney-on-Wye**

The new homes target for Whitney on Wye will be accommodated only where it will be protected from flooding and does not increase flood risk to existing properties.

The immediate housing need will be met at Millhalf through the conversion of redundant barns at Millhalf Farm.

- a) In the medium term development may take place to form a continuous built up frontage along the north side of Duck Street but this shall only proceed if a comprehensive flood mitigation measure has been introduced to reduce flood risk to existing properties further to the south west. Should such measures not be forthcoming within the first half of the plan-period any further identified local housing needs may be accommodated in the vicinity of Millhalf or another suitable, available and achievable location where it should form a consolidated settlement pattern, be subject to full community consultation and in particular comply with policy E1.
- b) Where appropriate proposals should meet the provision of Policy H7 and, in relation to proposals along Duck Street, or in default, at Millhalf, custom built dwellings by people with a local connection to the Group parishes will, in particular, be encouraged.

### *Supporting Statements*

8.2.26 The form of Whitney on Wye village does not lend itself to definition by a settlement boundary. Its form, layout and character is based upon three separate areas comprising firstly development around the Boat Inn, secondly development primarily along the north side of Duck Street, and finally an area at Millhalf. The area around the Boat Inn falls within Flood Risk Zone 3. A significant part of the area along Duck Street also falls within Flood Risk Zone 3. There is concern that development of land along Duck Street where land does fall within Flood risk Zone 1, between the street and the former railway line at the eastern end of this area, may add to the problem of surface water run-off that has the potential to cause flooding to existing properties further to the west. It is understood that Herefordshire Council has acknowledged this problem but a mitigation scheme did not meet the required threshold in terms of benefits versus costs for this to proceed. However if mitigation measures could be brought forward during the plan period some development that would contribute to the housing target for the parish might be possible. Millhalf based upon Millhalf Farm is set away from the brook and offers development opportunities with lower levels of risk both in terms of flooding and also protection from potential increased runoff to existing properties. The strategy for development within the village is based upon the conversion of farmstead buildings at Millhalf in the short term with the remaining need being met by subsequent development along Duck Street provided suitable flood mitigation measures are brought forward, including those to address the problem of both existing and potentially additional surface water run-off. Should this not be possible then further development may have to be accommodated at another location within or adjacent to a settlement, if the required housing target is to be met. The level and form of such development should be subject to consultation with the local community. The community has, however, made it clear that it has particular concerns over the potential effects of development to increase flooding in the vicinity and hence Policy E1 will be particularly relevant.

8.2.27 In order to provide homes for local people an approach providing opportunities for custom built housing would, in particular, be supported.



## **Policy H7 – Criteria for Housing Development in Eardisley Group**

Development in Eardisley Group will take place in accordance with all of the following criteria:

- a) The development should provide a mix of house types and tenures, with an emphasis upon family accommodation; and good quality accommodation for elderly people;
- b) Design of roads and parking areas within any site should minimise the effects on pedestrians, in particular safeguarding children in areas where they walk or play, and avoid the opportunity for indiscriminate parking by residents and visitors;
- c) The development should comply with the transport requirements set out in policy T2, and in particular ensure access arrangements protect the amenity and safety of existing residents and local services and facilities;
- d) Developers should consult with the local fire service and comply with their criteria
- e) Dwellings should be of a scale and character reflecting the density and massing of existing properties in the vicinity;
- f) Dwellings should have gardens, garages and storage space for rubbish and recycling bins;
- g) Developments should provide children’s play areas and open space in accordance with policy E4 and Herefordshire Council’s open space policy;
- h) Landscape proposals should form an integral part of the site’s design, with in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;
- i) Where sites contain or abut a watercourse or land drainage ditch, provision must be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation.
- j) Provision for broadband connectivity consistent with Policy J1 should be made;
- k) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, an assessment should be carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;
- l) Developers should make provision for the construction phase of development to ensure materials are brought onto site and taken off and waste materials handled properly, with an emphasis on recycling.

### *Supporting Statements*

8.2.28 The character of each of the villages and its natural environment is important to residents. Criteria for development are a critical part of stopping further damage to our villages.

8.2.29 Compromising the appearance of characterful villages is not just offensive to residents – it is also damaging to tourism, and to the tourism businesses trying to provide employment in the area.

