

FOWNHOPE NEIGHBOURHOOD PLAN MAY 2015

Public consultation draft

CONTENTS

sec		pag	sec		p
	Regulation 14 Public Notice	2	19	Rural exception sites	27
	Executive summary	3	20	Phasing new house-building	28
1	Neighbourhood Plan process	5	21	House design	28
2	Background to Fownhope	7	22	Fownhope village settlement boundary	30
3	Development since the 1951 plan	7	23	Supporting local businesses	30
4	Input from CLP & Residents survey	9	24	Working from home	30
5	Vision for Fownhope 2031	10	25	New uses for redundant rural buildings	31
6	Sustainable development	11	26	Supporting retail services and community facilities	31
7	Fownhope's place in the AONB	12	27	Improving telecommunications	33
8	Environmental management	13	28	Renewable energy	33
9	Biodiversity	15	29	Highways and transport infrastructure	34
10	Access to the countryside	15	30	Protecting green spaces	34
11	Conserving the built environment	15	31	Implementation & monitoring	36
12	Common Hill area of special character	19			
13	Meeting housing needs and demand	20		<i>Appendices:</i>	
14	Allocated housing sites	23	A	Listed buildings	37
15	Windfalls and infills	25	B	Nature conservation sites	37
16	Housing in the countryside	25	C	Housing sites put forward	38
17	Extensions to properties	26	D	Evidence base	42
18	Providing affordable housing	26	E	Glossary & abbreviations	43

ILLUSTRATIONS MAPS & PHOTOS			
	Pge	Photographs	Pge
Fownhope - Settlement boundary, Conservation Area, green spaces, flood risk	4		
Designated area - parish	5	View of the Church	12
Recent planning applications	6	Two Listed Buildings	15
Growth of Fownhope 1919-2002	8	Makeover on Common Hill	20
Environment – SSSI, wildlife sites	14	The Old School	20
Listed buildings in parish	17	Two new homes on infill site	25
Common Hill Area of Special Character	19	Old and New designs in Conservation area	29
Survey - how many houses?	21	The Fire Station	31
Survey- small-scale sites	21	The New Inn	32
Proposals map	23	Renewable energy at Keel House	34
		The Recreation Field and Pavilion	35
		Heart of Oak Walk (2005)	36

OS maps reproduced Fownhope Parish Council licence no 100054489

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 Fownhope Neighbourhood Development Plan will start at 8.00 a.m. on **Monday 18th May 2015** for a period of six weeks ending at 5.00 p.m. on **Tuesday 30th June 2015**

The Fownhope Neighbourhood Development Plan has been prepared to help deliver Fownhope's requirements and aspirations for the plan period up to 2031. It is the result of listening to the views, opinions and ambitions of the people of Fownhope, and will provide the means to guide, promote and enable balanced and sustainable change within the Parish.

Fownhope Parish Council invites comments on the Draft Plan. All responses will be considered by the Steering Group in the preparation of a revised version of the Plan which will then be submitted to Herefordshire Council as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed and down-loaded online at www.fownhope.org.uk. The Neighbourhood Plan pages can be reached from the link on the bottom left-hand corner, then click documents.

The Plan can also be e-mailed to residents on request from The Clerk via fownhopeclerk@hotmail.com

Paper copies can be inspected during open hours at the -

- Hereford Library in Broad Street
- St Mary's Church in Fownhope
- Fownhope Community Library at Faulkner House on Wednesday afternoons and Saturday mornings, where they may be borrowed.

Details of documents which comprise the Evidence Base, including the Residents Survey, reports of consultation events and other background reports can be viewed online at www.fownhope.org.uk and at the Community Library.

Response forms are also available in the Community Library and can be printed from the Neighbourhood Plan pages on the village website at www.fownhope.org.uk.

Completed forms can be left in the FNP boxes in Fownhope at -

- St Mary's Church,
- West End Stores or
- 2 Ringfield Drive
- or by email to fownhopeclerk@hotmail.com
- or by post to: The Clerk, Rugden House, How Caple HR1 4TF.

All written comments must be received by 5.00 p.m. on
Tuesday 30th June 2015

EXECUTIVE SUMMARY of DRAFT FOWNHOPE NEIGHBOURHOOD PLAN

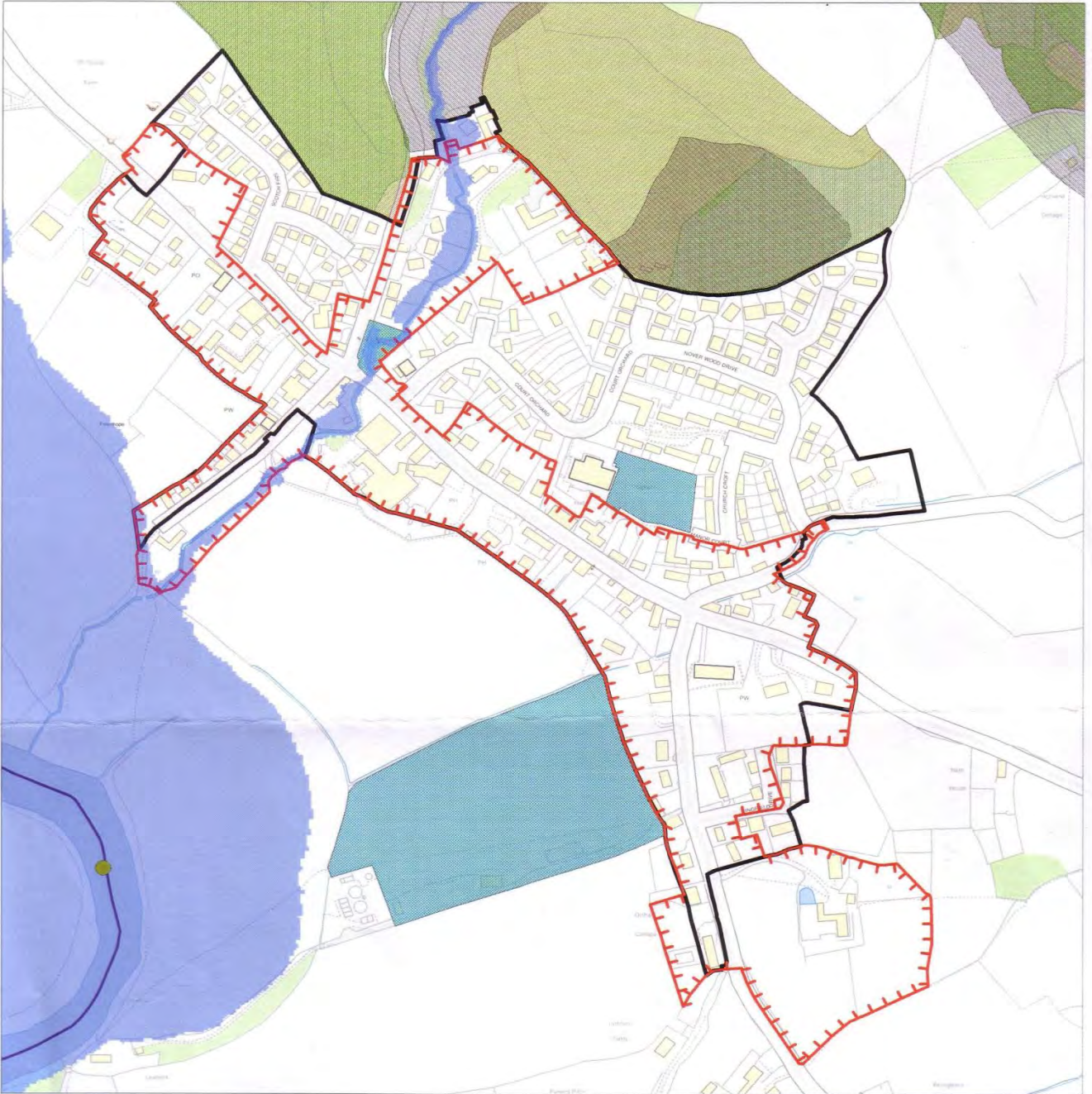
The Draft Neighbourhood Plan for Fownhope Parish is published for six weeks formal public consultation, and your comments are invited until 5pm on 30th June 2015. The Plan covers the period to 2031.

The Plan has been drawn up by a Steering Group made up of parish councillors and local residents under the auspices of Fownhope Parish Council. It builds on the work of the Fownhope Community-led Plan, published in 2012, draws on an extensive Resident Survey in which 83% gave their views, and two well-attended consultation events, as well input from local organisations and businesses.

The plan sets out a vision for Fownhope for the year 2031, and a range of policies that address the following issues:

- Seeking sustainable development that reflects Fownhope's place in the Wye Valley AONB and fosters social and economic wellbeing
- Preventing development in areas at risk of flood and providing for improved sewerage and land drainage
- Protecting wildlife and enhancing countryside access
- Conserving historic character, including Fownhope village and Common Hill
- Providing homes for locals who cannot compete on the open market, whilst contributing to the demand for market housing in the Hereford rural area without compromising Fownhope's special character
- Identifying sites for small-scale housing schemes
- Providing for modest infill within the village and conversion of buildings in the countryside
- Seeking small-scale development phased over the whole of the plan period
- Setting design standards
- Retaining a Settlement Boundary for Fownhope village
- Supporting local businesses including working from home
- Supporting retail and medical services and community buildings
- Responding to new demands for telecommunications
- Encouraging renewable energy
- Minimising the impact of new development on traffic levels and safety
- Protecting green spaces including recreational spaces
- Setting up a Community Trust to work with the Parish Council to ensure that affordable housing and other facilities remain available to meet local needs

Following this formal period of public consultation, the Plan will be amended to take on board comments, checked for compliance with all relevant documents and published for further consultation. The final version will then be examined by an independent examiner and, following any further revisions, will be subject to a Referendum of voters in Fownhope parish. The *Fownhope Neighbourhood Plan*, alongside the *Herefordshire Core Strategy* and *National Planning Policy Framework*, will then be used by planning officers to guide decisions on all planning applications within our Parish.












Fownhope Map

© Crown copyright and database rights [2014] Ordnance Survey 100024168
 Fownhope Parish Council (Licensee) Licence number: 100054489
 © Natural England [2013], reproduced with the permission of Natural England.
 © Environment Agency copyright and/or database right 2013. All rights reserved.

NORTH
 Scale: 1:5,000

Key:

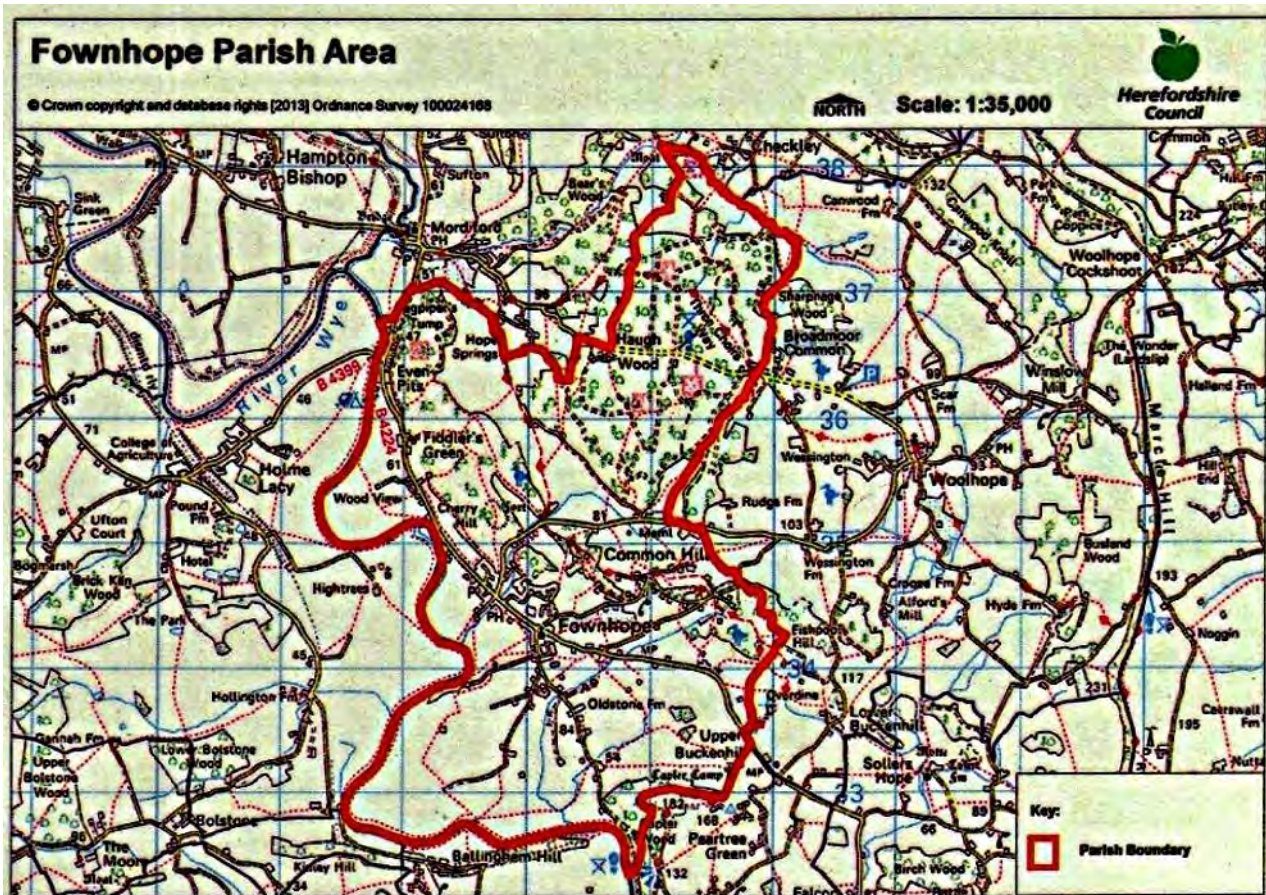
- | | | |
|--|--|--|
|  Land Liable to Flood |  Area of Outstanding Natural Beauty (AONB) (Fownhope is entirely within the AONB) |  Conservation Area |
|  Settlement Boundary |  Sites of Special Scientific Interest (SSSI) |  Safeguarding Open Space and Allotments |
|  Safeguarding Minerals Reserves |  |  Special Wildlife Sites (SWS) |



OS maps reproduced Fownhope Parish Council licence no 100054489

1. THE NEIGHBOURHOOD PLANS PROCESS

1.1 Neighbourhood plans were introduced in 2011 to provide a means by which local communities could better shape the development of their area. Fownhope is one of more than 1,400 communities in England to have embarked on a neighbourhood plan. The Parish Council had already supported a Community-led Plan (CLP) which produced a comprehensive survey of local opinions and ambitions in 2012 (see section 4). The Council rightly felt it important to devote resources to implementing the CLP but agreed at the same time to follow up with a Neighbourhood plan to address planning issues not covered in the CLP. There was support at a public meeting in February 2014, the parish was designated, terms of reference agreed and a steering group of eight residents appointed who between them reflect a range of interests and involvement within the community.



