

# FOWNHOPE NEIGHBOURHOOD PLAN 2011-31



March 2016



# CONTENTS

1.	THE NEIGHBOURHOOD PLANS PROCESS.....	4
2.	BACKGROUND TO FOWNHOPE.....	6
3.	DEVELOPMENT SINCE THE 1951 COUNTY PLAN.....	6
4.	INPUT FROM COMMUNITY-LED PLAN AND RESIDENT SURVEY.....	8
5.	OUR VISION & OBJECTIVES FOR FOWNHOPE IN 2031.....	9
6.	SUSTAINABLE DEVELOPMENT.....	10
7.	FOWNHOPE’S PLACE IN THE AONB.....	11
8.	ENVIRONMENTAL MANAGEMENT.....	13
9.	BIO DIVERSITY.....	16
10.	ACCESS TO THE COUNTRYSIDE.....	16
11.	CONSERVING OUR BUILT ENVIRONMENT & HERITAGE.....	17
12.	COMMON HILL AREA OF SPECIAL CHARACTER.....	22
13.	MEETING HOUSING NEEDS & DEMAND.....	23
14.	HOUSING SITES.....	28
15.	WINDFALLS AND INFILLING.....	28
16.	HOUSING IN THE COUNTRYSIDE.....	29
17.	EXTENSIONS TO PROPERTIES.....	30
18.	PROVIDING AFFORDABLE HOMES.....	30
19.	RURAL EXCEPTION SITES.....	31
20.	PHASING NEW HOUSING.....	32
21.	HOUSING DESIGN.....	33
22.	FOWNHOPE SETTLEMENT BOUNDARY.....	34
23.	SUPPORTING LOCAL BUSINESSES.....	34
24.	WORKING FROM HOME.....	35
25.	NEW USES FOR REDUNDANT RURAL BUILDINGS.....	35
26.	SUPPORTING RETAIL & COMMUNITY SERVICES.....	36
27.	IMPROVING TELECOMMUNICATIONS.....	38
28.	RENEWABLE ENERGY.....	38
29.	HIGHWAYS & TRANSPORT INFRASTRUCTURE.....	39
30.	PROTECTING GREEN SPACES.....	40
31.	IMPLEMENTATION & MONITORING.....	41
ANNEX A:	LISTED BUILDINGS.....	43
ANNEX B:	SUPPLEMENTARY LIST OF BUILDINGS OF LOCAL INTEREST.....	44
ANNEX C:	NATURE CONSERVATION SITES.....	46
ANNEX D:	FOWNHOPE VIEWS & VISTAS.....	47
ANNEX E:	HOUSING SITES PUT FORWARD TO FNP.....	48
ANNEX F:	FNP EVIDENCE BASE.....	52
ANNEX G:	GLOSSARY OF TERMS USED.....	54

ILLUSTRATIONS & MAPS		Page	PHOTOGRAPHS	Page
			Aerial view of village The Church and surroundings	Front Cover
Fig 1	Fownhope in the UDP 2006 - 2011	3	View of the Church	11
Fig 2	Designated area - Parish	4	Fownhope Waste Water Treatment Works	14
Fig 3	Recent planning applications	5	Two Listed Buildings	17
Fig 4	Growth of Fownhope 1919-2002	7	A View across the Village	19
Fig 5	Fownhope Parish Policies Map	12	The Green Man	20
Fig 6	Environment – SSSI, wildlife sites	15	Makeover on Common Hill	23
Fig 7	Map of listed buildings in parish	18	The Old School	23
Fig 8	Views and vistas	21	Flooding at Tanhouse Brook	28
Fig 9	Fownhope & Common Hill Policies	22	Two new homes on infill site	29
Fig 10	Survey - how many houses?	24	Old and New designs in Conservation area	34
Fig 11	Survey- small-scale sites	24	The Fire Station	36
Fig 12	Fownhope Village Policies Map	27	The New Inn	37
			Renewable energy at Keel House	39
			The Recreation Field and Pavilion	41

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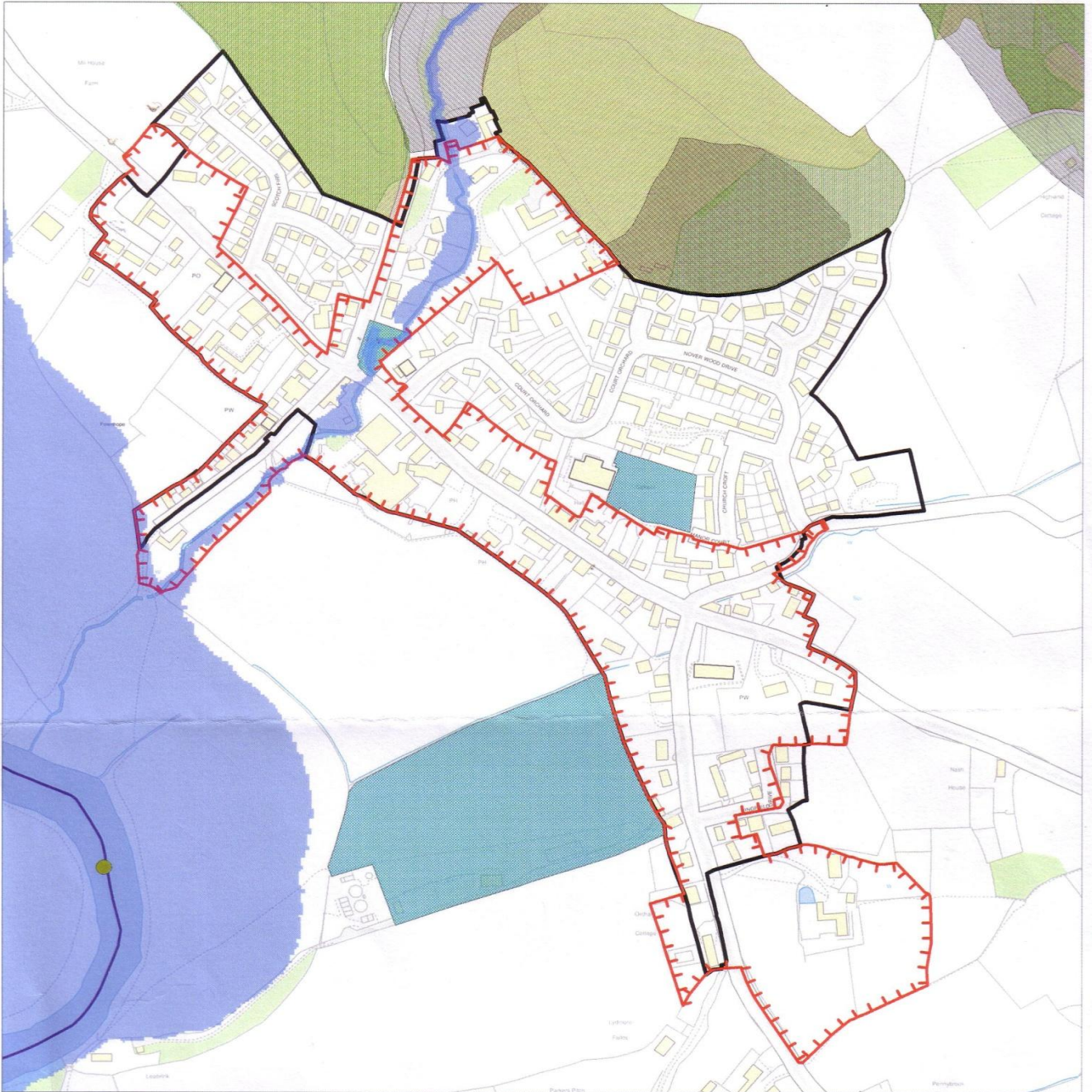
## **EXECUTIVE SUMMARY of FOWNHOPE NEIGHBOURHOOD PLAN**

The Plan has been drawn up by a Steering Group 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 three well-attended consultation events, input from local organisations and businesses, and responses to the Reg14 consultation conducted in May and June 2015.

The plan sets out a vision for Fownhope for the year 2031, and a range of objectives and 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 specific policies for 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

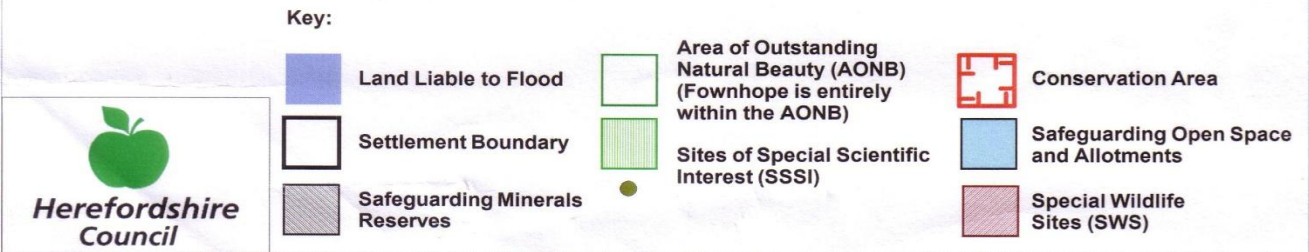
Following this formal period of public consultation, the Plan was amended to take on board comments, and checked for compliance with all relevant documents. The final version was then examined by an independent examiner and, following her further revisions, is subject to the Referendum of voters in Fownhope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