8.2.30 While it is essential to move towards the use of other forms of transport, in rural areas like Eardisley where public transport is poor, cars are still a necessity. There is a need for careful provision of adequate resident and visitor parking and for pavements in new developments, in order to ensure the safety of children and older people, before non-car solutions become viable in the longer term. Garages are not normally provided with affordable houses.

8.2.31 Eardisley Group watercourses must be kept clear to assist with the avoidance of flooding.

8.2.32 EGPC will seek the phasing of development over the Plan period to allow time for employment opportunities and services or facilities to be created in phase with any new housing development.

8.2.33 Consultation indicates that large scale development is not acceptable to the communities; where new housing is needed the consensus is that it should be delivered through smaller sites or phased carefully over the Plan period.

### *Community feedback from the Questionnaire (Sept 2013)*

Consultation on the emerging Neighbourhood Plan revealed the following feedback in relation to housing issues these policies seek to address:

- Group respondents 80% in favour of Affordable Housing for local people
- Group respondents 53% in favour of Open Market Housing
- Preferred maximum development size at one time: Eardisley 6-7; Whitney 2; Winforton 3-5
- Group respondents prefer family homes 74%; Starter homes 67%; homes for local people 66% but not executive homes 20%
- 79% of respondents want design that respects existing buildings; 77% want off-street parking; 69% want high energy conservation; 67% want use of traditional building materials

### *Legal Framework and Evidence:*

The following reports, plans and documents support Housing and Village Character policies

- NPPF – Sustainability para 14, 17; Section 6, paras 48, 50, 51, 53, 54, 55; Section 7, all paras
- NPPF – Plan Making / Neighbourhood Plans
- 2014 Housing Standards Review 1
- Proposed Modifications to Herefordshire Core Strategy: Policies H1, H2, H3, OS1, OS2, LD 1-5, SD1-4
- Herefordshire Local Housing Market Assessment 2012 – Pages 207 -8, Tables 105-6
- Herefordshire Eardisley Group Housing Needs Survey Feb 2014 revised Jun 2014
- Herefordshire 2014 SHLAA maps for Eardisley, Winforton and Whitney
- Eardisley Group Selection of Preferred Sites for Development within the NP
- HC “Affordable Home Ownership”; “Affordable Housing Development”; “Definition of Affordable Housing”
- EGNP Housing Needs Survey Sep 2013
- Eardisley Group Age Profiling Information
- Eardisley Group Housing Stock

*These policies aim to contribute to sustainable development by:*

- 🌿 providing a good mix of open market and affordable homes to rent or buy so people of all ages and life-stages have choice
- 🌿 providing houses that consume little energy and generate energy
- 🌿 creating opportunity to attract working age people and families to Eardisley Group, to balance the population
- 🌿 providing open spaces and footpaths/cycle paths from developer gain



*Affordable homes in Eardisley*

## 9. Supporting the County's Economy

### 9.1 Policies for Jobs and the Economy

#### *Objective*

To remove barriers and improve the facilities and conditions for business in Eardisley Group so that employers can see real benefits in locating or expanding here, and working age residents can choose to work in the area.

#### *Background*

- Historically farming has been the key industry in the Group parishes, with the addition of a century of railway-related jobs starting in the 1860s. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, and some farm buildings have now been converted to other uses.
- Now there are tourism businesses in the Group area. The Wye Valley is beautiful, rich in natural environment and heritage sites, and in good things to do - from long distance walking trails and the Black and White motor trail to paddling a canoe down the Wye.
- Altogether, there are about 70 businesses, many in tourism, in Eardisley Group – most in Eardisley, some in Whitney, and a few in Winforton. A small number of those employ as many as 25 people; more employ 5-10; most are 1-3 person businesses.
- Existing areas of employment in the centre and to the south of Eardisley provide jobs for the village and for local communities outside this Neighbourhood Area, thereby being a supportive economic resource in the County.
- However, the relatively limited availability and variety of jobs and work premises in the Group's communities may discourage working age people who want to work locally from moving in, and may cause local young people who might otherwise like to stay, to leave the area to find work.
- Local employers describe business owners they know saying they wouldn't relocate to this area because broadband is slow, mobile reception is poor; it's a long way to the motorway for delivery of their products, and there are no premises suitable for their businesses. Also, potential *employees* may not be looking for jobs here because there are too few houses they can afford.