Designated area 2014

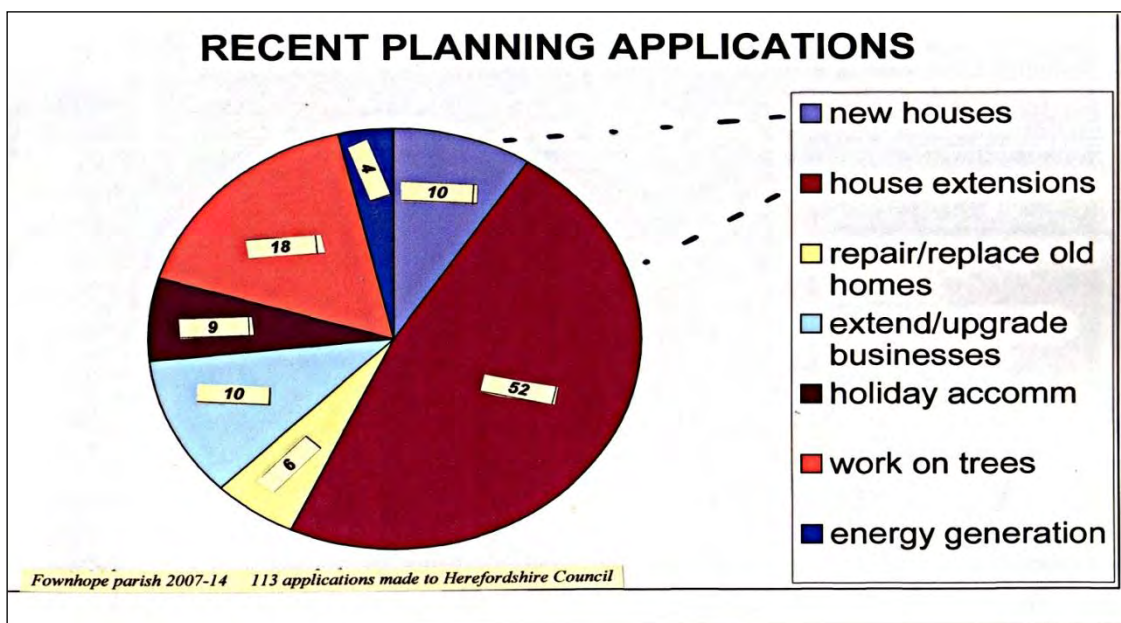
1.2 The steering group has met monthly since April 2014 and has reported progress each month to the Parish Council meeting and in the parish magazine, *The Flag*. A website has been set up, linked to the parish website, which carries notes of those meetings and a range of more than 20 background reports, which also form part of the Evidence Base. Funding (£7,000) was secured from *Locality*, with additional help from the Parish Council and *The Flag*. Help has been forthcoming from the neighbourhood plan support team at Herefordshire Council.

1.3 Data Orchard was contracted to help with the design of the residents survey and provide an independent external analysis of the 638 responses. William Bloxsome, former head of Herefordshire's conservation team, was retained as an independent planning consultant. The decision was taken not to seek additional funding to employ a project manager since funding from *Awards-for-All* might have

jeopardised grants for other pressing local projects. The chair of the steering group, with a long involvement in rural community plan-making is the unpaid project manager, and has drawn on neighbourhood plans in similar rural communities, most notably those with AONB/National Park status, which have passed examination. Several members of the group have been to briefing or training events.

1.4 Local landowners were invited to offer sites for consideration for housing development and 12 offers have been subject to assessment (*see annexe A*). Two consultation events have been held which have achieved exceptionally high numbers of visitors – 270 in September 2014, and 199 in late February 2015 – reports of each are in the *Evidence Base – Annexe D*. The September event was immediately followed by a comprehensive Residents Survey which drew an 83% response with views on some 17 sets of questions, supported by a range of additional comments. This has helped to formulate policies which were presented to a pre-draft consultation exhibition in late February 2015 where residents were again given the opportunity to give their views on policies and on possible housing sites. There have also been two open meetings to discuss energy policies and housing in the countryside, as well as a meeting to explore community trusts.

1.5 This draft plan, issued on May 18th, is subject to a six week period in which the public and a wide range of organisations and agencies are invited to comment. All the comments will be collated and considered by the Steering Group in drawing up a revised Plan that will be displayed at the third consultation exhibition in August with a further six week consultation period. The steering group will again collate the comments and incorporate any revisions into the final plan which will then be tested by an independent examiner in the autumn, before being put to a local referendum of all voters in the parish. The plan will need to gain the support of the majority of those voting to be adopted as the Neighbourhood Plan. The plan which will then be used, alongside the county Core Strategy and the National Planning Policy Framework to determine planning applications for new development in the parish for the period to 2031. Policies are shown here in **bold**, with a prefix **FW**. The Core Strategy and the NPPF will guide consideration of any planning applications for which there are no relevant policies in the FNP.



2 BACKGROUND TO FOWNHOPE

2.1 Fownhope is a large parish with a population of 999 (2011 census) between the market towns of Hereford (seven miles), Ross (nine miles) and Ledbury (eleven miles). It lies wholly within the *Wye Valley Area of Outstanding Natural Beauty*. It has had a wider range of employment than most Herefordshire villages. The brewery, silk mill, lime-kilns, tannery, shoe-making workshops and builders were features in the past. Farms are still an important contributor to the local economy. Caplor Farm also provides a range of non-agricultural work for some 50 people making it one of the major employers, along with the Wye Leisure Centre, the Medical Centre and Lucksall Caravan Park. Many people commute into Hereford and further afield, though there has been a recent trend for people to work from home.

2.2 Fownhope has a range of services which serve the parish and neighbouring areas. These include a modern primary school, shop/PO, butcher, hairdresser, medical centre with dispensing facility, two public houses, bed & breakfast accommodation, a private leisure centre, retained fire station, community library and a resident clergyman.

2.3 Fownhope village has more than doubled in size in the past hundred years with 460 homes compared with 176 in 1919. The village has grown six-fold while some more remote homes have been abandoned. More than a third of post-war building has been provided by social housing landlords though the bulk of the social housing stock has been sold under 'the right to buy' – detailed in the *Fownhope Housing Study*. The 2011 census shows that 34% of Fownhope's population are aged over 60, 12% are over 70. A significant proportion, 14%, do not have private transport and rely on a limited bus service into Hereford with no evening or Sunday services. The Parish Council supports two monthly services to Ross and Ledbury.

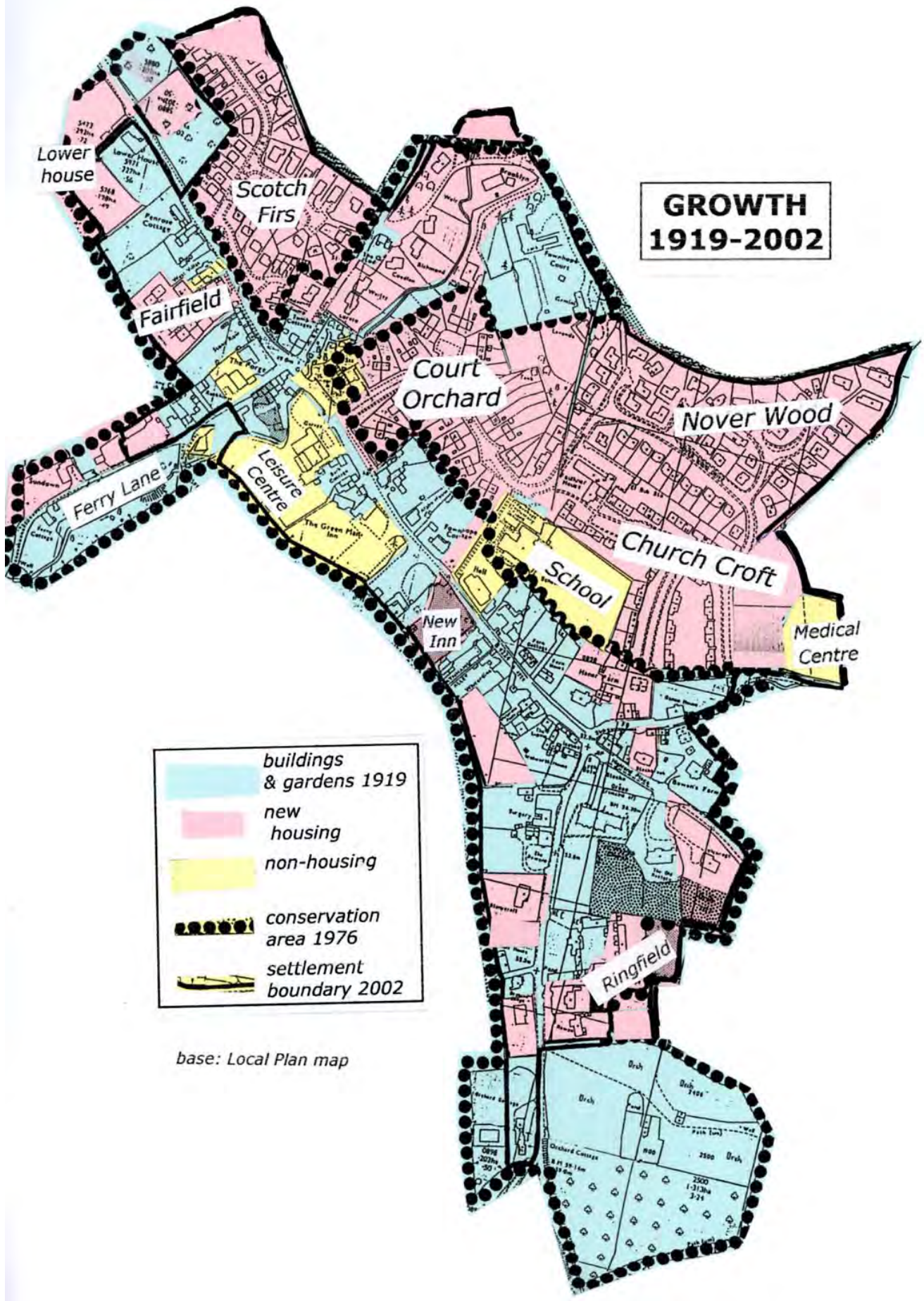
3. DEVELOPMENT SINCE THE 1951 COUNTY PLAN

3.1 The first *County Development Plan* in 1951 listed Fownhope as a '*main village*' where new facilities would be linked to extra homes. Fownhope was one of the few parish councils to actually back the Plan! New homes were built by the Rural District Council in Court Orchard. Mains water and sewerage followed in the late 1960s prompting a flurry of new housing in Scotch Firs, Fairfield Green, Church Croft and Nover Wood, more than doubling the size of the village.

3.2 Fownhope got a new fire station, school and hall. The older core of the village was designated as a conservation area in 1976. The boundaries of the built-up area were defined for the first time by a settlement boundary in 1989, and successful plans have extended this boundary to provide for more development. However the *Unitary Development Plan* (UDP) in 2007 judged that no further development would be appropriate – due in part to the scale of recent building and to the limited capacity of the sewage works.

3.3 Many homes in outlying areas have been abandoned. Improvement grants, mains water, sewerage and power supplies were denied to isolated homes. By contrast successive plans have sought to place more development on the edge of the village.

The village, as defined by the current *Settlement Boundary*, has grown more than six-fold while there has been a net loss of homes in the outlying countryside.



House Numbers	Village	Outside the village	Total parish
1919	51	125	176
2011	339	120	459
% change	Up 565%	Lost 4%	Extra 161%
2014	342	120	462
Planning granted but not completed	5	4	9 (3 built since 2011)

Adjusted for boundary change in 1988

4. INPUT FROM COMMUNITY-LED PLAN AND RESIDENT SURVEY

4.1 The Community-led Plan, completed in 2013, included many recommendations for improvements to community life which do not depend on the planning system. Those that do are listed here, and covered in our policies, or in the *Core Strategy*.

COMMUNITY-LED PLAN 2013	
L1	Seek improved leisure facilities for young people
L3	Upgrade Recreation Pavilion and develop Memorial Hall (60% use)
L5	Improve access on footpaths (60% use), cycle-ways (47% want)
L6	Bridge over the river Wye (66%)
ES1	Action to tackle flood-risk including drains
ES3	Protect /extend wildlife sites (77% value)
ES4	Consider finding site for allotments/ community orchard
ES6	Protect woodland (86%)
ES7	Meet local energy needs (30%)
ES9	Reduce carbon footprint (38%)
H1	Improve health services
T1	Improve highway safety, reduce traffic speeds (45%)
T4	Enhance bus services (59% use at least occasionally)
T8	Retain current level of street lighting (56%) but no additions
PD1	Some limits on development of village (83%) – no more building (13%)
PD2	Priority to affordable homes (71%) and conversion of redundant buildings (61%)
PD3	Priority for small developments (61%) and infill (72%) – oppose large estate (98%)
PD4	Ensure traditional house designs (69%)
B1	Support local business (76%)
B2	Encourage business workshops (71%)
B4	Support local retail businesses (70% use)
B6	Improve mobile phone reception (74% rate current service poor/useless)
B8	Resist further expansion of existing caravan site (58%)

4.2 The first FNP consultation event was attended by 270 people, and helped prepare for the Residents Survey which drew a response rate of 83%. Survey results were analysed by Data Orchard an independent agency.

