

Draft Local Plan 2021-2041

Members seminar 18th & 21st March
2024

Why do we need a new Local Plan?

- Need to respond to Government policy and guidance
- Requirement in National Policy for 5 year cycles of review for Local Plans
- Commitment in the Core Strategy for a review
- Over 8 years old – lots changed for communities and local businesses
- Many of the strategic sites identified have come forward
- Without a local plan we do not have tools to shape future development, need to get it right for positive outputs

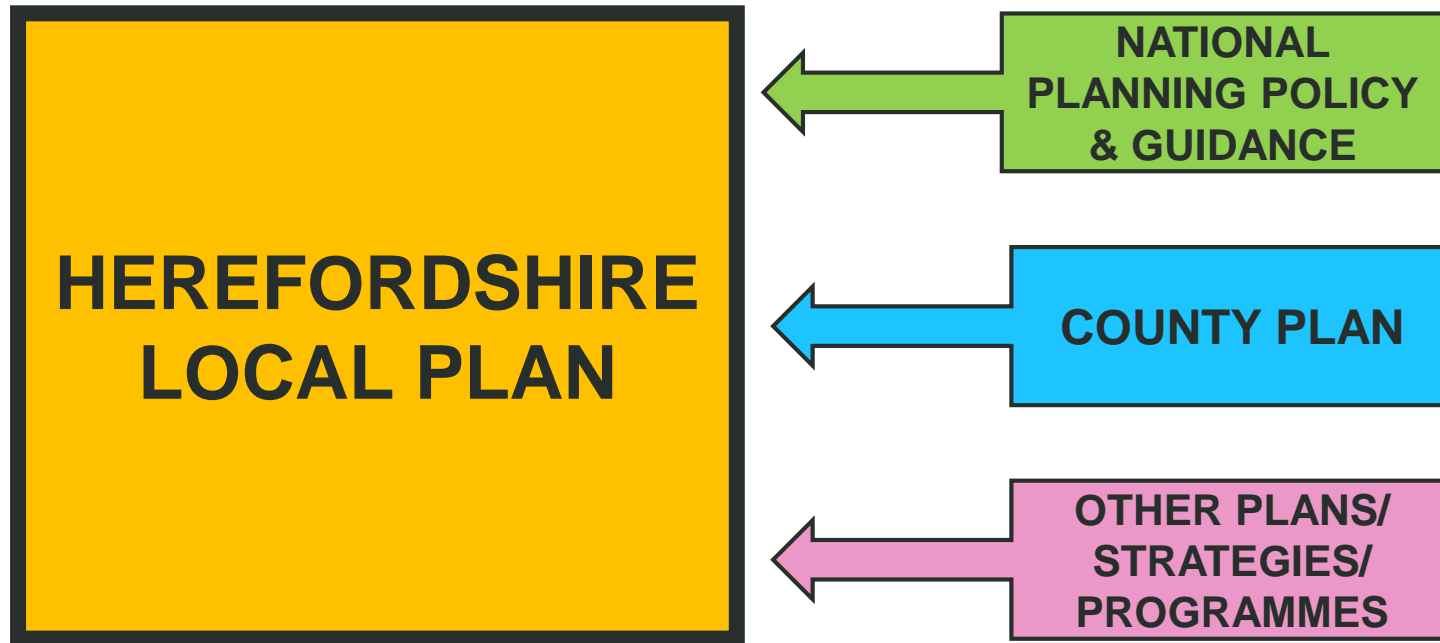
Herefordshire Local Plan
Core Strategy 2011 - 2031



Adopted October 2015



Connections with other plans/strategies

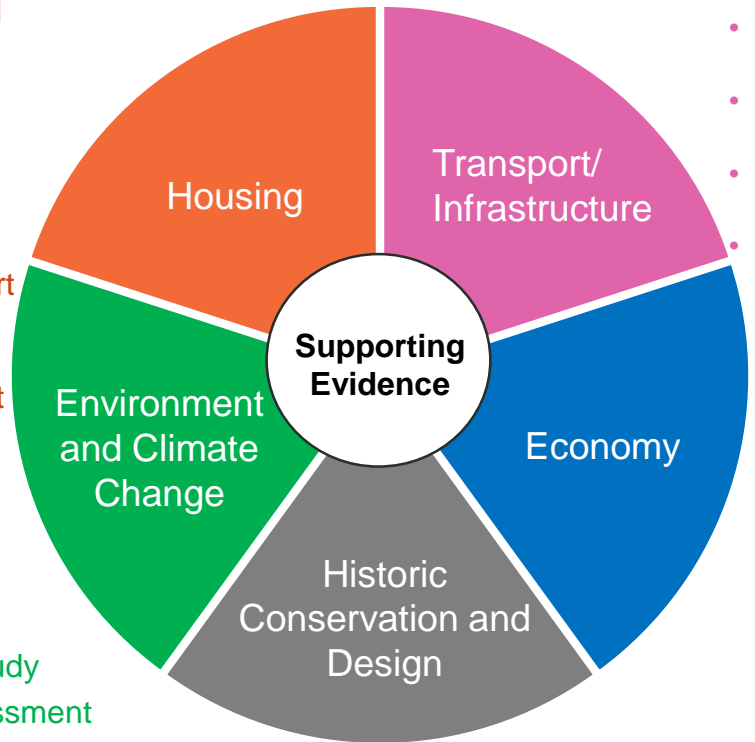


Other Plans and Strategies:

- Big Economic Plan
- Local Transport Plan
- Joint Health and Wellbeing Strategy
- Joint Strategic Needs Assessment
- Digital Strategy

Supporting evidence and documents

- Housing and Economic Land Availability Assessment (HELAA)
- Housing Market Area Needs Assessment (HMANA)
- Self and Custom Build Report
- Gypsy and Traveller Accommodation Assessment (GTAA)
- Viability Assessment



- Transport Model Update
- Transport Scoping Report
- Indoor Sports Facilities Assessments
- Open Space Assessment

- Employment Land Requirements Study
- Town Centre and Retail Assessment

- Carbon Assessment
- District Heat Networks Study
- Habitat Regulations Assessment
- Natural Environment Studies
- Strategic Flood Risk Assessment (SFRA) Level 1
- Water Cycle Study

- Heritage Impact Assessments
- Landscape Character Assessments
- Rapid Townscape Assessments

Supporting documents

Sustainability Appraisal (SA)
Habitats Regulations Assessment (HRA)

Topic Papers

- Tackling Climate Change
- Accommodating Growth and Balanced Communities
- Healthy and Sustainable Communities
- Rural Background Paper

Public consultations 2022

Spatial options

17 January - 28 February



Place-Shaping Options

13 June to 29 July



4 April to 16 May

Policy Options



Results of the public consultations

Strategic Options

- Over 60% agreed with the vision and objectives and agreed it reflect the priorities for the county.
- ***A focus on Hereford and the Market Towns*** was the most favoured option for county-wide distribution of growth.
- For rural distribution the preference was to ***focus growth in settlements outside National Landscapes and conservation areas.***

Policy Options

- Additional/separate policy to strengthen and protect Biodiversity and Geodiversity, Historic Environments and Townscape and Landscape.
- Additional policy on Design specific for Hereford and Market Towns and Rural Areas supported by Design Codes.
- Continue with current approach for role of Neighbourhood Development plans.

Place-shaping preferred options

Hereford: City Centre and land to the north

Leominster: Sustainable Urban Extension, and the smaller housing areas across Leominster

Ross-on-Wye: Town centre and north of Ross-on-Wye

Ledbury: South east of Ledbury and for the Lawnside Regeneration area

Bromyard: North and west of Bromyard

Kington: Areas south of Kington on Land North of the Kington Medical Centre.

Rural Areas: Distributing growth in rural areas in the most sustainable settlements and there should be a reduced growth target for settlements in National Landscape and Conservation Areas

Local Plan Vision

Environment

Herefordshire will be carbon neutral, and nature rich. The county's distinctive landscapes, cultural heritage and natural environment will be protected and enhanced for the benefit of people and wildlife. The county's residents' quality of life will be enhanced by ensuring they are able to live in more environmentally sustainable ways.

Community

The county will have resilient, well connected communities where new development is beautifully designed and inclusive. The health and wellbeing of the county's residents will be enhanced by everyone having the opportunity to live in a decent home with access to community facilities and services.

Economy

Herefordshire will be prosperous, with a diverse and sustainable economy. The county's farming heritage and sustainable tourism sectors will continue to play an important role in the rural economy. Hereford and the market towns will be thriving centres and popular places to live, work, and visit. Hereford will be recognised as a centre for education as well as a place where innovative businesses can invest and thrive.

Local Plan Objectives

Environmental objectives:

1. Reducing carbon emissions associated with development.
2. Protecting communities from the current and future impacts of climate change.
3. To significantly improve water quality.
4. To protect the Wye Valley and Malvern Hills National Landscapes.
5. To maximise biodiversity and improve GBI, nature recovery networks, tree cover, etc.
6. To ensure high quality and sustainable design of buildings.
7. To create a sense of place and local distinctiveness.
8. To minimise and carefully manage the use of natural resources.
9. To significantly improve air quality.

Community objectives:

10. Provide inclusive development.
11. Ensure all development supports health and wellbeing in line with Healthy Homes Principles.
12. Ensure all residents are well connected to key services/facilities.
13. To create good quality, attractive places to live and work.
14. Improve access to open space and active travel options.
15. Ensure provision of high-quality education facilities.
16. Ensure residents feel safe from crime and climate change events.
17. Enhance access to cultural heritage and heritage tourism.

Economic objectives:

18. To support sustainable economic growth.
19. To strengthen the role of Hereford City as the central hub of the county.
20. To support the increased vitality and viability of the Market Towns.
21. To support a strong rural economy.
22. All development to have fast and reliable digital connectivity.
23. To support transition to carbon neutral and circular economy.
24. Facilitate well paid skilled jobs to attract more people to live here.
25. Support the small business sector, help independent businesses to thrive.
26. Encourage and support responsible tourism.
27. Strengthen the hospitality sector and to promote a diverse night time economy.