**Fig 1: Fownhope in the UDP**

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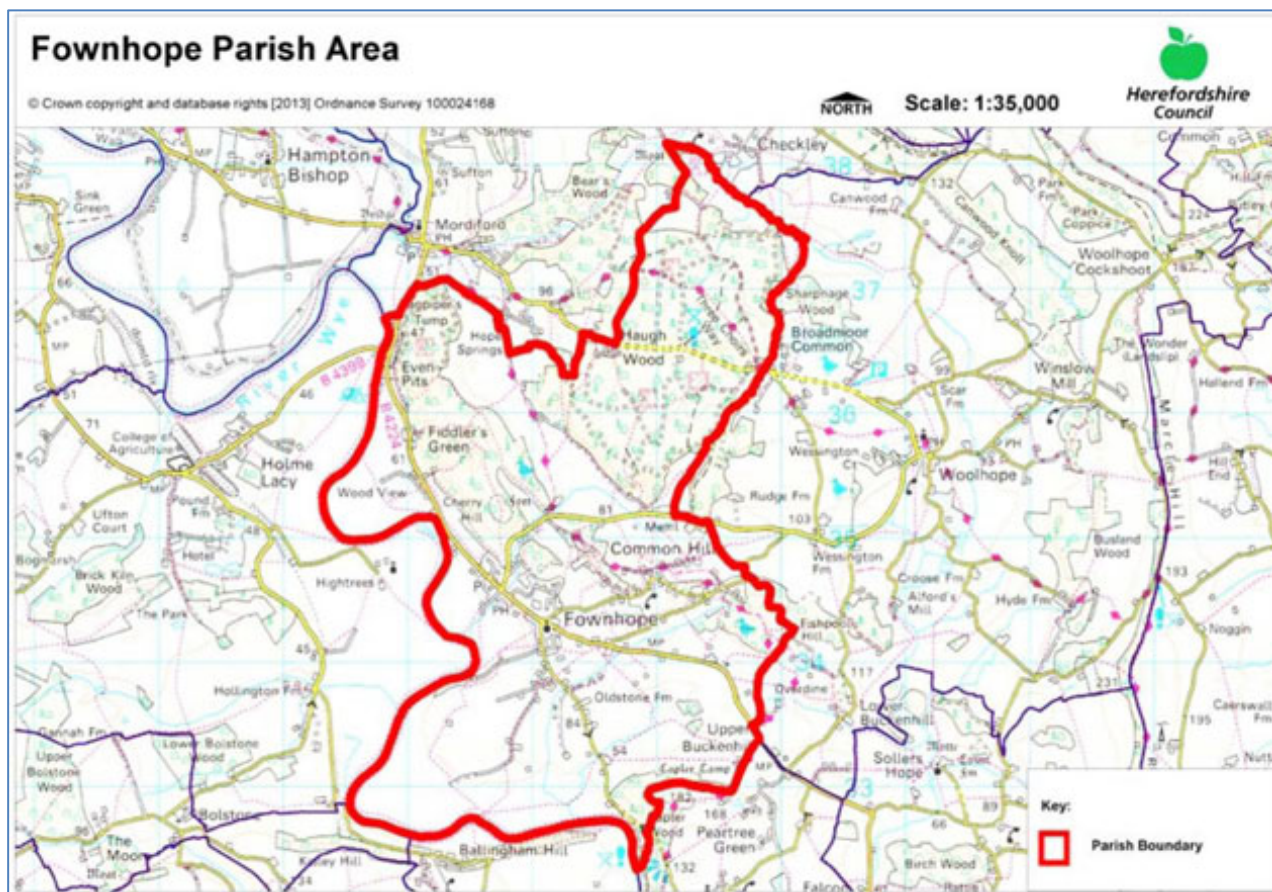
**NORTH**  
 Scale: 1:5,000



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## 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 1,500 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.



**Fig 2** 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 Fownhope Flag*. A website has been set up, linked to the village 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 Fownhope Flag*. Help has been forthcoming from the neighbourhood plan support team at Herefordshire Council.

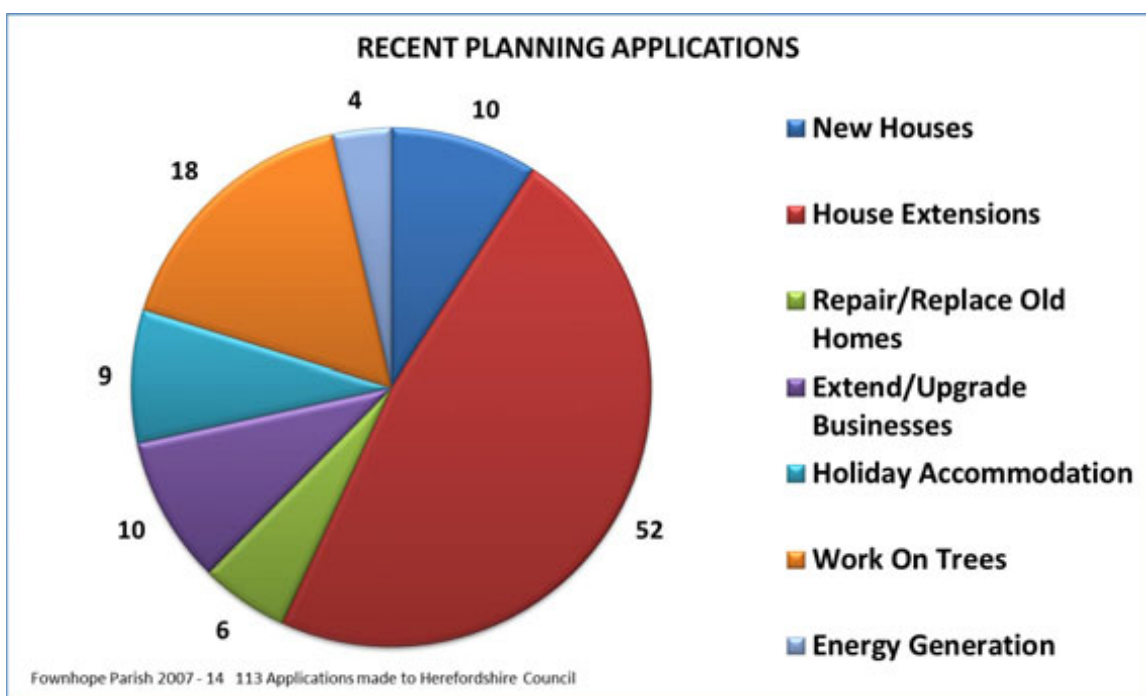
1.3 Data Orchard was contracted to help with the design of the residents survey and provide an independent external analysis of the 638 responses. William Bloxsome, former head of Herefordshire's conservation team, was retained as an independent planning consultant. The decision was taken not to seek 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, has served as the 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 The draft plan was issued on May 18<sup>th</sup>, and produced 48 responses in the six week consultation period from the public and a wide range of organisations and agencies that had been invited to comment. The comments were collated and considered by the Steering Group in drawing up this revised Plan that features in the third consultation exhibition in August, followed by a further six week consultation period managed by Herefordshire Council. The Steering Group will 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 Fownhope parish. The plan will need to gain the support of the majority of those voting to be adopted as the Neighbourhood Plan. The plan 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.

Fig 3



## **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 almost entirely 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 important contributors 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 Parish 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**

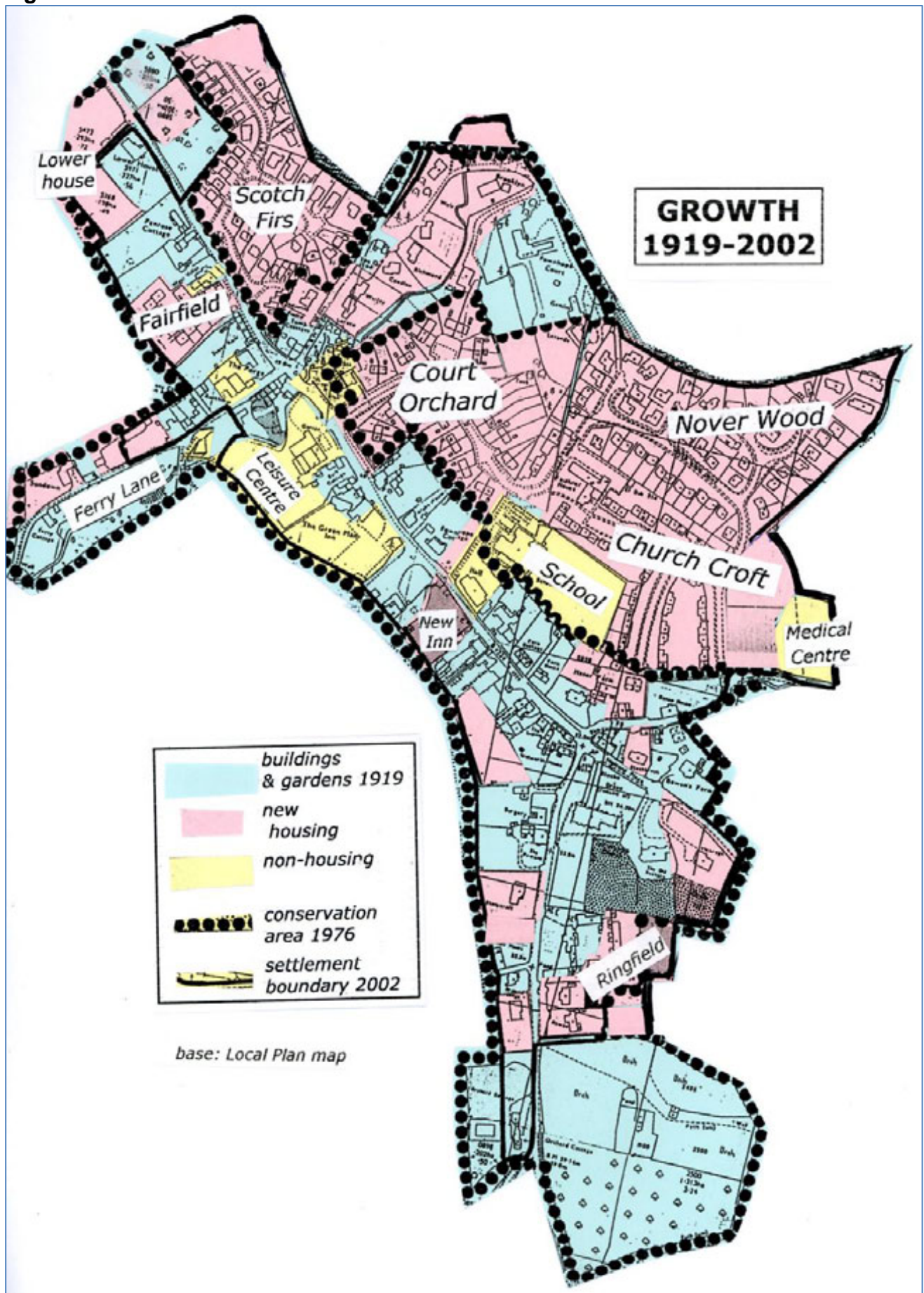
3.1 The first *County Development Plan* in 1951 listed Fownhope as a 'main village' where new facilities would be linked to extra homes. Fownhope was one of the few parish councils to actually back the Plan! New homes were built by the Rural District Council in Court Orchard. Mains water and sewerage 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 acquired 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 successive 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.

Fig 4





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

*Adjusted for boundary change in 1988*

#### **4. INPUT FROM COMMUNITY-LED PLAN AND RESIDENT SURVEY**

4.1 The Fownhope 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*.

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

4.2 The first FNP consultation event, attended by 270 people, helped prepare for the Residents Survey which drew a response rate of 83%. The full report is included in the Evidence Base. Survey results were analysed by Data Orchard, an independent agency.

<b>RESIDENT SURVEY RESULTS OCT 2014</b>	
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 taking job in local business 36%
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%
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 Fownhope New Memorial 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 & OBJECTIVES FOR FOWNHOPE IN 2031**

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

### **OUR VISION of FOWNHOPE in 2031**

- there is housing that 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

## Objectives

5.2 Our objectives flow from the vision and underpin the policies which follow -

- 1: Maintain a sustainable community with a positive framework within which planning decisions can be made to continue the sustainability of our community.
- 2: Conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the parish, having due regard to its designation as an Area of Outstanding Natural Beauty together with Sites of Special Scientific Interest and a Special Area of Conservation.
- 3: Enhance and protect the Fownhope Conservation Area, Listed Buildings and other buildings of historic and architectural interest in the parish, and identify and protect areas of green space
- 4: Promote sustainable housing through controlled growth within a settlement boundary on allocated sites, providing a mixture of open market and affordable housing to include young and elderly, and ensuring affordable housing is prioritised for people with defined local connections
- 5: Promote business activity that is appropriate to the parish
- 6: Ensure sewage and surface water provisions are fit for purpose and upgraded with any increase in demand.
- 7: Support the provision of social, community, recreational and other leisure facilities
- 8: Contribute towards energy conservation
- 9: Establish safer environments for pedestrians, cyclists and motorists

5.3 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 accordance 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) **A substantial proportion of new homes will meet the needs of local people unable to compete on the open housing market;**
- 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 scale and phasing of development should be appropriate to the needs of the community and enable new residents to be absorbed 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 Fownhope parish
- f) Good practice such as tree planting, promotion of walking and cycling facilities and reduction of dependence on travel by car will be encouraged.
- g) The widest range of local facilities and infrastructure should be available to serve the needs of the community.