RESIDENT SURVEY RESULTS OCT 2014	
Q1	Favour housing for families, 91%, singles 69%, bungalows 65%; not flats
Q2	Favour smaller homes – two bed 86%), three bed (79%), one bed (47%), only 20% favoured four+-bed homes
Q3	Affordable homes – support shared ownership – 71%, First time buyers with local connections – 67%, let social landlords – 61%
Q4	High priority for affordable homes – live or have lived or work here – 67%, Caring for relatives – 49%, key-workers 36% taking job in local business
Q5	Minimum period for local connection – 5 to 10 yrs – (55%)
Q6	Maximum number of houses or any individual site – Less than 20 (80%) – 50% less than 10
Q7	How many more homes – No more than 39 – (68%) no more than 29 (46%), more than 50 – 16%
Q10	Where to build? Edge of existing village 72%; infill 65%; in open country 23%
Q13	Features – respect scale of neighbouring buildings – 79% very important , Off-street parking – 55%, traditional materials 42%
Q14	Designate protected green spaces – churchyard 94%, recreation field 87%, Behind green man – 87%, school field 86%, court garden 80%
Q15	<i>Buildings, places, views of character</i>
Q16	Business; improve mobile/broadband – 91%, protect existing services – 87%, Convert redundant buildings – 86%, work from home – 82%, Support new businesses – 68%, live/work units 63%
Q17	Retain a Settlement Boundary – 85%

4.3 A second Consultation event was held in the Hall in February 2015 attended by 199 people, 185 of them residents. A feedback form gave substantial support for revised text of the Vision; a range of draft policies, included in this Draft Plan, confirmed the priority of meeting local housing needs and identified five housing sites worthy of further consideration. There was agreement that retention of community facilities such as the school and shops was not dependent on additional development.

5. OUR VISION FOR FOWNHOPE IN 2031

5.1 Our vision for Fownhope in 2031 was overwhelmingly endorsed by residents at both consultation events in September 2014 and February 2015

OUR VISION of FOWNHOPE in 2031

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

5.2 Sustainability is at the heart of planning guidance. For Fownhope this must seek to ensure that Fownhope is a working community, reduce dependence on commuting, protect community facilities, and make good the serious shortfall in ‘affordable’ and smaller homes whilst ensuring our vibrant community can continue to welcome newcomers to share our unique landscape, heritage and community life. Development will be tempered by significant physical limits to the growth of the village, most notably those of the flood-risk, protected wildlife sites and protected landscape.

6 SUSTAINABLE DEVELOPMENT

6.1 The plan favours sustainable development in accord with policies set out in the NPPF and Core Strategy, and amplified here to reflect Fownhope’s special character. Every effort will be made to work with applicants to find solutions that can secure development that improves the social, environmental and economic conditions of Fownhope.

Policy FW1: SUSTAINABLE DEVELOPMENT

Positive measures will be supported that promote sustainable development in accordance with the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following priorities that are considered essential for maintaining a cohesive and resilient community:

- a) New homes will meet the needs of local people across the whole community;**
- b) New development shall have regard to conserving and enhancing the natural beauty and amenity of the Wye Valley Area of Outstanding Natural Beauty and to respecting the setting, character, appearance and cultural heritage of the Fownhope Conservation Area;**
- c) The level and phasing of development should enable new residents to fit comfortably into the community;**
- d) Development will foster the social and economic wellbeing of the community of Fownhope**
- e) Diversification of the local rural economy will be supported in particular by enabling businesses to develop in scale with the rural character of the parish**
- f) Site measures will encourage good practice such as tree planting, promotion of walking and cycling facilities and reduction of dependence on travel by car .**
- g) The widest range of local facilities and infrastructure should be available to serve the needs of the community.**
- h) No new development will be permitted in areas identified as flood risk. Development proposals must comply with the policies in this Neighbourhood Plan. Where this Plan does not cover a proposal, any decision should reflect, where possible, the community’s sustainable development priorities set out above and also policies within *Herefordshire Core Strategy*, in particular Policy SS1.**

NPPF paras 6-10,14-17 Core Strategy SS1

7. FOWNHOPE'S PLACE IN THE AONB

7.1 Fownhope lies entirely within the *Wye Valley Area of Outstanding Natural Beauty* which provides a cornerstone for our plan, reinforcing the firm commitments made in the NPPF and Core Strategy. The character of Fownhope can best be protected where developments are small-scale and related to the form and character of the village. This reflects the overwhelming response expressed in the *Fownhope Community Led Plan*, and in the *Residents Survey*.

7.2 The Wye Valley AONB Partnership provides general guidance on development in the AONB. The Partnership will be consulted where planning permission is sought for development on sites capable of providing 6 or more dwellings.



View of Church

Policy FW2: SAFEGUARDING THE WYE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY

Measures to maintain and reinforce Fownhope Parish's natural environment and landscape character will be promoted wherever possible. New development shall have regard to conserving and enhancing the natural beauty and amenity of the Wye Valley Area of Outstanding Natural Beauty and to respecting the setting, character, appearance and cultural heritage of the Fownhope Conservation Area. Development should contribute positively to the area's rural character:

- a) Highest priority will be given to conservation and enhancement of the amenity, visual quality, natural beauty, wildlife and cultural heritage of the Wye Valley Area of Outstanding Natural Beauty;
- b) Not adversely affect landscape character but where appropriate include measures to conserve, restore or enhance this;
- c) Contribute towards the ecological network of the area with measures, in particular, to support the biodiversity value of designated and local sites;
- d) Maintain and preferably extend tree cover;
- e) Retain important landscape and biodiversity features such as ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.
- f) Ensure the complete integrity of important views and vistas is retained.
- g) Proposals for schemes which are judged to be 'major development' will, following guidance in NPPF para.116, be resisted except where a proposal is necessary for the public benefit and there are no alternative locations outside the AONB

8. ENVIRONMENTAL MANAGEMENT

8.1 Fownhope has suffered from seven flood episodes in the past six years. The Rivers Wye, Lugg and Frome draw down water from much of Mid Wales and Herefordshire. The flood-plain, including Morney Meadow, is able to cope with seasonal flooding but side streams such as the Tanhouse Brook are unable to discharge into the river, resulting in flooding in the streets and outflow of untreated sewage onto the streets. Responses to the Residents Survey highlighted concern about any development within the flood risk zones.

Policy FW3 FLOODING

- **No new development will be permitted in areas identified by the Environment Agency as flood risk zones 2 and 3.**
- **No development will be permitted that will result in increased flood risk to properties elsewhere**
- **Development on allocated sites will need to include detailed proposals setting out provision for storm water, Sustainable Drainage Systems (SUDs) and any proposed flood alleviation, including reliance on permeable surfaces**
- **Consideration should also be given to waste water treatment capacity**

NPPF para 100 FNP Resident survey Q9A Herefordshire Core Strategy draft

8.2 There is deep concern at the risk of discharge of untreated sewage on the streets. Welsh Water has upgraded their sewage treatment works at Lea Brink. This work has been necessary to reduce pollutants getting into the River Wye which is both an SSSI and SAC. There is nevertheless concern that the treatment plant and much of the pipe-work feeding the plant do not have sufficient capacity to cope with any small-scale development, let alone a 12% increase in housing. Welsh Water will provide further infrastructure to match developments included in the Neighbourhood Plan to 2031.

Policy FW4 SEWAGE TREATMENT WORKS

- **Development that may result in the capacity of the Fownhope Sewage Treatment Works and its contributory pipe network being exceeded will not be permitted.**
- **Developers will have to show that their proposals will not overload the system, or**
 - **that they will work with Welsh Water to fund appropriate upgrades to the sewerage system, or**
 - **will provide alternative arrangements for discharge and treatment of foul water.**

Works to upgrade the quality and capacity of the Treatment works and pipe-works will be supported where they are on a scale to meet the level of development set out in this Plan.

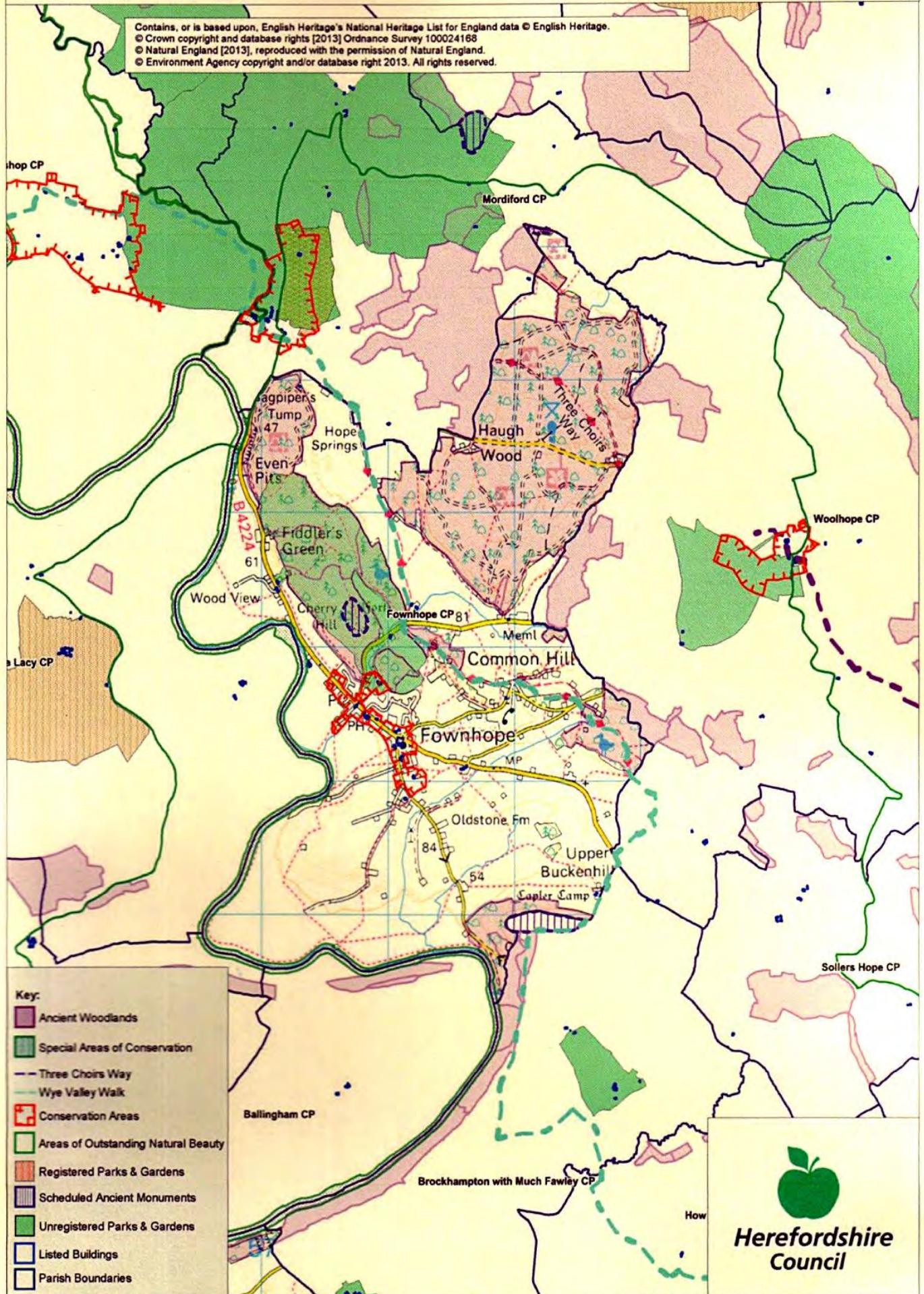
NPPF para FNP Resident survey Q9e Herefordshire Core Strategy

Fownhope SEA Map 1

Scale: 1:25,000



Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage.
 © Crown copyright and database rights [2013] Ordnance Survey 100024168
 © Natural England [2013], reproduced with the permission of Natural England.
 © Environment Agency copyright and/or database right 2013. All rights reserved.



Key:

- Ancient Woodlands
- Special Areas of Conservation
- Three Choirs Way
- Wye Valley Walk
- Conservation Areas
- Areas of Outstanding Natural Beauty
- Registered Parks & Gardens
- Scheduled Ancient Monuments
- Unregistered Parks & Gardens
- Listed Buildings
- Parish Boundaries



**Herefordshire
Council**

9. BIODIVERSITY - PROTECTING WILDLIFE

The whole parish lies not only within the Wye Valley Area of Outstanding Natural Beauty, but much is protected as *Sites of Special Scientific Interest*. Several of these, and other valued wildlife sites, are managed by the Herefordshire Wildlife Trust, the Sheers Hill Trust and by Plantlife. A full list is included in Annex B.

Policy FW5 BIODIVERSITY

Proposals for development should ensure that they do not harm the significant network of sites designated for wildlife and nature conservation, including SSSIs.

Developments will be expected to maintain and enhance existing ecological corridors and landscape features including hedgerows, water courses and tree-lines

NPPF para 113-118 FNP Resident Survey Q 8c Herefordshire Core Strategy

10. ACCESS TO THE COUNTRYSIDE

Fownhope is fortunate to have substantial areas open to the public under the Countryside and Rights of Way Act 2000 (CROW) including Haugh Wood and West Wood, wildlife reserves and a network of footpaths providing access to the countryside and to favoured viewpoints. The Wye Valley Walk and Three Choirs Way pass through the parish. These facilities, much valued by local residents, are a feature of Fownhope's offer to visitors, and in turn to the local tourist economy. There is however a deficiency of bridleways and cycle routes.

Policy no FW 6 COUNTRYSIDE ACCESS

- **Developments which diminish the value of the rights of way network, including open views, will be resisted**
 - **where existing rights of way may be adversely affected by proposals for development there will be a presumption that a new route will be provided which offers views and enjoyment at least as satisfactory as the existing path, and will be dedicated as a public right of way,**
 - **the existing path will be retained where it contributes to providing sustainable walking routes to village facilities**
- **Moves to enhance the network will be supported, particularly where they lead to increased access for cyclists and horse-riders, without harming the quiet enjoyment of other users.**
- **A proposal to provide an additional crossing of the River Wye for walkers cyclists and horse-riders will be supported.**

NPPF para 75 FNP Resident Survey Q9d Herefordshire Core Strategy

11. CONSERVING OUR BUILT ENVIRONMENT & HERITAGE

Two listed buildings



Rudge End Cottage



The Rowans

11.1 The older core of Fownhope village is designated as a conservation area, and there are several listed buildings within and outside the village which contribute to the cultural heritage and character. The conservation area follows the historic core along the main village street. Gaps in frontages have been filled with stone walls, trees and even hedges above stone walls. There has been some infilling. Stone walls are a particularly strong feature. With limited exceptions, roofs along the main street and for many of the properties on other roads within the Conservation Area are of slate. Buildings utilised stone, brick and render construction. A number of recent buildings have introduced timber boarding. Window details are a particularly important characteristic of the village street through variety, symmetry, clarity and scale. The layout contributes greatly to the tranquil rural feel.

