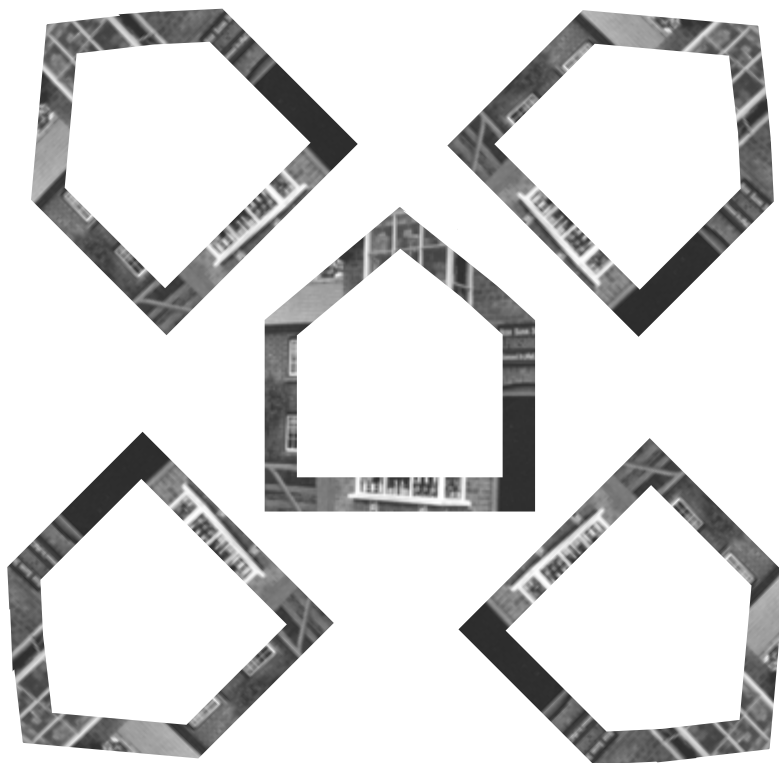


PYONS GROUP

**NEIGHBOURHOOD
DEVELOPMENT
PLAN**

2011 - 2031



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1

AN INTRODUCTION TO THE PYONS GROUP OF PARISHES

TOP: 'THE FORGE', 'BANK COTTAGE', 'THE STEPPES' KINGS PYON 1900
BOTTOM: BLACKSMITH 'BROOK COTTAGES' 1908

1.1 THE PYONS THROUGH THE AGES

(POPULATION 816, 2011 CENSUS)

1.1.1 Pre-history

About 26,000 years ago the area was covered by an ice sheet some 750 feet thick. It overran Burton Hill and Wormsley Ridge; the advancing ice produced the conical hills of Pyon and Buttas and then diverged to the North East and South East at Birley Hill. The ice thinned rapidly at its edges, leaving the top

of Adzor Bank exposed and an end moraine at Badnage, during a temporary lull in its flow towards its terminal moraine at Sugwas. The basis was formed for the rich farming land of today from the silts of the Irish Sea and deposits from mid Wales.

1.1.2 Human History

The earliest evidence of human occupation probably lies in the flints from Westhope Hill, and later the Bronze Age burial ground at Buttas. The markstone at the Bush may too be prehistoric. Running through the centre of some of our villages is Watling Street, a Roman Road that links Chester (Deva) and Usk (Isca). Roman pottery shards and coins have been found towards Westhope with the odd piece of Iron Age ware and much more is waiting to be found.

Saxton's earliest map of Herefordshire produced in 1577 only shows Cannon Peon, Peon Regis, Lattons (Lawtons Hope) and Wynsley (a deserted village) in our whole group.

The manor of Canon Pyon was given to Hereford Cathedral by Godiva, sister of Leofric Earl of Mercia. During the reign of Elizabeth I,

it belonged to George Vaughan whose daughter Judith, (with the estate!), married Walter Baskerville of whom Symonds, a 17th Century diarist, wrote "Walter Baskerville of Canon Peawne, small estate, jure ux, first for Parliament, then for the King, then theirs, then taken prisoner by us, and with much adoe, gott his pardon, and now pro rege, God wott".

In 1649, Parliamentarians surveyed the parish; a jury was called to value all the properties (*descendants of two of the 12 jurymen, John Yeomans and Thomas Jay, still live in the Parish.*)

1.1.3 Pyon-eering Families

The Tompkins family and Hereford cattle

Late in the 1600's Richard Tompkins of New House, Kings Pyon took the first steps to improve the breed of local cattle. His Will of 1720 left a cow, Silver, and calf to his son, Benjamin, who from 1738 at the Court Farm, Canon Pyon, travelled widely searching for blood lines to improve the herd. His son Benjamin, born at the Court in 1745, farmed Black Hall in Kings Pyon; the herd had become recognisably the source of the current Herefords. By 1788, they were already known as "the first breed of cattle in the island". Benjamin died at Brook House, Kings Pyon in 1815. By the end of the century, Hereford cattle would be preeminent in North and South America. The white face was, incidentally, finally bred in by John Yeomans, a cousin to the farming family Yeomans at Canon Pyon.

The Yeomans Family

Towards the end of the 19th century, Herbert Yeomans farmed Lawtons Hope, Kinford, The Crown and Great Nupton, a combination of 'Hop Wilt' disease for several years and overexpansion led to the collapse of the business in 1896. The cider works set up some years before (pre Bulmer's) and based on the Foxwhelp apple, survived. It needed transport so a haulage business developed, 'morphing' into public transport and Yeomans Motors based on the site by the Parish Hall. From here cider was transported daily to the workers building the dams at Elan, whilst service buses ran throughout the area and to Llandrindod, where they set up another hub. After carrying troops throughout the war, the company returned to normal service before developing a coaching and agency business, which became one of the largest in mid/southern England.



JUBILEE TREE PLANTING 'VICTORIA COTTAGE'

1.2 RECENT HISTORY (POPULATION 816, 2011 CENSUS)

The Pyons Group of Parishes was formed by the amalgamation of the civil parishes of Canon Pyon and King's Pyon in the mid 1970's. Within the two parishes are the settlements

of Canon Pyon, Kings Pyon, Ledgemoor, Westhope and part of Bush Bank. The group parish had a population of 816 in 2011 which was a drop from 883 in 2001.

1.2.1 Canon Pyon (current population 276)

The modern village of Canon Pyon straddles the line of the A4110, although historically the village would have centred on the church, Court House Farm and the Great House, which lie a mile or so to the west of the village. Here there were also a small number of cottages which have now disappeared. The Dean and Chapter of Hereford Cathedral were the Lords of the Manor. The village which grew up along the main road was formerly called New End and is marked as such on Ordnance Survey maps.

The outstanding landmark in the parish is the tree covered, cone shaped Pyon Hill, which is privately owned and has a derelict summer-house on the top.

Until the late 1950's the village had changed little and there were few houses on the west side of the main road until Canon Pyon Stores and the adjacent bungalows were built in the late 1950's. Later the Meadow Drive development extended the village to the south. The former council house estate of Brookside was built in 1963. In recent years there have been small developments at Patrick's Orchard and Valentine Court.

The parish is in a primarily agricultural area with (historically?) many of the men being employed as labourers on the local farms or working in agricultural related industries as blacksmiths, wheelwrights, and carpenters. However during the 1920's the Yeomans Bus Company started up at the Crown and remained in Canon Pyon for almost 50 years. Until the 1970's Yeomans Garage was an important element in the local economy, giving employment to many local people and providing business for the local shop and post office.

Canon Pyon originally had two pubs, The Plough and the Nags Head. The latter also served as the local shop for many years and is still being run now as a public house. The Plough was converted to residential accommodation a few years ago.

Village amenities now include a shop and post office, a village hall, and a playing field with facilities for football, cricket and tennis, a BMX track and a children's play area.

The school was established in 1873 on land given in perpetuity by the Yeomans family and at a time when each village had its own school.

During the last century the village schools have declined leaving Canon Pyon to serve the whole parish. The school lies to the north of the village, directly on the A4110 and is still a

thriving village school, attracting pupils from surrounding villages and beyond, as well as local children.

1.2.2 Westhope (current population 266*)

[or go to map page](#)

The hamlet of Westhope lies within a wooded valley to the north east of Canon Pyon, leading up to the flat plain of Westhope Common from where there are fine panoramic views extending from the Malvern's to the Black Mountains and beyond. The small cottages scattered around Westhope Hill and in the village were again mainly occupied by agricultural labourers, many of whom worked at Upper House Farm, owned initially by the Plevy family and then later by the Yeomans family.

During the 1930's – 50s Mr Yeomans grew hops which he sold to a brewery in Warrington and during the hop picking season the village would, for a month or so, be home to hundreds of Welsh hop pickers and their families.

Many were housed in buildings situated in the orchard and what is now called 'Summerlease', remaining there until the early 80's. The farm was sold in the 1970's and the land was bought by Bulmer's and planted up as cider orchards. Most of the small cottages at Westhope have now been enlarged and converted into family homes. The old farm buildings have been demolished and replaced with large Border Oak homes, as have the old Hop Kilns. There is a small corrugated iron mission church in Westhope, which was built in 1888. Regular Sunday services are still held there and it also now serves as a community room for meetings and social activities.

1.2.3 Kings Pyon (current population 137*)

[or go to map page](#)

The village of King's Pyon is clustered mainly around the parish church but the parish extends as far as the A4110 to include part of Bush Bank. The parish still has close links with the Tomkins family and the Hereford breed of cattle. There was formerly a village school, which has been closed for some years, and a shop and post office. There are two main

farms within the village – Blackhall Farm and Brook House Farm; there are no community facilities, the village hall having been demolished in the early 1960's. The small housing association development at Cuckoo Penn was rebuilt in recent years.