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 Local Plan (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 within the *Wye Valley Area of Outstanding Natural Beauty* which provides a cornerstone for our plan, reinforcing the firm commitments made to protected landscapes in the NPPF and the 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*.

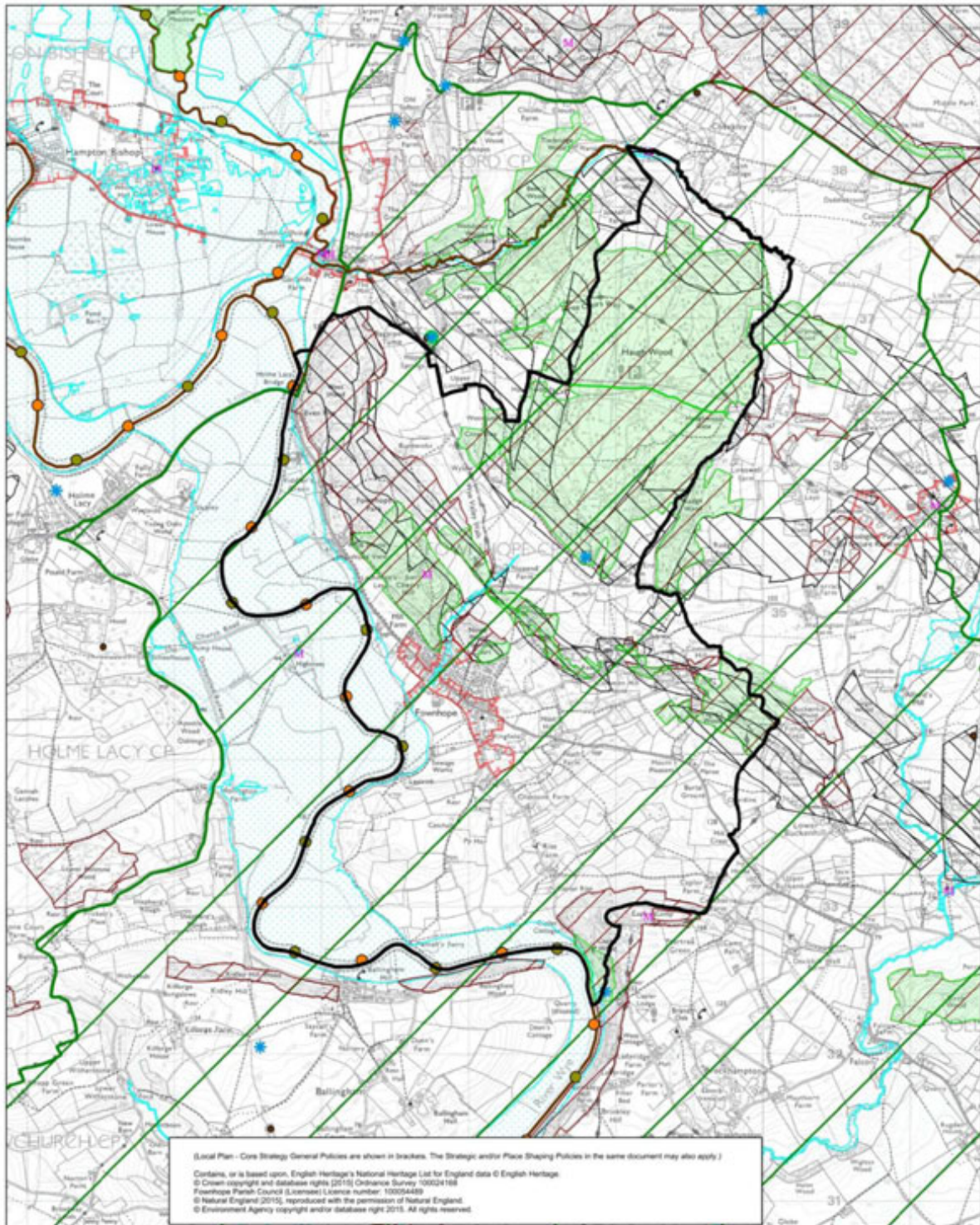
7.2 Views and vistas form an important part of the enjoyment of the AONB. Development will be expected to consider the impact on views, particularly those from public highways and footpaths, listed at Annex D, which have been highlighted as specially valued by local residents.













7.3 The Wye Valley AONB Partnership provides general guidance on development in the AONB and is currently preparing the Wye Valley AONB Management Plan 2015 – 2020. The Partnership will be consulted where planning permission is sought for development on sites capable of providing 6 or more dwellings.



View of Church

Fig 5: Fownhope Policies Map



- |   |   |   |                                   |   |  |
|---|---|---|-----------------------------------|---|--|
|  | Land Liable to Flood (SD3)                    |  | Local Wildlife Site (LWS) (LD2)   |  | Area of Outstanding Natural Beauty (LD1) |
|  | Site of Special Scientific Interest (LD2 SD4) |  | Scheduled Ancient Monuments (LD4) |  | Local Geological Sites (LD2)             |
|  |   |  |                                   |  | Conservation Area (LD4)                  |
|  | Safeguarding Mineral Reserves                 |  | Fownhope Neighbourhood Area       |   |  |
|  | Special Area of Conservation (LD3, SD3, SD4)  |   |                                   |   |  |

# Fownhope Policies Map



Scale 1: 25,000  
at A3 size

## **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, where appropriate, to respecting the setting, character, appearance and cultural heritage of the Fownhope Conservation Area. Development should contribute positively to the area's rural character should -

- a) Give highest priority 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 where appropriate 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) 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

NPPF para 11-12,115-116,137-138

Herefordshire Local Plan (Core Strategy)

## **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. Herefordshire Council has produced a *Strategic Flood Risk Assessment* for Hereford and the market towns but this has yet to be extended to include rural parishes. As a consequence it will be imperative that proposals for development take full account both of flood risk and of the capacity of waste water infrastructure.

## **Policy FW3 FLOODING**

- a) Development should be located in Flood Zone 1 and only permitted in Flood Zones 2 and 3 if there are no other options and the proposal is in accordance with national policy and guidance. Proposals for any such small-scale development should demonstrate that they are safe with the flood-risk betterment provided were possible. Any development that would result in increased flood risk to properties elsewhere will not be permitted.
- b) 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

NPPF para 100 FNP Resident survey Q9A Herefordshire Local Plan (Core Strategy)

8.2 There is deep concern at the risk of discharge of untreated sewage on the streets which may be the consequence of surface water finding its way into the public sewers. 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 may 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. Any required future improvement will be subject to approval by Ofwat as part of future programmes. DCWW will continue to undertake operational work on the Fownhope Waste Water Treatment Works and/or public sewerage network as and when necessary. Action will be needed by Herefordshire Council to address the land drainage issue to prevent surface water getting into the sewers.

### **Policy FW4 SEWAGE TREATMENT WORKS**

**Developers should demonstrate that their proposals will not overload the sewerage system and development which would result in the capacity of the Fownhope Waste Water Treatment Works and its contributory pipe network being exceeded will not be permitted. The potential impacts of development on the sewerage system may involve developers:**

- a) working with Welsh Water to fund appropriate upgrades to the sewerage system and/or**
- b) providing alternative arrangements for the discharge and treatment of foul water**

**Works to upgrade the quality and capacity of the Waste Water Treatment Works and contributory pipe network will be supported where they are required by DCWW and are on a scale to meet the level of development set out in this Plan.**

*FNP Resident survey Q9e Herefordshire Local Plan (Core Strategy)*



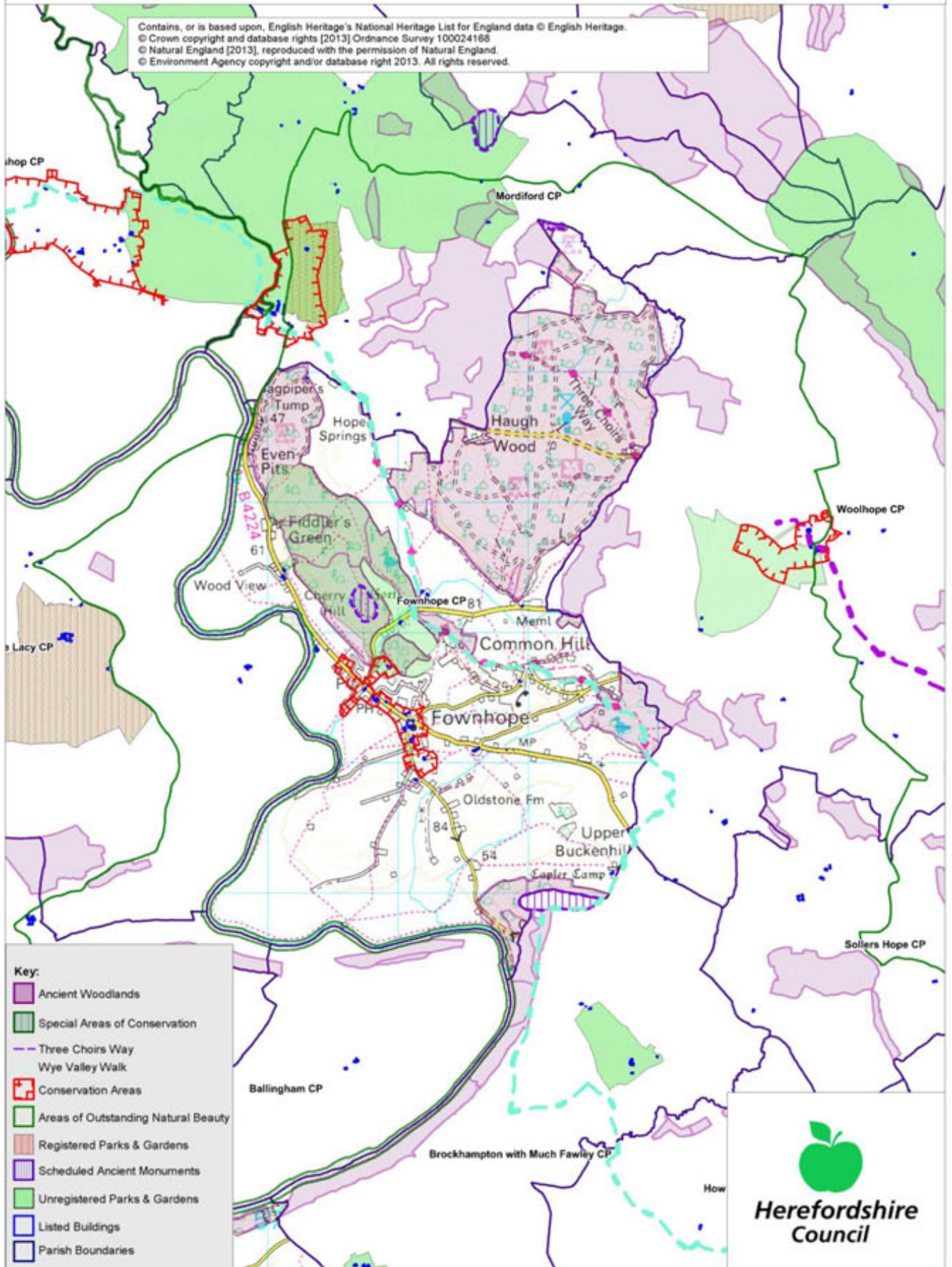
**Fownhope Waste Water Treatment Works  
Not the prettiest view but essential**

# Fownhope SEA Map 1

Scale: 1:25,000



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**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



Fig 6 Fownhope SEA Map 1



## 9. BIODIVERSITY - PROTECTING WILDLIFE

Fownhope lies not only within the Wye Valley Area of Outstanding Natural Beauty, but much of the parish is protected as *Sites of Special Scientific Interest*. Several of these, and other valued wildlife and nature conservation sites, are managed by the Forestry Commission, Herefordshire Wildlife Trust, and Plantlife as well as by local landowners including the Sheers Hill Trust. A full list is included in Annex C.

