



EARDISLEY GROUP
Neighbourhood Plan

Eardisley Group

Neighbourhood Development Plan

Public Consultation Draft
Date 2014

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Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), notice is hereby given that a formal pre-submission **public consultation** on the **Draft Eardisley Group Neighbourhood Development Plan** will start at **8.00 a.m. on Tuesday 7th October 2014** for a period of 6 weeks ending at **5.00 p.m. on Monday 17th November 2014**.

The Eardisley Group Neighbourhood Plan has been developed to help deliver the local communities' requirements and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of the residents of Eardisley, Whitney-on-Wye and Winforton with Willersley Parishes.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Eardisley Group.

The Eardisley Group Parish Council invites comments on the Draft Plan. All responses received will be considered by the Steering Group and the Group Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at www.eardisleygroupplan.co.uk or be emailed to residents on request to info@eardisleygroupplan.co.uk Paper copies of the Plan may be borrowed from Eardisley, Whitney or Winforton churches.

Details of the Residents' Survey and the other information that has informed the creation of the Plan can be viewed online at: www.eardisleygroupplan.co.uk

Response forms may be

- left at Eardisley Church, Whitney Church, Winforton Community Hall,
- left at Eardisley Post Office and Central Stores Eardisley, or
- scanned and emailed to: info@eardisleygroupplan.co.uk

All comments must be received by 5.00 p.m. on Monday 17th November 2014.

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. It sits within the Localism Act, the Government’s new approach to planning, 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 the Plan was formulated, is referred to in each policy section and in Appendix 1. Evidence documents can be found on 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 Area 1 Villages in the Kington Housing Market Area must grow by 12% of the number of houses in the main settlement (HC 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



This draft 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, from Data Orchard CIC and PDA Planning.

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 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
- *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 this First Draft of the Plan; comment is being requested from statutory consultees and residents of the Group Parishes.

The comments from this 6 week statutory local consultation exercise will be analysed and additions or corrections made to this document, to complete the Final EG Neighbourhood Plan. It is expected that significant changes will be made not only in wording, including the honing of the policies, but also in layout, to make the draft submission user friendly as well as rigorous in law. Following this 'Regulation 14' consultation period, the Plan and its supporting documents will be submitted to Herefordshire Council for a six week publicity period and, following that, will undergo 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 too.
- 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 are in parts vulnerable to flooding from the river, and 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 Doomsday, 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. 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 19th 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 Wye. It has a 12th century church and a number of black and white half-timbered houses, many of which are interesting historically for different reasons. Winforton Court, once owned by Roger Mortimer Earl of March, was used on several occasions in the 17th century as a court by Judge Jeffreys. Bungalows off the 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.

- For centuries on the south side of the river, **Whitney** Church and village were gradually rebuilt on the north side in the 18th and 19th centuries, following years of flooding in which the castle, homes and bridges had been washed away. Vehicles crossing the present bridge, dating from 1802, still have to pay the toll in the old tradition.

The ownership of the Whitney Court Estate passed from the de Whitney family to the Hope family in 1900. By the mid-20th century Whitney was a thriving place with the Church, a school and railway station and the required pump and power houses to run homes and local industry.

Today, farming remains important, and although the school has closed, there are several light industries, a village hall, 2 shops and a pub, the Boat. Canoeists and anglers enjoy the river. The main A438 road cuts the village into two halves. 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, village halls, 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 level and speed of traffic;
to ensure traffic generated by development can be accommodated successfully;
and to promote measures to support sustainable transport by reducing 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 historic buildings, archaeological sites, and the intrinsic character of each of the villages; the need to conserve and produce 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, with preference given to local people, mixed with open market houses.

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 Enabling Mixed-Use Development

This policy seeks to address a wide number of objectives - supporting those for Jobs and the Economy, Community Facilities, Housing and Sustainability - and addressed through partnership 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/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, Herefordshire's Pre-submission Core Strategy makes 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 Feb 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 young 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 villages possess. These are good places to live in. However, they are at risk of becoming retirement communities with few 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 historic 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, bus stops and other such infrastructure as well as utilities, including in particular land 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 safety and to promote sustainable transport initiatives.

e) Development should support the local economy, while retaining the area's character. 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 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 of a level and type to promote strong, balanced communities meeting the needs of 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 providing 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 Statements

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

- Localism Act
- NPPF – Introduction: Paragraphs 6-10
- NPPF – Planning Practise Guidance: Neighbourhood Plans
- Eardisley Group Sustainability Statement
- HC Pre-submission Version of the Core Strategy
- 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 level and speed of traffic, ensure traffic generated by development can be accommodated successfully, and promote measures to support sustainable transport by reducing 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.