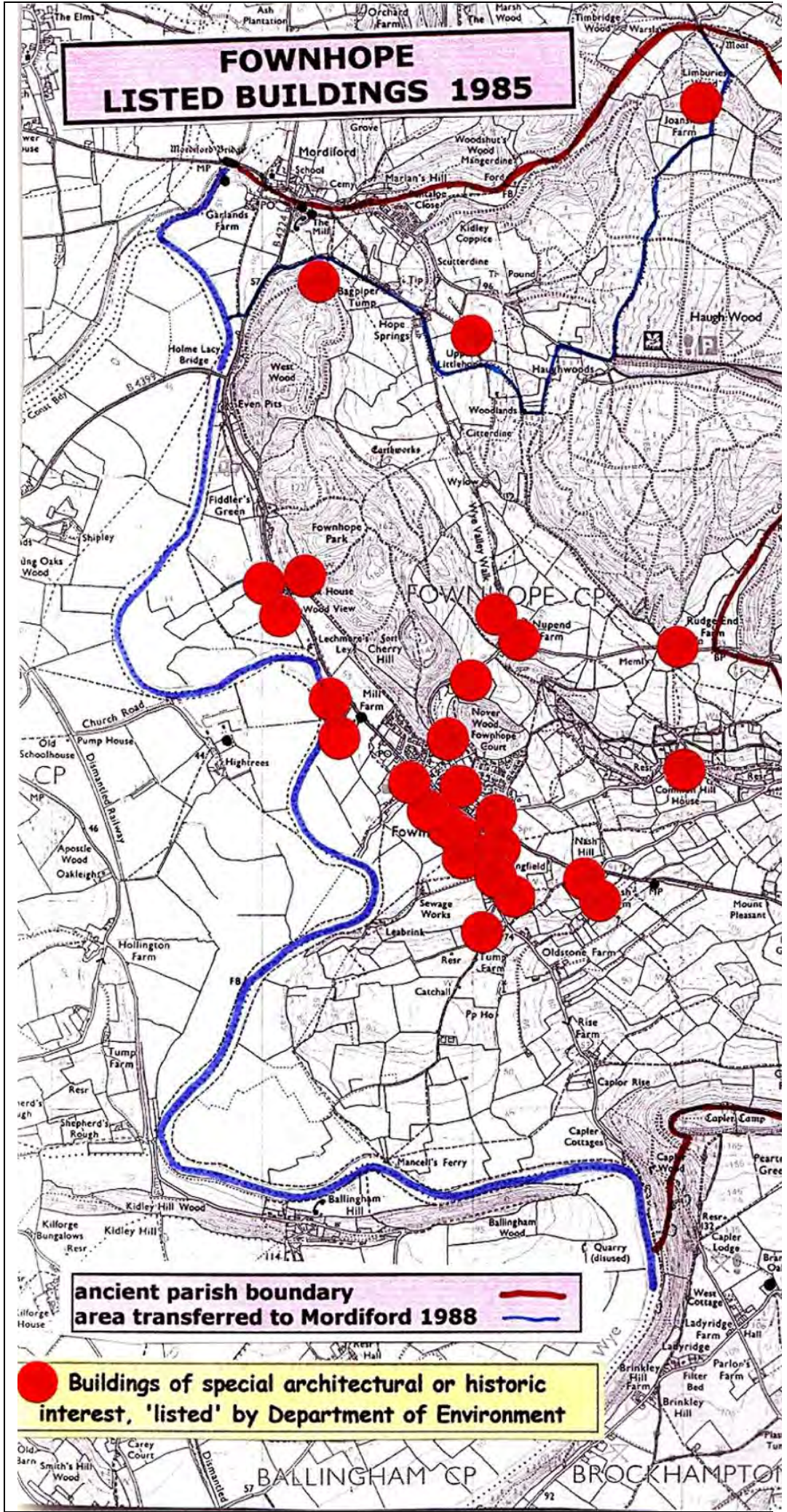
11.2 New development has been successfully accommodated. Wye Leisure lies to the rear of the Green Man masked from the main street. The eastern approaches are marked by a descent from higher ground. The density of development is variable and reflects topography. The setting of the Conservation Area is important here in that the rising land forms the frame at this edge of the village within which it is seen from distant views from the west across the Wye Valley. This is emphasised by the church steeple. Both Capler Lane and Common Hill Lane have seen more recent development. Stone walls and hedgerows ensure the rural character of the village. Woolhope Road exudes a different character with development restricted by the brook and associated vegetation that runs through it. The properties sit back from the frontage behind stone walls with high hedges and trees behind. Ferry Lane has a denser feel on its north side with a short row of cottages and the Forge. The entrance to the lane is narrow with restricted visibility onto the B4224.

11.3 The Conservation Area setting and views into and from the village should be conserved and enhanced. Proposals for development should preserve important views within, into and from the Conservation Area. The quality of the setting of the village, with a variety of views into it from the west across the Wye valley is important and a major contribution to the Area of Outstanding Natural Beauty.

The following views are amongst those considered to be vital to the character of Fownhope and should remain protected from inappropriate forms of development:

- *The vista in both directions from the Church along the main street to the Green Man;*
- *The streetscene from the Church down Capler Lane; .*
- *From the riverside and Lea Brink over Malthouse & Whiterdine fields to the village and the wooded backdrop of Cherry Hill and Nover Wood*
- *Views from Common Hill over the village and the river*
- *The hills and rising land at the north and south ends of the village form the village setting;*
- *The views across Whiterdine between the New Inn and Green Man public houses provide the only publicly accessible uninterrupted views out from the village centre to the Wye valley*

11.4 New development should contribute positively to the village and Conservation Area: There should be a high quality of design for new buildings, alterations or extensions to existing buildings and for changes to external areas within the Conservation Area. Proposals should seek to incorporate traditional building features present within the village. However new innovative building design or features will be supported where they fit sensitively within the village frontage and street scene.



11.5 Developers should demonstrate how their proposals contribute to village character, in particular the relationship with the village street and its associated spaces. The height, size, massing and scale of buildings and plot width and form should respect those surrounding the development.

11.6 Choice of materials will also be important to the character of the village. This includes ground surface and roofing materials as well as those for external building walls. Landscape proposals should form an integral element within the design of proposals for all but minor works.

11.7 Stone walls are a consistent feature throughout the Conservation Area. Tree cover that contributes to the character of the conservation area should be retained, where appropriate by making Tree Preservation Orders. Trees that die should be replaced. New development should retain as many valuable trees on site as possible. Similarly hedgerows support the historic pattern of the village setting along many rear property boundaries and development should not result in their removal. The use of traditional hedgerow species should be the preferred choice and evergreen species should be replaced where possible. Both tree and hedgerow planting can assist measures to reduce the effects of modern development forms where they detract from the traditional village character.

11.8 The general absence of such clutter, in particular in the form of street furniture, is a unifying factor that should be retained. The Highway Authority should minimise signage, markings and other traffic management elements. New development should be designed to minimise the requirement for street furniture. Fownhope has few unattractive open areas, but areas can deteriorate over time. Measures may include as a minimum enhancements to soften and improve the visual appearance of unattractive areas.

Policy FW7 CONSERVATION of FOWNHOPE'S HISTORIC CHARACTER

Development proposals will be expected to conserve listed buildings, archaeological sites and other buildings considered to contribute to local or historic interest, together with their settings. In addition they should retain the overall character of the village and in particular the character, setting and appearance of the Fownhope Conservation Area should be preserved or enhanced through:

- a. resisting proposals that would adversely affect views and vistas valued by residents from and into the village, including but not limited to views above**
- b. retaining the features that contribute to Fownhope's character and these should be used help inform the design concept for new development:**
- c. retaining stone walls, tree cover and hedgerows as essential components of the village character**
- d. ensuring new street furniture is minimal and consistent, and**
- e. bringing forward measures to address unattractive areas were possible**

NPPF para 126-141 FNP Resident Survey Q8a,b,15 Herefordshire Core Strategy

Developments affecting these areas should undertake an appraisal of how their proposals contribute positively to the character of these areas

12. COMMON HILL AREA OF SPECIAL CHARACTER

12.1 Most of Fownhope's heritage buildings are not listed, nor are they within the village Conservation Area. The Plan has no powers to extend or designate conservation areas but recent planning activity has highlighted the need to better protect Common Hill. Common Hill is unique as a settlement, thrown together by local artisans who enclosed pieces of common land to put up new homes with each croft having a bit of land and a small orchard. Some crofts are now abandoned or have merged but the boundaries remain distinct. Most of the modest cottages have been replaced, often with substantial modern homes, but the area retains a distinct character and heritage.

At the exhibition, in the residents' survey and at a subsequent public meeting there was support to designate this as an 'Area of Special Character'. This does not carry the same weight as a Conservation Area nor would it place the same restrictions on owners

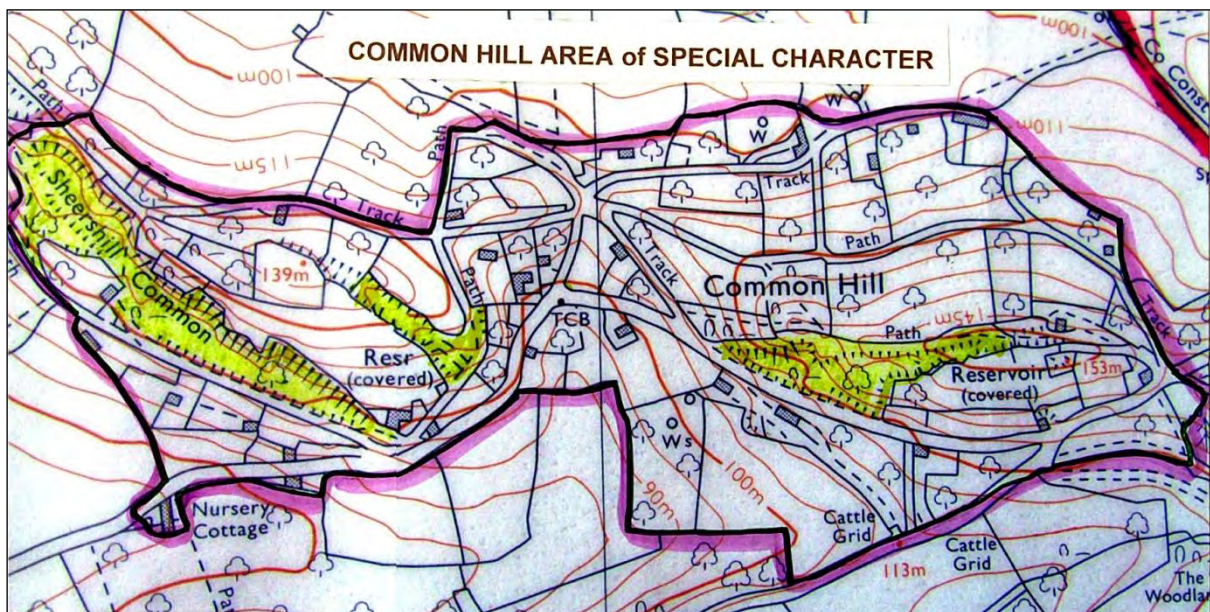
Policy FW8 COMMON HILL 'AREA of SPECIAL CHARACTER'

In the area designated as the Common Hill Area of Special Character proposals for -

- Replacement dwellings will be permitted on a 'one for one' basis
- Extensions to dwellings and ancillary detached buildings within gardens will be permitted providing they are in-keeping with the scale and character of the property and its surroundings
- All development must retain or enhance the unique landscape and historic character of the site and its surroundings
- Change of use from residential to other uses and sub-division of properties into smaller units will not be permitted

NPPF para 17 FNP exhibition 2015

Herefordshire Core Strategy



Common Hill map



Makeover of house on Common Hill

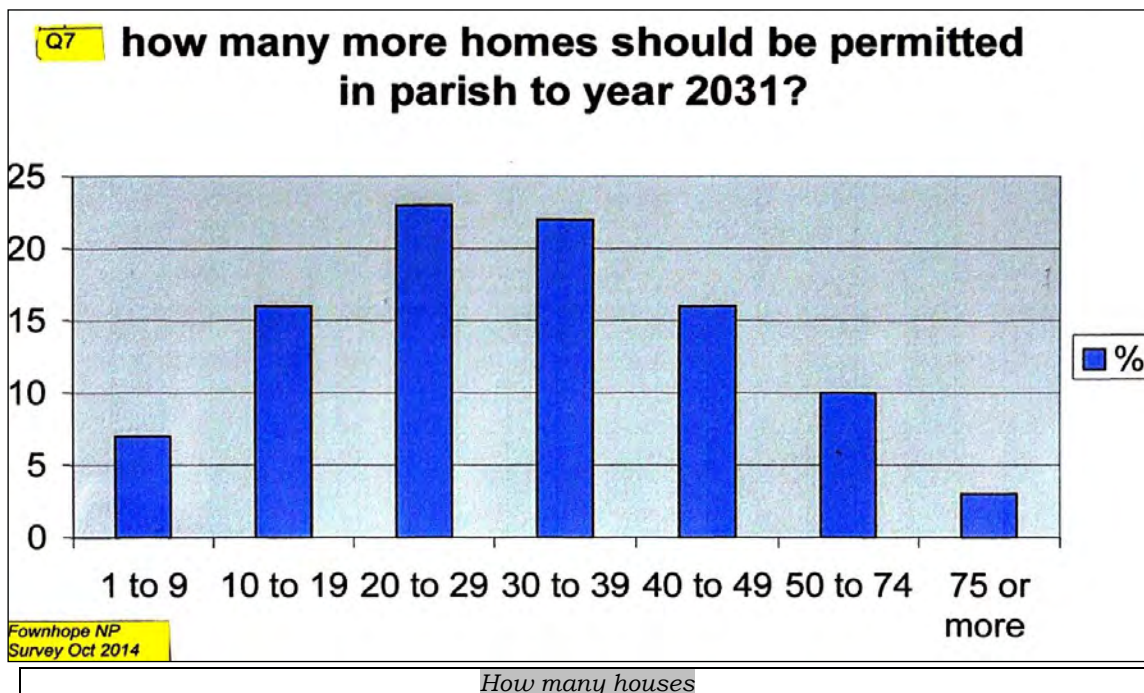
13. MEETING HOUSING NEEDS & DEMAND

13.1 The first priority of the plan is to meet local housing needs for those who cannot compete in the open market. The recent needs survey indicated that eight homes are needed now to rent and for shared ownership. Another eight ‘affordable’ homes will be needed by 2031. Planning permission has already been granted for 16 homes of which five have been completed since April 2011. None of these consents imposed any restrictions to ensure they were ‘affordable’. We expect another 16 homes to come forward as ‘windfalls’ on infill sites within the village and conversions and re-building in the countryside. Together these make 48 new homes in all, an uplift in the current number of homes in the parish of just over 10%.