### **Policy FW5 BIODIVERSITY**

**Proposals for development should ensure that they do not harm the substantial network of sites designated for wildlife and nature conservation, including SSSIs and priority habitat such as traditional orchards and woodland.**

**No development will be permitted within 100 metres of the River Wye Special Area of Conservation. Development can only proceed where any adverse effects on designated sites can be avoided or mitigated. Development will only be permitted when it does not compromise the ability of the Nutrients Management Plan to deliver the necessary nutrient reductions along those stretches of the River Wye Special Area of Conservation which exceed water quality targets or are at risk of doing so. 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 Local Plan (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. Education may be needed to ensure that footpath users do not harm the interests of other countryside managers. There is a deficiency of bridleways and cycle routes. Extension of the Hereford Greenway from Rotherwas to Holme Lacy with a bridge crossing to Fownhope would provide an opportunity for safe cycle access into the city, as well as a benefit to local tourism.

### **Policy FW 6 COUNTRYSIDE ACCESS**

**Developments which diminish the value of the rights of way network and open views, will be resisted:**

- a) where existing rights of way may be affected by proposals for development, any proposed alternative route should be at least of equal utility value and be as satisfactory as the existing right of way. Any new route should be dedicated as a public right of way and provide improvement to existing routes or provide new sustainable walking routes to village facilities**
- b) proposals to enhance the public right of way network will be supported, particularly where they lead to increased access for pedal cyclists and horse-riders, without harming the quiet enjoyment of other users**
- c) a proposal to provide an additional crossing of the River Wye for walkers, pedal cyclists and horse-riders will be supported.**

*NPPF para 75 FNP Resident Survey Q9d Herefordshire Local Plan (Core Strategy)*

## 11. CONSERVING OUR BUILT ENVIRONMENT & HERITAGE

### Two Listed Buildings



**Rudge End Cottage**



**The Rowans**

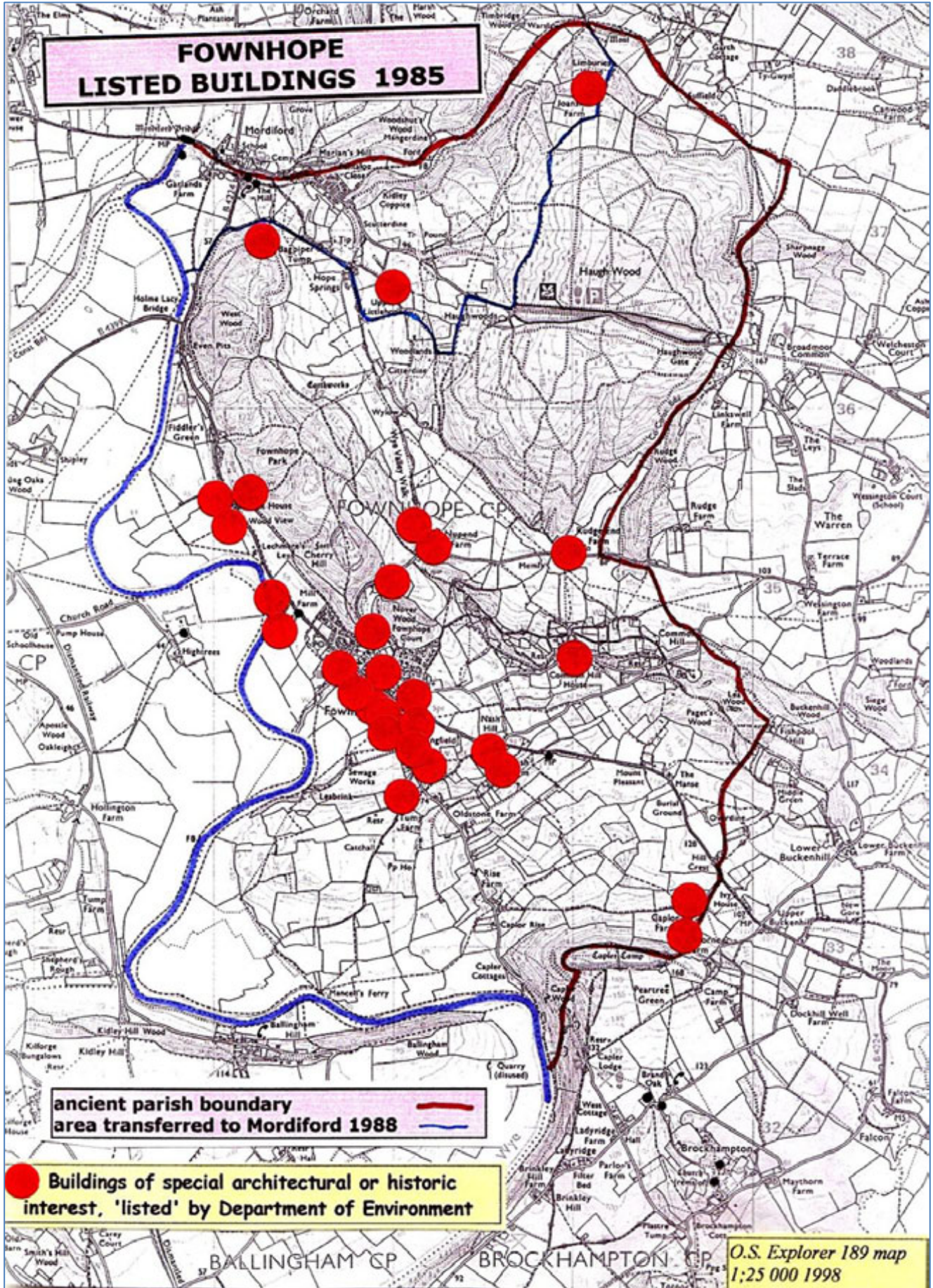
11.1 The older core of Fownhope village is designated as a conservation area, and there are several listed buildings within and outside the village which contribute to its cultural heritage and character. There are also locally important buildings that contribute to the Conservation Area's character and appearance and should be retained. Those buildings included on the statutory list are recorded in Annex A. The Parish Council will prepare and maintain a supplementary list of buildings of local historic and cultural importance. This will include those buildings identified in the recent Residents Survey, buildings from the Royal Commission study in 1929, and other buildings judged to be of local merit. The list is shown in Annex B. The Parish Council will draw on the good practice guidance published by Historic England, and will keep the list under review.

11.2 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, reflecting the village's rural character. 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 utilise 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.

11.3 New development has generally 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 and density of development here is variable and reflects topography. The setting of the Conservation Area is important here with the rising land framing this edge of the village when seen from distant views across the Wye Valley. This is emphasised by the church steeple. Woolhope Road exudes a different character with development restricted by the brook and associated vegetation. 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.

11.4. 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 makes a major contribution to the Area of Outstanding Natural Beauty.

Fig 7: Listed buildings in the Parish



11.5 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 street scene 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 which provide uninterrupted views out from the village centre to the Wye valley*

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 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. 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 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.

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



**A view across the village**



The Green Man

## Policy FW7 CONSERVATION of FOWNHOPE'S HISTORIC CHARACTER

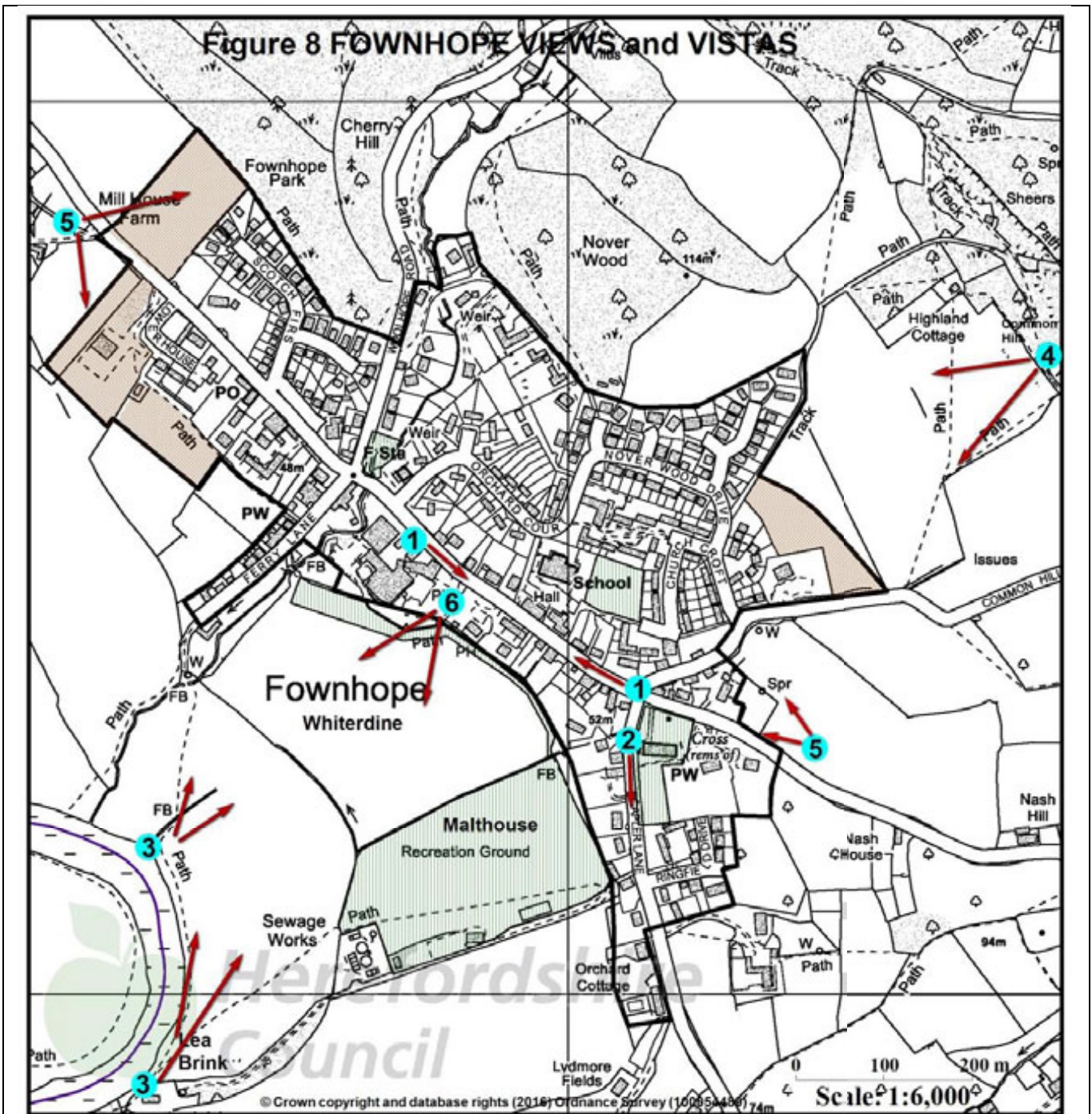
Development proposals will be expected to conserve or enhance listed buildings, archaeological sites and other buildings considered to contribute to local or historic interest, together with their settings. In addition they should retain the overall character of the village and in particular the character,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