Strategic Policies

Tackling climate change

- Achieving carbon neutral
- Energy efficient standards
- Mitigating and adapting to climate change



Accommodating future growth

- Distribution of housing across Herefordshire
- Rural Settlement Hierarchy
- Open countryside
- Pitches and plot targets for Gypsies, Travellers and Travelling Show People

Protecting and enhancing the natural, built and historic environment

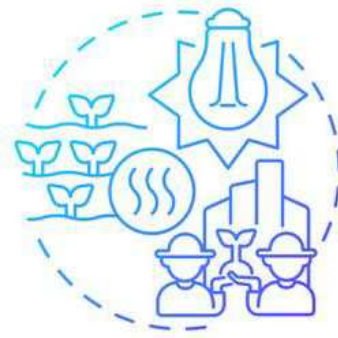
- 20% Biodiversity Net Gain
- Nutrient neutrality and water quality
- Create high-quality and well-designed places



Strategic Policies

Creating balanced communities

- Housing built to optional national space standards and building regulations and the Healthy Homes Principles
- Mix and range of housing
- 15% and 35% affordable housing
- Affordable housing in Designated Rural Areas and National Landscapes
- Self and custom build and community led housing



Promoting a prosperous economy

- Accommodating economic growth
- Principles of economic growth
- Enhancing town centre vitality and viability
- Sustainable tourism
- Supporting a strong rural economy

Healthy and sustainable communities

- Promoting health and wellbeing
- Health Impact Assessments
- Multifunctional green and blue infrastructure
- Infrastructure delivery



Break for questions



Housing requirements

Government 'standard method'




Growth Strategy

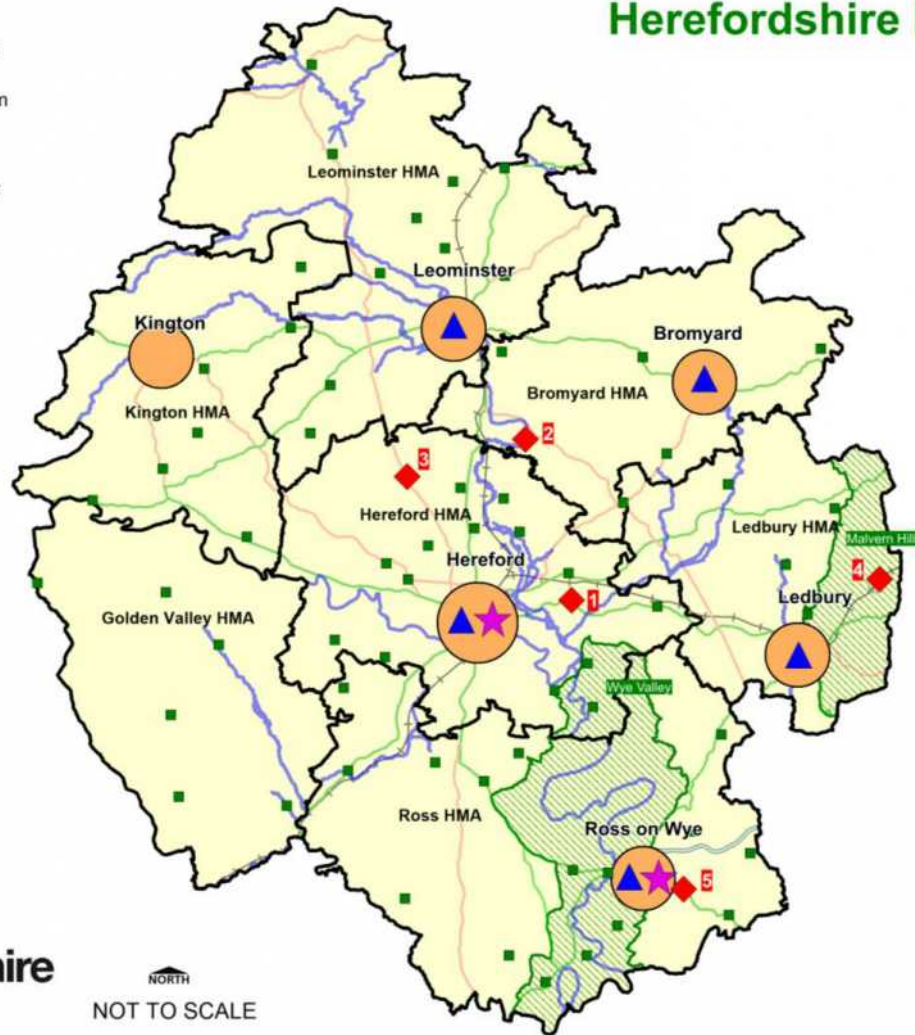
Herefordshire Key Diagram

Legend:

-  New Homes And Facilities
-  New Employment Provision
-  New Road Infrastructure
-  Identified Rural Settlement
-  National Landscapes
-  Housing Market Area Boundaries
-  New Rural Homes And Infrastructure

Rural Settlement Key

-  1 Bartestree
-  2 Bodenham
-  3 Canon Pyon
-  4 Colwall
-  5 Weston under Penyard



- A focus on Hereford and the Market Towns
- Rural development to focus on hub settlements

Growth Strategy



Place	Target number of dwellings	Residual number of dwellings after committed and built at April 2023
Hereford	5,600	4,491
Bromyard	750	648
Kington	150	128
Ledbury	1,700	602
Leominster	800	383
Ross on Wye	1,800	1,045
Rural areas	5,320	2,311
Total	16,100	9,608

Location	Land Requirement (ha)	Net Land Requirement (ha)
Bromyard	4	3.73
Hereford	80	56.74
Kington	1	0.75
Ledbury	22	15.97
Leominster	20	14.76
Ross on Wye	45	36.96
Other	10	10.00
Total	182	138.91



