

2018

Wyeside Neighbourhood Plan 2011- 2031

Quick Reference Guide

Policies and Objectives

Wyeside Group Parish

Council

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1 Introduction

1.1 Policies and Objectives

This document sets out the vision statement, benefits, policies and objectives in the form of a quick reference guide for implementation.

1.2 Vision Statement

To ensure that the special characteristics of the villages within the five parishes that residents know and love, including their rural feel, historic buildings and relationship with the surrounding countryside, are enhanced and protected.

- To promote and encourage small businesses and employment for local people.
- To recognise that modest change can be desirable when there is positive planning to support managed development of a type that is both sustainable and of an appropriate scale.

The term “sustainable” in the Wyeside vision statement has the following meaning;

“Places where people want to live and work, now and in the future. Communities that meet the needs of existing and future residents are financially viable, sensitive to their environment and contribute to a high quality of life”.

1.3 Benefits

Careful consideration has been given to tailoring the plan policies to best serve the community and rural environment of Wyeside. They provide a set of interrelated benefits that are summarised below:

- Supports local employment opportunities and affordable housing where a local need is identified.
- Development site(s) neutral, that means no potential development sites in the plan.
- Development to be small scale and appropriate to the rural character of Wyeside with continuation of the low-density dispersed settlement pattern.
- Promotes “best practice” village design using organic clusters built off new access lanes with pedestrian pathways/links to the rest of the village, to provide physical links that aid community integration and avoid the use of “dead- end” cul-de-sacs.
- Protects views, the River Wye, and ensures that new development enhances our rural landscape character, thereby reducing the risk of a suburban feel developing within the villages.
- Protects traditional orchards.
- The two orchards either side of Bredwardine church become “local green spaces” that are protected from development because of their historical significance, beauty, tranquillity and to provide recreational access for the local community.

2 Policies and Objectives

2.1 Employment Policies

Employment policies comply with the following objectives:

- Objective 1 – Encourage all types of employment.
- Objective 2 – Promote Sustainable Tourism.

Policy WB01 – New Business Opportunities

Employment generating proposals which help to diversify the economy of Wyeside will be permitted where they are of a scale which is commensurate with the location and setting. A range of economic activities will be supported, including:

- local food and drink production and agricultural diversification;
- commercial facilities such as village shops, garden centres and public houses;
- high value knowledge-based employment such as financial, technical and professional services;
- the small-scale expansion or extension of existing businesses;
- light industry and/or manufacturing; trades and crafts;
- transport, storage and distribution;
- health and social care;
- sustainable tourism including bed and breakfast/ holiday accommodation; restaurants and cafes; leisure-related community facilities.
- All proposals should:
 1. Be accessible by a choice of transport modes with pedestrian and cycle access within a reasonable walking or cycling distance from one of the Wyeside villages;
 2. Demonstrate that landscape, environmental and amenity impacts are acceptable.

Policy WB02 – Retail Development

Proposals for retail development will be permitted provided that it is of a scale which would not threaten the vitality and/or viability of any nearby centre.

2.2 Housing Policies

Housing policies comply with the following objectives:

- Objective 1 – Involve local people in the decision-making process for new developments.
- Objective 2 – Limit the number of houses per development site to maintain scale and feel of villages.
- Objective 3 – Adopt RIBA 2016, Village Design – “Best Practice”
- Objective 4 – Developments will be contiguous to the centre of each village.
- Objective 5 – Encourage a suitable mix of houses, but mainly two and three bedrooms.
- Objective 6 – New developments relate directly to the existing built form.
- Objective 7 – Ensure that development is sensitive to residential amenity and the rural environment.
- Objective 8 – Develop affordable housing where there is evidence of local need.
- Objective 9 – Diversity and downsizing for older/less able people.

Policy WH01 – New Housing Development

Permission will be granted over the period August 2018 until 31 March 2031 for the development of around 32 dwellings. All new housing development should reflect the size, role and function of the village in which it is situated on land which is contiguous with the existing village centre; that is on a site which immediately adjoins the centre as shown on the Policies Maps or is within or abuts a group of existing buildings which are contiguous with the centre when the plan was made or updated. Housing Development which only abuts new development granted since this plan was made or updated and not shown on the plan’s policies maps as existing development will not be allowed. In addition, proposals for new housing should reflect the character of the village and surrounding environment and relate directly to the existing built form in the immediate vicinity. Also, in so far as

it is reasonably practicable and viable, any development for three or more houses should be laid out in the form of an organic cluster built off a new access lane avoiding the use of a cul-de-sac, with pedestrian links/ pathways to the rest of the village.