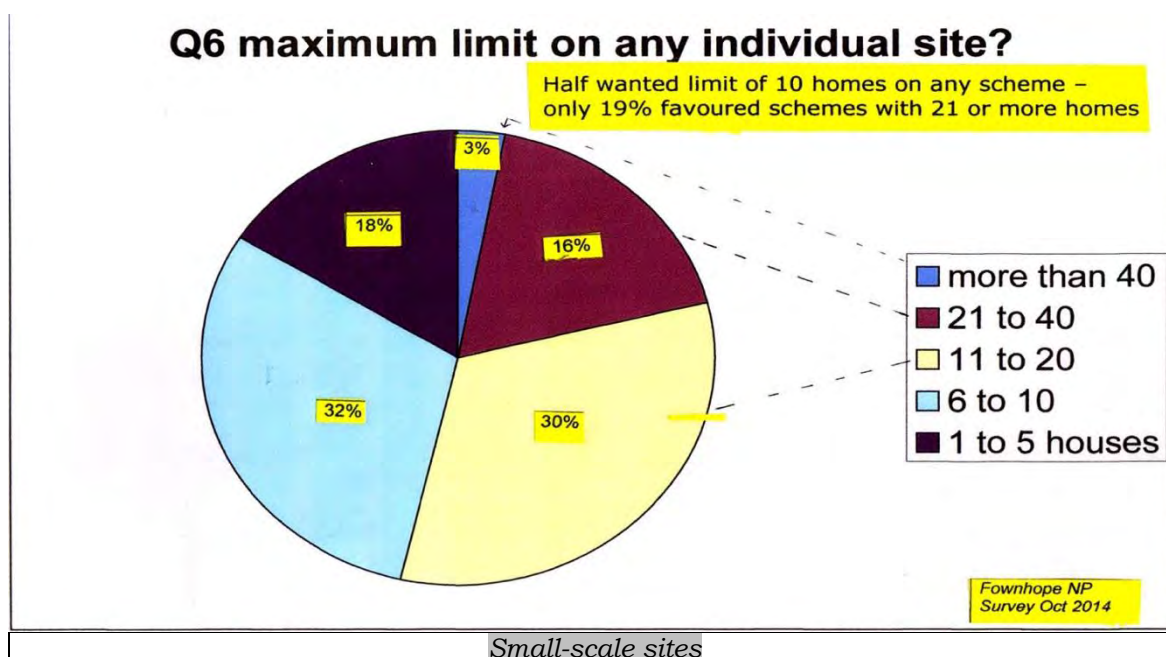
The Old School meeting housing needs

13.2 The residents’ survey indicated that the majority of the public favour some further development. Most do not wish to see more than 39 homes plus existing consents, ie 55 homes, though many would prefer a slightly lower limit. Residents favour small-scale sites, with priority for housing those with a local need. Half wanted a limit of 10 homes on any individual site, with another 30% prepared to see schemes of up to 20 homes. A application for 33 homes on Mill Field was refused in 2015 on the grounds that it constituted ‘major development’ which was inappropriate in an AONB, reflecting guidance in para 116 of the NPPF. Allocation of small sites not only meets local expectations but also provides a steady flow of small numbers of affordable homes to reflect family formation patterns.



13.3 The Fownhope Housing study highlighted the need to provide smaller homes to re-balance the impact of ‘make-overs’ to much of the existing stock. It also pointed to the popularity of Fownhope with estate agents who nevertheless stressed the importance of Fownhope’s character and setting, community life and attractive countryside.

Large-scale development could destroy the features that make Fownhope special. The whole of Fownhope is in the AONB. The village is a conservation area, is surrounded by SSSIs and other areas protected from development, constrained by the River Wye Special Area of Conservation and by areas identified as flood-risk by the Environment Agency.



13.4 The *Core Strategy* seeks an uplift of 18% in housing numbers in the Hereford Rural Area with much of the development in the 23 ‘main’ villages which include Fownhope. However development in each village has to be tempered by “*local evidence and environmental factors to determine the appropriate scale of development*”

Fownhope Housing 2011-31	Within settlement boundary	Outside boundary	Total
Completed since 2011 (including conversions)	5		5
Consent granted - work not started	5	6	11
Windfalls/ infills on past trends and desk exercise – <i>expected to be ‘open market’</i>	9	7	16
Sub total	19	13	32
To be found in FNP on allocated sites	28	0	28
▪ local housing need immediate	8	0	8
▪ local housing need 2015-31	8	0	8
▪ open market on allocated sites	12	0	12
Total in parish 2011-31	47	13	60

13.5 Twelve sites were put forward by landowners for consideration, *detailed in Annexe C*. Each was assessed against a set of criteria considered to ‘important or very important’ in the Residents Survey:

Assessment Criteria	<i>Resident survey</i>	
	<i>% very important</i>	<i>% imp +v imp</i>
Safe access from development onto public highway	79	94
Retain/enhance character of village/parish	71	93
Access to public utilities, mains water, gas, electric	71	92
Avoid flood risk from River Wye and tributaries	84	92
Maintain or enhance character of conservation area and setting of listed buildings	67	89
Retain open spaces and links into open country	63	89
Avoid harm to SSSI and other nature conservation designations and reserves	62	87
Avoid adverse impact on views from existing settlement and impact on landscape	51	84
Avoid harm to public footpaths & bridleways	38	81
Avoid loss of high quality farmland	46	80
Within easy & safe walking of village shops, services & daily bus service	30	74
Contribute to meeting range of housing needs/jobs	24	74
Within or close to existing settlement boundary	31	71

13.6 Two sites were land-locked, five others were considered wholly unsuitable on landscape grounds. Nine were assessed by our independent planning consultant, and tested in the two consultation events and in the Residents Survey. Five of these were considered by the public to be worthy of further examination. Our planning assessment has raised serious objections to one of these five sites as being in conflict with AONB policies and has stressed that all development sites will need to be small-scale to ensure that development does not harm conservation matters.

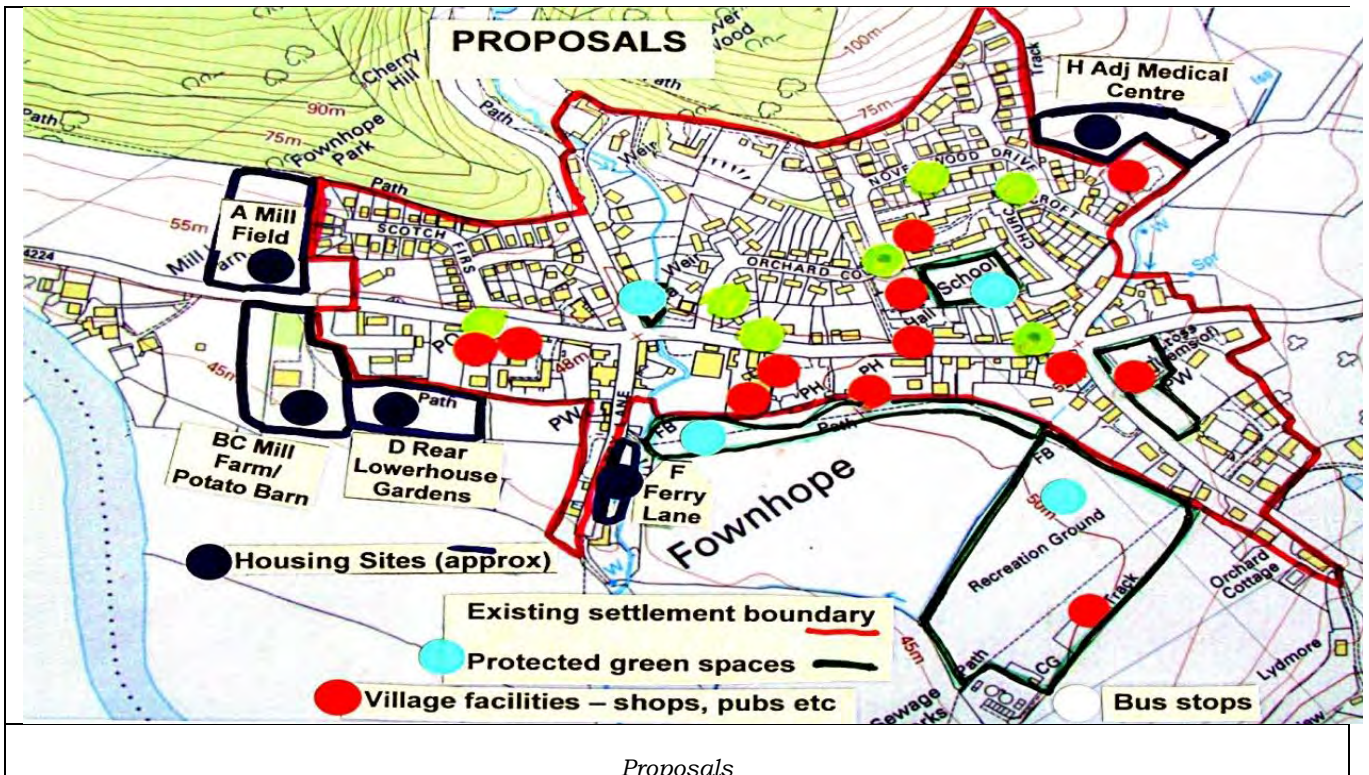
Policy FW9 HOUSING NUMBERS

The Plan will provide for 60 new homes to meet demonstrated local housing needs and contribute to the wider housing market over the plan period between 2011 and 2031. This figure includes new dwellings -

- constructed and planning consents granted between April 2011 and May 2015
- allows for infilling within the Settlement Boundary and
- appropriate development in the countryside where schemes meet tests for sustainable development

The plan will allocate sites following further assessments shown in para 14

NPPF para 47-49 FNP Resident Survey Q7 Herefordshire Core Strategy



14. HOUSING SITES

14.1 Five sites will be the subject of further assessment, consultation with owners and agents and comment from the public to determine whether they can be included in the final plan. The five sites have a capacity for 40 or more dwellings in addition to the 32 existing commitments and anticipated windfalls. Judgments will need to balance the contribution that each site can make to the well-being of the community with the overall scale of development including the impact on conservation objectives and the scale of change that the community can accommodate with comfort.

The sites are:

	Site ref	Area	Total dwellings	Open market	Social/local needs
Mill Field	A	1.5ha	12	6	6
Potato Barn/ Mill Farm	B/C	0.8ha	8	4	4
rear of Lowerhouse gardens	D	0.9ha	8	4	4
Ferry Lane	F	0.35ha	5	1	4
Adjacent to Medical Centre	H	0.6ha	7	3	4
Five site totals		4.15	40	18	22

For sites to be included as allocations in the final Plan they will need to satisfy each of the following requirements -

A. Mill Field

- Finding ways of resolving objections to the 'significant environmental effects on AONB and Conservation Area
- Finding a safe highway access closer to the village
- Achieving a safe pedestrian access to village facilities – access by way of main road is not considered sustainable or safe
- Contributing to meeting local housing needs

B/C. Land at Potato Barn/ Mill Farm

- Assessing highway access either by existing farm access (which will need to be retained), or by shared access with Lowerhouse Gardens. Access from the drive to Mill Farm is not considered acceptable.
- Impact on Conservation Area and AONB
- Achieving a safe pedestrian access to village facilities – access by way of main road is not considered sustainable or safe
- Contributing to meeting local housing needs

D. Adjacent to Lowerhouse gardens

- Assessing highway access by way of Lowerhouse Gardens, subject to highway assessment of safety of visibility to cope with additional traffic, and
- Provision of safe pedestrian access to village facilities – access by way of main road is considered neither sustainable nor safe
- Assessing flood risk
- Impact on conservation area and AONB
- Contributing to meeting local housing needs

F. Ferry Lane

It does not appear possible to reach agreement to adopt Ferry Lane, so development will be limited to a maximum of five homes, of which four will be 'affordable' to minimise traffic impact.

- Safety at Tanhouse junction with B4224 for traffic and pedestrians
- Building will have to be on higher ground close to road as lower parts of gardens within flood-risk area.
- Impact on Conservation Area

H. Adjacent to Medical Centre

- Achieving new access off Common Hill Lane and
- Highway assessment of capacity of Common Hill Lane
- Footpath to north to link with Green Lane to reach bus stop,
- Seek provision of allotments and or play area on part of field,
- Contributing to meeting local housing needs
- Scope for some of social housing to be supported housing for young and old, which could be in collaboration with the Surgery
- Reinforce tree planting to protect views from public footpaths between village and Common Hill

15. WINDFALLS AND INFILLING

Some development will take place outside allocated sites. The UDP did not allocate any sites in 2007 but there has been a steady stream of consents for one or two homes on infill sites within the Settlement Boundary, as well as conversion of rural buildings – between them some 20 in the decade from 2001 to 2010. We have calculated that there may be 34 plots within the Settlement Boundary and another 12 ‘redundant’ rural buildings which may be capable of development. We do not expect that all will prove to be either suitable or available but we calculate that there are likely to be about 16 new homes in the remaining years of the plan period with 9 within the Settlement Boundary and 7 outside the village. Infill sites would be well-placed to meet ambitions for custom-built homes and self-builders.

Policy FW10 HOUSING INFILL

Development of infill sites within the Settlement Boundary will be supported

- **If the development is in keeping with the scale, form and character of its surroundings**
- **If it does not impact adversely on the amenity of neighbouring properties**
- **Does not result in inappropriate development in residential gardens**
- **If it has a safe and suitable access to the range of community facilities.**

NPPF para 48, 116

FNP Resident survey Q10c

Herefordshire Core Strategy



Two new homes on an infill site built 2013

16. HOUSING IN THE COUNTRYSIDE

Each successive local plan has sought to concentrate new development on the edge of Fownhope village. New development in open countryside, once permitted where services were on hand, is now precluded in the NPPF and Core Strategy. Both set a very restrictive approach, insisting that sustainable development must confine building in the countryside to the replacement and extension of existing dwellings, provision of homes for those employed in agriculture and forestry and conversion of redundant or under-used barns and other rural buildings. There is however some scope for local judgment to allow abandoned or derelict dwellings such as Nash Villa to be brought back into use.