Proposals will be supported that:

- a) do not adversely affect the following views and vistas valued by residents from and into the village:
  - *The vista in both directions from the Church along the main street the Green Man;*
  - *The street scene 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 which provide uninterrupted views out from the village centre to the Wye valley*
- b) make a positive contribution to the Conservation Area through high quality design with buildings respecting the height, size, scale and massing of adjacent buildings, and plot width and form;
- c) retain locally important buildings and structures that contribute to Fownhope's character and these, together with Listed Buildings and the overall form of dwellings should be used help inform the design concept for new development;
- d) where innovative design is proposed, developments should fit sensitively into the village frontage and street scene;
- e) retain stone walls, tree cover and hedgerows as essential components of the village character;
- f) ensure new street furniture is minimal and appropriate to the village character

Developers must clearly evidence how their proposals have taken into account local character and distinctiveness and they must iterate the steps taken to produce high quality design that where appropriate also conserves and where possible enhances significant heritage assets together with their settings.

Proposals that fail to respond adequately to their context will not be permitted.



Key to Views and Vistas (Policy FW7a)

1	Both directions from Church to the Green Man
2	Church down Capler Lane
3	From riverside and Lea Brink over Malthouse & Whiterdine fields to village and backdrop of Cherry Hill & Nover Wood
4	Views from Common Hill over village and river
5	Hills and rising land at north and south ends of village form village setting
6	Uninterrupted views across Whiterdine between New Inn and Green Man to Wye Valley

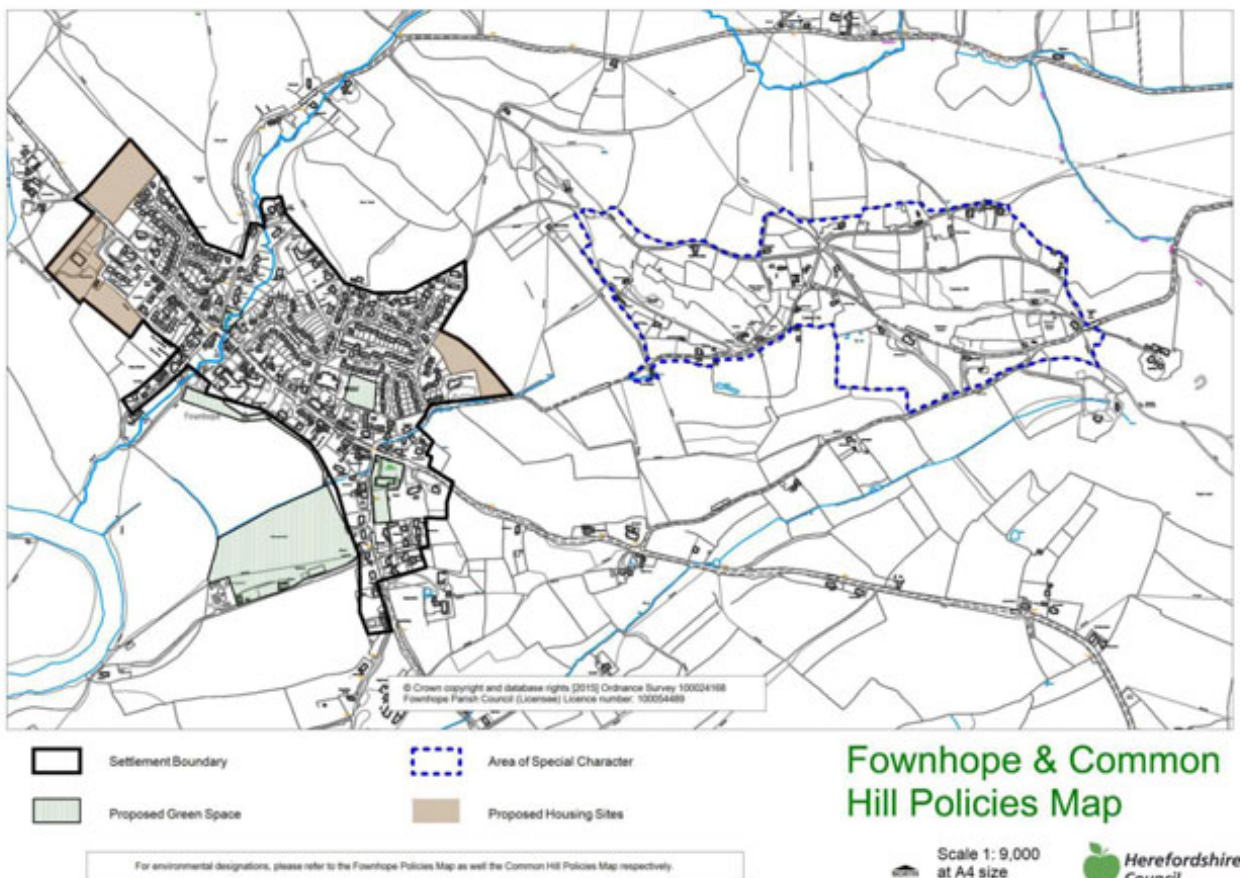
## 12. COMMON HILL AREA OF SPECIAL CHARACTER

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 modest parcel including an 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.

12.2 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. This move has been commended by Historic England.

<b>Policy FW8 COMMON HILL 'AREA of SPECIAL CHARACTER'</b>	
<b>In the area designated as the Common Hill 'Area of Special Character' all development should retain or enhance the unique landscape and historic character of the site and its surroundings</b>	
<i>NPPF para 17 FNP exhibition 2015</i>	<i>Herefordshire Local Plan (Core Strategy)</i>

**Fig 9: Fownhope & Common Hill Policies Map**





**Makeover of house on Common Hill**



**The Old School meeting housing needs**

### **13. MEETING HOUSING NEEDS & DEMAND**

13.1 No housing sites were allocated in the UDP in 2007. Development has continued, with 20 windfalls in the period from 2001 to 2011, and permission granted for a further 16 homes between 2011 and 2015, an uplift of more than 8% in 15 years. None of these planning consents has delivered 'affordable housing'. 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 to cater for new household formations.

13.2 The Herefordshire Local Plan (Core Strategy) seeks to increase the housing stock of parishes in the Hereford Rural Area by some 18% between 2011 and 2031. An increase of this scale in Fownhope parish would add a further 85 homes which includes those built or committed since 2011. However the Core Strategy also recognises that development in each parish has to be tempered by "*local evidence and environmental factors to determine the appropriate scale of development*".

13.3 Fownhope has a significant local housing need but does not have a community need to grow in order to protect or sustain services or community life, unlike many other Herefordshire parishes. Significant constraints apply in Fownhope. Policies FW1 to FW5 recite the constraints. Fownhope's status within the AONB does not preclude development but it does seek to protect landscape character. Much of the parish is within or close to flood risk zones. There is concern at the capacity of the sewage system. Much of the parish is protected as SSSIs, ancient woodland and by the River Wye Special Area of Conservation. The core of the village is a Conservation Area. Much of the land on the western flank of the village is grade 1 farmland.

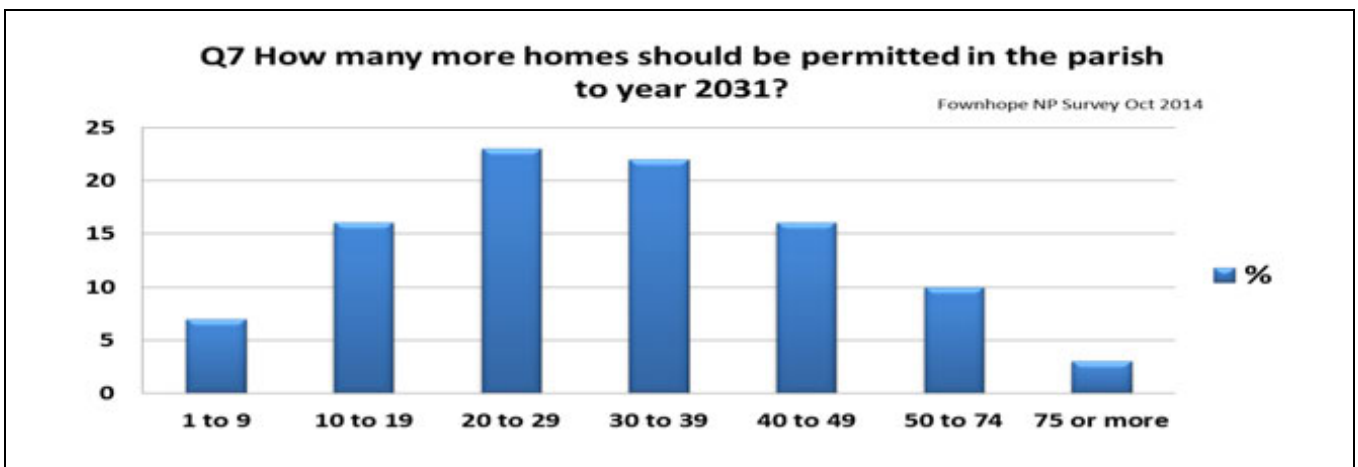
13.4 Windfalls on infill sites in the village and conversions and re-building in the countryside are expected to deliver 16 to 20 homes in the life of the plan. This brings the total number of new homes to at least 32. Fownhope needs a further 16 'affordable' homes to meet local needs. These will be dependent not only on the availability of grant aid but also by some measure of cross-subsidy from open market sales. The Core Strategy sets a quota of 35% for parishes within the Hereford Rural Area. That would require 30 open market properties to sustain 16 'affordable' units, ie a total new build in the plan period of 78 dwellings. That number cannot be achieved within the environmental constraints. A quota of 50% was preferred. That however does not provide sufficient scope for cross-