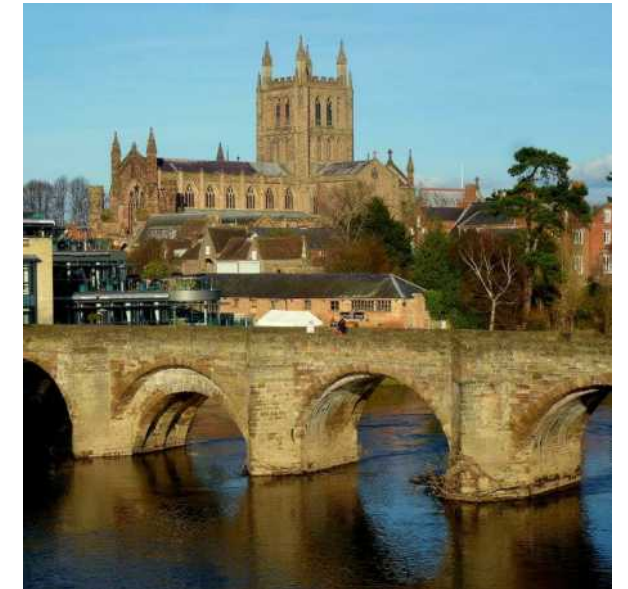
Hereford

Hereford will deliver:

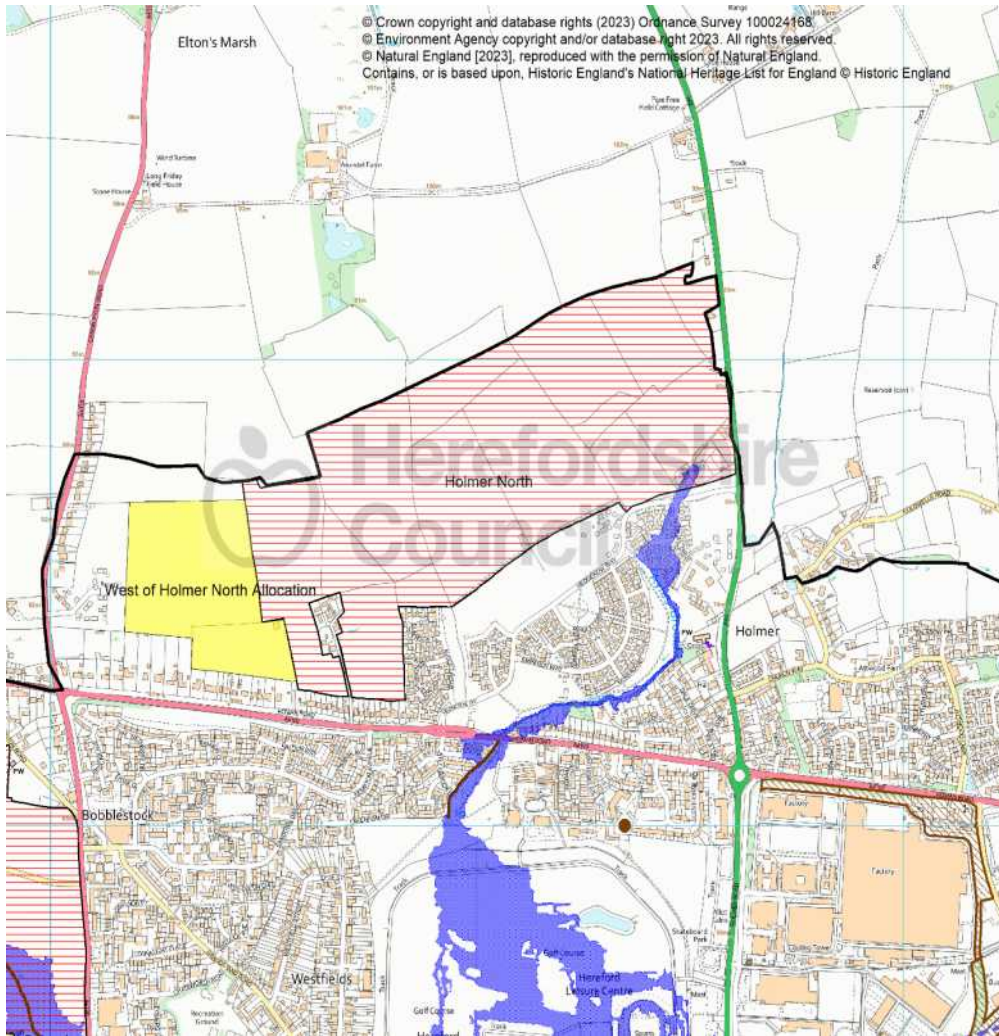
- 5600 new homes
- 3 master planned sustainable urban extensions
- New city centre housing
- 40-60ha of employment land
- Improvements to local health and education facilities
- Improvements to strategic and local transport infrastructure

Policies will support:

- Safeguarding and strengthening the vitality and viability of the city centre
- Sympathetic proposals to the historic character of the city
- Air quality improvement
- Green spaces