1.2.4 Ledgemoor (current population 137*)

[or go to map page](#)

Ledgemoor is a small community with a stone mission church, a public house and a club room. Many of the men used to work on the Garnstone estate, which still owns some of the houses in the village. Historically the residents of Ledgemoor have gravitated more towards

the large village of Weobley, some three miles away. There has been very little development in Ledgemoor apart from the rebuilding of some small derelict cottages to provide affordable housing.

1.2.5 Bush Bank (current population not recorded **)

[or go to map page](#)

At Bush Bank the focal point is now the Bush Inn but previously Bush Bank had a thriving shop and garage and was at one time the residence of the local policeman, the District Nurse and the Registrar of Births, Deaths and

Marriages. The former garage has now been developed into a second hand car business. (* population estimate split 50/50, ** included in Canon and Kings Pyon numbers.)

Table 1: Pyons Group Parish – Estimated Housing Stock

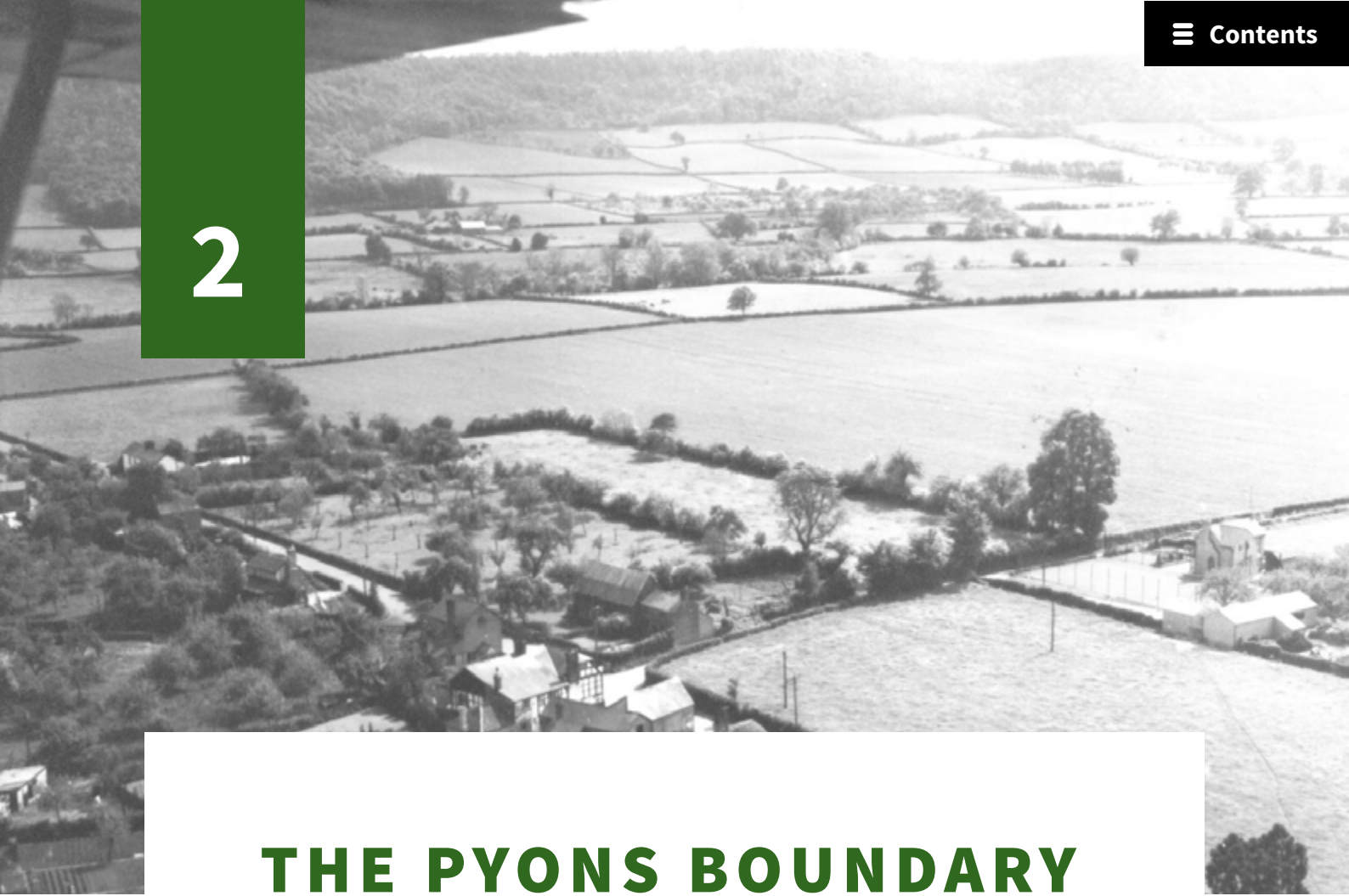
Village and Surrounding Area	Estimated Number of Dwellings
Ledgemoor	55
Kings Pyon	58
Canon Pyon	157
Westhope	100
Bush Bank (Pyons Group area)	11
Total	381