Policy WH02 – Ensuring an appropriate Range of Tenures, Types and Size of Houses

Open market housing should include a mix of predominantly two and three bedroomed properties. Housing developments of more than 10 dwellings should include an element of affordable housing in accordance with Policy H1 in the Adopted Core Strategy. These houses should be integrated with open market housing across a site and should be designed so as to be visually indistinguishable from such housing.

Policy WH03 – Affordable Housing – Exception site(s)

Exceptionally, where there is a proven local need established by an up-to-date local housing needs survey, a site or sites may be developed primarily for affordable housing outside the areas considered suitable for general housing in accordance with Policy WH01. Any permission shall be subject to a s106 planning obligation to ensure that the housing is available to local people and remains so in perpetuity.

Policy WH04 – Re-use of Rural Buildings

Where planning permission is necessary the re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy or which would otherwise contribute to residential development, will be permitted where:

- Design proposals, respect the character and significance of any heritage assets affected, together with their settings;
- Design proposals make adequate provision for protected and priority species and associated habitats;
- The proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts;
- The buildings are of a permanent and substantial construction capable of conversion without major or complete reconstruction;
- The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Policy WH05 – Housing in Open Countryside

Outside the areas considered suitable for general housing in accordance with Policy WH01 proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it has been demonstrated that:

- There is a functional and financial requirement for an agricultural worker’s dwelling on an existing or proposed holding; or
- There is a viable rural enterprise and that there is an essential need for a dwelling to support the enterprise which cannot be met by existing accommodation.

Policy WHD01 – New Building Design

Proposals for the erection of new buildings will be permitted provided the following requirements are met:

Non-Agriculture/Forestry and Business Buildings

- The use of external material relates directly to the existing built form such that it blends in with surrounding buildings;
- Development should take account of local topography and should not break the skyline;

- Development should be of a small scale and new buildings or structures should be of a height, scale and massing appropriate to the rural character of Wyeside;
- The use of sustainable construction techniques and incorporation of renewable energy components will be encouraged and where they are to be incorporated in the roof these should, whenever possible, be of a low profile;
- All new development should incorporate sustainable urban drainage systems (SUDS) where appropriate taking account of the hydrological setting of the site, which as a minimum are fully compliant with the most recently adopted national and local standards and preferably exceed them.

Agricultural or Forestry and Business Buildings

Where full planning permission is required the following will apply. Where prior approval is required under the provisions of the General Permitted Development Order the policy statements below should be applied insofar as is feasible within the limited controls available.

- The building/buildings will, unless function requires otherwise, be of low profile;
- The external materials will be of a colour and type that reduces visual impact and blend in with any surrounding buildings;
- The use of sustainable construction techniques and renewable energy installations are encouraged but, where visible in the landscape, they must be designed to reduce impact; e.g. avoiding sky lines, insertion in line with roof slopes, use of solar slating, minimisation of reflective materials;
- All new development must incorporate sustainable urban drainage systems (SUDS) where appropriate taking account of the hydrological setting of the site, which as a minimum are fully compliant with the most recently adopted national and local standards and preferably exceed them.

Policy WHD02 – Change of Use and Associated Building Alterations and/or Extensions

Where planning permission is required the following statements will apply:

- In the case of traditional and heritage buildings proposals for change of use will be permitted where it can be demonstrated that the new use can be accommodated without substantial extension and that existing materials and features have been retained and enhanced;
- Design proposals, respect the character and significance of any heritage assets affected, together with their settings;
- Design proposals make adequate provision for protected and priority species and associated habitats;
- In the case of modern building, if alterations to features and material are proposed, their type and colour must ensure that there is no additional visual impact over and above that which exists;
- The use of sustainable construction techniques and incorporation of renewable energy components will be encouraged and where they are to be incorporated in the roof these should, whenever possible, be of a low profile;
- All new development should incorporate sustainable urban drainage systems (SUDS) where appropriate taking account of the hydrological setting of the site, which as a minimum are fully compliant with the most recently adopted national and local standards and preferably exceed them.