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 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 5 local Whitney roads hazardous for drivers, and crossing the road on foot dangerous.



40 in a 30 zone - Excessive Speed in Winforton

Winforton with Willersley

- Winforton 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. Traffic enters the A438 from many homes and access roads in the village.
- Speeding vehicles attempt to overtake within the village, putting pedestrians crossing the road and motorists, turning to enter or exit their properties, at risk.

Eardisley

- The A4111 in Eardisley is very narrow for an A road, with a width less than 16 feet, in places, yet more than 4500 vehicles pass through Eardisley each day - 20% are HGVs. A recent study recorded 530 HGVs in 1 day.
- High-sided HGVs pass very close to pedestrians, often mounting the narrow pavements. If they are exceeding the 30 mph speed limit, they are dangerous and intimidating for residents, especially the young and the old, parents with pushchairs, and people who need help to walk or use a wheelchair or mobility scooter.
- North of Tram Square and south of the Church there are no pavements, so residents can only get to the shop, pubs, post office and village hall if they walk on the busy A-road or drive.
- Cars parked in front of homes on the A4111 or using the shops, reduce the A-road to a single lane, where drivers often have to queue to get through. However, the police have evidence that the parked cars slow the traffic and help 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.



Congestion in Eardisley

Public Transport

- Public transport provision is barely adequate in Eardisley, with infrequent services to Hereford and Kington, and scarcely possible in Whitney (one bus on one day per week) and Winforton (one bus on two days per week). 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 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 be supported.

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 are needed to slow traffic and increase pedestrian safety in the village centre. However, it is also necessary to protect residents' parking, and to enable parking for shops, the village hall and other facilities. Yellow lines might be suggested, but there is evidence that they *increase* vehicle speed, cause problems for residents and work against the viability of shops; hence they should 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 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 30mph, 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:

7.1.6 During the Plan period, efforts should be made to co-operate with parishes beyond Eardisley Group in providing improved bus services to the whole area, establishing more flexible 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) comply with Herefordshire Council’s parking standards and design guidance on the design and layout of residential roads;
- 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 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 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 and business uses.

Supporting Statements

Eardisley and Winforton:

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.

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 a large number of tourists each year. There is a need for suitable, 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 new pedestrian and cycle routes or improving the existing village networks that would 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 should decide where new pavements are most necessary for enabling residents to access local facilities easily, and use 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** residents are concerned about speed of traffic, and 63% are concerned about road safety; Whitney residents would prefer village gateways (56%); lower speed (55%); pavements in key places (55%)
- 64% of **Winforton** residents are concerned about speed of traffic, and 62% are concerned about road safety; Winforton residents would prefer village gateways (59%); better pavements (66%)
- 76% of **Eardisley** residents are concerned about speed of traffic, and 71% are concerned about road safety; Eardisley residents would prefer village gateways (53%); better pavements (64%)
- 52% of Group residents would use buses more 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
- NPPF – Plan Making / Neighbourhood Plans
- HC Pre-submission Version of the Core Strategy - Policy MT1
- HC Local Transport Plan 2013-15 - Policies SM1/2/3; PT 1 and 5; HN2; AT2
- 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

- All three of the Eardisley Group Parishes are affected by flooding – Whitney and Winforton, from the River Wye and its tributaries, and Eardisley from streams and field run-off. Much of each village is designated flood plain. 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 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 western Herefordshire is beautiful. Residents are surrounded by gently rolling hills, woods, orchards and striking single trees, hedges, streams and the River Wye. Rightly, the Ancient Woodland, the Special Wildlife Sites and the Sites of Special Scientific Interest are protected, especially the River. Residents enjoy this land and value the views.