*Employment site in the centre of Eardisley*

## **Policy J1 – New Technology and Sustainable Economic Growth**

In order to take advantage of collaborative work between Herefordshire Council, relevant agencies, and investors to deliver high speed broadband and other measures to achieve good telecommunications connectivity, EGPC will promote sustainable economic growth by:

- a) Supporting proposals for well-designed and unobtrusively located development, associated with the introduction of appropriate super-fast broadband equipment to provide high quality internet connectivity for business and residential users.
- b) Supporting proposals for well-designed and unobtrusively located development, associated with the introduction of appropriate mobile telephone equipment, to provide high quality telecommunications for business and residential users.
- c) Requiring new development proposals to connect to high speed broadband as a minimum by means of providing suitable ducting for fibre connectivity within development sites, linked to the local/national network, as appropriate.
- d) Support development associated with measures for community-led local access networks where appropriate.

### *Supporting Statements*

9.1.1 The exchange in Eardisley has been upgraded for super-fast broadband; service will become available for users in Eardisley and Winforton in 2015. Whitney should have service in 2016. During the Plan period, the PC will need to implement the best possible solutions to improve mobile coverage in the 3 parishes, as well as gaining fast broadband for Whitney.

## **Policy J2 – Small Scale Work Premises**

In order to deliver sustainable economic growth balanced with population growth, the EGPC will:

- a) Support proposals for new development that includes linked residential and small-scale employment space, including the provision of work/live units, as long as there is no adverse impact on the character of settlements and the amenity of nearby residential areas.
- b) Encourage proposals for home working, where there is no adverse effect on residential amenity, including traffic generation, noise or light pollution.

### *Supporting Statements*

9.1.2 The Plan aims to encourage self-employment and home-working because both add to the local economy and support the aim of decreasing the pressure to commute to Hereford or further.

9.1.3 People involved in self-employment and home-working add richness to the community because they possess a well of experience that can be offered to community activities and projects.

## **Policy J3 –Provision and Retention of Employment Sites**

To accommodate economic development EGPC will:

- a) Support development proposals providing new premises for light and general industry, business operations and office use in suitably converted buildings; or elsewhere on brownfield sites, provided they are of an appropriate scale and there are no significant adverse effects on:
  - i. the local community and its well-being, including amenity;
  - ii. the built environment of the villages or the natural and heritage environment in the area;
  - iii. the safety of road users and pedestrians or traffic congestion especially where a proposal may be in or accessed through a residential area;
  - iv. visitors and visitor attractions and facilities; and
  - v. the character of the area.
- b) Encourage proposals for the modernisation of employment sites and premises which will enable them to meet present and future needs of business, in particular flexible space, broadband connectivity, and changing needs of employees, while ensuring the amenity of any adjacent residential property is protected.
- c) Support proposals for live-work units within areas currently in employment use, provided there is an identified need and the units can be accommodated within the capacity of access arrangements, and will not be adversely affected by adjacent industrial operations.
- d) Resist proposals for change of use of existing business premises and sites away from employment activity unless it can be demonstrated that the existing use is no longer economically viable i.e. that the site has been marketed at a reasonable price for at least one year for that, or any other suitable employment or service/trade use.
- e) Encourage sustainable proposals for new businesses related to tourism, agriculture, services and facilities, sustainable technologies and other industries appropriate to a rural area, where they are of a nature and scale that respect the area's rural character and, wherever possible, can make best and appropriate use of redundant rural buildings or previously developed land; they must have safe and suitable access and not generate significant unacceptable additional traffic through Eardisley or surrounding areas.
- f) Require any employment site requiring security lighting to adhere to best practice in relation to light pollution in order to respect local character of the villages.

### *Supporting Statements*

9.1.4 The EGPC will need to make significant effort at attracting the kinds of businesses that seem to do well in this area, such as those related to agriculture, tourism, local food and drink, local services and sustainable technology.

9.1.5 Importantly, the parishes have many resources that support sustainable tourism including the heritage black and white and mediaeval character of many of the houses, the pubs and local shops, and the proximity of the beautiful scenery and many things to do in the Wye Valley.

9.1.6 While Eardisley should be considered the preferred location for employment provision, Whitney and Winforton can support appropriate employment as well.

9.1.7 There needs to be a good balance between the numbers of places being offered by local employers and the numbers of people wanting to work in the area. Policies for housing, affordable housing, traffic management and accessibility, *and the phasing with which these policies are implemented* are essential for creating a balanced economy.