Hereford

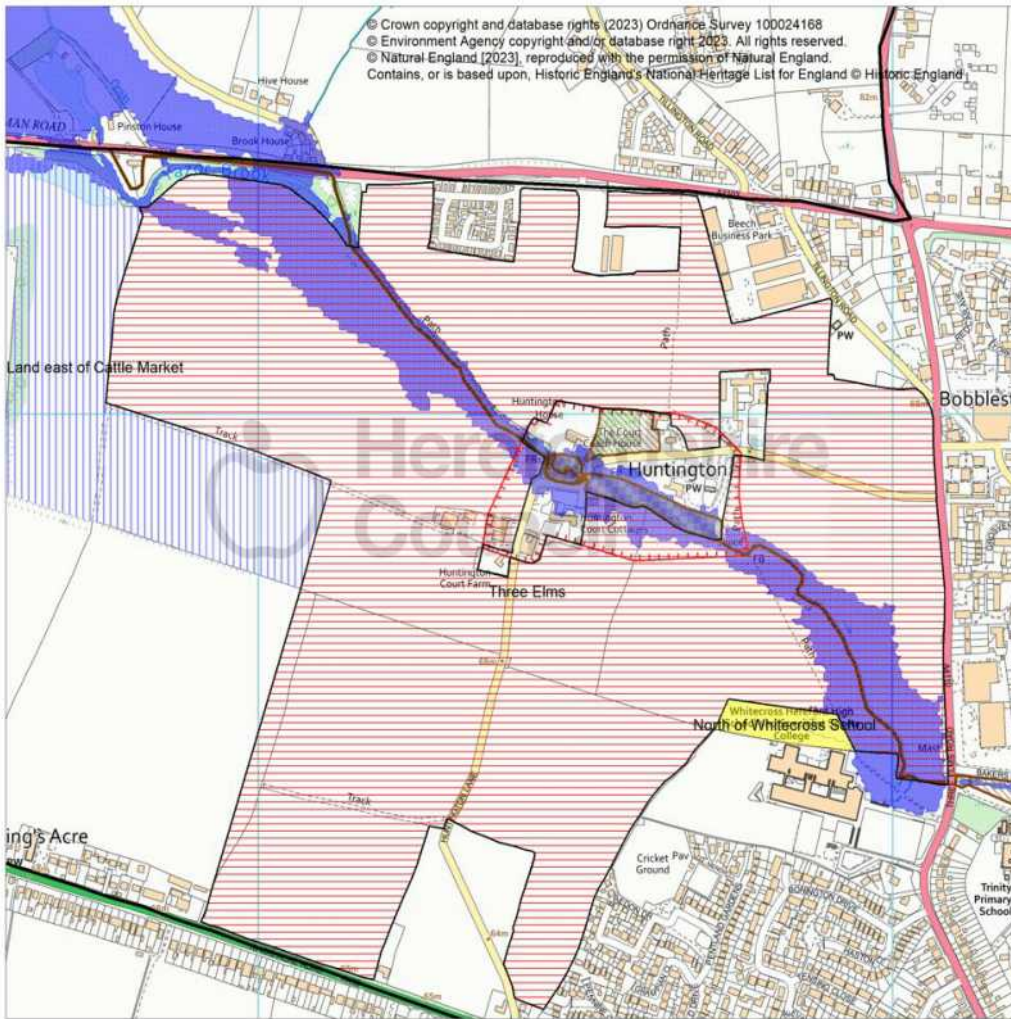


Holmer North

Holmer North

- 900 new homes including 35% affordable housing
- Employment land to eastern side
- Local centre with community facilities
- Provision for new or expanded health and medical facilities
- Provision for education facilities including new primary school on land safeguarded adjacent
- Contributions to new road infrastructure
- Well-designed scheme- incorporating green infrastructure, 20% Biodiversity Net Gain, respecting the historic environment