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 should be provided, including off-site. 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 upon planning applications.
- c) Where the management of surface water drainage needs to be addressed, developers should utilise sustainable drainage systems (SUDS) where this is practicable.
- d) Development on allocated sites shall be accompanied by detailed drainage proposals setting out the approach to foul drainage, storm water, SUDs and any proposed flood alleviation, and infrastructure improvements including permeable surfaces, and how these 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 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 additional flood alleviation schemes for Whitney.

Heritage and Character

Objective

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



Policy E2 - Historic Assets and Village Character

Development proposals should:

- a) Not adversely affect Listed Buildings, archaeological sites, the character 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, historic and landscape features. Enhancement proposals will be encouraged.
- c) Not adversely affect views and vistas valued by residents, including but not limited to views of: Eardisley from Bollingham Hill; Hay Bluff & the Black Mountains; historic buildings in the villages.
- 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 illustrate the long history of the area and deserve all the protection that can be offered to them within the 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 sites/buildings is likely to take place during the period of the Plan.

7.2.6 Views of landscape and buildings valued by residents are identified in Appendix 2.

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 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 through 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 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 necessary 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 residents; improved conservation of historic / listed buildings is important to 53% of residents
- Green spaces and gardens are important to 63% of Group residents
- Protecting important views and vistas is important to 55% of Group residents
- 35% of Whitney homes; 18% of Eardisley homes and 12% of Winforton homes have suffered flooding in the past 10 years, from the river, from field or road run-off or overflowing sewers
- 79% of residents 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; 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
- HC Pre-submission Version of the Core Strategy – policies LD1-5, SD 1-4
- HC Strategic Environmental Assessment for Eardisley Group
- HC Habitats Regulations Assessment for Eardisley Group
- Eardisley Group Listed Buildings
- Environment Agency Flood Maps
- Eardisley – Its Houses and their Residents 2005 Eardisley History Group ISBN 0-9550781-0-5
- Eardisley Group Views to protect – Appendix 2;
- Eardisley Group Parish Plan 2004

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) 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 of our 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.
- b) Two of Eardisley Group's three villages still have a village shop, one has a hairdresser, one has 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.
- c) Community groups have disappeared too. There are still around 30 active community groups ranging from Bowls and Craft clubs to Little Theatre, WI and British Legion, and including Community Libraries and a Community Access Point, functioning in the 3 village halls. But many of the people who run them are getting older, and each year something else closes.
- d) The Police service in the area is almost invisible, the Surgery is closing, and the Fire Service needs increased numbers of local working-age volunteers.



Eardisley School

Policy C1 – New or additional services and facilities

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

- a) They meet a need identified by the community concerned or by a body with statutory responsibility for a particular service;
- b) They do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- c) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads;
- d) Access and off-street parking can be satisfactorily provided without harming existing residential and other uses.
- e) Proposals that could result in the loss of or harm to an Asset of Community Value will be resisted vigorously.

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

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, encouraging grant funding or allocating precept or other monies where appropriate.

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, and suitable for serving a wide catchment area, may be needed although there is currently no proposal by the Local Education Authority. The Plan cannot propose a land-use policy at this time to resolve this important local issue, but it 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 this can be undertaken in accordance with policy C1.

8.1.4 If the situation changes, 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 the 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 for young people

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 residents rate the Fire service at 8.7 out of 10; the 3 village halls at 6 out of 10
- Group residents say facilities for young people, cycle ways, leisure, police service, surgery (a particular worry), disabled access, and footpaths all need improvement
- Eardisley residents 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 69, 70, 72-76
- NPPF – Plan Making / Neighbourhood Plans
- HC Pre-submission Version of the Core Strategy – Policies SC1, OS 1-3
- Eardisley Group Facilities and services - current and lost
- WI Eardisley 1952-1977 Volumes 1&2
- Eardisley Group Housing Stock
- Eardisley Group Age Profiling Information
- Eardisley Group Do Nothing Option
- Eardisley Group 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 past 17 years 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 'executive' 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 still have to leave the area to find work, and homes they can afford; the working age population is still diminishing. If these trends continue through the Plan period, community facilities, the Fire Service and the School 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 villages are required to build a number of houses equal to 12% of the homes in the main village - Whitney 4; Winforton 7; Eardisley 29.
- 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 buy at lower than market cost, or to part buy.