* population estimate split 50/50

** included in Canon and Kings Pyon numbers

2

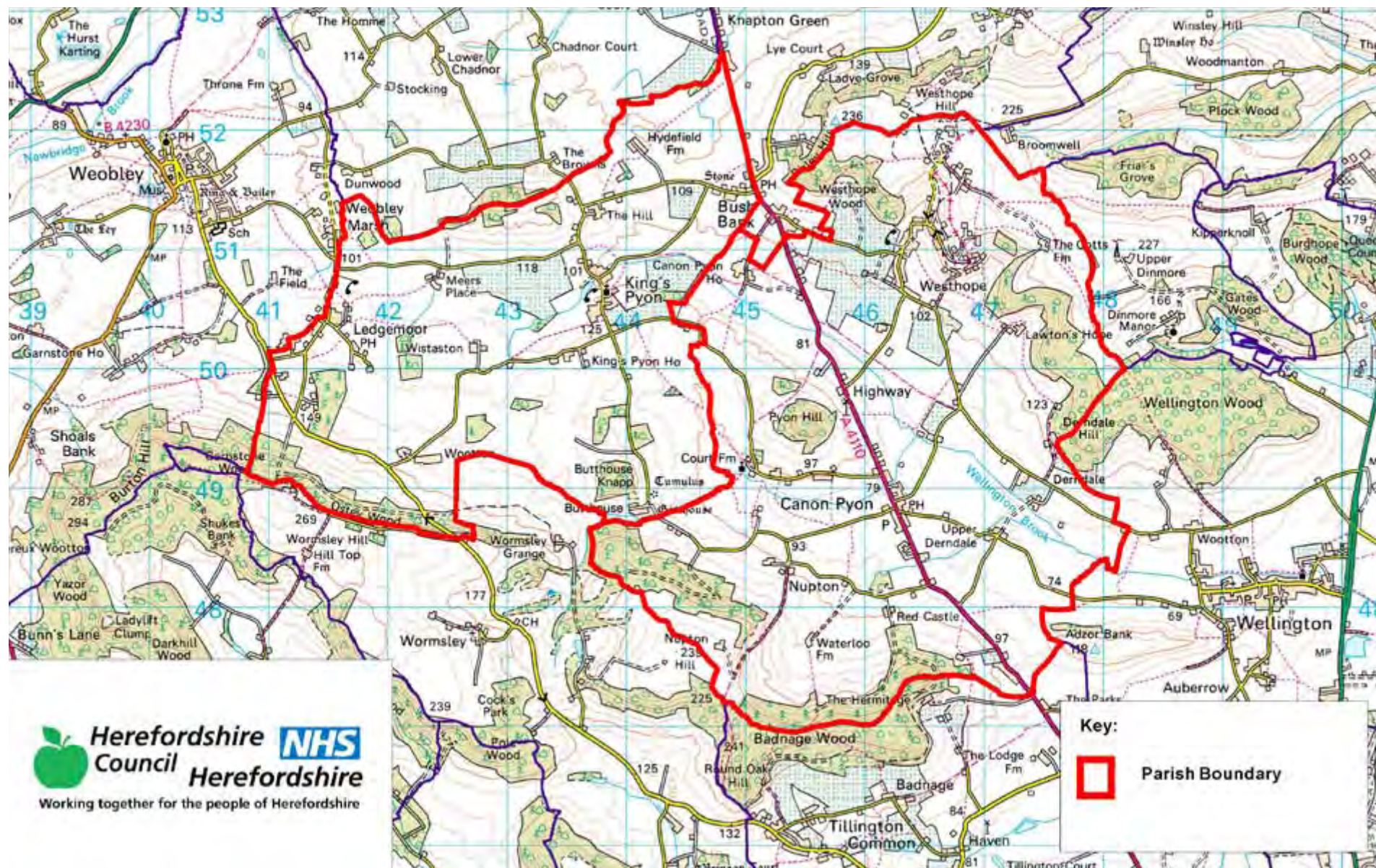
THE PYONS BOUNDARY



TOP: CANON PYON EARLY 1950'S
BOTTOM: THE PLOUGH & BLACKSMITH'S 1931

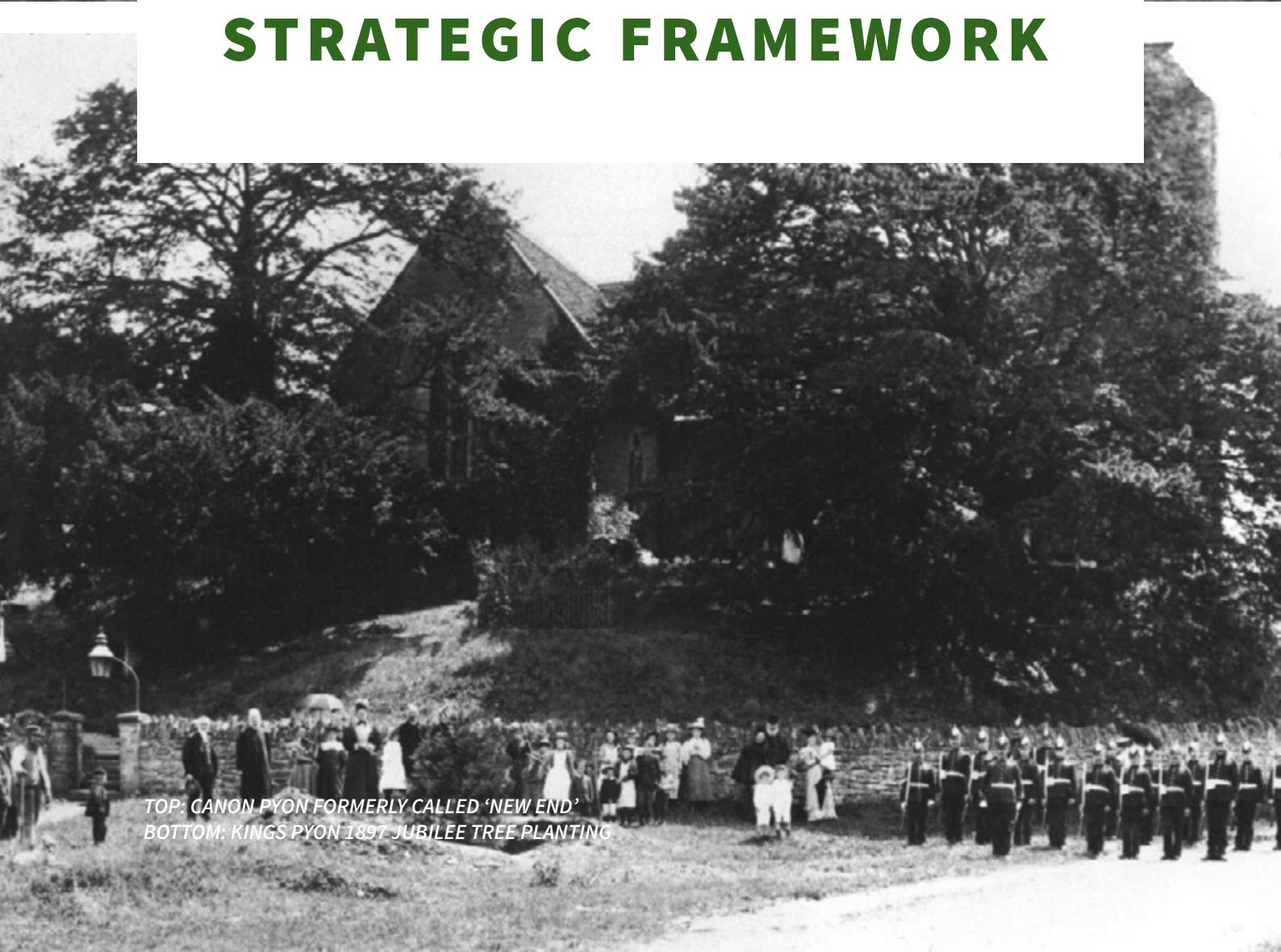
Canon Pyon Village. H1507.

MAP 1: Pyons Group Parish Area and Neighbourhood Plan Area



3

STRATEGIC FRAMEWORK



TOP: CANON PYON FORMERLY CALLED 'NEW END'
BOTTOM: KINGS PYON 1897 JUBILEE TREE PLANTING

3.1 VISION STATEMENT

To build a firm foundation for the ongoing sustainable development of the village communities in terms of their individual environment, biodiversity, economy, population and age balance. To deliver this through the establishment of inclusive and democratic means that encourages, plans and steers positive and

constructive change throughout the Parish. Canon Pyon is to become the centre for mixed housing development in the Parish and to promote the provision of public services, community facilities and potential employment opportunities that contribute to the evolution of the Parish as a whole.

3.2 EXECUTIVE SUMMARY OF THE PLANNING CONSULTATIONS

Residents have demonstrated through consultation and census, a clear will to invest in the further development, so long as it makes a positive social and environmental contribution, maintains the rural nature and image of the parish and brings with it facilities and services that are wanted and needed and which enhance the lifestyle of residents.

Any investment must start by rectifying the mistakes that have been made in previous approvals by reshaping Canon Pyon to become a cohesive and safely connected community with the potential to grow in the characteristic way that most residents would wish to experience.

3.3 OBJECTIVES

3.3.1 Summary

The results of consultations with the community concluded that the Parish has to develop and grow to become sustainable. To achieve this the residents are clear in requiring controlled investment in housing and associated facilities including work opportunities and that the development must be mixed and rural in nature.

Any development must be planned to first recognise the needs and aspirations of those currently living in the Parish. It is understood that the improvement in services that are needed now and in the future to meet these needs

and aspirations are more likely to become a reality if the Parish does continue to develop and grow. Whilst this dilemma is recognised, growth must be ‘socially’ manageable so as not to adversely affect too much the nature of the community. There is also much valued common land in the parish where these same principles should be adhered to, including along all public rights of way on the common land, where appropriate under the supervision of the Parish Council and community groups. The following objectives summarise the key requirements of the residents.

3.3.2 Primary Development

Housing investment to start in Canon Pyon and emphasise the ‘centre’ of the Village by creating a hub that is defined by the Village Hall, the Playing Field, the Shop and the Pub. This should include two existing development sites, namely the ‘Brown Field’ site to the East of the A4110 and the field to the West opposite the Nags Head Pub. This development is to be mixed and would include improvements to the Playing Field, secure play facilities for small children and safer pedestrian access across the road and to the school. This would add the much needed value to the layout and character of the Village that has been strongly requested by residents.

Development of the ‘Village Hub’ will include commercial community facilities such as a Café and Youth Club, for instance, both of which would need to be financially sustainable within the Parish. Facilities are to be made available for the young and to make provision for the establishment of more organised activities such as Cub and Guide troops. Establishing family oriented facilities within the ‘Hub’ is to be a major consideration in the community development; this will also help improve links with the Church as requested in responses from residents. It is also important to plan for small business/craft units in any housing development that would be complementary to a mixed development.

3.3.3 Secondary Development

Opportunities are to be identified that will allow for other smaller developments across the Parish, in particular Westhope and Ledgemoor, making use of available sites that would add to sustainability and the rural nature of the Parish; this would be taken on a case by case basis with

some local sanction on design. There needs to be encouragement from Herefordshire Council to land owners for self-build and such small developments in the knowledge that the Parish Council would expect any development to be in line with the Parish and Neighbourhood Plans.

3.3.4 Longer Term Development

Other locations for development in and around Canon Pyon based on the map shown in the Outline of Policies (Section 4) will be considered to ensure development applications are made within the scope and considerations of the Neighbourhood Plan. It is essential to pursue ongoing agreement with residents on

the shape of any future development, once the 'Village Hub' has been effectively secured. A further development to this would be the building of a new Primary School in the 'Hub' as suggested in the strong response from residents on this issue.

3.3.5 Added Value Requirements

Any major development will be required to help fund and deliver improved Mobile Phone reception and Internet access for the whole parish.

The design of any development will always be subjective and a reflection of residents views as they evolve; however the views will always be sensitive to density, maintaining the rural image and building profile, which must not be imposing.

Achieving the best possible design and financial contribution from any developer is essential in meeting the aims of the plan. This is to be pursued as cases arise, however prior consideration is to be given to identifying need in principle. Any approval will therefore be subject

to these considerations and the Parish Council will, therefore, provide guidance in this respect.

A list of projects to be supported through agreements with developers is an essential part of delivering this Plan; the current priorities are listed below:

1. Traffic Light controlled pedestrian crossing in the 'hub'.
2. Sheltered bus stops on both sides of road in the 'hub'.
3. Improved safer pedestrian access to school and throughout village.
4. Improved health and leisure facilities/playing field/village hall
5. Availability of 'Speed Indicator Devices'

3.3.6 Generic Conditions

The subject of housing quality in all respects is becoming of increasing concern and is highly relevant in this plan to any future development regardless of scale. The following will, therefore, be important negotiating points between developers, the Authorities and the Parish Council:

- Image
- Design
- Layout and position, (set back etc)
- Materials

- Energy efficiency
- Drainage/Sewage
- Access/road maintenance
- Impact on neighbours
- Effect on the natural environment
- biodiversity

Work will need to be done when the plan is adopted to establish meaningful guidelines for each of these conditions to make a useful contribution to the plan.

3.4 IMPLEMENTATION CRITERIA

This list summarises the key ingredients of the Plan that are taken from the above narrative to be developed once approval has been given:

- a. To use the proposed development in Canon Pyon next to Valentines Court, to support the aims of this plan, with particular regard to improving connectivity, safety, image and services.
- b. To shape the development to be proposed to the sites identified within the ‘hub’ to enhance the concept of village cohesion as a whole, again with the emphasis on connectivity, safety, image and services.
- c. To consider the movement of the Primary School to a new location within the area of the proposed village centre, (Hub), a priority and to investigate the selection of the most appropriate site as a prerequisite to finalising the land use allocation.
- d. To encourage community projects, including self-build, with particular regard to the provision of land use for allotments, wildlife preservation and leisure and to include these opportunities in negotiations with owners, planners and developers.
- e. To make road safety a priority and to provide safe and efficient road crossing points in Canon Pyon which would also calm traffic permanently and restrict average speed?
- f. To plan the provision of safe places in Canon Pyon for children to play, for teenagers to socialise without encouraging ‘unsocial behaviour’ and for parents to socialise with their children.
- g. To provide improved stopping points for public transport and to promote improved transport services for both Canon Pyon and surrounding villages to complement Parish investment.