Policy FW11 HOUSING IN THE COUNTRYSIDE

Development in areas of the parish outside the adopted Fownhope Settlement Boundary will be limited to:

- **Replacement of existing dwellings**
- **Extensions of existing dwellings *as outlined to policy fw11***
- **Exception sites to meet local housing needs *as outlined in policy fw13***
- **Conversion of redundant rural buildings *as outlined in policy fw19***
- **Reconstruction of derelict and abandoned buildings which were originally permanent structures and of substantial construction intended to provide permanent residential accommodation, subject to a local occupancy condition.**

Such development must accord with other policies. Permitted development rights will be removed to ensure reasonable controls exist over future extension and modification in the interests of landscape and visual amenity across the AONB

NPPF para 55 FNP Resident survey Q10b, 11 Herefordshire Core Strategy RA3

17. EXTENSIONS TO PROPERTIES

The Fownhope Housing study recorded dramatic changes to the housing stock in recent years as property-owners have extended and upgraded homes. Some 93 properties, one in five, have had planning consent for extensions from conservatories to virtual re-builds in the past 14 years. Other work may have gone unrecorded within permitted development. One third of properties outside the village have been extended. Make-overs have also been significant in many parts of the village notably amongst former council housing stock in Court Orchard and Church Croft. The Plan will need to respond to future proposals

Policy FW12 EXTENSIONS TO DWELLINGS

Planning applications will be supported for extensions subject to

- **overall design, size, appearance, scale, height and mass remaining visually subservient to the main dwelling**
- **the external facing materials should match or complement the materials in the host dwelling**
- **no significant and adverse impact on the amenity of neighbouring properties**

NPPF para FNP Resident Survey Q13a Herefordshire Core Strategy

18. PROVIDING AFFORDABLE HOMES

Responses to each of the consultation exercises has given high priority to meeting the needs of those who cannot afford high prices as shown in the Housing Market study, and in the Housing Needs survey. It is critical that those houses remain affordable to meet the needs of future generations. This will be achieved by the provision of Section 106 covenants and involvement of the proposed Fownhope Community Trust and registered social landlords.

Policy FW13 AFFORDABLE HOUSING

The need for affordable housing to rent, for shared ownership and for discounted sales will be met by ensuring that a substantial proportion of homes on allocated sites are to meet local housing needs.

- All developments on larger sites capable of taking six or more homes, will ensure that a minimum of 50% of properties are made available to meet local housing needs to rent, for shared ownership and for discounted sales
- All 'affordable' homes will be subject to Section 106 agreements ensuring that priority for allocation, on the first and all subsequent lettings, is first given to those demonstrating a local housing need. Local connections criteria are set out below. A 'cascade' arrangement will be in place to ensure that where nobody with a local connection is forthcoming then properties will be offered at a second stage to those from the neighbouring parishes of Brockhampton, Woolhope and Mordiford, and finally to those from the rest of Herefordshire .
- Covenants will be required which ensure that all properties will be re-sold or let to occupiers who demonstrate a local housing need, and will be subject to the same cascade arrangements described above.

NPPF para 54 FNP Resident Survey Q3,4,5 Herefordshire Core Strategy H1H2

19. RURAL EXCEPTION SITES

The Plan seeks to provide affordable homes on small-scale mixed tenure developments within the revised Settlement Boundary. Successive local plans have made provision for rural exception sites but no scheme has been provided in Fownhope though a successful scheme has been completed nearby at Sufton in 2015. The policy is retained in the Core Strategy. Developments will be expected to offer a range of tenures to meet the evidence in the housing needs survey appertaining at the time of the application.

Policy FW14 RURAL EXCEPTION SITES

Favourable consideration will be given to development of rural exception schemes where sites can be found close to the settlement boundary within reach of the range of village facilities without compromise to the character and setting of the village and the AONB.

- All 'affordable' homes will be subject to Section 106 agreements ensuring that priority for allocation, on the first and all subsequent lettings, is first given to those demonstrating a local housing need. Local connections criteria are set out below.
- A cascade arrangement will be in place to ensure that where nobody with a local connection to Fownhope parish is forthcoming then properties will be offered at a second stage to those from the neighbouring parishes of Brockhampton, Woolhope and Mordiford, and finally to those from the rest of Herefordshire .
- Covenants will be required which ensure that all properties will be re-sold or let to occupiers who demonstrate a local housing need.
- Long term safeguards will be provided by way of the involvement of the Fownhope Community Trust
- Consideration will be given to one or two houses being offered for sale where it is clearly demonstrated that they are essential to make the scheme viable. Such properties will be subject to a local occupancy test and involvement of the Fownhope Community Trust to ensure long term safeguards

NPPF para 54 Core Strategy H2 FNP Resident Survey Q3,4,5

20. PHASING NEW HOUSING

20.1 Development will be phased evenly over the 20 year period of the plan to best provide opportunities for social housing and meet public support for small-scale development on small sites

	<i>Completed + consents</i>	<i>Windfalls</i>	<i>Allocated sites</i>		<i>Total</i>
			<i>Open market</i>	<i>Social</i>	
2011-15	16	0			16
2016-20		6	4	6	16
2021-25		5	4	5	14
2026-31		5	4	5	14
total	16	16	12	16	60

Policy F15 PHASING OF DEVELOPMENT

There will be a presumption that development within Fownhope village should be spread over the whole plan period at a rate of an average of 15 dwellings in each five year period between 2011 and 2031. Variation from this phasing rate may take place should evidence from future housing need surveys indicate a higher rate is required to meet an identified local need.

NPPF para 54 FNP Resident Survey Q3,4,5 Herefordshire Core Strategy H1H2

20.2 The growth of 12% over the 20 year plan period equates to 3 dwellings per year. It is however recognised that sites are expected to include more than this number and phasing over 5-year tranches of the plan period offers a reasonable approach to ensuring new development is accommodated in a realistic way, to ensure radical change is not foisted upon the community and enable gradual and organic change over the plan period rather than resulting in a hiatus at the start of the plan period followed by a long period during which no change whatsoever takes place. Given the 20 year horizon for this plan to meet the needs of Herefordshire Core Strategy, housing needs should be accommodated over time and from time-to-time and not principally at the beginning of the plan period. Fownhope Parish Council will include housing numbers in the annual monitoring report on the Neighbourhood Plan.

21. HOUSING DESIGN

Fownhope's special character reflects a variety of building materials and styles. Responses to the Resident Survey want new development to respect the scale and setting of neighbouring buildings (94% *important or very important*) and have a preference for traditional local materials (76%). Building regulations, set by national government, will ensure high standards of insulation, renewable energy systems, rain harvesting and grey water recycling and will comply with level 5 of the Code of Sustainable Homes in accord with para 173 of the NPPF.

Policy FW16 DESIGN CRITERIA FOR HOUSING

An integrated approach to achieve a high standard of design will be required in particular to achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of design measures which, in addition to regulatory requirements, include:

- Incorporating locally distinctive features - although new innovative design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene.
- Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, cycle and recycling storage, broadband infrastructure and renewable energy infrastructure such as photovoltaic panels
- Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.
- Hard and soft landscape proposals not resulting in a suburbanised appearance, for example through the planting of boundaries with non-native species, the use of timber board or panel fencing, extensive use of pavers or tarmac, or use of uncharacteristic gravel;
- Seeking on site measures that support energy conservation, such as through tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces and minimising the use of external lighting to that which is necessary.
- Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties
- Minimising construction traffic and reducing waste.
- Including, within schemes of ten or more homes, at least two homes that meet standards for lifetime homes designed for disabled access.

NPPF para FNP Resident Survey Q13

Herefordshire Core Strategy



Old and New designs meet on this infill site in the Conservation area

22. FOWNHOPE SETTLEMENT BOUNDARY

Successive local plans have defined a village envelope or settlement boundary within which there has been a presumption in favour of development. Development outside the Settlement Boundary has been restricted. There is overwhelming community support to retain a Settlement Boundary, an option now endorsed by the modifications to the *Core Strategy*. The existing line will be revised to include the sites allocated for development.

Policy no FW 17 SETTLEMENT BOUNDARY	
To allow for required development and controlled growth, a settlement boundary is retained and extended to include sites identified for new housing, as shown on Fownhope Inset Map. Development should not detract from the character and appearance of the village, especially within Fownhope Conservation Area, or its setting within the Wye Valley Area of Outstanding Natural Beauty.	
<i>NPPF para</i>	<i>FNP Resident Survey Q10,17 Herefordshire Core Strategy</i>

23. SUPPORTING LOCAL BUSINESSES

More than 300 residents commute to jobs outside the parish but about 275 people work locally, most of them commuters from outside Fownhope. There are some 54 who work from home. The Plan seeks to sustain Fownhope's historic role as a working community, reducing dependency on short and long-distance commuting. This can be achieved by ensuring the viability of existing businesses, providing opportunities for working from home and creating new premises for business enterprises

Policy FW18 SUPPORTING LOCAL BUSINESSES	
Proposals for the retention and development of local businesses will be supported. Planning applications will be supported for small scale development for business use including tourism facilities.	
Development proposals should be in scale with the landscape character of the village, wider parish and Wye Valley Area of Outstanding Natural Beauty;	
<ul style="list-style-type: none">• The amenity of nearby residents is not adversely affected;• There will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal;• Small scale light or general industry, in particular craft-based operations or sustainable technologies will be encouraged to locate in suitably converted rural buildings or on any brown-field sites• Proposals for change of use of existing business premises away from employment activity will be resisted unless it is demonstrated that business use is no longer economically viable.	
<i>NPPF para 28</i>	<i>FNP Resident Survey Q16 Business survey Herefordshire Core Strategy RA6</i>

24. WORKING FROM HOME

There are some 54 home-based enterprises in the parish, mostly self-employed, ranging from building and decorating business to design and IT consultancies and counselling services. Many are dependent on good internet facilities so that

improvements to broadband are important. There is widespread public support for home-working.

Policy FW19 WORKING FROM HOME	
Where planning permission is required proposals for home working will be supported, where it is in keeping with the form, character and scale of its surroundings, and	
<ul style="list-style-type: none">• there is no adverse effect on residential amenity, including traffic generation , noise or light pollution, and• all work activities are carried out by the occupants of the dwelling other than minor servicing and maintenance	
<i>NPPF para FNP Resident Survey Q16d</i>	<i>Herefordshire Core Strategy E3</i>

25. NEW USES for REDUNDANT RURAL BUILDINGS

Agricultural barns form an important feature of our landscape and heritage but many have ceased to be relevant to modern farming. Some have been converted to other tourist business uses, others such as Swan Barn and Rudge End barns to residential uses. The Plan will seek to find new uses rather than see buildings fall into neglect

Policy FW20 REDUNDANT RURAL BUILDINGS	
Where it can be demonstrated that rural buildings are no longer appropriate for agricultural use there will be a presumption in favour of re-use for other agricultural/tourism/business purposes.	
Where it can be demonstrated that such development is not viable then consideration will be given to conversion to residential use subject to not having a harmful impact on the landscape and setting, or on the local road network.	
This policy will not apply to the demolition and reconstruction of modern portal framed or similar agricultural or commercial buildings or to the demolition and reconstruction of temporary buildings or structures	
<i>NPPF para 51 FNP Resident Survey Q16c</i>	<i>Herefordshire Core Strategy draft RA5</i>

26. SUPPORTING RETAIL & COMMUNITY SERVICES

26.1 Fownhope is fortunate to have retained a range of facilities and services including a primary school, dispensing medical centre, shop/PO, two pubs, butcher and hairdressers which serve not only the parish but in several cases a much wider rural area.



The Fire Station

Policy FW21 RETAIL SERVICES

Applications for change of use from retail to residential uses will be resisted unless it can be demonstrated that the use of the premises for business is no longer viable or needed, or that alternate facilities are available within Fownhope.

Applications to extend and improve shops and recreational facilities will be supported where they improve the viability of the enterprise, subject to having regard to the amenity of adjacent properties.

NPPF para 28, 70 FNP Resident Survey Q16A Herefordshire Core Strategy SC1

26.2 The Parish Council has agreed a list of 'Community Assets' under the provisions of the Localism Act 2011. This ensures that the Council will be notified when 'assets' are put up for sale and will have the right to bid to retain them where they would otherwise cease to provide a local service. The list is expected to be reviewed from time to time

Policy FW 22 RETAINING COMMUNITY ASSETS

Planning applications for any change of use of the following facilities will be not be permitted unless the Parish Council has first been notified and given the opportunity to seek to retain their use or seek alternative solutions

- **Green Man Public House**
- **New Inn**
- **West End Stores/PO**
- **Pritchard butchers**
- **Hairdressers**

NPPF para FNP Resident Survey Q16a Herefordshire Core Strategy



The New Inn

26.3 Fownhope is fortunate to have a dispensing medical centre which serves 5,000 patients in the rural triangle between Ledbury, Ross and Hereford. The purpose-built medical centre has been expanded twice to provide improved facilities to serve more patients. Numbers are expected to increase with the growth of most of the villages within the catchment area. There was strong support in the CLP for additional services including chiropody and dentistry.

Policy FW23 MEDICAL SERVICES
The Proposals for the expansion and improvement of further medical services including supported housing, residential care, chiropody and dentistry will be supported, subject to having regard to the amenity of adjacent properties.
<i>NPPF para 28,70 FNP Resident Survey Q16a Herefordshire Core Strategy SC1</i>

26.4 Fownhope has a range of meeting places including the New Memorial Hall, Recreation Pavilion' Community Room in Faulkner House which hosts the Community Library, and the Room-for-All in the School. Wye Leisure Centre offers a wide range of recreation facilities for club members. The community values these services many of which serve a wider area than the parish. Most of the community buildings have been built in the past thirty years. Several have been extended and upgraded. Provision will be made for further improvements to meet changing needs.

Policy FW24 COMMUNITY BUILDINGS
Proposals to expand, enhance and protect the viability of community facilities such as the school, playgroups and community buildings such as the New Memorial Hall, Recreation Pavilion, and the Community Library will be supported, subject to having regard to the amenity of adjacent properties.
<i>NPPF para FNP Resident Survey Q CLP Herefordshire Core Strategy</i>

27. IMPROVING TELECOMMUNICATIONS

Fownhope lacks telecommunication facilities to match the expectations and needs of local business and residents, a point stressed in both the resident and business surveys. Efforts continue to be made to overcome the 'not-spots' and provide booster facilities. Expectations and opportunities will change over the life of the plan so it is important to have policies in place that are flexible enough to respond to new demands.

Policy FW25 TELECOMMUNICATIONS
<ul style="list-style-type: none"> • Proposals for super-fast broadband equipment will be supported where this provides high quality internet connectivity for residential and business users • All new homes and business buildings will be expected to incorporate ducting capable of accepting fibre to enable improvements to broadband internet connection and respond to changes in communication networks • Development associated with measures for community-led local access networks will be supported • Supplementary advice may be issued to reflect changes in technology, unless new national guidance in forthcoming.
<i>NPPF para 42-46, 173 FNP Survey Q16e Herefordshire Core Strategy</i>

28. RENEWABLE ENERGY

Fownhope has already made a significant contribution to renewable energy which has not compromised the character of the landscape. Much of the activity has been installation of PV panels on houses and a range of public buildings. Consent has also been granted for a large number of panels on a field in open countryside. Installation of wind turbines have proved less effective.