Policy H1 – Housing Numbers

- a) To meet housing market needs the Neighbourhood Plan provides for a minimum of 45 new dwellings to be built in the Group Parish over the Plan period to 2031 in the following locations:
- | | |
|------------------|-----------------------|
| Eardisley – | at least 30 new homes |
| Winforton – | at least 7 new homes |
| Whitney on Wye – | at least 5 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 should an additional local need be identified and/or proposals incorporate measures to address significant community needs in terms of employment and facilities.

Supporting Statements

8.2.1 This policy sets out the basis for housing development over the Plan period that is considered most appropriate given the level of need, Herefordshire Core Strategy policy RA1 including Kington HMA 12% growth requirement, site considerations and the 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 8 commitments (homes for which permission has been granted) in Eardisley, 4 in Winforton and none in Whitney. The targets in the policy are in addition to housing commitments that exist at the time the Neighbourhood Development Plan is adopted. 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 reluctant to accept more than a total of 48 houses, including commitments; Winforton – 15; Whitney – 10.

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) To allow for required but limited development proposed for Whitney, no settlement boundary is defined. The approach to accommodating housing development will be based upon seeking individual or small plots within or associated with the main groups of houses in the village, as in the Whitney Village Inset Map; developers will be required to consult local residents upon the location and details of proposals prior to submission of planning applications. Continued...

Policy H2 - Settlement Strategy - continued

- 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

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

8.2.6 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.

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

8.2.8 Settlement boundaries or the conditions protecting Whitney will help to maintain the scale, style and setting of the Eardisley Group villages while protecting the surrounding countryside from unreasonable development.

Policy H3 – Affordable Housing

- a) On sites of 3 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

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

8.2.10 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.

8.2.11 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.

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 Policies EMD1 and H7.

Land at The Glebe north of Millstream Gardens (1.3 ha) is proposed for housing and proposals should comply with the following criteria:

- a) The development should not exceed 15 dwellings;
- b) The development should contain a children's' play area, a vehicle turning area at the north end of the site and a permeable but hard surfaced footpath along the north margin and connecting the site to the village centre;
- c) Mitigation should be undertaken relative to the badger sett on the eastern margin of the site.
- d) To comply with policy E1, flood risk assessments should be undertaken and mitigation measures implemented to protect properties both within the site and adjacent to it where the development may result in an increased likelihood of flooding in adjacent areas;
- e) Conserve and enhance Eardisley's historic assets and village character in accord with policy E2;
- f) Provide street lighting and signage consistent with the rest of the village;
- g) Protect the amenity and safety of existing residents and local services, businesses and facilities.

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 preserve or enhance Eardisley Conservation Area;
- iv) Density of development is consistent with that currently 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) Proposals comprising custom built dwellings by people with a connection to the group parish will, in particular be encouraged;
- vii) Development complies with other detailed policies set out in this plan

Supporting Statements









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

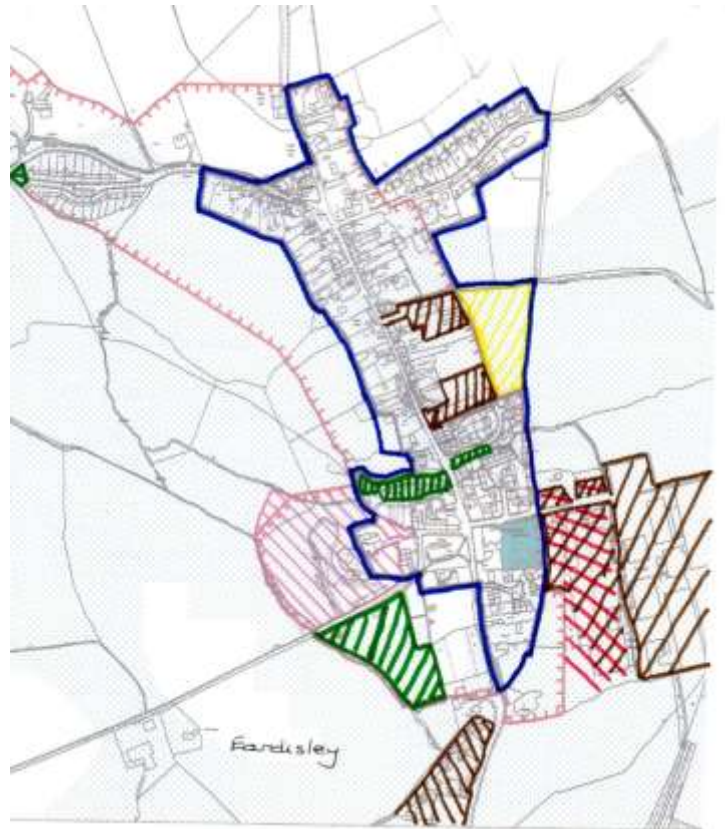
8.2.13 There are small deliverable plots with landowner consent within the Eardisley settlement boundary and there are brownfield sites (see Policy EMD1) which, at Conservation Area densities, will deliver the stated number of houses if the need is there.