- h. To improve pedestrian access through the provision of new, safe footpaths with particular regard to parents and children.
- i. To establish additional sites of environmental value to the community, emphasising the indigenous wildlife, vegetation and fauna.
- j. To make the improvement in communications and the provision of improved services, particularly in terms of health and education; these are pre-conditions of any significant development in Canon Pyon.
- k. To identify and promote the self-help opportunities, community projects and activities that help to improving social cohesion.
- l. To further the challenges of energy efficiency, water usage and waste disposal priority considerations in all Parish Council negotiations with the local authorities and developers in the sustainable development of the Parish.
- m. To meet the statutory requirements for affordable housing, for the foreseeable future and to satisfy local needs as identified at the time of the development.
- n. To ensure where housing is built as affordable or designed for the elderly and those with disabilities etc it will be subject to agreements with the Authorities in perpetuity for such use and will continue to meet local needs as a priority.
- o. To ensure land allocated for new development will enhance the concept of the 'hub' as it is referred to and which is defined by the existing village public facilities and that this will continue to be the main priority.
- p. To ensure any development will be of a mixed nature to meet housing demand and community need as a priority.
- q. To ensure the profile, density and design is in keeping with existing housing.
- r. To ensure the requirement to address employment/self-employment is included in the considerations of any development of more than 10 houses.

It is important there is clarity in the emotive issue of range and scale of any further investment; the following policies shown in Section 4 have therefore been designed to ensure delivery of the Neighbourhood Plan within the agreed parameters.

3.5 MEETING THE HOUSING NEEDS TARGET

3.5.1 Herefordshire Local Plan Core Strategy Requirement and Planning Commitments

Herefordshire Council has advised that the housing target set for Pyons Group Parish over the period 2011 to 2031 by Herefordshire Local Plan Core Strategy Policies RA1 and RA2 is 68 dwellings. Between 2011 and 2014 only one dwelling was constructed although there were outstanding planning permissions granted during that period amounted to 8 dwellings. Past trends suggest that Herefordshire Council's rural windfall allowance of 19% over the plan period would be too high for the Group Parish and might be more in the order of 6 dwellings

over the plan period of which 3 have already received planning permission.

Since April 2014, further planning permissions have been granted within the Group Parish and these have increased the number of commitments substantially by a further 60 dwellings. Two permissions, in combination amounting to 57 dwellings have recently been granted at Canon Pyon village. These include land adjacent to Valentine Court (Site B* - 30 dwellings) and land to the west of Patrick Orchard (Site A)*.

3.5.2 How the Housing Need will be met

The approach to meeting the Local Plan Core Strategy target will be to concentrate housing within Canon Pyon which possesses a range of services and facilities while enabling limited development within the villages of Westhope, Kings Pyon, Ledgemoor and Bush Bank (that part falling within Pyons Group Parish). The policies set out later within the plan provide for the following:

- Retention of the commitments, including in particular the two large developments granted planning permission since April 2014 (Total 72 dwellings).
- Bringing forward two further sites that will include the former Yeoman's Travel Bus depot (Site A)* and to the rear of the Nags Head (Site D)*.
- Infilling elsewhere within the Canon Pyon

settlement boundary – estimates for this suggest space is extremely limited and the number will be nominal.

- Limited development within Westhope, Ledgemoor, Kings Pyon and Bush Bank consistent with community consultations which at the time advocated proportional growth (Based upon 30 to 40 new dwellings overall)

The effect of these proposals is shown in Table 2. The sites within Canon Pyon, all of which are deliverable, amount to 99 dwellings exceeding the minimum target set by Herefordshire Local Plan Core Strategy. Deliverability of dwellings within other villages may be less certain but present local opportunities over and above development needed to contribute to the County-wide strategy.

* Page 27

Table 2: Pyons Group Parish – Estimated Housing Stock 2031

Dwellings 2011	381
Planning permissions/completions	9
2011-2014 (Herefordshire Council) Planning permissions since 2014	60
Site Allocations, Canon Pyon	30
Estimated dwellings in other villages	30/40
Rural windfalls	3
Estimated dwellings 2031	513/523



'THE LODGE' KINGS PYON HOUSE 1910

POLICIES

BUSH BANK STORES PROBABLY AROUND 1910



4.1 INTRODUCTION

The public consultation for the Neighbourhood Plan has delivered a series of conclusions and objectives, which are summarised in the ‘Implementation Criteria’ above and together have been used to formulate the Planning Policies. These Policies make it clear how to shape and progress the development of the Pyons Group Parish as a whole

in meeting these conclusions and objectives. Whilst it is not possible to be specific about all aspects of future development these policies are designed to set standards, provide qualitative guidance and define the rules of engagement that will apply when considering all developments within the parish.

4.1.1 Policy PG1: Development Strategy

The villages of Canon Pyon, Westhope, Kings Pyon and Ledgemoor will be the focus for housing development within the Group Parish. The main focus for community facilities and services will be Canon Pyon although some limited provision should be retained and improved where they exist within the other villages. Limited small scale employment opportunities and other forms of essential community and infrastructure development will continue to be supported both inside and outside the parish’s four villages where they have no adverse effect upon amenity and the environment, especially the landscape and its biodiversity.

The approach to accommodating residential development will be based upon the following:

- i. The purpose, level and location of the proposed residential development within Canon Pyon is to support the creation of a recognisable village core and enable appropriate and safe community***

infrastructure to be provided. Three residential sites and the redevelopment of a brown field site for housing are proposed that will provide for market and affordable housing and support a range of necessary community facilities during the first part of the plan period. A further area of land is identified to be safeguarded as a site for new primary school;

- ii. Opportunities for limited infilling within existing frontages in Westhope will be permitted provided that the road network is suitable for such development. Self-build and custom-build housing is particularly encouraged;***
- iii. The villages of Kings Pyon, Ledgemoor and Bush Bank (Part within Pyons Group Parish) shall provide housing for local needs in accordance with [Policy RA2](#).***

[or go to policy page](#)

Development away from the five villages will be limited to that covered by policies in Herefordshire Core Strategy.

4.1.1.1 Policy Justification

This policy sets out the strategic approach to the location of development to meet the objectives set out in Section 3, in particular paragraph 3.3.2 which promotes Canon Pyon as the main settlement where development is to be located, while enabling limited development in the Group Parish's other villages as indicated in paragraph 3.3.3. The five villages

comprise the built up form of the settlements as indicated in Herefordshire Core Strategy paragraph 4.8.23. Away from these new dwellings will need to comply with Herefordshire Local Plan Core Strategy Policy RA3.

4.2 DEVELOPMENT AT CANON PYON

The development of Canon Pyon, in particular its housing stock over the plan period will be subject to constant pressures due to its location and land availability. It is a very attractive proposition to planners and developers to promote its development as a way of increasing the more affordable end of housing numbers in Herefordshire. Based on the end 2014 establishment and including known

approvals, to meet the Neighbourhood Plan's aim to develop the community around the brown field site and the existing public facilities, an increase in housing stock of some 30% may be required in the long term and should not be opposed as a matter of principle in the Neighbourhood Plan. Development should however make provision for community facilities to support growth.

4.2.1 Policy PG2: Integrated Community Facilities in Canon Pyon

Development in Canon Pyon should take every available opportunity to provide and support community facilities and local services and to help create a core area that will consolidate a village centre.

Developers will be expected to provide and support new and enhanced community facilities and local services through planning obligations and CIL provisions, by making land available, providing access or setting out appropriate infrastructure.

Community facilities which are particularly encouraged include a café/youth club building and other facilities for children and younger people, family oriented facilities, a new primary school, improvements to the playing fields and a water catchment/wild-life pond that will also act as a sustainable drainage system close to Wellington Brook.

4.2.1.1 Policy Justification

This policy reinforces the objective to support growth within Canon Pyon that will enable appropriate services and facilities to be provided to support the wider community and create a central hub. This will meet in particular the added value provisions set out in paragraph 3.3.5 and a number of the implementation criteria, namely indicated at paragraph 3.4 (references b, d, e, f, g, j and o).

The village centre will be created through consolidating new development partly through bringing forward sites A, C and D shown in Policy PG3 and upon Canon Pyon Village Map.

The core area is by its nature flexible, but is broadly defined as comprising the area around the village hall and playing field and Site C.

4.3 POLICY PG3: NEW HOMES IN CANON PYON

An increase in housing will be accommodated within Canon Pyon over the plan period to 2031 in order to contribute towards the minimum 18% housing requirement set for the Group Parish in Herefordshire Local Plan Core Strategy through development in the settlement boundary shown on Map 2 and on the following allocated sites shown on the Canon Pyon Policies Map:

- ***Site A*** – Land amounting to 1.4 hectares on the west of the main road adjacent to the playing fields brook. This site has planning permission and will be retained as a commitment provided it meets the criteria listed in this policy.
- ***Site B*** – Land amounting to 0.89 hectares adjacent to Valentines Court. This site has planning permission and will be retained as a commitment provided it meets the criteria listed in this policy.
- ***Site C*** – Redevelopment of brown field land amounting to 0.61 hectares at land adjacent to the Village Hall (old coach park) provided it affords both vehicular

and pedestrian access to land to its north sufficient for servicing a development accommodating a new village school. A number of live/work units should be provided following an assessment of the level of need and the potential environmental impact such that the amenity of neighbouring residents is not impacted.

- ***Site D*** – Land amounting to 1.06 hectares adjacent to Brookside and to rear of The Nags Head.