2.3 Environment and Heritage Policies

Environment and heritage policies comply with the following objectives:

- Objective 1 – Comply with the Herefordshire Strategy for Green Infrastructure.
- Objective 2 – Maintain as an area free of noxious and hazardous chemicals, airborne noise and light pollution insofar as is practical.
- Objective 3 – Protect and enhance the traditional heritage and landscapes.
- Objective 4 – Development will not adversely affect views and vistas valued by residents.
- Objective 5 – Protect local green spaces.
- Objective 6 – New development within the River Wye SAC Catchment Area should be subject to the NPPF Sequential and Exceptions Test.

- Objective 7 - Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) becoming overloaded will not be permitted.
- Objective 8 – New development should not be permitted in Flood Zones 2 or 3.
- Objective 9 – Solar panels farms will be permitted where they comply with the environmental policies below.
- Objective 10 – Encourage and engage in both conserving and producing renewable energy, where environmental policies are met.

Policy WE01 – Environmental Restrictions on Development

Development will not be permitted which would be likely to have a significant effect on the River Wye SAC unless evidence has been provided that any adverse effects can be avoided, and Natural England is satisfied that adverse-effects can be avoided or mitigated and does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient targets and reductions along those stretches of the River Wye SAC, which are already exceeding water quality targets. The evidence to be provided shall include an independent assessment report from a Suitably Qualified and Experienced Person (SQEP) or Authority.

New built development should not be permitted in either Flood Zones 2 or 3 unless, consistent with sustainability objectives, it is established that it is not possible for the development to be located in a zone with a lower probability of flooding and, if appropriate, the exception test has been passed. All development in flood risk areas should be capable of being made safe without increasing flood risk elsewhere.

Policy WE02 – Landscape Design Principles

All new development proposals will be required to demonstrate consideration of the following landscape design principles:

- Development proposals should seek to preserve or enhance the character of the hamlets and farmsteads especially those with buildings of statutory and non-statutory heritage value;
- Where appropriate, taking account of the nature and scale of the proposed development, a detailed landscape impact analysis should be provided as part of the planning application to demonstrate how proposals have been designed to enhance local landscape character and reduce urbanisation of this sensitive rural area, whilst minimising risk of fluvial flooding;
- Demolition of buildings and structures that contribute to the character and appearance of these areas will be resisted;
- Local habitats and wildlife should be preserved and enhanced;
- Veteran, mature and established trees should be protected and incorporated into landscaping schemes wherever possible;
- The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and need for ongoing good management;
- When constructing boundaries native tree species should be used;
- Existing hedgerows should be retained and the establishment of new native hedges is encouraged;
- Where orchards are lost as a result of new development proposals, developers will be expected to include an equivalent range of varietal fruit species traditional to the local area in landscaping schemes;
- New development must take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

Policy WE03 - Protecting Green Infrastructure, Heritage Assets and Local Green Space

Where appropriate, development proposals should demonstrate that they have regard to the Herefordshire Strategy for Green Infrastructure by:

- Protecting priority habitats, species, ancient woodlands, the River Wye as a landscape feature, designated and non-designated heritage assets, traditional orchards, hedges, the low density dispersed settlement pattern, and rural views;
 - Retain existing open spaces (not included in development contiguous to village centres), trees, hedgerows, woodlands, water courses, parks and gardens.
 - Where appropriate providing facilities for recreation and leisure;
 - Incorporate sustainable drainage solutions to reduce risk of flooding;
 - Incorporate landscaping utilising indigenous species;
 - Archaeological, historical and cultural features will be protected and, where possible, enhanced.
- The area of land comprising the orchard opposite the Red Lion in Bredwardine, and the orchard bordered by Church Lane, and the River Wye is designated as a Local Green Space. In this area, inappropriate development will not be permitted except in very special circumstances.

Policy WE04 – Renewable Energy

Conserving and producing renewable energy will be encouraged subject to the relevant criteria in Policy WHD01 or Policy WHD02, above.