Village inset maps






Please note: These are draft maps. Black on the key refers to brown on the maps and orange to yellow.

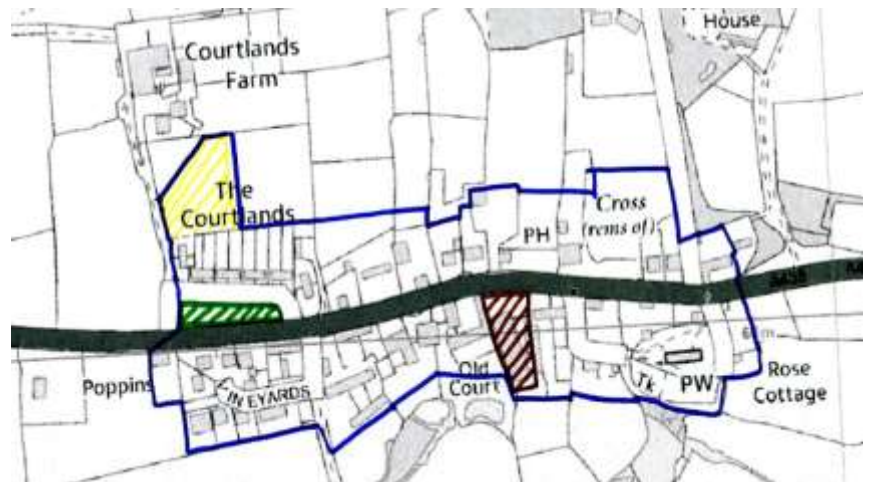
Eardisley

-  Conservation Area (Policy E2)
-  Proposed Settlement Boundary (Policy H2,H4)
-  Existing Employment site (Policy J1, J2, J3)
-  Existing Green Space (Policy E4)
-  Proposed site for development (Policy H4, H7)
-  Proposed site for mixed use (Policy EMD 1)
-  Ancient Monument (Policy E2)
-  Flood Plain (Policy E1)






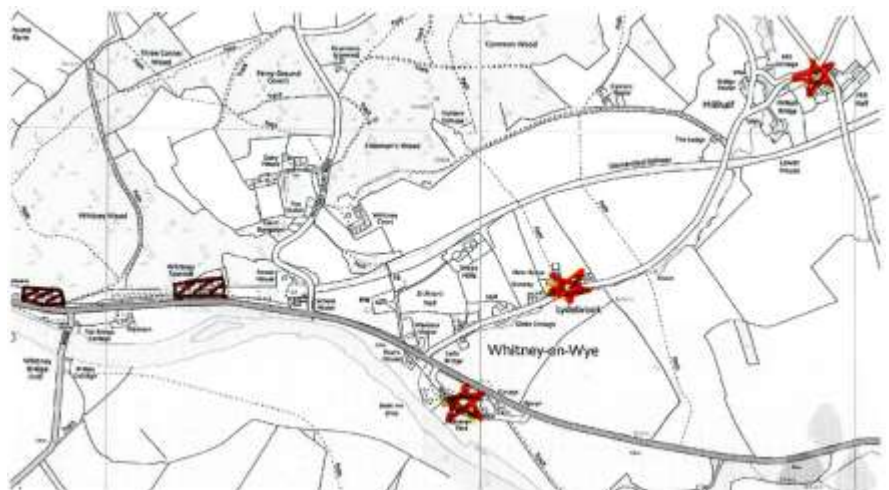
Winforton

-  Proposed Settlement Boundary (Policy H2,H5)
-  Existing Employment site (Policy J1, J2, J3)
-  Existing Green Space (Policy E4)
-  Proposed site for development (Policy H5, H7)
-  Flood Plain (Policy E1)