Hereford

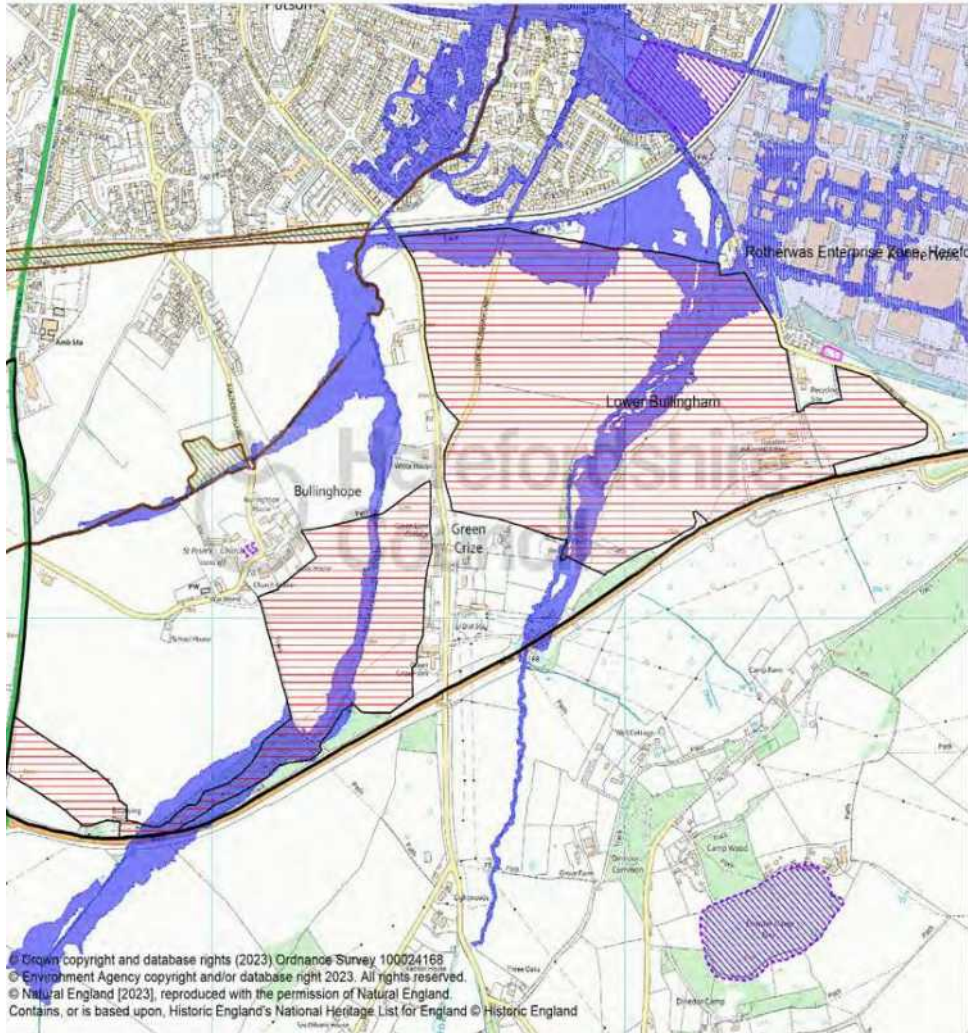


Three Elms

Three Elms

- 950 new homes including 35% affordable housing
- 8ha of employment land
- Provision for new or expanded health and medical facilities
- Provision for education facilities, including new primary school and land safeguarded for expansion of Whitecross
- Contributions to new road infrastructure
- Well designed scheme- incorporating a green infrastructure corridor, 20% Biodiversity Net Gain, and respecting the setting of Huntington

Hereford



Lower Bullingham

Key

- Strategic Mixed Use Site
- Safeguarded Employment Area
- Settlement Boundary
- Flood Zone 3
- Site of Importance in Nature Conservation
- Saved Travellers Site
- Scheduled Ancient Monument

Note: For minerals information please consult the Minerals And Waste Local Plan interactive map

Scale 1:11,000



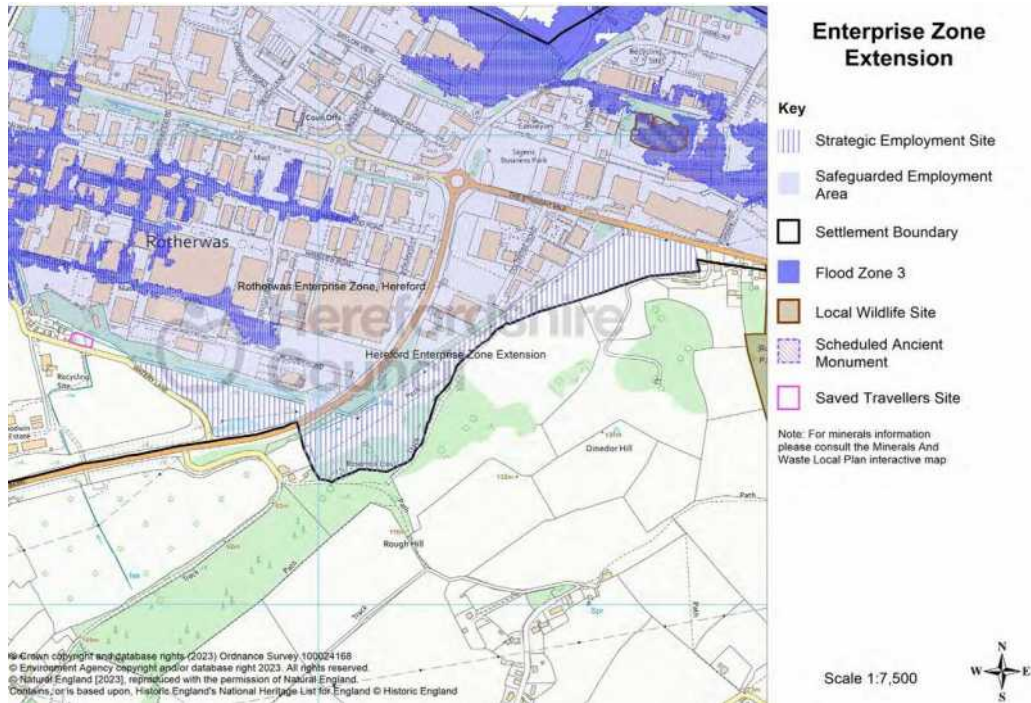
Lower Bullingham

- 1,000 new homes including 35% affordable housing
- Employment land adjacent to Enterprise Zone
- New country park, sports/play facilities, community orchards, allotments
- Safeguarded site for new primary school
- Provision for new/expanded medical facilities
- Neighbourhood Community Hub
- Well-designed scheme - 20% Biodiversity Net Gain, respects setting of Bullinghope