Both the Pentaloë and Tanhouse brooks powered water mills till the 1930s and there must be scope for restoring water power in the parish.



Keel House Panels on the roof

Policy F26 – RENEWABLE ENERGY

Free standing renewable energy proposals will be encouraged for solar, heat pumps and water power where:

- **Do not adversely affect the quality and character of the landscape, and;**
- **Do not adversely affect local heritage such as archaeological sites and historic buildings, including their settings; and**
- **Do not adversely affect sites of nature conservation importance or biodiversity; and**
- **Would not result in the irreversible loss of the best and most versatile agricultural land; and**
- **Local and residential amenity is protected; and**
- **Have regard to the amenity and natural beauty of the AONB, taking into consideration advice from AONB Management Plan**
- **A scheme is agreed to remove the generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.**

NPPF

para 74-76 , 97

FNP Resident survey

CLP Core Strategy SD2

29. HIGHWAYS & TRANSPORT INFRASTRUCTURE

The Community-led Plan highlighted concerns about traffic volumes and speeding, which are being addressed and only impinge on this plan where they directly relate to proposals for new development or where contributions may be sought from new development towards the cost of traffic calming schemes. The Plan will continue the ‘dark skies’ policy by which street lighting will not be provided in unlit areas and the hours of lighting will be limited on those modern estates where it has been installed.

Policy FW27 HIGHWAYS & INFRA-STRUCTURE

Proposals for development will need to show –

- Safe access onto adjacent roads
- They make full and adequate provision for off-street parking within residential development, including parking for visitors
- They should not lead to a significant increase in traffic volumes and speeds
- That where new roads are created on new developments, they will be served by ‘shared surfaces’ and, where adopted as public highways, will be subject to 20mph speed limits
- The site is linked to the village by an existing footway or through the creation of a new footway that provides safe passage to the range of village facilities including bus stops
- No provision is made for any additional street lighting within or beyond new developments, unless this is essential for public safety
- Contributions will be made through the Community Infrastructure Levy towards improved public transport services and facilities.

NPPF para 74-76

FNP Resident survey

30. PROTECTING GREEN SPACES

There is strong support to retain and add to the recreation areas and open spaces within the village which have been designated as ‘green spaces’. Proposals to respond to the call for leisure allotments in the parish will be welcomed.

Policy FW28 GREEN SPACES

The following local green spaces will be protected because of their beauty, historic value, special significance to the local community or recreational value

- Malthouse Recreation Field
- St Mary’s School playing field
- Court Garden and play area opposite Tanhouse
- St Mary’s Churchyard
- The corridor on Whiterdine Field behind Wye Leisure and Green Man

Proposals for any developments on these sites will be resisted unless they are directly related to the retention or management of the green space. (cont)

Proposals to meet requests for allotments for leisure use will be considered favourably where they do not conflict with other policies in the Plan.

NPPF para 70-78

FNP Resident survey Q 14



Malthouse Recreation Field and the Pavillion

31. IMPLEMENTATION & MONITORING

31.1 Adoption of the Neighbourhood Plan follows lengthy research, public consultation, external examination and support from a referendum open to all local electors. But adoption is in some ways the beginning rather than the end of the process. The Fownhope Neighbourhood Plan will be delivered and monitored over the period to 2031 by the Fownhope Parish Council, working with statutory partners, local residents, businesses and community groups. A group of parish councillors and residents will prepare an annual monitoring report on the progress of the plan, which will form part of the agenda for the annual parish meeting each spring.

31.2 The Council will work with Herefordshire Council and social housing landlords to update the parish Housing Needs survey every five years and this will help to inform progress with the delivery of 'affordable homes'. The Council will set up a parish housing register to provide information on those with a claim, through local connections, local employment or caring responsibilities, to be considered to be tenants or purchasers of new properties earmarked for local housing needs.

31.3 The Parish Council will take the lead in setting up the *Fownhope Community Trust* (FCT) which will be under the control of local residents to deliver aspects of the Plan. This will include taking a stake in those new houses built to meet local needs. The Trust will work with housing associations and developers who may lead in the design, funding and construction of new social housing, with the Trust leading in the process of identifying those in local housing need. The Trust will also take a central role in ensuring that, where these local needs properties become vacant, the tests of local need are applied when re-allocating or selling homes. The Trust or the Parish Council will be expected to be signatures to Section 106 covenants in those developments where 'affordable' housing is provided.

31.4 The Community Trust will also work with the Parish Council to manage land dedicated by developers as public open space, community orchards and allotments. The Trust could also play a part in finding premises for business start-ups. A proportion of contributions made by developers to the *Community Infrastructure Levy* will be passed on to the Parish Council who will commit monies to capital and revenue projects. The choice of projects will reflect priorities set out in the Community-led Plan and Neighbourhood Plan. They are likely to include traffic calming measures, youth leisure facilities, etc

31.5 The Plan runs to December 2031 and will need to be reviewed at least five years before the end of that period. There will need to be an option to roll-over the existing plan with suitable revisions for a further period, or start a new plan to cover the period, probably from 2026. The timing of such judgments will be shaped by decisions on the review of the *Herefordshire Core Strategy*. Recent experience suggests that this process will need to be addressed well before the end-date of adopted plans.



The Annual Heart of Oak Parade (2005)

ANNEXE A. LISTED BUILDINGS

<i>Church</i>	St Marys Church	1	<i>Village</i>	Fownhope cottage	2
<i>Church</i>	St Marys church tombs	2	<i>Village</i>	Bark Cottage	2
<i>Church</i>	St Marys cross	2	<i>Village</i>	Green Man inn	2
<i>Church</i>	The Stocks	2	<i>Ferry lane</i>	Tan House	2
<i>Church</i>	St Marys retaining wall north & west	2	<i>Woolhope Rd</i>	jubilee water pump	2
<i>Nash</i>	Nash farmhouse	2	<i>Woolhope road</i>	Fownhope Court	2
<i>Nash</i>	Nash barn/granary	2	<i>Nupend</i>	Nupend farmhouse	2
<i>Caplor</i>	Caplor farmhouse	2	<i>Nupend</i>	Nupend barn/granary	2
<i>Caplor</i>	Caplor cider-house	2	<i>Nupend</i>	Viltis mill now house, former Nupend mill	2
<i>Capler Lane</i>	Stone House	2	<i>Woolhope road</i>	Rudge End cottage	2
<i>Capler Lane</i>	Rowans former Mona House	2	<i>Mill farm</i>	Mill Farm house	2
<i>Capler Lane</i>	Ringfield House	2	<i>Mill farm</i>	mill farm barn/granary	2
<i>Capler Lane</i>	Ringfield granary and stables	2	<i>Brewery</i>	Rock house	2
<i>Capler Lane</i>	Ring House	2	<i>Brewery</i>	Woodview	2
<i>Capler Lane</i>	Tump farmhouse	2	<i>Brewery</i>	Whitegate	2
<i>Church crossroads</i>	Manor farmhouse	2	<i>Mill Farm</i>	Milepost Nr Post Office 575349	2
<i>Church crossroads</i>	Manor farm barn	2	<i>Oldway</i>	Milepost Nr Nash at 589341	2
<i>Common Hill</i>	Little Bryalls house	2	<i>Bagpipers Tump</i>	Ladygrove farmhouse	2

'Unlisted' buildings considered of special importance by responses to the Residents Survey (not necessarily for their architectural merit) were: The New Inn; Old School; West End Stores; New Memorial Hall, new school; Wye Leisure Centre; Fern House.

ANNEX B NATURE CONSERVATION SITES

SITE	SSSI?	SAC SWS	Ancient Woodland	Public access	Managed by
River Wye	SSSI	SAC		Public Highway	
West Wood			AW	CROW	Private
Fownhope Park		park	AW	permissive	WLT
Cherry Hill	SSSI	park SAM	AW	permissive	WLT
Nupend Wood	SSSI		AW	reserve	HWT reserve
Nover Wood	SSSI		AW		Private
Capler Wood	SSSI	SAM SWS	AW		Private
Common Hill	SSSI			CROW	HWT/FPC
Lea & Pagets Wood	SSSI	SWS	AW	reserve	HWT reserve
Rudge Quarry				reserve	HWT reserve
Rudge Wood south	SSSI		AW	CROW	Forestry Cm
Yellow/Tally Woods			AW		Sheers Hill Trust
Haugh Wood	SSSI	SWS	AW	CROW	Forestry Cm/ National Trust
Joans Hill Farm				Reserve	Plantlife

AW ancient woodland; CROW Countryside & Rights of Way Act open land ; SSSI Site of Special Scientific Interest; SAC Special Area of Conservation; SAM scheduled ancient Monument; SWS special wildlife site; HWT Herefordshire Wildlife Trust; FPC Fownhope Parish Council; WLT Wyndham Lewis Trust

ANNEXE C HOUSING SITES PUT FORWARD to FNP

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
A	Mill Field aka Badcroft	Hardwicks	James Spreckley	4.61	33 (74-106)	Main road
<i>Past planning UDP 2005 ref H05 - at deposit stage, 2.47ha, 30 dwellings, 20 market, 10 social – declined as ‘not a suitable location . . . would represent further encroachment into open countryside which would be visually intrusive . . . detract from the natural beauty. Adverse effect on landscape and character of Fownhope’</i>						
<i>SHLAA 2013 as P922 2.47ha – 20 dwellings – significant constraints available in 11-20 yr timescale, access off B4224, Officers concern at impact on footpaths, speed limit</i>						
<i>Residents survey Nov 2014 58% said ‘consider the site further, 31% do not, large number of additional comments stressing objection, most of those supporting conditioned support to an overall limit of no more than 10 (50%), or 11-20 houses (38%)</i>						
<i>Planning Consultant assessment Feb 2015 ‘reject in principle significant environmental effects on AONB and conservation area’</i>						
<i>Planning application - application for 33 dwellings submitted June 2014, refused by Herefordshire Council in Feb 2015 – as ‘represented major development’ thus contrary to para ‘116 of NPPF . . . would have adverse effect on the AONB’ – appeal lodged March 2015</i>						
<i>Consultation event Feb 2015 – for further consideration of smaller scheme for 12 - 64% support, 35% not support</i>						
<i>Further assessment by consultant April 2005 for a smaller 12 dwelling option – “cannot recommend - Mill Field important to setting within AONB, would still extend linear form of village to detract significantly and would not meet policies in either modified Core Strategy or AONB management plan”</i>						
<i>Issues to be resolved – landscape issues in consultant’s report, finding safe highway access closer to village, meeting local housing needs</i>						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
B	Mill Farm north of Potato Barn	Philip Morris	Angus Jamieson	0.4	ng (9)	Main B4224 road
served by private drive to Mill Farm, off B4224 would bring Mill Farm cluster of listed buildings into village						
<i>UDP 2005 none</i>						
<i>SHLAA 2013 part of larger Potato Barn site though in separate ownerships – combined capacity of 30 dwellings – report highlighted need to improve highway access, change speed limit, impact on conservation area, footpath</i>						
<i>Residents survey Nov 2014 53% supported ‘consider further’, 32% not</i>						
<i>Planning Consultant assessment Feb 2015 – as self-contained site reject in principle significant environmental effects on AONB and Conservation Area</i>						
<i>consultation event Feb 2015 considered small portion added to adjacent Potato barn site</i>						
<i>issues to be resolved lack of safe pedestrian access to village facilities, meeting local housing needs</i>						

<i>FPN Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
C	Potato Barn	David Watkins	R Seeley A Jamieson	0.64	6 (15)	Main road
may open up potential access to more possible sites, depending on highway assessments						
<i>past planning UDP 2005</i> - none						
SHLAA 2013 ref 008 - 2.21ha including part of adjacent Mill Farm – cap 30 dwellings need to improve highway access and improve visibility, change speed limit, impact on (cont) conservation area, footpath, 11-20 yr timescale						
<i>Residents survey Nov 2014</i> 68% ‘consider further’, 18% no						
<i>Planning Consultant assessment Feb 2015</i> – would not detract from AONB, sensitive development might enhance boundary of Conservation Area, pedestrian access has to be resolved						
<i>application submitted for 6 homes June 2014</i> , recommended for refusal as failed to provide safe pedestrian access to village						
<i>consultation event Feb 2015</i> support 12 dwelling scheme to include small portion of Mill Farm - 95% support, 4% not support						
<i>issues to be resolved</i> lack of safe pedestrian access to village facilities, meeting local housing needs						

<i>FPN Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
D	rear Lowerhouse gardens	Julian Oakley	Amos	1.94	ng (44)	Off Lower house gdns
separate access from new, unadopted road in Lowerhouse Gardens, so not dependent on Potato Barn, could be key to any access to the Crimes						
<i>past planning UDP 2005</i> ref 76/96 - bid 1.16ha, site declined impact on conservation area, landscape implications						
SHLAA 2013 ref HLAA 217 - 1.6ha, capacity for 30 dwellings, 11-20 yr timescale, one of 5 with significant constraints						
<i>Residents survey Nov 2014</i> ‘consider further’ – bid too late to be included in survey						
<i>Planning Consultant assessment Feb 2015</i> – opted to assess as combined site with C & E in which case significant environmental effects on AONB and Conservation Area						
<i>consultation event Feb 2015</i> support for 12 dwelling scheme close to existing houses – 62% support, 38% do not support						
<i>issues to be resolved</i> capacity/safety of highway junction onto B4224, impact on conservation area & AONB, finding safe pedestrian access to village facilities, meeting local housing needs						