- Stand-alone small wind turbines will be permitted if they have community support and comply with the criteria in the Adopted Core Strategy Policy SD2.
- Solar panels, including ground-based panels, are permitted on the roofs or curtilages of listed buildings if it can be proved there is no harm to the building or its setting. In the case of buildings considered to be non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy WE05 – Public Sewerage and Wastewater Treatment

Development at Bredwardine, Moccas and Preston-on-Wye should minimise any effect on the capacity of the public sewerage network and/or wastewater treatment works serving those villages. If a development proposal would result in the existing capacity being exceeded financial contributions will be sought for any improvements necessary to facilitate such development. Elsewhere any new housing growth will be required to utilise alternative drainage methods, under the provisions of Policy SD4 of the Adopted Core Strategy.

2.4 Facilities and Services Policies

Facilities and Services policies comply with the following objectives:

- Objective 1 – Protect Current Community Facilities.
- Objective 2 – Protect Public Houses as a vital part of the Community.
- Objective 3 – Improve Footpaths.
- Objective 4 – Improve Public Access to the River Wye and introduce Picnic Sites.
- Objective 5 – Promote Wyese as a Tourist Attraction.
- Objective 6 – Protect Current Public Transport Facilities.
- Objective 7 – Provide Additional Community and Recreational Facilities.
- Objective 8 – Provide Additional Transport Facilities.

WF01 – Retention of Existing Recreational Facilities

Any development proposal likely to negatively affect, or result in the loss of, the existing community and recreational facilities will not be permitted, except where an assessment has been made which demonstrates that the land is surplus to requirements or that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Retention of Existing Transport Facilities

The Neighbourhood Planning Steering Committee will work with the community and the parish councils of Wyese to protect current transport services.

WF02 – Picnic Areas, Improving Footpaths and Access to the River Wye

Applications for picnic areas, improvements to footpaths and access to the river Wye, as a basis for promoting a healthy life style and tourism in Wyeside will be encouraged.

WF03 – Additional Community and Recreational Facilities

Applications to improve and support community and recreational facilities will be encouraged.

WF04 - General Policy Applicable to all Developments

Ensure that traffic generated by any proposal can be accommodated safely within the local road network which in many cases is single track, and does not result in the need to widen roads along their entire length or the removal of hedgerows, except where additional passing points are needed to manage increases in traffic volumes, demonstrate that landscape, environmental and amenity impacts are acceptable, and that access and parking standards are adequate having regard to the latest highways guidance produced by Herefordshire Council.

3 Conclusions

3.1 Employment and Demographics

The current over 65's group represents 32% of the population of Wyeside. A projected increase of 28% to this group by 2031 for the Golden Valley, and possibly greater for Wyeside, is both a concern and an employment opportunity. This represents a significant increase in health and social care costs to the community whilst offering potential new job opportunities for local people, if funding is made available.

New employment opportunities for young working families and new residents seeking rural retirement will be necessary to fund the projected increase in demand for health and social care for older people to 2031, and to sustain the financial viability of Wyeside as a community.

Fundamental to success is the need to encourage and support local enterprise, develop home working using broadband facilities, create job opportunities through appropriate economic development, and promote sustainable development in the five villages by encouraging young working families to live here.

3.2 Housing

New housing developments that reflect the character of the village and surrounding environment will be encouraged. Development sites of three houses or more should adopt the RIBA 2016 “best practice” design approach. All proposals for new housing development will have to demonstrate how they contribute to achieving and maintaining an appropriate mix of tenures, types and size of houses to meet local needs.

Affordable Housing

The use of exception sites will be encouraged for the purposes of addressing the need for affordable housing.

3.3 Environment and Heritage

The intention is to protect and enhance the traditional heritage and landscapes, reduce risk of flooding and encourage and engage in both conserving and producing renewable energy.

3.4 Facilities and Services

Better recreational facilities are more likely to attract working families with children which the area needs, and to attract tourists who will bring money into the area. The population demographic is spiralling ever older, this is not 'sustainable' and it seems imperative that the parishes must collectively look to changing this pattern.

Younger questionnaire respondents support the need for a youth club and better recreational facilities and it is perhaps to this group that we should be looking in planning for the future. It is also clear that residents would fight to retain bus services and consequently will need to consider making greater use of the Community Bus and Car Services if they are to survive.