Development of these sites should comply with the following criteria:

- i. Buildings should be designed to avoid repetition of form and detail and an urban appearance, but should utilise a mixture of materials, styles and aspects, reflecting the existing village character;***
- ii. New housing development should provide a mix of house types and tenures, with an emphasis upon family accommodation for young people together with a number of bungalows for the elderly;***

- iii. Advice should be sought from Welsh water/Dwr Cymru to determine whether there is sufficient capacity within its Waste Water Treatment Works to accommodate the development and if necessary carry out a feasibility study of its capabilities at the developer’s expense. Should insufficient capacity exist then development will have to be deferred until works are carried out to increase the capacity sufficiently either through the water company’s investment programme or developer contributions;**
- iv. A detailed flood risk assessment should identify the extent of the developable land, taking into account the potential effects of climate change and meeting the provisions of Herefordshire Local Plan Core Strategy Policy SD3, and in particular no development shall take place on land that falls within Flood Risk Zones 2 and 3 unless suitable mitigation is provided and this does not result in increased flood risk elsewhere;**
- v. In relation to Sites B and D, consideration should be given to any implications arising from their location in a Minerals Safeguarding Area and account taken of saved Unitary Development Plan Policy M5 or any successor policy to ensure that development does not sterilise potential future mineral workings.**

4.3.1 Policy Justification

This policy meets the objective set out principally in paragraph 3.3.2. The sites proposed for housing development after considering the options are shown on Canon Pyon Sites Map. Although planning permissions have been granted that in effect implement this policy, developments have yet to commence and appropriate amendments brought forward through discussions with developers to meet the wider community objectives would be welcome. This would in particular be welcome for the site adjacent to the Village Hall (Site C) in order to protect the potential to enable the relocation of Canon Pyon Primary School. A new settlement boundary has been defined, extending that previously guiding development both northwards and southwards to incorporate areas of new development.

Specifically, in relation to the housing

sites identified in this policy, Sites A and B already have planning permission but at the time of preparing the draft Plan they had not been implemented. Consequently, the criteria included in this policy had substantially been addressed, including those related to the capacity of the Waste Water Treatment Works and flood risk. Areas within Canon Pyon are at risk of flooding and these are shown on [the map](#) which is an extract from the [Environment Agency’s Flood Map](#). Although part of Site A falls within the area at risk of flooding, it has been shown through a site specific assessment that the suggested number of dwellings can be accommodated. Site D does not fall within the area at risk of flooding. However substantial parts of Site C, which is a brownfield site that already accommodates buildings, falls in the area at risk of flooding and there remains concerns that the majority might not be developable for

[go to map page](#)
[go to map page](#)

housing. Nevertheless, given its brownfield status and that it falls within both the current and previous settlement boundaries, this should not be discounted from accommodating some development. It will however need to comply in particular with criterion ix). The possibility might be explored for the site to accommodate light industrial or craft-based live-work

units with housing above utilising the current area of buildings provided that this will not increase flooding elsewhere. In all outstanding instances development within Canon Pyon village will also need, in particular, to comply with criterion viii) to ensure the Waste Water Treatment Works has the capacity to accommodate further development.

4.4 POLICY PG4: SAFEGUARDING LAND FOR POTENTIAL PRIMARY SCHOOL

Land amounting to 2.47 hectares to the north of the village adjacent to the brown field site and the village hall will be safeguarded from development in order to retain this as the preferred site for the relocation of Canon Pyon Primary School. Planning permission will not be granted for

any permanent development upon this site which would prejudice the potential of this land to accommodate a new Primary School at a future date unless an alternative site has been identified that meets this need or the need is no longer considered necessary.

4.4.1 Policy Justification

This policy seeks to retain a site that is considered most suitable for a new primary school which will also support the approach to create a village hub set out in paragraph 3.5.4. Canon Pyon Primary school is located outside of the village and does not have safe pedestrian access for those living in the village where a significant number of pupils will live. Relocating to a site within the village will afford easier access for a significant number of pupils and in turn provide better access to the playing field used by the school, provided a safe crossing facility is put in place. This site offers significant advantages in terms of proximity to many facilities and the village footpath network. There are sufficient proposals within this Neighbourhood Plan to meet and exceed

the housing target set for the Group Parish and this land is not required for that purpose. It can continue in its current use until such a time as it may or may not be required.

‘However a number of issues will need to be resolved that might affect whether and if so how and when a proposal might be brought forward on this site. A decision to proceed has not yet been taken by the relevant bodies but it has been indicated that it may be made during the plan period. There may not be sufficient capacity of the Waste Water Treatment Plant without further works and early discussions should be undertaken with Welsh Water/ Dwr Cymru if and when a decision to proceed has been made to include information about the size and capacity of the proposed new

school. Part of the site falls within the area at risk of flooding although a large area falls within Flood Zone 1. A study will be needed to determine the most appropriate location for any buildings in accordance with Herefordshire Local Plan Core Strategy Policy

SD3. In addition, a location at the western end of the site should enable an appropriate distance to be maintained between the school and the Waste Water Treatment Works, subject to discussions with Herefordshire Council and Welsh water/Dwr Cymru.’

4.5 POLICY PG5: LOCAL GREEN SPACE IN CANON PYON

Land comprising recreational playing fields at Canon Pyon and as shown on the Canon Pyon Policies Map serving both the local community and village primary school is designated Local Green Space. Development that would result in the loss of this site as recreational land will not be permitted. Proposals that will enable it to be used more effectively

for this use will be permitted provided there is no significant adverse effect on residential amenity or biodiversity. Opportunities to incorporate measures to enhance the biodiversity value of the site should be taken where possible, in particular along Wellington Brook.

4.5.1 Policy Justification

National Planning Policy Guidance indicates neighbourhood plans can designate ‘local green space’. These are areas for special protection which are important to communities and should be protected from development. The site indicated is important as a recreation area. Where possible measures will be encouraged to support wildlife, flora and fauna within the site.

In addition, the site’s maintenance should look to ensure a coordinated approach to enabling areas not required for formal recreation are to be managed in accordance with protection principles such as through the mowing regime, laying of hedges and treatment of bankside vegetation.

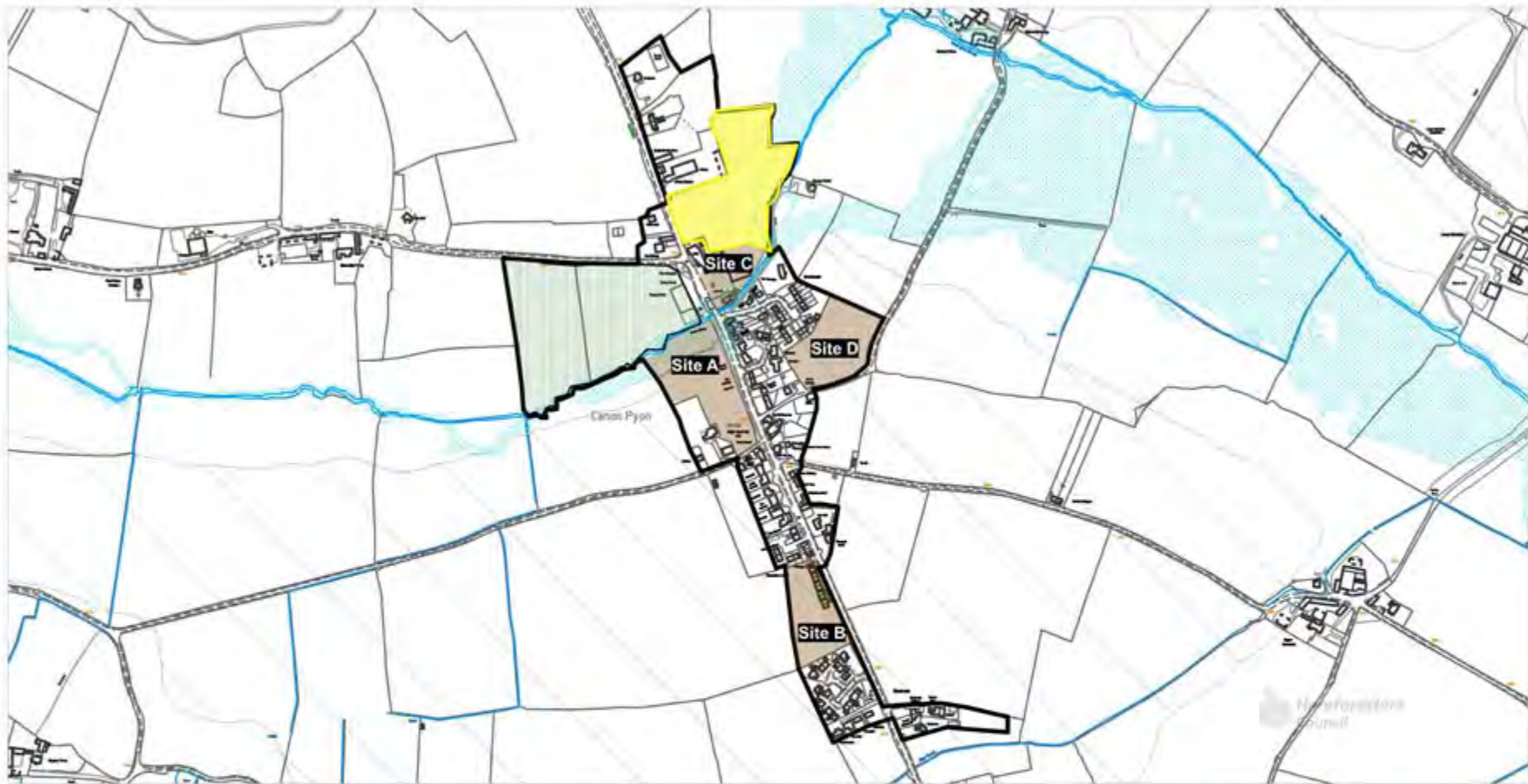
4.5.2 Canon Pyon Policies Map

This map reflects the revised village boundary, the land use proposals and the area potentially at

risk of flooding. [The map](#) will also be incorporated into the Herefordshire Local Plan Core Strategy

[go to map page](#)

MAP 2 Canon Pyon Policies Map



- Local Green Space (PG5)
- Proposed Housing Site (PG3)
- Canon Pyon Settlement Boundary (PG3)
- Potential Site for new Primary School (PG4)
- Land Liable to Flood
- Safeguarding Mineral Reserves

Canon Pyon Policies Map

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Scale 1:4,000
at A4 size



4.6 DEVELOPMENT IN OTHER VILLAGES

Other villages within the Group Parish are smaller in size, possess far fewer facilities, are generally less accessible, and subject to constraining factors. Consequently although some development is proposed this will be limited and generally aimed at supporting local needs.