Hereford

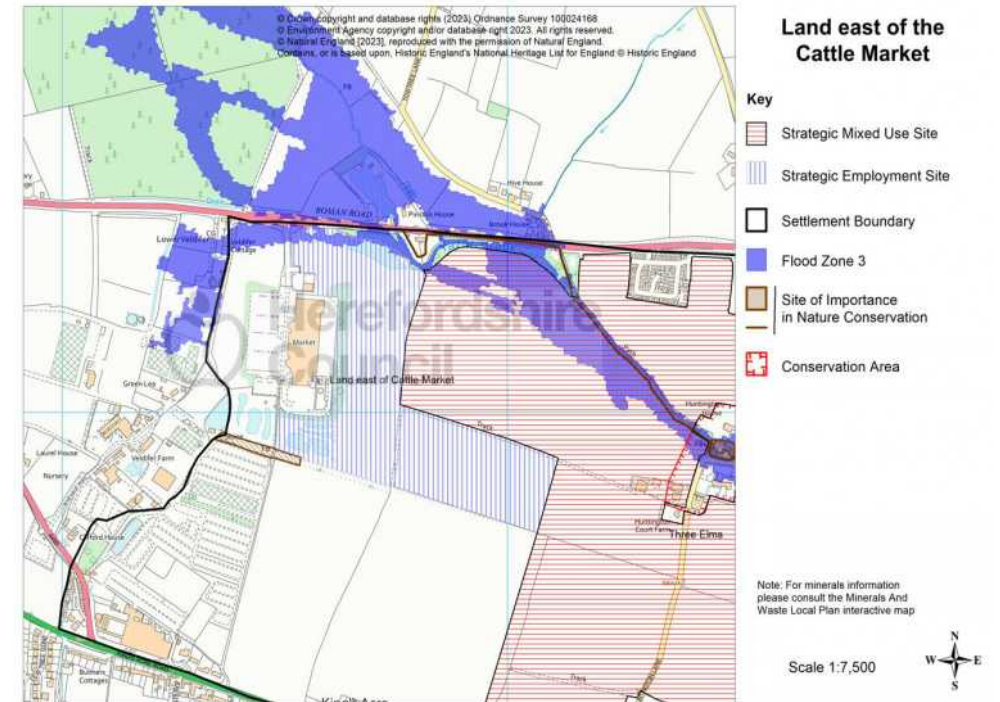
Enterprise Zone Extension

- 7ha of new employment land
- Making use of available land in commercially successful location
- Mitigation against harmful effects on archaeology