Whitney

-  Existing Employment site (Policy J1, J2, J3)
-  Existing Groups of Houses (Policy H6, H7)
-  Flood Plain (Policy E1)



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:

Part of the land to the rear of Courtlands Farm (0.5 ha) is proposed for housing and proposals should comply with the following criteria:

- a) A comprehensive development proposal for the site should be advanced and phased carefully over a designated period of time;
- b) The development should not exceed 8 dwellings; Subject to agreement, a higher proportion of affordable homes than 35% could be considered as long as their tenure is low cost market or part rent/part buy. A turning area for vehicles and a children's play or green leisure area should be included.
- c) Dwellings should complement the village character in accordance with policy E2, in particular being designed in the form of a secondary village street; and having no street lighting.

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 should reflect the scale and character of surrounding properties and provide for the accommodation needs of families seeking 2-4 bedroom properties;
- v) Proposals comprising custom built dwellings by people with a connection to the group parish will, in particular, be encouraged.
- vi) They comply with other detailed policies set out in this plan

Supporting Statements

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

8.2.15 There will be small deliverable plots with landowner consent within the Winforton settlement boundary which, at the main village density, will deliver houses for which need is identified.

Policy H6 - New Homes in Whitney-on-Wye

The new homes target for Whitney on Wye will be accommodated through proposals that meet the following criteria, as well as conforming to the policies in this Plan:

- a) 5 open market dwellings will be permitted through this policy;
- b) Dwellings should be on small sites or individual plots and phased in over the Plan period;
- c) Support will be given in particular to proposals comprising custom built dwellings by people with a connection to the group parish;
- d) Dwellings should be located within or close to one of the groups of houses comprising the village, as shown on the Whitney Village Inset Map;
- e) The properties should be consistent with the character of the village;
- f) Proposals should comply with policy E1; flood risk assessments should be undertaken with comprehensive mitigation measures implemented to protect properties both within the site and adjacent to it, where the development may result in an increased likelihood of flooding in nearby or downstream areas.

Should a proven local need for further dwellings be identified in the Plan period proposals for individual dwellings may come forward provided:

- i. Appropriate access arrangements can be provided;
- ii. They complement the character of the village and do not adversely affect the amenity of adjacent properties, or any Listed building or other historic or natural assets;
- iii. The size of the dwelling reflects the scale and character of surrounding properties;
- iv. The dwelling complies with other detailed policies set out in this plan, and in particular with relevant provisions of policy H2, H3 and E1, and is approved by residents prior to consent;
- v. Proposals comprising custom built dwellings by people with a local connection to the Group parishes will be encouraged.

Supporting Statements

8.2.16 The target of 5 dwellings is consistent with the Kington Housing Market Area 12% requirement for Neighbourhood Planning in RA1 villages.

8.2.17 The extent of any *further* local housing need met through this policy would be expected not to exceed 5 during the Plan period. Whitney residents will set up a method for giving their approval to any additional dwelling in advance of an application being submitted, as well as in normal consultation.

8.2.18 Any other proposals, which do not fall within the target numbers of homes must comply with other policies in the Core Strategy (e.g. permitted conversion of rural buildings, affordable housing, agricultural dwellings)

8.2.19 The 'built form' for Whitney is not a single group of houses. There are 3 groups of houses, outlined on the Whitney Village Inset Map, which should be considered legitimate locations when planning for development. The first, near The Boat Inn, is between the A438 and the Wye. Much of this land is subject to flooding. The second, running along the north side of Duck Street, is separated from the first by the A438. The third is further north-east along Duck Street at Millhalf. Millhalf is furthest away from the Boat, but it is the only area where there are no flooding issues.