### *Community Feedback from the Questionnaire (Sept 2013)*

Consultation on the emerging Neighbourhood Plan revealed the following feedback in relation to the jobs and employment:

- 56% of Group respondents are in favour of allocating land for employment; 70% are in favour of protecting brownfield sites for employment
- 73% of Group respondents are in favour of converting existing buildings for employment
- Group preferences for types of employers to attract: Tourism, leisure, craft, B&B, agriculture, community services, food
- 74% of Group respondents think fast Broadband, is needed to attract employers and 80% think good mobile service is needed to attract employers
- 72% of Business Questionnaire respondents expect to require more space by 2031
- 67% of residents and 87% businesses favour encouragement of working at home
- 21% of residents said they were likely to look for work locally in the coming 5 years!

### *Legal Framework and Evidence*

The following reports, plans and documents support Jobs and the Economy policies

- Localism Act
- NPPF – Section 1, paras 19, 21, 22; Section 3, para 28; Section 4; Section 5 paras 42-46
- NPPF – Plan Making / Neighbourhood Plans
- Proposed Modifications to Core Strategy – Policies E1, E2, E3, E4, SS5
- HC Employment Land Study 2012
- HC Employment Land Study 2012 – Appendices
- Economic Development Strategy for Herefordshire 2011-2016
- HC Economic Viability Assessment 2014
- Fastershire; Calls for better mobile coverage 2015
- Eardisley Group list of Businesses
- Eardisley Group Age Profiling Information
- Eardisley Group Report of Consultation with Local Businesses
- Eardisley Group Do Nothing Option
- Summary and notes of traders in Eardisley 1937
- Eardisley Group Selection of Preferred Sites for Development within the NP

*These policies aim to contribute to sustainable development by:*

- 🏡 creating some of the conditions necessary for a sustainable economy
- 🏡 redeveloping brownfield sites for employment purposes
- 🏡 encouraging conversion of existing buildings / bringing derelict buildings back into use
- 🏡 attracting more jobs to the area thereby reducing emissions
- 🏡 providing jobs for local people, making it possible for younger people to stay in the area

## 10. Policy MD1 - Mixed-Use Development in Eardisley

### *Objective*

To address a wide number of objectives - supporting those for Jobs and the Economy, Community Facilities, Housing and Sustainability, through partnerships with developers during the period of the Plan where suitable opportunities are available.

#### **Policy MD1 – Mixed-Use Development in Eardisley**

As an exception to policy J3, the area of employment land identified on Eardisley Inset Map comprising part (2.5 ha) of the Old Sawmills site may accommodate a range of uses comprising:

- a) Land amounting to 0.25 ha made available for a future new village hall, with parking elsewhere;
- b) Land for a new Day Care facility adjacent to Eardisley Primary School, capable of accommodating a building with minimum floor space of 260 sq meters on two storeys and a play area of 0.13 ha (1,335 sq meters);
- c) An area of car parking providing at least 60 spaces that can serve the new Village Hall, Day Care and Eardisley Primary School;
- d) Premises to support modern employment requirements including flexible office and light industrial units and associated parking, occupying no less than 1.0 ha; with provision for fibre-optic connectivity throughout all areas of the site;
- e) An area of green infrastructure protection of on-site trees, supporting biodiversity and providing safeguards against surface water flooding;
- f) A range of 2 to 4 bedroom family and key-worker dwellings, not exceeding 25, to be constructed through a phased programme over 5 years, and including intermediate affordable homes mixed among open market homes, with gardens and off-road parking.

Measures will be required to ensure:

- i) Land is made available to ensure the mixture of uses can be brought forward in a co-ordinated fashion, with appropriate services and access;
- ii) Arrangements are made to address flooding through a comprehensive approach;
- iii) Any new homes built are protected from noise, light and air pollution arising from the neighbouring employment area through building design, site layout, buffering and juxtaposition of the uses proposed.
- iv) Access is retained for the maintenance of the brook running along the side of the site.

### *Supporting Statements*

10.1 The Old Sawmills Site has provided a source of employment for Eardisley and its surrounding villages for a considerable number of years. Its retention would normally be promoted to maintain this key facility. The community would have liked to see the opportunity for its continued employment use marketed more actively. However it recognises it presents a brownfield site where development in an alternative form might produce social and community benefits and would be prepared to see these enabled by bringing forward an element of housing on part of the currently vacant and unused parcel of the site at its western end. This proposal supports a mix of uses that would promote wider economic, social and environmental benefits.