The exception is Bush Bank which straddles a number of Parish boundaries. That part falling within Pyons Group Parish does not comprise a built up area where development would meet Herefordshire Local Plan Core Strategy Policy RA2.

4.6.1 Westhope

Within Westhope the current distribution of land and road access is such that it would be practical to look at a limited increase in housing stock over the plan period through small developments throughout the village and hill,

preferably initiated by residents. In some cases it would be possible to include affordable houses, but all would be for private sale and respond to the market in the form of self-build or commissioned properties.

4.6.2 Policy PG6: New Homes in Westhope

[go to map page](#)

New homes within [Westhope](#) will be accommodated through allowing development to be built within the village subject to the following criteria:

- i. Development proposals must be accompanied by appropriate evidence to show that the proposal will have a satisfactory impact on the road network in the area, including capacity, and on the living conditions of residents particularly arising from noise generated by any traffic movement;***
- ii. Development shall complement the village character, in particular maintaining its loose-knit composition and with no development extending unreasonably into the plot beyond the depth of neighbouring buildings;***
- iii. Dwellings should be in scale with the general density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties;***
- iv. Development should not result in the loss of important features such as trees, hedgerows, or small frontage gaps or green spaces that contribute to the unique character of the village;***
- v. Development should not adversely affect the significance of heritage assets, including their setting;***
- vi. New housing should provide a mix of house types and tenures, with an emphasis upon family accommodation for young people or dwellings suitable for older people.***

4.6.2.1 Policy Justification

The community had previously accepted proportional growth indicated for Westhope and although Herefordshire Local Plan Core Strategy's approach has altered the original intention has been retained. However Westhope does not lend itself to having a defined settlement boundary because of its loose-knit composition and open feel in parts. These environmental features are important and essential constraints upon where

development should take place. Development should not extend beyond the natural ends of the settlement and should be small scale in nature as a consequence of the criteria listed. It is considered some 20 dwellings can be accommodated within the criteria outlined in the policy. Proposals should be looked at critically in terms of achieving environmental acceptability and be within the capacity of the local road network.

4.6.3 Policy PG6A Local Green Space in Westhope

Land known as Parish Council land at Westhope and shown on the Westhope Policies Map is designated Local Green Space. Development that would result in the loss of the area's biodiversity value will not

be permitted. Proposals appropriate to the area's designation that enhance the area's biodiversity or improve public access will be encouraged.

4.6.3.1 Policy Justification

This policy protects an area within Westhope some of which has been bequeathed to the Group Parish Council and all of which is within its ownership. It is however managed by

Friends of Westhope. Its protection as Local Green Space is in order to conserve its biodiversity value. Public access is afforded to it.

4.6.4 Ledgemoor

Similarly to Westhope limited growth within Ledgemoor would be practical in terms of an increase in housing stock over the plan-period. This would again preferably be initiated by local residents releasing small or individual plots. Unlike Westhope, Ledgemoor has the added advantages of a Pub' and a Village Hall,

both of which would benefit from a growth in population, with some emphasis upon affordable housing build which should be a real possibility and comply with Herefordshire Local Plan Core Strategy requirements for smaller settlements.

4.6.5 Kings Pyon

Kings Pyon does not possess any facilities. Nevertheless it is a named settlement and some limited development would represent a positive contribution to the settlement. However this would proceed on the basis of

allowing individual resident’s opportunities for building appropriate housing as they transpire, again where such development complies with Herefordshire Local Plan Core Strategy requirements for smaller settlements.

4.6.6 Bush Bank

Only part of Bush Bank falls within Pyons Group Parish. However it is a settlement listed as suitable for limited development again

where this complies with Herefordshire Local Plan Core Strategy requirements for smaller settlements.

4.6.7 Policy PG7: Housing in Ledgemoor, Kings Pyon and Bush Bank

A limited number of new homes will be accommodated in Ledgemoor, Kings Pyon and Bush Bank in accordance with the following criteria:

- i. Housing development will be supported where it meets the requirements of Core Strategy Policy RA2;***
- ii. Emphasis will upon the provision of self-build homes, custom-build housing and affordable housing;***
- iii. Development proposals must be accompanied by appropriate evidence to show that the proposal will have a satisfactory impact on the road network in the area, including capacity, and on the living conditions of residents particularly arising from noise generated by any traffic movement;***
- iv. Development shall complement the village character with no development extending unreasonably into the plot beyond the depth of neighbouring buildings;***
- v. Dwellings should be in scale with the general density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties;***
- vi. Development should not result in the loss of important features such as trees, hedgerows, or small frontage gaps or green spaces that contribute to the unique character of the village;***
- vii. Development should not adversely affect the significance of heritage assets, including their setting;***
- viii. New housing should provide a mix of house types and tenures, with an emphasis upon family accommodation for young people or dwellings suitable for older people.***

4.6.7.1 Policy Justification

Ledgemoor is one of the smaller settlements within the Group Parish and listed within table 4.15 of Herefordshire Local Plan Core Strategy. The amount of housing will depend upon cases of local housing need which will be determined primarily in terms of social benefits to the Ledgemoor community. Examples of such benefits, among others, include having local connections and support for local facilities. Should Herefordshire Council expand upon the interpretation of social wellbeing benefits through any Supplementary Planning Documents, these will be relevant. The nature of the development indicated is such that it would not be appropriate to define a settlement boundary within which the resultant new housing should be located. However it should generally comply within the requirement to be within or adjacent to the built up area of the settlement, for which a broad interpretation will be required.

Kings Pyon is a less sustainable location for development than other settlements within the Group Parish. However where a local housing

need arises that would serve the purposes of social well-being, development may take place within or adjacent to the built up parts of the settlement in accordance with Herefordshire Local Plan Core Strategy Policy RA2.

Bush Bank is similar to Ledgemoor in that it possesses a village pub. An approach similar to Ledgemoor would normally be considered consistent and appropriate. Only part of the village however falls within Pyons Group Parish and this will limit further the amount of development that might be expected within it. The policy for all three villages is an enabling one to support local needs and initiatives. It is anticipated that up to some 20 new dwellings would result across the three villages as a consequence of this policy, with only a small proportion of this being within Bush Bank while the other two villages may anticipate similar levels of development.



NAG'S HEAD HOTEL AND SHOP EARLY 1900'S



GENERAL POLICIES



TOP: MRS BAUGH'S SHOP AT 'ROSEBANK' WESTHOPE
BOTTOM: JUBILEE TREE PLANTING NEW ST LEDGEMOOR

Herefordshire Local Plan Core Strategy contains a large number of detailed policies to control the principle and detail of development. It is not proposed to duplicate these within this plan but to address key housing and community issues which the policies above seek to do. Pyons group Parish Council is happy to rely upon those Core Strategy

policies which will for example encourage economic development, affordable housing, housing in the countryside and environmental protection. However there are two particular aspects of concern to the community which would benefit from detailed policies in this Neighbourhood Plan. These are traffic measures and housing design.

5.1 POLICY PG8: TRAFFIC MEASURES WITHIN VILLAGES

Development proposals in the Parish must ensure that any transport impacts of the scheme are identified and acceptable. Any measures needed to deal with the anticipated impacts must be implemented.

Any opportunities for improving access to and the use of public transport and the provision and improvement of pedestrian or cycling routes and links must be taken.

5.1.1 Policy Justification

The policy seeks to ensure that the impact of new development is acceptable.

Pyons Group Parish Council will work with Herefordshire Council and developers to introduce measures to improve highway safety. These will include traffic speed reduction measures, a safe crossing for pedestrians in Canon Pyon village and parking in Canon Pyon village as well as other community aspirations

indicated in paragraphs 3.3.5 and 3.3.6 of the Plan which the community feel are important in order to contribute towards accommodating the growth proposed within the Group Parish. Developer contributions may also be used to reduce the traffic effects of any scheme on village and residential amenity and to help achieve these community aspirations throughout the Plan period.

5.2 POLICY PG9: DESIGN CRITERIA FOR HOUSING AND SITES

An integrated approach will be expected to achieve a high standard of design and architecture including 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:

- i. Protection of residential amenity and privacy for the occupiers of nearby properties;***
- ii. 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;***
- iii. 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;***
- iv. Ensuring landscape and biodiversity proposals form an integral part of the site's design, with particular regard to trees and hedgerows being retained unless their value is deemed low following surveys in accordance with established practice;***
- v. Retaining and enhancing important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available;***
- vi. 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;***
- vii. Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties wherever appropriate; and***
- viii. Minimising construction traffic and reducing waste;***
- ix. Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk.***

5.2.1 Policy Justification

Paragraph 3.3.6 also explains that housing design elements are considered important and

this policy addresses those that all proposals should consider.



NEXT STEPS

The Pyons Group Neighbourhood Development Plan provides a sustainable framework for development across the settlements in the group parishes in the period to 2031. Thanks to the hard work and dedication of our community and steering group, planning decisions are set to be made in accordance with our neighbourhood development plan as well as the Core Strategy or Local Plan for the county.

It is envisioned that development highlighted in the neighbourhood development plan will come about through a combination of land-owners, businesses and developers, who will all need to reflect our planning policies in their proposals.

Pyons Group Parish Council is committed to making our neighbourhood development plan the central consideration in local planning decisions. To this end, the group parish council will engage fully in planning decision making processes with the planning authority (Herefordshire Council).

The Pyons Group Neighbourhood Development Plan is intended to work alongside the Parish

Plan in sustaining both the environment and our communities. As a result of the extensive consultations on both the Pyons Group Neighbourhood Development Plan and Parish Plan, the aspirations of our communities have been written into our plans.