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;
- 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) Dwellings should be of a scale and character reflecting the density and massing of existing properties in the vicinity;
- e) Dwellings should have gardens, garages and storage space for rubbish and recycling bins;
- f) Developments should provide children’s play areas and open space in accordance with policy E4 and Herefordshire Council’s open space policy;
- g) 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;
- h) Where sites contain or abut a watercourse or land drainage ditch, provision shall be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation.
- i) Provision for broadband connectivity consistent with Policy J1 should be made;
- j) 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

8.2.20 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.

8.2.21 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.

8.2.22 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.

8.2.23 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.

8.2.24 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.

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

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 residents 80% in favour of Affordable Housing for local people
- Group residents 53% in favour of Open Market Housing
- Preferred maximum development size at one time: Eardisley 6-7; Whitney 2; Winforton 3-5
- Group residents prefer family homes 74%; Starter homes 67%; homes for local people 66% but not executive homes 20%
- 79% of residents 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

- Localism Act
- NPPF – Sustainability para 14, 17; Section 6, paras 48, 50, 51, 53, 54, 55; Section 7, all paras
- NPPF – Plan Making / Neighbourhood Plans
- HC Pre-submission Version of the Core Strategy: Policies H1, H2, H3, OS1, OS2, LD 1-5, SD1-4
- Herefordshire Eardisley Group Housing Needs Survey Feb 2014 revised Jun 2014
- HC “Affordable Home Ownership”
- HC “Affordable Housing Development”
- HC “Definition of Affordable Housing”
- Orbit Help to Buy Agents
- 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



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 tourism businesses thrive 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.
- There are about 50 thriving 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 of jobs and work premises in the Group's communities has resulted over many years in local young people leaving the area, for education or training and for work, and discouraged working age people from moving in.
- Some employers are put off coming to this area because there is no superfast broadband, and mobile reception is poor; and others by the distance to the motorway system for the delivery of their products, or by the lack of premises suitable for their businesses. Potential *employees* have been discouraged from looking for jobs here because of the relative lack of housing 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 Super-fast broadband is scheduled to come 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 broadband.

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 – Retention and Provision 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 historic 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) Retain the areas currently within employment use in the Group Parishes, but encourage proposals for reducing flood risk where appropriate, and the modernisation of employment site environment, buildings and plant that will enable upgrading to meet modern-day needs such as taking account of broadband, protection of amenity of nearby housing and the villages.
- 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, 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 the best principles of low energy / low light pollution fixtures 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 thrive 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 historic 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 pacing 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 residents are in favour of allocating land for employment; 70% are in favour of protecting brownfield sites for employment
- 73% of Group residents 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 residents think fast Broadband, is needed to attract employers and 80% think good mobile service is needed to attract employers
- 72% of Business Questionnaire responders 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
- HC Pre-submission Version of the Core Strategy – Policies E1, E2, E3, E4
- Eardisley Group list of Businesses
- Eardisley Group Age Profiling Information
- Eardisley Group Do Nothing Option
- Summary and notes of traders in Eardisley 1937
- Eardisley Group land availability map including brownfield sites

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 EMD1 - Enabling Mixed-Use Development

Objective

This policy seeks to address a wide number of objectives - supporting those for Jobs and the Economy, Community Facilities, Housing, Traffic and Sustainability - and addressed through partnership with developers during the period of the Plan where suitable opportunities are available.

Policy EMD1 – Enabling Mixed-Use Development

The area identified on the Eardisley Inset Map comprising part of the Old Sawmills site, may be proposed for mixed use development as an exception within the period of this Neighbourhood Plan if and only if a new access is provided to serve the area and adjacent employment and other land, while relieving the existing access by Eardisley school, and all the following conditions are met in full.