10.2 EGPC and Herefordshire Council's Economic Development team would however like to see some part of the vacant site remain in business use, reflecting in particular a move to accommodation for modern day needs. The site should remain a source of employment for local communities extending beyond Eardisley Group and there is evidence that it will be required for sustainable development of the Group throughout the Plan period and onwards.

10.3 There also remains concern that an appropriate buffer is maintained between the existing businesses and any housing that is to be provided. It is particularly important to ensure current businesses are protected from complaints as well as to protect the amenity of potential residents.

10.4 Addressing community leisure and safety needs will be welcomed. The current Village Hall is too old and inadequate for community needs and has almost no parking. The current Day Care, for 30 children aged 3 months to 8 years needs new purpose-built accommodation adjoining the School.

10.5 Parking for the School is a serious issue for the village. Development of the Old Sawmills site will offer safe drop-off and parking for the School which is badly needed, as well as parking for the Day Care, the new Village Hall and for tourists visiting the area.

10.6 Views from the approaches to the Group villages should be protected, including the view of Eardisley from the south, by means of native tree planting should any of the current tree screen be compromised in any way.

10.7 There will be a need to retain access to the brook running along the east side of the site for maintenance purposes.

10.8 In order to ensure that the purposes of this policy are achieved it may be necessary to enter into agreements for the land to be brought forward in a co-ordinated way and to set out the roles of the parties involved.

10.9 A second access road was considered by the landowner and the steering group. However, its cost would have made the whole project undeliverable. Traffic management assessment of current and proposed vehicular use of the existing access indicates no need for a second road.

## 11. Risk Assessment

A risk assessment of the Plan to identify problems, which could threaten its delivery and therefore the achievement of the Vision for the Group, shows up the following potential problems, both within and outside the control of the PC:

- Changes in planning policies at national and county level before the end of the planning period in 2031.
- The granting of planning permissions near any of the villages, before the EGNP is adopted, limiting what could be done within the Plan period
- *Ad hoc* changes to current national policy which prioritise development in determining planning applications will over-ride local planning policies.
- An inconsistent interpretation of national and local planning policy by decision makers.
- The inadvertent use of imprecise language leading to ambiguity in this Neighbourhood Plan's Policies could obscure the intentions of the Plan or allow unintended interpretation.
- Failure to relate this Neighbourhood Plan adequately to the Herefordshire Draft Core Strategy and the National Planning Policy Framework.
- Failure to reorganise the EGPC to include properly constituted working groups for each of the Plan's sections, with the will and the skills to deliver the terms of the Plan in line with the wishes of residents.
- Failure of the PC to review progress of Plan delivery regularly.



## 12. Implementation and Monitoring of the EGNP

The Eardisley Group Neighbourhood Plan will be delivered and monitored by the Parish Council, in co-operation with various statutory and private partners. Its implementation will take the whole Plan period to 2031, so an important part of the implementation will have to be the phasing of the various aspects of development, for the benefit of residents.

Treating the Plan flexibly, and consulting with residents regularly, as circumstances change over time, will help to make it go as smoothly as possible.

In order to make delivery of the Plan as effective as possible, the Eardisley Group Parish Council will have to set up a properly constituted working group to manage the implementation of each Key Issue area of the Plan. These working groups will include both Parish Councillors and Residents and their progress and difficulties will be reported and discussed regularly at PC meetings so that delivery of different elements of the Plan are co-ordinated well.

Each working group will be responsible for researching the best means of taking the next steps in their area of responsibility and presenting options to the PC for discussion and agreement. The working groups will manage relationships with private sector investors, public service representatives and the voluntary sector. Achieving appropriate investment from each of these sectors will change and be challenging as Plan period years pass.

The EGPC will monitor and report upon progress in relation to proposals each year, and review mechanisms for delivering measures recognised by the community as important wherever there is a serious likelihood that they will not be achieved. It is imperative, given residents' input, for the PC to keep the whole community informed regularly about all aspects of the Plan's implementation, both good and bad, in order to keep the Plan in the collective consciousness.