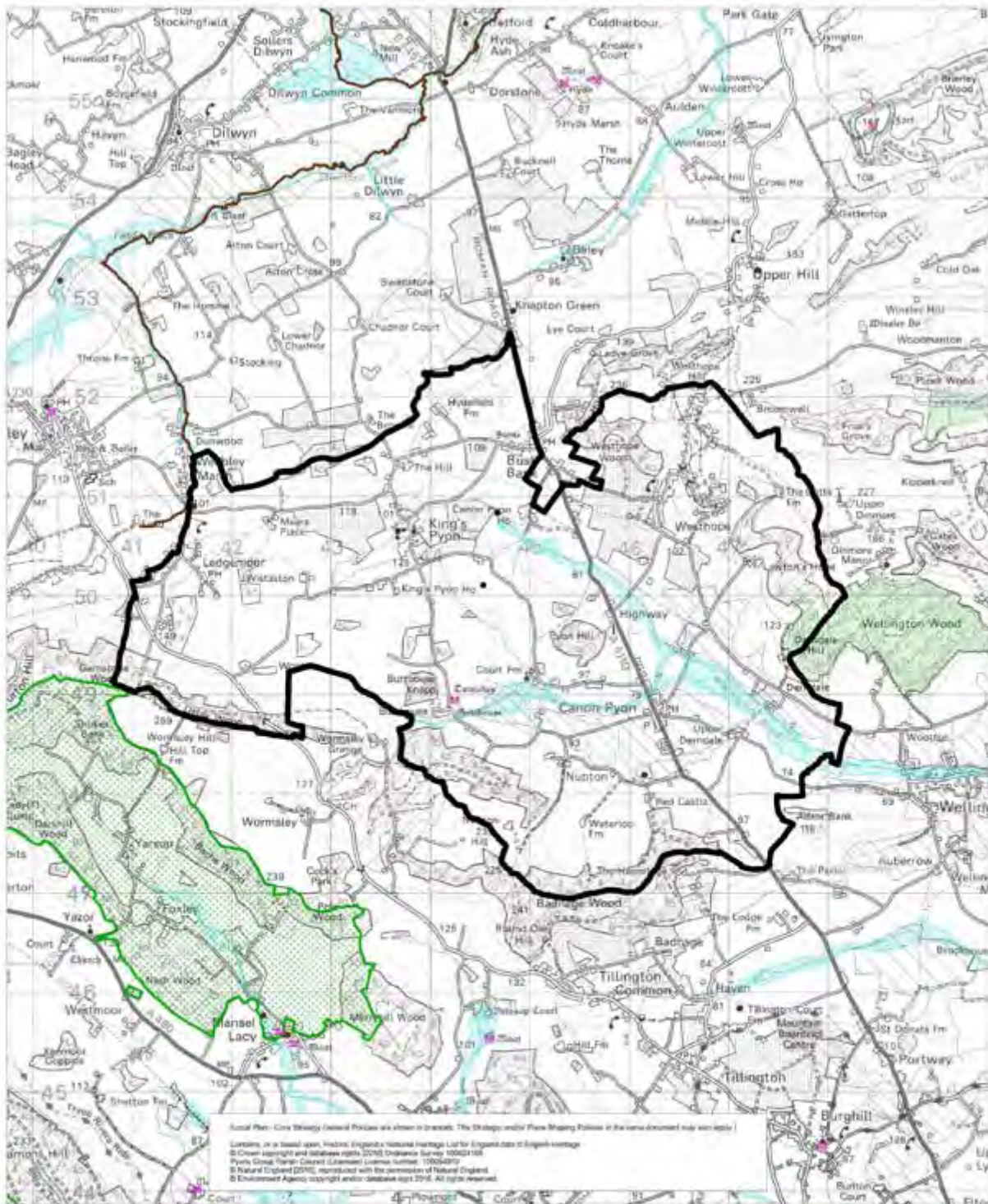
Pyons Group Parish Council is committed to realising these aspirations, and will direct any funding or partnership opportunities that may arise from development to meet the needs of our communities. Examples include development of the village hub at Canon Pyon, road safety improvements and better transport services. Further, the neighbourhood development plan will help to guide investment in infrastructure in our parishes by Herefordshire Council and other agencies.

Pyons Group Parish Council looks forward with excitement and anticipation to the coming years, and the opportunity to realise the vision expressed in the Neighbourhood Development Plan for the benefit of all our futures.

Pyons Group Parish Council

POLICY MAPS

PYONS GROUP

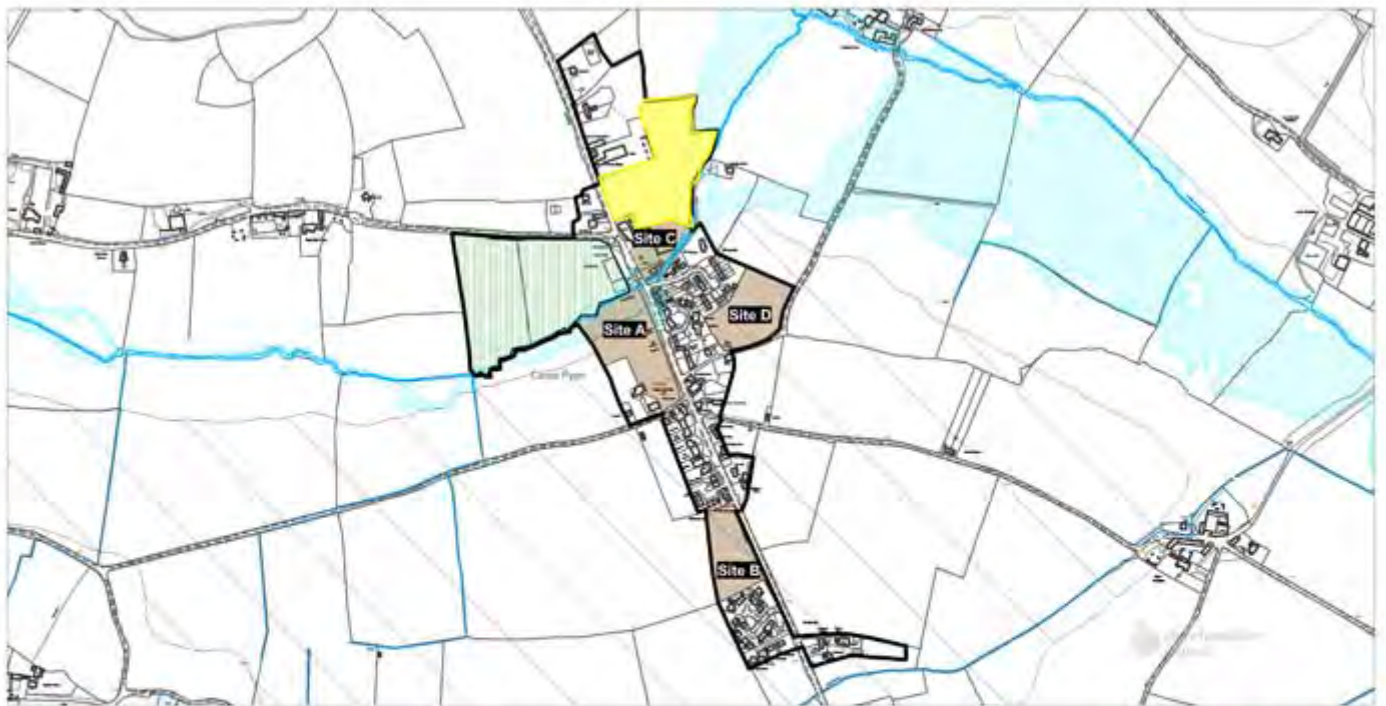


- Land Liable to Flood (SD3)
- Scheduled Ancient Monuments (LD4)
- Site of Special Scientific Interest (LD2, SD4)
- Local Wildlife Site (LWS), Site of Importance for Nature Conservation (LD2)
- Neighbourhood Area
- Registered Historic Parks & Gardens (LD3, LD4)

Pyons Group Policies Map

Scale 1: 35,000 at A3 size Herefordshire Council

CANON PYON



Local Green Space (PG5)
Proposed Housing Site (PG3)

Canon Pyon Settlement Boundary (PG3)
Potential Site for new Primary School (PG4)