- a) A new access to serve the area and adjacent employment and other land east of the A4111;
- b) Premises to support modern employment requirements including flexible office and light industrial units and associated parking, occupying no less than 1 ha; with provision for fibre-optic connectivity throughout all areas of the site;
- c) A separate Day Care facility, with minimum floor space of 280 sq meters on two storeys and a play area of 0.13 ha (1,335 sq meters), and with associated parking that can serve both the Day Care and Eardisley Primary School;
- d) Land amounting to 0.4 ha made available for a future new village hall with parking for 50 cars;
- e) Comprehensive measures to address flooding;
- f) Buffering to protect homes from industrial noise;
- g) An area of green infrastructure supporting biodiversity as well as protection of onsite trees;
- h) A range of 2 to 4 bedroom dwellings, not exceeding 25, paced over 5 years, and including intermediate affordable homes mixed among open market homes, with gardens and off-road parking, suitable for families and key workers.

Supporting Statements

10.1 Existing access to the Old Sawmills site from the A4111 junction causes concern because of its current use by HGVs and the close proximity of the school. Any future development of the Old Sawmills or the adjacent land at Lower Castle Farm would be constrained by the inadequacy of the existing access. Overcoming the access constraint could stimulate economic development and benefit community facilities.

10.2 EGPC and HC Economic Development Group expect a considerable part of this brownfield site to remain in employment use. It serves local communities 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 Addressing community leisure and safety needs would 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.

10.4 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.

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 plan 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 that 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 at every PC meeting 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 where there is a serious likelihood that they will not be achieved.

Appendix 1 – Evidence

National

- The Localism Act 2011
- NPPF 2012 – all sections, and especially: Sustainability para 14, 17; section 4; paras 29, 30, 35; section 6, paras 48, 50, 51, 53, 54, 55; section 7, all paras; sections 10, 11, and 12 all paras
- NPPF – Plan Making / Neighbourhood Plans
- PPG – Natural Environment; Water supply/quality and waste water; Tree Preservation Orders; Noise; Light pollution

Herefordshire

- Planning (Listed Buildings and Conservation Areas) Act 1990
- HC Pre-submission Version of the Core Strategy – policies LD1-5, SD 1-4 and E1, E2, E3, E4
- HC Pre-submission Version of the Core Strategy – Policies SC1, OS 1-3
- HC Pre-submission Version of the Core Strategy: Policies H1, H2, H3, OS1, OS2, LD 1-5, SD1-4
- HC Pre-submission Version of the Core Strategy Policy MT1
- Core Strategy Evidence Base
- Herefordshire Eardisley Group Housing Needs Survey Feb 2014 revised Jun 2014
- HC “Affordable Home Ownership”
- HC “Affordable Housing Development”
- HC “Definition of Affordable Housing”
- Orbit Help to Buy Agents
- HC Strategic Environmental Assessment for Eardisley Group
- HC Habitats Regulations Assessment for Eardisley Group
- HC Local Transport Plan 2013-15 - Policies SM1/2/3; PT 1 and 5; HN2; AT2
- Mercia Police Black Box Survey of Eardisley and Winforton
- Environment Agency Local Flood and Constraints Maps
- Survey of vehicle movements in Herefordshire parishes
- Bus timetables for the area

Eardisley Group Parishes

- Residents and Business Questionnaire Responses
- All consultation day responses and summaries – 12 events in total – all available on the website
- Eardisley Group Listed Buildings
- Eardisley Group Housing Stock
- Eardisley Group Age Profiling Information
- Eardisley Group Community Groups
- EGNP Housing Needs Survey Sep 2013
- Eardisley – Its Houses and their Residents 2005 Eardisley History Group ISBN 0-9550781-0-5
- Eardisley Group Views to protect – Appendix 1;
- Eardisley Group Parish Plan 2004
- Eardisley Group Facilities and services - current and lost
- WI Eardisley 1952-1977 Volumes 1&2
- Eardisley Group list of Businesses
- Summary and notes of traders in Eardisley 1937
- Eardisley Group land availability map including brownfield sites
- Eardisley Group Do Nothing Option

These documents can be found at www.eardisleygroupplan.co.uk

Appendix 2 – Views, Buildings & Spaces the Communities want to Protect

Source:

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.

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).

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) and **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 of both also received 5 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.

It must also be noted that protecting **Millennium Green** 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 views but little mention of specific views. However there is concern over buildings and the Toll Bridge.

There is a desire to protect the **Church** (9 mentions), the **Historic Buildings** (4 mentions) and the **Toll Bridge** (4 mentions).