<i>FPN Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
E	Crimes behind Fairfield Green	Hurds	none	0.85	ng (15)	Landlocked
landlocked, no acceptable access from Ferry Lane, no evidence of any agreement to access from land to the rear of Lowerhouse Gardens						
<i>past planning UDP 2005</i> bid 1.12ha, capacity 34 dwellings, declined						
SHLAA 2013 – ref HLAA 269 - smaller portion, 0.46ha, 15 dwellings – 11-20 yrs timescale, significant constraints						
<i>Residents survey Nov 2014</i> – 45% ‘consider further’ – 40% don’t						
<i>Planning Consultant assessment Feb 2015</i> – significant environmental effects on AONB and Conservation Area						
<i>consultation event Feb 2015</i> – fails availability test – suggested 5 dwelling capacity - 64% do not support, 36% support						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
F	Ferry Lane opp Forge & Ferry	Dave Middleton	D Forrest	0.35	5/6	Un-adopted Road
once included within earlier Settlement Boundary – un-adopted road						
<i>past planning UDP 2005 ref 79/97 - bid 0.24ha, too small for formal allocation - declined</i>						
<i>SHLAA 2013 – declined, highway status, junction with B4224</i>						
<i>Residents survey Nov 2014 45% ‘consider further’, 41% do not pursue</i>						
<i>Planning Consultant assessment Feb 2015 - include subject to highway, flood risk, amenity and design assessments (cont)</i>						
<i>consultation event Feb 2015 5 dwelling scheme - 56% support, 44% do not support</i>						
<i>issues to be resolved un-adopted status of road, safety at Tanhouse junction with B4224, flood risk, meeting local housing needs, impact on conservation area</i>						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
G	Whiterdine	David Watkins	R Seeley/ A Jamieson	6.47	ng (50-150)	Landlocked
large field between Ferry Lane and Recreation Field, no agreed access from highway						
<i>past planning refused for 38 dwellings in 1991</i>						
<i>UDP 2005 bid part of field - ref 79/98 – declined – scale of development impact on conservation area, landscape implications</i>						
<i>SHLAA 2013 6.85h field, ref 007, capacity for 50 dwellings, significant constraints, 11-20 yr timescale, landlocked, needs 3rd party land purchase</i>						
<i>Residents survey Nov 2014 – 18% ‘consider further’, 71% do not proceed, strong objections amongst comments</i>						
<i>Planning Consultant assessment Feb 2015- capable of taking 150 dwellings, reject significant effects to AONB and to character & appearance of Conservation area</i>						
<i>consultation event Feb 2015 - no evidence of any access available to highway so not available – significant harm to landscape & AONB, grade 1 farmland</i>						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
H	Rear of Medical Centre	Jane Davies & others	Hook Mason	1.47	26 (34)	Common Hill Lane
assess remainder of field which provided land for surgery & newer houses on Church Croft						
<i>past planning UDP 2005 ref 79/100 - UDP preferred site for 20 dwellings, but finally discounted when decision taken not to allocate any site in Fownhope, and landscape impact</i>						
<i>SHLAA 2013 – included within much larger Speeds Meadow – see below</i>						
<i>Residents survey Nov 2014 - 52% ‘consider further’, 37% don’t</i>						
<i>Planning Consultant assessment Feb 2015 - smaller parcel would have marginal impact on local views, not have effect on AONB, but highway capacity of Common Hill Lane will be determining factor</i>						
<i>consultation event Feb 2015 – 5 or 10 dwelling scheme - 54% support, 46% do not support – comments included strong objections to any highway access from Green Lane</i>						
<i>issues to be resolved scope for supported housing, highway capacity of Common Hill Lane, pedestrian access to Green Lane, meeting local housing needs</i>						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
J	Speeds Meadow	Mrs Williams	Hook Mason	5.27	ng (120)	Main road
large area which would fill the gap between east end of village and Common Hill						
<i>past planning UDP 2005</i>						
<i>SHLAA 2013 – ref 003, 7.19ha, rejected as large elevated site, access of Green Lane unsuitable, Common Hill Lane narrow, lacks footways, problems with roadside brook</i>						
<i>Residents survey Nov 2014 - 32% ‘consider further’, 55% do not pursue</i>						
<i>assessment Feb 2015 – not assessed as considered to fail AONB criteria</i>						
<i>consultation event Feb 2015 failed to meet AONB criteria, no public support</i>						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
K	Dark Orchard, Common Hill Lane	Ms Gillian Williams	Hook Mason	2.81	ng (65)	Common Hill Lane beyond Medical Centre
assess large undulating area which fills much of gap between village and Common Hill						
<i>past planning UDP 2005</i> none						
<i>SHLAA 2013</i> none						
<i>Residents survey Nov 2014</i> 30% 'consider further', 56% do not pursue						
<i>assessment Feb 2015</i> clear conflict with landscape AONB objects – no assessment						
<i>consultation event Feb 2015</i> not included given serious landscape objections						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
K6	opposite Medical Centre	Gillian Williams	Hook Mason	0.2	5 or 6	Common Hill Lane
assess green area opposite Medical Centre						
<i>past planning UDP 2005</i> not offered						
<i>SHLAA 2013</i> not offered						
<i>Residents survey Nov 2014</i> 'consider further' – larger site K rejected						
<i>Planning Consultant assessment Feb 2015</i> - effect on local views could be mitigated, local views, would not have detrimental effect on AONB, but highway capacity of Common Hill Lane will be determining factor						
<i>consultation event Feb 2015</i> 47% support, 53% do not support						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
M	w of Keel House, Common Hill	Tim Harrison	n	0.19	2 (1)	unadopted road
overgrown orchard, services nearby, no evidence of any building here in past						
<i>past planning UDP 2005</i> - no						
<i>SHLAA 2013</i> no						
<i>Residents survey Nov 2014</i> 28% 'consider further', 72% do not pursue						
<i>planning consultant assessment Feb 2015</i> – development in open country fails NPPF, too small to allocate, no assessment requested						
<i>consultation event Feb 2015</i> not considered given above						

<i>FNP Ref</i>	<i>Site on offer</i>	<i>Owner</i>	<i>Agent</i>	<i>Size in hectares</i>	<i>Potential capacity</i>	<i>Road access</i>
N	next Paget Springs	Veronica Scully	n	1.2ha	ng (27)	off Hawkers Lane
open country, off Hawkers Lane, undulating site, close to prominent views on Wye Valley Walk						
<i>past planning UDP 2005</i> none						
<i>SHLAA 2013</i> none						
<i>Residents survey Nov 2014</i> 'consider further' – bid too late to include in survey but several comments made – all very critical						
<i>assessment Feb 2015</i> – in open country clearly fails NPPF and core strategy guidance, no assessment requested						
<i>consultation event Feb 2015</i> – listed as site where development would not be appropriate						

SHLAA, UDP etc – see Glossary

Most bids have not suggested a figure for housing capacity – *shown as ng* – however expect average of 23 per hectare in an AONB. Fuller details in documents in Evidence Base. *Housingsitesbidssumm/26ap15*

ANNEX D FNP EVIDENCE BASE

National

Neighbourhood Plans statutory regulations, 2012
National Planning Policy Framework (NPPF) 2012
Writing planning policies, *Locality*, Sep 2014
Quick guide to Neighbourhood Plans, *Locality*
You've got the power, guide to community rights, *DCLG* Sep 2013
How to shape where we live, guide to neighbourhood planning, *CPRE/NALC*
Neighbourhood planning, the Rural frontrunners case studies, *DEFRA*, 2013
Rural Challenge - achieving sustainable rural communities in the 21st century, *Rural Coalition* – 2010
Assessing sites for development, *Planning Aid England*, 2014
Affordable Rural Housing, a practical guide for parish councils, *Rural Housing Alliance* 2015

Herefordshire

Local Development Framework, Place Shaping Paper, Jan 2010
Core Strategy pre-submission spring 2014 & proposed modifications March 2015
Rural Housing Background Paper March 2013
Herefordshire's SHLAA Second review March 2012
Neighbourhood planning guidance notes
Habitat regulations assessment
Fownhope Strategic Environmental Assessment & maps
Environment Agency flood risk map
Herefordshire Sites & Monuments record (SMR)

Fownhope

Fownhope Parish Plan 2005
Fownhope Remembered, change in a Herefordshire village 1919-2000, DM Clark, 2007
Fownhope Community-led Plan 2013
Local Affordable Housing Needs Survey Fownhope March 2012
Fownhope Map Settlement Boundary, Conservation Area, flood risk 2014
FNP Communications and Engagement Strategy 2014
FNP Fownhope Housing Study April 2015
Fownhope Landscape Character & Visual Analysis, Robert Myers Associates, June 2014
FNP Fownhope Futures Exhibition report Sep 2014
FNP Fownhope Futures Exhibition report Feb 2015
FNP Survey of Local Businesses Sep 2014
FNP Residents Survey & additional analysis & comments Nov 2014, Data Orchard
FNP Site Assessments Feb 2015 William Bloxsome
FNP briefing notes on Community Trusts, Housing in the countryside, Common Hill Area of Special Character
Fownhope Listed buildings
Fownhope Planning applications summary 1999-2014
List of dwellings within the Fownhope Settlement Boundary 2011
Source material in Fownhope Community Archive
Fownhope Property market 1995-2015

Adopted Neighbourhood Plans in similar rural communities

Rural Frontrunners Allendale Northumberland, Cerne Valley 2013 Dorset, Lynton & Lynmouth Exmoor 2013
Protected landscape areas Kirdford 2014 Loxwood *both South Downs NP*, Woodcote 2014
Chilterns AONB
Non-protected landscapes Billesdon Leics

ANNEX E GLOSSARY of TERMS USED

Affordable housing for those who cannot afford to compete on the open market - including homes to rent, and intermediate housing where owners purchase share of the property with option to staircase to higher share. Affordable housing, particularly in AONB areas, will be subject to legal conditions that ensure that properties remain available to meet local needs for future generations

Allocated site area earmarked in the Plan for development

Appeal applicant, when refused planning consent by Herefordshire planners, may appeal to Secretary of State for whom planning inspector can uphold or overturn the decision

AONB Area of Outstanding Natural Beauty: national designation of land where planning developments must take regard of need to conserve and enhance natural beauty. It does not prevent sustainable development. Fownhope parish is wholly in the Wye Valley AONB.

Backland – parcel of land which may be difficult to access, recent example was rear of Penrose next to West End Stores, where permission refused

Basic conditions – test by which ‘examiner’ judges that neighbourhood plans have regard to national planning guidance (*NPPF*), local plan (*core strategy*) and achieving sustainable development

Biodiversity – ensuring that we keep variety of species, plants, animals and ecosystems

Brownfield land – land which is or was occupied by non-residential or agricultural buildings – only obvious local example was the Godsell garage site which has been redeveloped for business (Wye Leisure) and new housing

Building regulations – standards for building work, including energy efficiency, set by national government, and cannot be varied by neighbourhood plans

Buffer zone – area adjacent to a protected area such as an SSSI

Cascade – process by which homes built for those with a local housing need are offered first to those from Fownhope and, if nobody comes forward, are then offered to those from adjacent parishes (eg Woolhope) and, if nobody from those parishes comes forward, then offered to those from further afield

Change of use – planning permission needed to convert from, for example, business use to residential use

Community Asset – list of local premises identified by Parish Council where Council has right to be notified when they come up for sale and has the right to bid to purchase them to retain for community benefit

Community infrastructure levy – money paid by developers into fund to provide community services eg allotments, improvements to New Memorial Hall

Community-led Plan – sets out programme of improvements to quality of life – less formal process than neighbourhood plan but does not carry same weight in responding to planning applications

Community trust – not-for-profit organisation under community control which can own and manage land for range of community benefits

Conservation Area – “special architectural or historical interest the character and appearance of which it is desirable to preserve and enhance”, area including most of the older village houses designated in 1976

Core Strategy – local plan for Herefordshire sets out vision and strategic policies for county to 2031

Development – any building, engineering or other operations which changes use of land or buildings

Green Space – area providing recreation benefit where development will not normally be permitted

Heritage asset – building, monument, site, area or landscape having significant heritage merit, includes listed buildings and those listed in neighbourhood plan

Household – person or persons living together at same address with common house-keeping

Infill – building on spare plot within the Settlement Boundary

Intermediate housing – *see shared ownership*

Listed building – of special historic and or architectural merit to which higher standards apply for development - Grade 1 *exceptional interest* – the Church - Grade II* - *none in parish* - Grade II *special interest* eg Green Man, Mill Farm, Nash Farm, Rock House, Little Bryalls.

Local Housing Need – process of calculating how much housing is needed to help those with local connections by birth, employment or need to care for relatives – particularly relevant in areas such as AONBs where opportunities for development are constrained

Major development – in context of day-to-day applications - 10 or more dwellings

Material considerations – to take into account when deciding planning application – includes loss of light, privacy, parking, highway safety, noise, disabled access, nature conservation, previous decisions. Does not include loss of view or impact on property values

National Planning Policy Framework – NPPF - single document replaces range of documents which express government guidance

Neighbourhood Plans – prepared by parish councils (or voluntary groups in un-parished urban areas) to provide detailed policies to guide planning applications, sitting alongside ‘core strategies’

Original building – as existed on 1 July 1948 – benchmark for modern planning system

Permitted development – minor development which does not need planning consent – rights may be withheld in AONBs and conservation areas by way of an ‘Article 4 direction’

Registered social landlord – not for profit housing association allocating homes on basis of need rather than ability to pay open market prices

Renewable energy – from wind, water, solar and biomass

Rural exception site – development of housing solely for local need on site outside Settlement Boundary where development would not normally be permitted

SAC – Special Area of Conservation - ‘protected’ area where conservation concerns weigh heavily against any development proposals – the whole length of River Wye is an SAC

Section 106 Agreement – legal obligation entered into to mitigate impact of a development, widely used to ensure social housing remains available to meet local needs. May also restrict development on parcel of land - eg Westholme paddock and part of Ringfield Orchard, both subject to S106 covenants

Settlement Boundary – line around village defining limits where development will take place – also known as village envelope

Shared ownership – opportunity to buy part of property (25% minimum), pay rent on rest to social landlord, with option to staircase ie purchase further stake in house - normally up to 90%

SHLAA Strategic housing land availability - exercise to calculate how much land *may* be considered suitable for development, subject to range of constraints

Site of Special Scientific Interest SSSI – area where wildlife and/or species protected from development - designated by government agency, Natural England

Social housing landlord – eg council, housing association or community trust, providing homes to rent or shared ownership for those unable to compete on the open market

Staircasing – *see shared ownership*

SCI – Statement of Community Involvement – sets out ways in which community has been engaged in producing a neighbourhood plan

SEA – Strategic Environmental Assessment brings together information on range of issues, wildlife, flood risk, listed buildings which may impact on development proposals

Sustainable development – cornerstone of government planning policy – presumption in favour of development that reflects character, capacity and heritage of communities, provides range of housing and community facilities and reduces dependence on commuting by car and on carbon footprint

TPO Tree Preservation order – individual or group of trees of amenity value where permission needed to lop or fell

UDP Unified Development Plan – current county-wide local plan now being replaced by Core Strategy and Neighbourhood Plans

Welsh Water – private company providing mains water to most properties and sewage pipework and discharge works near Lea Brink

Windfall – development on land which has not been earmarked for building, examples include infill within settlement boundary and barn conversions in open country