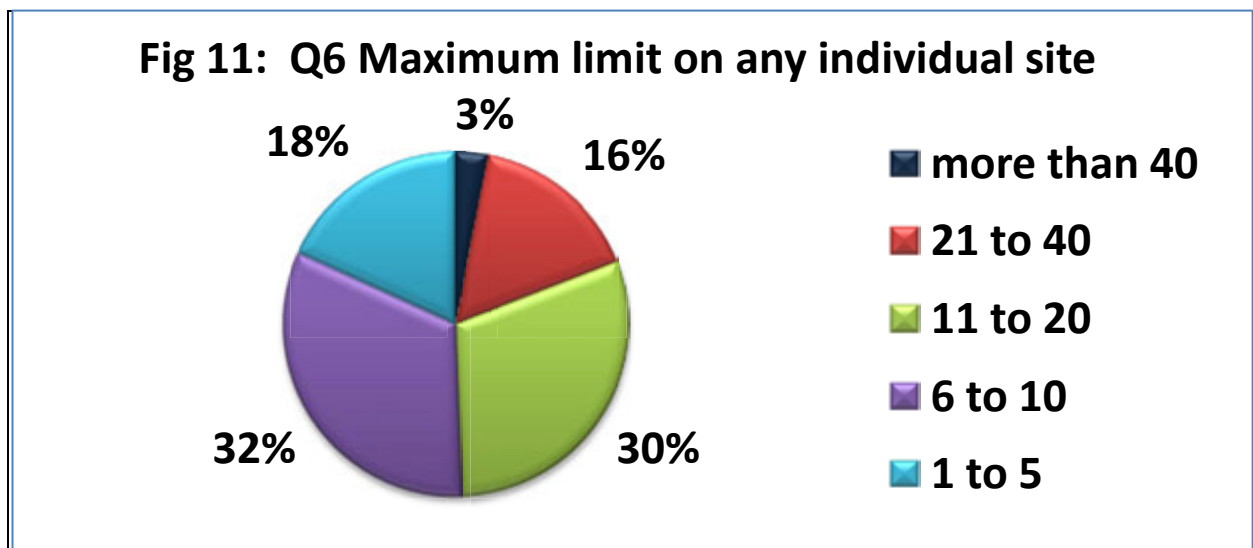
subsidy in the changing financial climate. The Plan therefore allocates one site for social housing, and sets a quota of a minimum of 35% on the other three sites.

13.5 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. An 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. That refusal was upheld on appeal. The Inspector asserted the importance of AONB status in protecting the setting of Fownhope. 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.

**Fig 10: Survey – how many houses?**



13.6 The Fownhope Housing study highlighted the need to provide smaller homes to re-balance the impact of ‘make-overs’ o 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, setting, community life, attractive countryside and AONB status. Large-scale development could destroy the features that make Fownhope special.



13.7 Landowners were invited to put forward potential housing sites. Twelve sites were offered, *detailed in Annex C*. Each was assessed against a set of criteria considered to be ‘important or very important’ in the Residents Survey:

Assessment Criteria	Resident survey	
	% very important	% imp +v imp
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

13.8 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.

Fownhope Housing 2011-31	Within revised settlement boundary	Outside boundary	Total
Houses completed since 2011 (including conversions)	5	0	5
Consent granted - work not started	5	6	11
Windfalls/infills	9	7	16
<b>Sub total</b>	<b>19</b>	<b>13</b>	<b>32</b>
On four allocated sites	39	0	39
<b>Total in parish 2011-31</b>	<b>58</b>	<b>13</b>	<b>71</b>

## Policy FW9 HOUSING NUMBERS

The Plan will provide for a minimum of 70 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 or with planning consents granted between April 2011 and May 2015; windfalls within and outside the Settlement Boundary and appropriate development in the countryside where schemes meet tests for sustainable development

The plan allocates four housing sites as follows:

1. Mill Field is allocated for approximately 12 dwellings subject to the proposed development meeting the following requirements:

- a) addressing the significant environmental effects on the AONB and the Conservation Area

- b) minimising potential impacts on the landscape character of the north west part of the village**
- c) achieving a safe highway access closer to the village**
- d) achieving a safe pedestrian access to village facilities, other than by the main road**
- e) Contributing to meeting local housing needs**

**2. Land at Potato Barn/ Mill Farm is allocated for approximately 10 dwellings subject to the proposed development meeting the following requirements:**

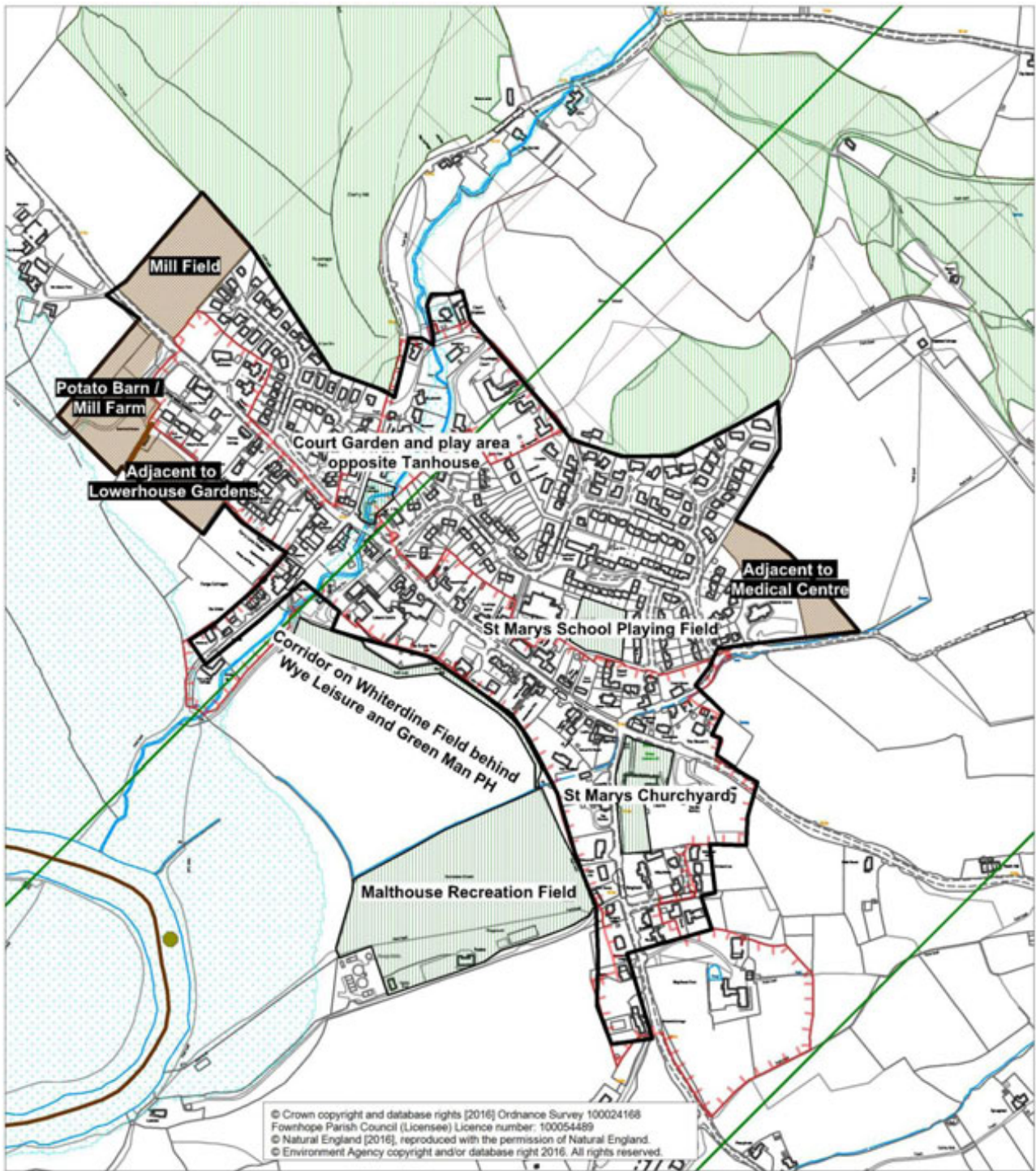
- f) addressing the significant environmental effects on the AONB and the Conservation Area**
- g) achieving highway access either by existing farm access (which will need to be retained), or by shared access with Lowerhouse Gardens. Access from the drive to Mill Farm is not considered acceptable.**
- h) achieving safe pedestrian access to village facilities, other than by the main road**
- i) Contributing to meeting local housing needs**

**3. Adjacent to Lowerhouse Gardens is allocated for approximately 10 dwellings subject to the proposed development meeting the following requirements:**

- j) Addressing potential impacts on the AONB and Conservation Area**
- k) Achieving a highway access by way of Lowerhouse Gardens, subject to a satisfactory highways visibility and safety assessment that the access will cope with additional traffic**
- l) Achieving a safe pedestrian access to village facilities other than by the main road**
- m) Contributing to meeting local housing needs**
- n) Providing a detailed assessment of flood risk**

**4. Adjacent to Medical Centre is allocated for approximately 7 dwellings subject to the proposed development meeting the following requirements:**

- o) addressing potential impacts on the AONB**
- p) a highway assessment of the capacity of Common Hill Lane**
- q) achieving a new access off Common Hill Lane whilst respecting the character of the lane**
- r) the provision of a footpath to the north to link Green Lane to improve access to the bus stop**
- s) seeking the provision of allotments and/or a play area on part of the field**
- t) contributing primarily to local needs with an element of market housing to provide any necessary cross-subsidy. There may be scope for some of the social housing to be supported housing for young and old, to be provided in collaboration with the Fownhope Medical Centre**
- u) reinforcing tree planting to protect views from public footpaths between the village and Common Hill**



- |   |  |   |                                    |
|---|--|---|------------------------------------|
|  | Site of Special Scientific Interest                                |  | Area of Outstanding Natural Beauty |
|  |  |  | Conservation Area                  |
|  | Local Wildlife Site  |  | Safeguarding Mineral Reserves      |
|  |  |  | Land Liable to Flood               |
|  | Protected Green Space  |  | Settlement Boundary                |
|  | Boundary between Potato Barn and Lower House Gardens Housing Sites |  | Proposed Housing Sites             |

**Fig 12**  
**Fownhope village Policies Map**

Scale 1: 6,000 at A4 size  Herefordshire Council



**Flooding at Tanhouse Brook**

## **14. HOUSING SITES**

Please note that the referencing in the consultation period identifying possible sites had alphabetical notation. For the sake of clarity the four sites put forward for the referendum have a numerical notation. Therefore the developments sites are: No 1 (A) Millfield; No 2 (B&C) Potato Barn/Mill Farm; No 3 (D) adjacent to Lowerhouse gardens and No 4 (H) Adjacent to Medical Centre.

14.1 Five sites were considered by the public to be worthy of further consideration. These have been assessed against the criteria above. Each has some merit. None is ideal. Site F, Ferry Lane has been excluded as it falls below our threshold of six, and is considered too small to be an allocation. It raised further objections from the Environment Agency because of its close proximity to the flood risk area. However it may merit consideration as a rural exception site under policy FW14, and achieve the same outcome as if it had been allocated. The other four sites named below are included as allocated sites. Site H is earmarked to provide social housing to meet local needs. An element of open market will be approved where it can be shown as necessary to achieve financial viability.