Land Liable to Flood
Safeguarding Mineral Reserves

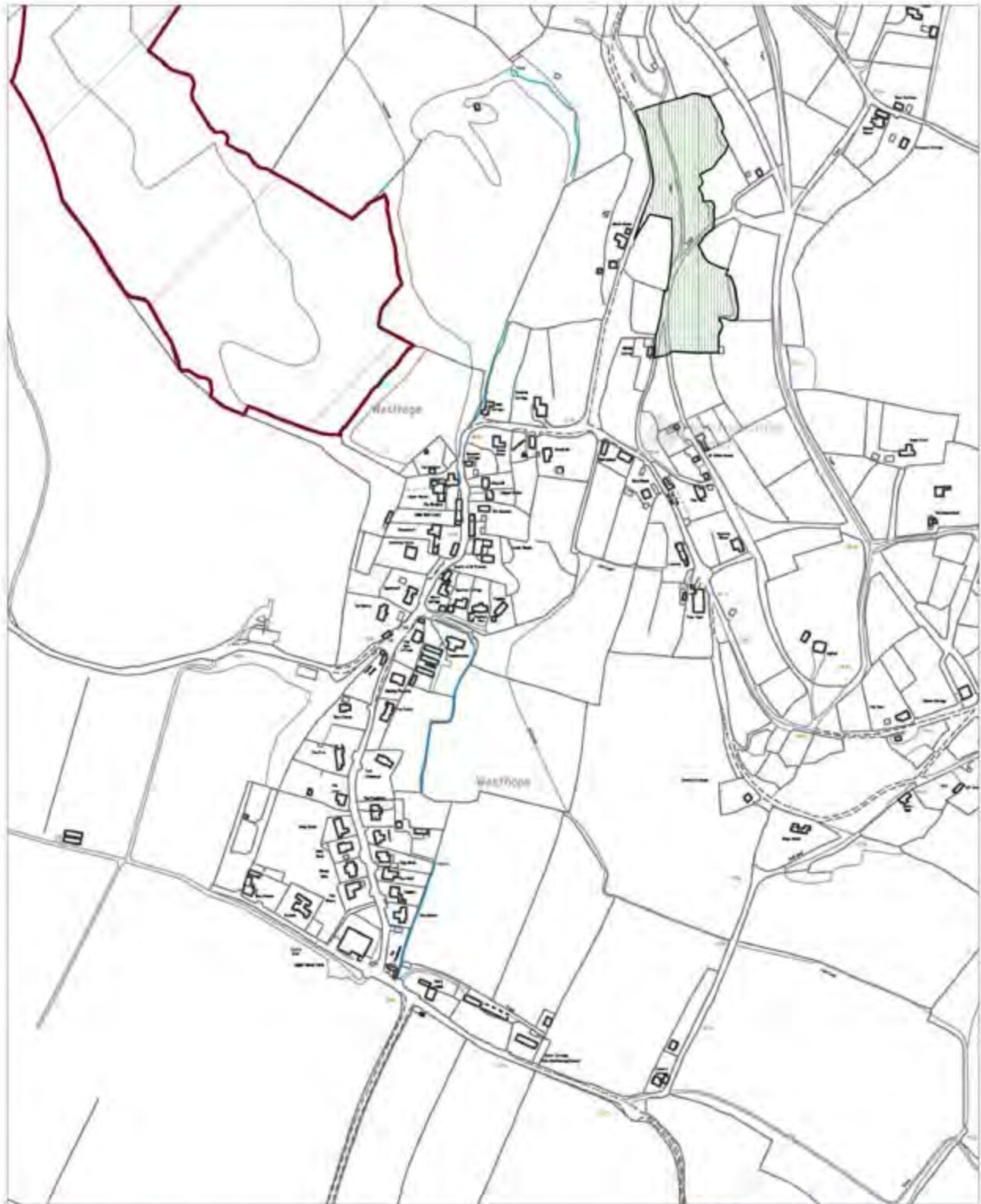
Canon Pyon Policies Map


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Scale 1:4,000
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WESTHOPE



 Local Wildlife Site (LWS)

 Local Green Space (PG5)

Westhope Policies Map

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Herefordshire
Council

KINGS PYONS



● Local Wildlife Site (LWS), Site of Importance for Nature Conservation

Kings Pyons Policies Map

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at A4 size



LEDGEMOOR

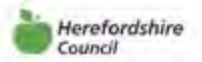


— Pyons Group Neighbourhood Area Boundary

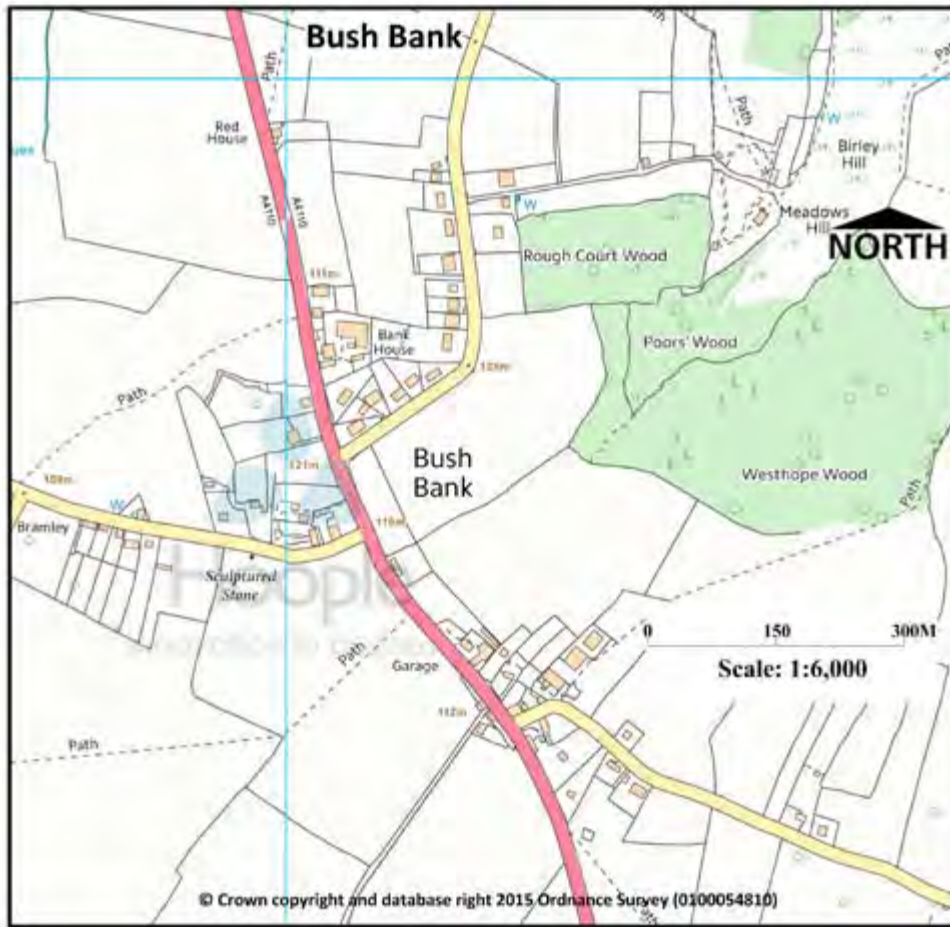
Ledgemoor Policies Map

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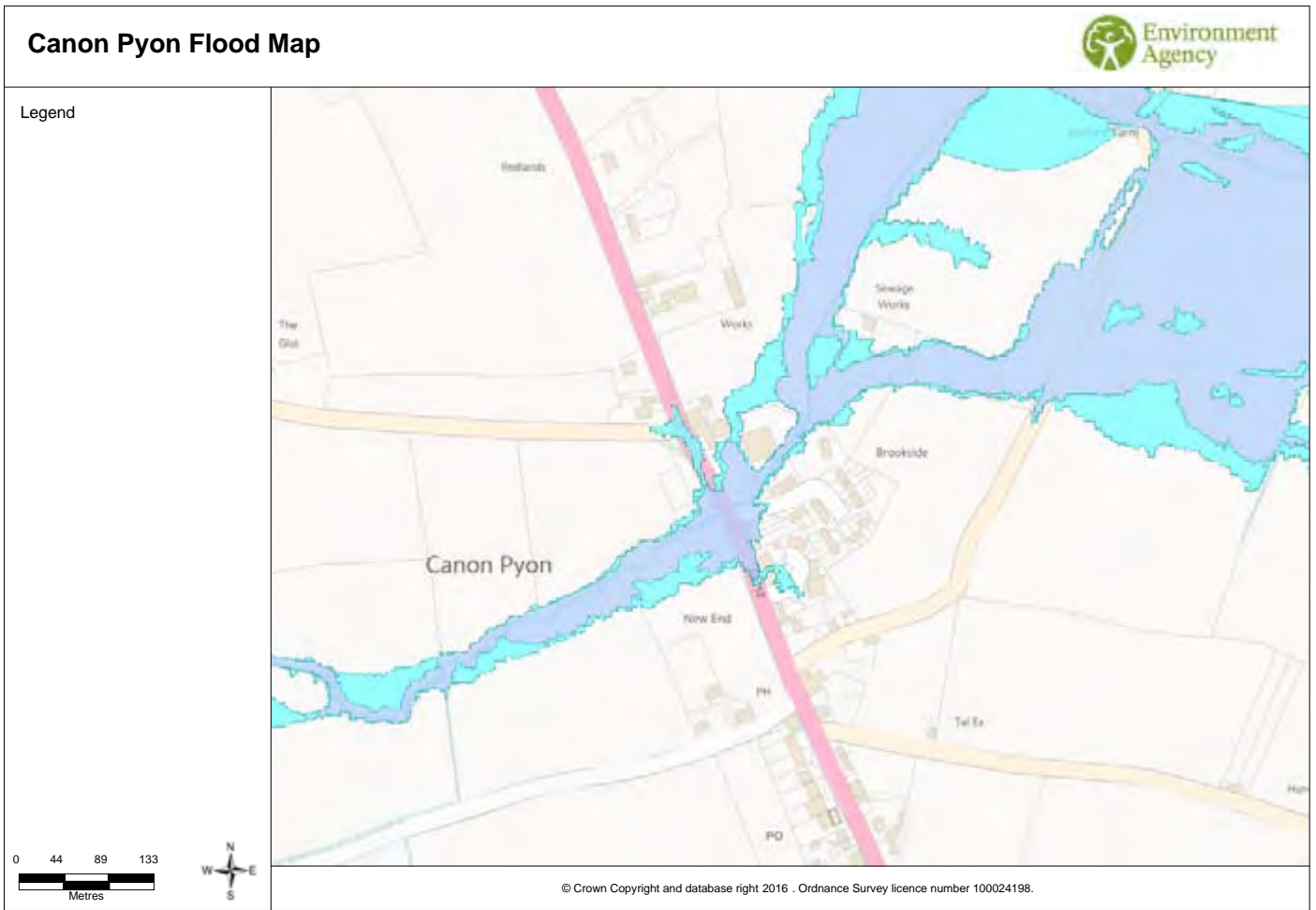
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BUSH BANK



CANON PYON FLOOD MAP



As at May 2017. Users of the Plan are advised to use the most up to date information available from the Environment Agency.

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

NB. Figures 4.14 and 4.15 are on pages 109 and 110 of Herefordshire Local Plan Core Strategy 2011-2031, which can be found at:

https://www.herefordshire.gov.uk/info/200185/local_plan