## Appendix 1 – Views, Buildings & Spaces the Communities want to Protect

### Community

Residents were asked to complete a survey in September 2013, over 80% responded. One of the questions specifically asked was; 'Please give details of any buildings, places or views which you believe are important to protect'. This report analysis and summarises those responses. The actual comments and how they have been interpreted are shown in the Appendices on [www.eardisleygroupplan.co.uk](http://www.eardisleygroupplan.co.uk).

### Eardisley Village:

There is a strong interrelationship between the views and the buildings & places the community wish to protect. In terms of buildings and places there is a very strong desire to protect the **Church** (37 mentions) and the **Historic Buildings** (29 mentions). Clearly views of the Church and the Historic Buildings go 'hand in hand' with protecting those buildings. The views of the hills although not related to buildings is felt to be a significant characteristic of the village.

In terms of views there is a strong desire to protect

- the **view along Church Road** of the Historic Buildings (12 mentions),
- the **views of the Hills** (Black Mountains & Hay Bluff) from many parts of the village (12 mentions)
- the **views of the Church** (8 mentions)
- the **view** of the village and the hills beyond **from Bollingham Hill** approaching Eardisley on the A4111 from the north received 5 mentions

It must also be noted that protecting **Millennium Green** in Eardisley was considered important (mentioned by 10 in Eardisley, but also by 2 in Winforton & 2 in Whitney)

## Winforton Village:

In Winforton there was little mention of views but considerable concern over buildings and places.

There is a very strong desire to protect the **Church** (18 mentions) and the **Historic Buildings** (12 mentions). There was also interest shown in protecting **routes to the River** with Bakers Lane being specifically mentioned (5 mentions)

## Whitney Village:

In Whitney there were 5 mentions of protecting local views. There is a desire to protect the **Church** (9 mentions), the **Historic Buildings** (4 mentions) and the **Toll Bridge** (4 mentions).

## Listed Buildings

This list includes Listed Buildings identified at the time the Plan was prepared. English Heritage might add to its list and the community might identify further locally important buildings after the plan is published and adopted.

Eardisley	Eardisley	Winforton	Whitney
1. The Olde House, 1 Church Road II	26. 5 High Gardens II	1. Barn 10 yards NW of Old House Farmhouse II	1. Church of St Peter and St Paul II*
2. 2 Church Road II	27. 6 High Gardens II	2. Outbuilding adjoining Old House Farmhouse A438 II	2. The Wood, The Wood Road II
3. 3 Church Road II	28. Hawthorne Cottage, Church Road	3. Barn 60 yards SW of Winforton Court II	3. Toll House, Whitney Toll Bridge II
4. 4 Church Road II	29. Oakwood Lodge	4. Barn & Outbuilding 25 yards NW of Winforton Court II	4. Wardour House II
5. 5 Church Road II	30. Outbuilding at Castle Farmhouse II	5. Base of Village Cross 100 yards WNW of Winforton Church II	
6. Pilgrim Cottage, 7 Church Road II	31. Pugh Memorial south of south aisle, Eardisley Church	6. Chestnut Cottage A438 II	
7. 10 Church Road II	32. The Cottage, Church Road, Eardisley	7. Church of St Michael II*	
8. 11 Church Road II	33. The Cruck House Woodseaves Rd II*	8. Court Barn Cottage II	
9. 12 Church Road II	34. The Holme, Church Road II	9. Magdalene House II	
10. Arboyne House Church Road II	35. The Forge, Church Road II	10. Old Cross Farmhouse II	
11. Upper Court Barns II	36. The Old Forge, Church Road II	11. Parliament Barn II	
12. 5 Castle Close, II	37. Woodbine Cottage, Church Road II	12. Pennys II	
13. Upper House Barn, II	38. The Old House, Church Road II	13. The Malt House II	
14. Bridge House, II	39. The Tram Inn, Church Road II	14. Winforton Court II	
15. Cartref, Woodseaves Road II	40. The White House, A4111	15. Ye Old Forge & adjoining Outbuilding II	
16. Castle Close II	41. Upper House Farmhouse, A4111 II*		
17. Church of St Mary Magdalene I	42. East View, Church Road II		
18. Churchyard Cross, 12 yards south of Church Chancel			
19. Court Cottage, Castle Close II			
20. The Old Granary, Upper Court II			
21. Lower House II			
22. April Cottage, 1 High Gardens II			
23. 2 High Gardens II			
24. 3 High Gardens II			
25. Foresters Cottage, 4 High Gardens II			