14.2 Four sites are allocated and will provide a mix of social and market homes. Each will have to satisfy a number of requirements. A proposal for development on the Potato Barn site has not progressed as the developer was unable to offer a safe pedestrian access from the site into the village. Development of this, and the Lowerhouse Gardens site, must first find a satisfactory solution and will need to meet a number of other stringent tests before any development can proceed.

## **15. WINDFALLS AND INFILLING**

Some development will take place outside allocated sites. 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. Were this trend to continue we could expect another 40 windfalls in the period of the plan. Consent has already been given since 2011 for 16 homes, all windfalls. We calculate that there may be a further 46 plots (34 plots within the Settlement Boundary and 12 ‘redundant’ rural buildings) which *may* be capable of development. We do not expect that all will prove to be either suitable or available in the life of the Plan. We judge that the Plan should anticipate 16 to 25 windfalls in the remaining 16 years of the Plan of which 9 could be within the Settlement Boundary and 7 outside the village. Any rural exception scheme would be included in these windfall numbers. 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

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

NPPF para 48, 116

FNP Resident survey Q10c

Herefordshire Local Plan (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 largely 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 outside the adopted Fownhope Settlement Boundary will be limited to:

- a) Replacement of existing dwellings
- b) Extensions of existing dwellings *as outlined in policy FW11*
- c) Exception sites to meet local housing needs *as outlined in policy FW13*
- d) Conversion of redundant rural buildings *as outlined in policy FW19*
- e) 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 Wye Valley AONB

NPPF para 55

FNP Resident survey Q10b, 11

Herefordshire Local Plan (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 has taken place as '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

<b>Policy FW12 EXTENSIONS TO DWELLINGS</b>	
<b>Planning applications will be supported for extensions subject to:</b>	
a) overall design, size, appearance, scale, height and mass remaining visually subservient to the main dwelling	
b) the external facing materials should match or complement the materials in the host dwelling and	
c) no significant and adverse impact on the amenity of neighbouring properties	
<i>FNP Resident Survey Q13a</i>	<i>Herefordshire Local Plan (Core Strategy)</i>

## 18. PROVIDING AFFORDABLE HOMES

18.1 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. The Fownhope housing needs survey calculated that eight homes are needed to make good the current shortfall. Very little of the housing need can be met by re-lets. The Hearn study for Herefordshire Council calculated that 54% of new households in the Hereford Rural Area in the period of the Plan would not be able to afford to purchase homes on the open market.

18.2 The Core Strategy sets a quota in surrounding parishes that a target of 35% of new homes should meet the needs of those unable to purchase on the open market. The evidence from our Needs study, and the Housing market study is that we should seek a minimum of 45-50% for social housing on allocated sites since few if any windfall and existing commitments will be available as social housing. However the Plan has to take stock of the diminishing availability of grant monies from the *Homes and Communities Agency*. Social housing will be more dependent on cross-subsidy from the sale of homes on the open market. The Plan therefore allocates one site for social housing and sets a quota on the three other allocated sites of at least 35%.

18.3 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.

- a) **Developments on larger sites capable of more than 10 dwellings which have a combined gross floor space of more than 1000 square metres, will ensure that up to 35% of properties are made available to meet local housing needs to rent, for shared ownership and for discounted sales**
- b) **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 in para 18.4. 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.**
- c) **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 50, 54 FNP Resident Survey Q3,4,5 Herefordshire Local Plan (Core Strategy) H1H2*

18.4 New affordable homes will be offered first to those with defined local connections who meet one or more of these criteria -

- Live in the parish and have lived here at a permanent address for the past 5 years or more
- Work in the parish and have worked here for the past 5 years or more
- Former residents who lived in the parish for at least 5 of the past 8 years,
- Born or brought up in the parish and lived here for at least 10 years before the age of eighteen
- Those with an essential need to give or receive support from close family members (parent, children) resident in parish for past 5 years or more
- Those deemed to be essential keyworkers taking up employment in a business in the parish

These criteria only apply to new homes. The existing social housing stock will be continue to be allocated according to the policies of the managing association.

## **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 was 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 for affordable housing 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, provided that:

- a) 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.
- b) 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 .
- c) Planning agreements will be required which ensure that all properties will be re-sold or let to occupiers who demonstrate a local housing need.
- d) Long term safeguards will be provided by way of the involvement of the Fownhope Community Trust to ensure the affordable housing is retained in perpetuity for local people in need of affordable housing.
- e) Consideration will be given to one or two houses being offered for sale where it is clearly demonstrated after a financial appraisal 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 match public support for incremental small-scale development. The precise numbers for each period will depend on which schemes come forward.

	<i>Completed + consents</i>	<i>Windfalls</i>	<i>Allocated Sites</i>	<i>Total</i>
2011-15	16			16
2016-20		6	14	20
2021-25		5	13	18
2026-31		5	12	17
<b>Total</b>	<b>16</b>	<b>16</b>	<b>39</b>	<b>71</b>

## Policy FW15 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 to 20 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 Local Plan (Core Strategy) H1H2*

20.2 The growth of 15% 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. Given the 20 year horizon for this Plan housing needs should be accommodated over time

and not principally at the beginning of the plan period. Fownhope Parish Council will monitor housing permissions and completions in the annual monitoring report on the Neighbourhood Plan.

Works to upgrade the quality and capacity of the Waste Water Treatment Works and/or public sewage network may be required to meet the level of development set out in the plan and may influence the phasing of development.

## **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**

**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:**

- a) 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.**
- b) 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**
- c) Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.**
- d) 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;**
- e) 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.**
- f) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties**
- g) Minimising construction traffic and reducing waste.**
- h) Including, within schemes of ten or more homes, at least two homes that meet standards for lifetime homes designed for disabled access.**



**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 has been revised to include the sites allocated for development.

<b>Policy FW17 SETTLEMENT BOUNDARY</b>	
<p><b>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 Village Policies 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.</b></p>	
<i>FNP Resident Survey Q10,17</i>	<i>Herefordshire Local Plan (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, the wider parish and the Wye Valley Area of Outstanding Natural Beauty and should ensure that:**

- **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.**

*NPPF para 28 FNP Resident Survey Q16 Business survey Herefordshire Local Plan (Core Strategy) RA6*

## **24. WORKING FROM HOME**

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

- a) there is no adverse effect on the amenity of neighbouring properties, including traffic generation , noise or light pollution, and**
- b) all work activities are carried out by the occupants of the dwelling other than minor servicing and maintenance**

*NPPF E3 para FNP Resident Survey Q16d Herefordshire Local Plan (Core Strategy)*

## **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 tourism activity, others such as Swan Barn and Rudge End barns to residential use. The Plan will seek to find new uses rather than see buildings fall into neglect in line with Herefordshire Farmsteads Characterisation Project guidelines.

## **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 tourism/business purposes, and where appropriate for 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**

**In considering repair, alteration or conversion of farmsteads due reference should be made and detailed consideration given to the relevant local and countryside guidance.**

*NPPF para 51,55 FNP Resident Survey Q16c Herefordshire Local Plan (Core Strategy) RA5*

## **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 and a butcher which serve not only Fownhope parish but in several cases a much wider rural catchment area.



**The Fire Station**

## **Policy FW21 RETAIL SERVICES and RECREATIONAL FACILITIES**

**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 Local Plan (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, these include, but are not limited to**

- a) Green Man Public House**
- b) New Inn**
- c) West End Stores/PO**
- d) Pritchard Butchers**

*NPPF para 70 FNP Resident Survey Q16a*

*Herefordshire Local Plan (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**

**Proposals for the expansion and improvement of further medical services at the Medical Centre at Common Hill Lane including supported housing, residential care, chiropody and dentistry will be supported, subject to having regard to the amenity of adjacent properties.**

*NPPF para 28,70*

*FNP Resident Survey Q16a*

*Herefordshire Local Plan (Core Strategy) SC1*

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.

<b>Policy FW24 COMMUNITY BUILDINGS</b>
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<b>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 Room in Faulkner House will be supported, subject to having regard to the amenity of adjacent properties.</b>
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<i>NPPF para 28 FNP Resident Survey Q CLP Herefordshire Local Plan (Core Strategy)</i>
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## 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.

<b>Policy FW25 TELECOMMUNICATIONS</b>
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<b>Proposals for super-fast broadband equipment will be supported where this provides high quality internet connectivity for residential and business users. Proposals should ensure that:</b>
--

- |   |
|---|
| <ul style="list-style-type: none"> <li>a) <b>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</b></li> <li>b) <b>Where proposals include tall structures these should not adversely affect the transit routes of protected species, in particular bats</b></li> </ul> |
|---|

<b>Development associated with measures for community-led local access networks will be supported and supplementary advice may be issued to reflect changes in technology, unless new national guidance in forthcoming.</b>
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<i>NPPF para 42-46, 173 FNP Survey Q16e Herefordshire Local Plan (Core Strategy)</i>
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## 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 has 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 FW26 – RENEWABLE ENERGY**

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

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

*NPPF para 74-76 , 97-98*

*FNP Resident survey*

*CLP Core Strategy SD2*

### **29. HIGHWAYS & TRANSPORT INFRASTRUCTURE**

The Community-led Plan highlighted concerns about traffic volumes and speeding. These 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. Where new roads are created and adopted as public highways, they will be normally be subject to a design speed of 20 mph and 15 mph on shared space, in line with the Herefordshire Highways Design Guide.



The Plan will continue the ‘dark skies’ policy by which street lighting will not normally 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 that:**

- a) Safe access is provided onto adjacent roads**
- b) They make full and adequate provision for off-street parking within residential development, including parking for visitors**
- c) They should not lead to a significant increase in traffic volumes and speeds**
- d) where new roads are created on new developments, they will be served by ‘shared surfaces’**
- e) 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**
- f) No provision is made for any additional street lighting within or beyond new developments, unless this is essential for public safety**
- g) Contributions will be made through the Community Infrastructure Levy towards improved public transport services and facilities**

*NPPF para 35, 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 the 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.**

**Proposals which increase or improve the provision of 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 Pavilion**

### **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. 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.

31.5 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

31.6 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 Local Plan (Core Strategy)*. Recent experience suggests that this process will need to be addressed well before the end-date of adopted plans.

## ANNEX 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

## ANNEX B: SUPPLEMENTARY LIST OF BUILDINGS OF LOCAL INTEREST

Policy FW7 seeks to *identify 'buildings considered to contribute to local or historic interest'*. Historic England (formerly English Heritage) has recommended that the Neighbourhood Plan shift emphasis from 'listed buildings' to those which the community value and which contribute to local character.

The existing statutory list is shown above at Annex A. The Parish Council will maintain the supplementary list which will be subject to review and addition where considered appropriate. The provisional list includes those remaining properties from the Royal Commission's study in 1929 that are not included on the statutory list, together with those buildings which featured strongly in responses to the Residents Survey as *'especially important to Fownhope's character'*. It should be stressed that buildings on the supplementary list do not have the same statutory protection as listed buildings. Proposals for alterations will not require 'listed building consent'.

### Within the Fownhope Conservation Area

Bowens	attractive home for gentlemen farmers, more recently successful guesthouse
Brethren Chapel	mid 19 <sup>th</sup> century chapel and cottage, now converted
Fern House	makes an important contribution to the streetscene, part dates back to early 17 <sup>th</sup> century
Lowerhouse	elegant early 19 <sup>th</sup> century ashlar house with cider mill and barns, makes an important contribution to the streetscene
Lupins	picturesque stone cottage which makes an important contribution to the streetscene
Lychgate	built in 1953 to commemorate coronation using recycled materials gathered by John Soulsby, deputy county architect, noted in new Pevsner guide
Milestone at Church Cross	unique stone structure from early 1900s
Malthouse	makes an important contribution to the streetscene, part of the Ringfield farm complex, used as village school in 18 <sup>th</sup> and early 19 <sup>th</sup> century
New Inn	sturdy brick building rebuilt in 1860s replacing much older cider-house
New Memorial Hall	replaced older hall in the 1980s, architect Hook Mason, makes an important contribution to the streetscene
Old School	stone-built designed by Nicholson from 1860s, successfully re-modelled as social housing in the 1990s
Orchard Cottage	now Capler Court – built for local doctor in 1913 – home of Mabel Fox, local benefactor, later of Francis Pym, Foreign Secretary in 1980s
Stoney Row cottages	early example of 'model housing' from 1825 to design of John Duncumb
Tump Cottages	makes an important contribution to the streetscene
Old Rectory	highlighted in Royal Commission survey in 1929, much altered but parts date back to 16 <sup>th</sup> century, enlarged by George Pearson in 1865
Walworth House/ butchers shop	makes an important contribution to the streetscene, valued by community, shop since 1840s
West End Stores	highlighted in Royal Commission survey in 1929, valued by community
Yew Tree/Oaklands	makes an important contribution to the streetscene, highlighted in Royal Commission survey in 1929 as 17 <sup>th</sup> century cottage, though much altered

### Rest of the Settlement Boundary

Fire Station	valued by community for important contribution to the streetscene
New School	design by Nigel Dees 1976-78 praised included in Pevsner guide, valued by community
Wye Leisure	succeeded in placing substantial building in a sensitive location, valued by community

**Within Common Hill Area of Special Character**

Coronation Pump	pump house is valued feature of street scene
Eastwood	highlighted in Royal Commission survey in 1929 as timber-framed 17th century cottage
Keel House	highlighted in Royal Commission survey in 1929
Morning Star	highlighted in Royal Commission survey in 1929, mid 17th century timber-framed cottage
Myrtle Cottage	highlighted in Royal Commission survey in 1929, late 17th century timber-framed cottage

**Rest of the parish**

Evenpitts Cottage	Highlighted In Royal Commission Survey In 1929, 17th Century With Brick infill
Fiddlers Green Cottage	Highlighted In Royal Commission Survey In 1929, 17th Century Cottages part Re-Built In Old Materials
Horne Cottage	Highlighted In Royal Commission Survey In 1929, 17th Century Cottage
Mansells Ferry	18th Century Riverside Cottage For Ferryman, Idyllic Setting, No Road Access Or Electricity
Morney Cross	Built c1800, home of antiquarian and explorer Alfred Maudslay, long wing added by William Benson, better known for light fittings
Mount Pleasant	Early 19th Century Beer-House And Smallholding With Good Range Of Outbuildings, Prominent Views
Pennybrook	Built In 1850s As Home For Thomas Stone, Local Builder And Mason , And Featured In Artwork Of Mary Soulsby
Oldway Chapel	Baptist chapel and Goff school built in 1827, now converted into house
Tom Spring Monument	Reconstructed stone cider press erected 1954 on site of birthplace of bare-knuckle fighter champion of All-England

*Several more buildings may be added to this list*

## ANNEX C: 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	path	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 Wood	SSSI		AW	path	Sheers Hill Wood Trust
Tally Wood			AW	path	Sheers Hill Wood 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

## ANNEX D: FOWNHOPE VIEWS & VISTAS

Proposals for development should seek to protect those views particularly valued.

Those views considered favourite in the parish – <i>502 votes cast by public at exhibition in Sept 2014</i>	
	<i>votes</i>
Common Hill Above Quarry S-West To Village	49
Village/ Medical Centre N-East To Common Hill	45
Caplor Farm & Oldway West To Ballingham & Hay Bluff	40
Riverside N-East Over Whiterdine To Village	38
Above Tump Farm North To Village & Cherry Hill	38
Above Lea Brink North To Village & Cherry Hill	36
Recreation Field West To Dinedor & Aconbury	36
Recreation Field N-East To Village & Nover Wood	32
Common Hill North Over Rudge End To Haugh Wood	24
Capler Lodge (Brockhampton) North To River	22
Lea & Pagets Wood S-West To Hay Bluff	17
Church streetscape down Capler Lane	17
Old School streetscape to Church Cross	16
Lea & Pagets Wood east over Buckenhill to How Caple	14
Mansells Ferry south to Ballingham	11
Capler Cottage south to river & Capler Wood	10
Common Hill south to Capler Wood	10



## ANNEX E: HOUSING SITES PUT FORWARD TO FNP

Please note that the sites included in final plan have numerical notation therefore the developments sites are: No 1 (A) Millfield; No 2 (B&C) Potato Barn/Mill Farm; No 3 (D) adjacent to Lower House gardens and No 4 (H) Adjacent to Medical Centre

<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>A</b>	<b>Mill Field aka Badcroft</b>	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’ – refusal upheld on appeal July 2015 ‘would not be in keeping with character of the existing built-up area.. erode the open approach to the village.. setting of conservation area’</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>B</b>	<b>Mill Farm north of Potato Barn</b>	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						
UDP 2005 none						
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						
Residents survey Nov 2014 53% supported ‘consider further’, 32% not						
Planning Consultant assessment Feb 2015 – as self-contained site reject in principle significant environmental effects on AONB and Conservation Area						
consultation event Feb 2015 considered small portion added to adjacent Potato barn site						
issues to be resolved lack of safe pedestrian access to village facilities, meeting local housing needs						

<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>C</b>	<b>Potato Barn</b>	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						
past planning UDP 2005 - 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
Residents survey Nov 2014 68% 'consider further', 18% no
Planning Consultant assessment Feb 2015 – would not detract from AONB, sensitive development might enhance boundary of Conservation Area, pedestrian access has to be resolved
application submitted for 6 homes June 2014, recommended for refusal as failed to provide safe pedestrian access to village
consultation event Feb 2015 support 12 dwelling scheme to include small portion of Mill Farm - 95% support, 4% not support
issues to be resolved lack of safe pedestrian access to village facilities, meeting local housing needs

<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>D</b>	<b>rear Lowerhouse gardens</b>	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						
past planning UDP 2005 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						
Residents survey Nov 2014 'consider further' – bid too late to be included in survey						
Planning Consultant assessment Feb 2015 – opted to assess as combined site with C & E in which case significant environmental effects on AONB and Conservation Area						
consultation event Feb 2015 support for 12 dwelling scheme close to existing houses – 62% support, 38% do not support						
issues to be resolved capacity/safety of highway junction onto B4224, impact on conservation area & AONB, finding safe pedestrian access to village facilities, meeting local housing needs						

<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>E</b>	<b>Crimes behind Fairfield Green</b>	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						
past planning UDP 2005 bid 1.12ha, capacity 34 dwellings, declined						
SHLAA 2013 – ref HLAA 269 - smaller portion, 0.46ha, 15 dwellings – 11-20 yrs timescale, significant constraints						
Residents survey Nov 2014 – 45% 'consider further' – 40% don't						
Planning Consultant assessment Feb 2015 – significant environmental effects on AONB and Conservation Area						
consultation event Feb 2015 – 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>
<b>F</b>	<b>Ferry Lane opp Forge &amp; Ferry</b>	Dave Middleton	D Forrest	0.35	5/6	Un-adopted Road
once included within earlier Settlement Boundary – un-adopted road						
past planning UDP 2005 ref 79/97 - bid 0.24ha, too small for formal allocation - declined						
SHLAA 2013 – declined, highway status, junction with B4224						
Residents survey Nov 2014 45% 'consider further', 41% do not pursue						
Planning Consultant assessment Feb 2015 - include subject to highway, flood risk, amenity and design assessments (cont)						
consultation event Feb 2015 5 dwelling scheme - 56% support, 44% do not support						
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>FNPRef</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>G</b>	<b>Whiterdine</b>	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 past planning refused for 38 dwellings in 1991						
UDP 2005 bid part of field - ref 79/98 – declined – scale of development impact on conservation area, landscape implications						
SHLAA 2013 6.85h field, ref 007, capacity for 50 dwellings, significant constraints, 11-20 yr timescale, landlocked, needs 3rd party land purchase						
Residents survey Nov 2014 – 18% ‘consider further’, 71% do not proceed, strong objections amongst comments						
Planning Consultant assessment Feb 2015- capable of taking 150 dwellings, reject significant effects to AONB and to character & appearance of Conservation area						
consultation event Feb 2015 - no evidence of any access available to highway so not available – significant harm to landscape & AONB, grade 1 farmland						

<i>FNPRef</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>H</b>	<b>Rear of Medical Centre</b>	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						
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						
SHLAA 2013 – included within much larger Speeds Meadow – see below						
Residents survey Nov 2014 - 52% ‘consider further’, 37% don’t						
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						
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						
issues to be resolved scope for supported housing, highway capacity of Common Hill Lane, pedestrian access to Green Lane, meeting local housing needs						

<i>FNPRef</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>J</b>	<b>Speeds Meadow</b>	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						
past planning UDP 2005						
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						
Residents survey Nov 2014 - 32% ‘consider further’, 55% do not pursue						
assessment Feb 2015 – not assessed as considered to fail AONB criteria						
consultation event Feb 2015 failed to meet AONB criteria, no public support						

<i>FNPRef</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>K</b>	<b>Dark Orchard, Common Hill Lane</b>	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						
past planning UDP 2005 none						
SHLAA 2013 none						

Residents survey Nov 2014 30% 'consider further', 56% do not pursue
assessment Feb 2015 clear conflict with landscape AONB objects – no assessment
consultation event Feb 2015 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>
<b>K6</b>	<b>opposite Medical Centre</b>	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>
<b>M</b>	<b>w of Keel House, Common Hill</b>	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>
<b>N</b>	<b>next Paget Springs</b>	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 did not suggest 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 F: 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 21<sup>st</sup> 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 May revised July 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, Local Housing needs in Neighbourhood Plans, defining local connections  
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**

*Protected landscape areas Rural Frontrunners* Allendale Northumberland, Cerne Valley 2013 Dorset, Lynton & Lynmouth Exmoor 2013

Kirdford 2014 *South Downs NP*, Woodcote 2014 *Chilterns AONB*

*Non-protected landscapes* Billesdon Leics Loxwood W Sussex

## ANNEX G: 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 'protected landscapes such as AONBs, 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 of 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:** county-wide local plan 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

*Dmc/Dpglossary/np/19july15*