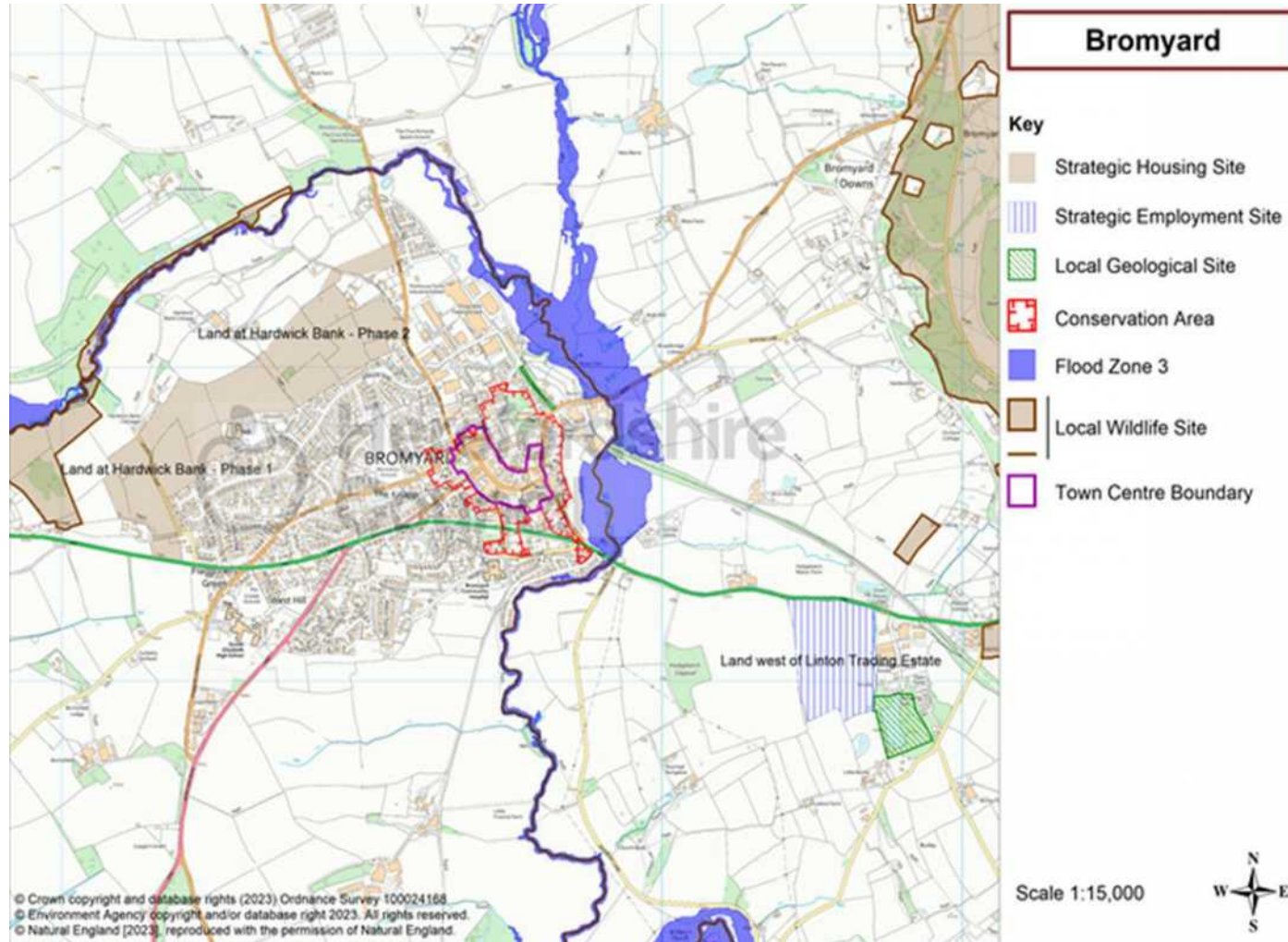


Land East of Cattle Market

- 15ha of new employment land
- Adjoins Three Elms
- Good road access- opportunity to build capacity with Three Elms



Bromyard



Land at Hardwick Bank

- 500 new homes including 35% affordable housing
- Amenity green space and allotments
- New Play and sports facilities
- Financial contributions to the delivery of primary school expansion

Land west of Linton Trading Estate

- 4ha of employment land
- Appropriately landscaped site given proximity to the Bromyard Downs.
- Support for green technology industry, as part of the wider proposed Eco-Hub

Kington



Land east of Kingswood Road

- Key
- Strategic Housing Site
 - Conservation Area
 - Flood Zone 3
 - Local Wildlife Site

Land east of Kingswood Road

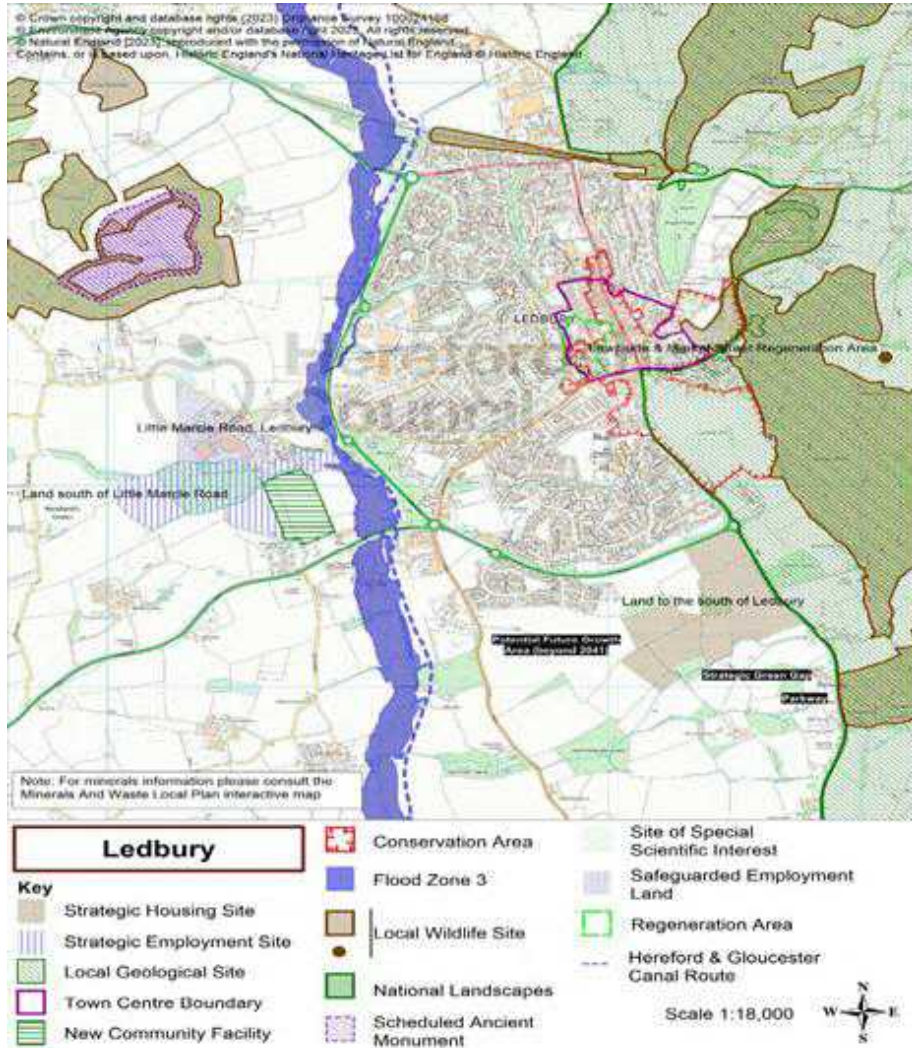
- Deliver 150 homes in total including 15% affordable housing
- 50 of these will be in the land east of Kingswood Road providing a mix of market and affordable housing.

This will have:

- Direct routes for walking and cycling.
- Improved footpaths into Kington town centre.
- Pedestrian links to Kington Medical Centre.
- An access road onto Old Eardisley Road.
- New multi-functional open space.
- Existing employment sites in Kington are expected to be retained and enhanced.

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Ledbury



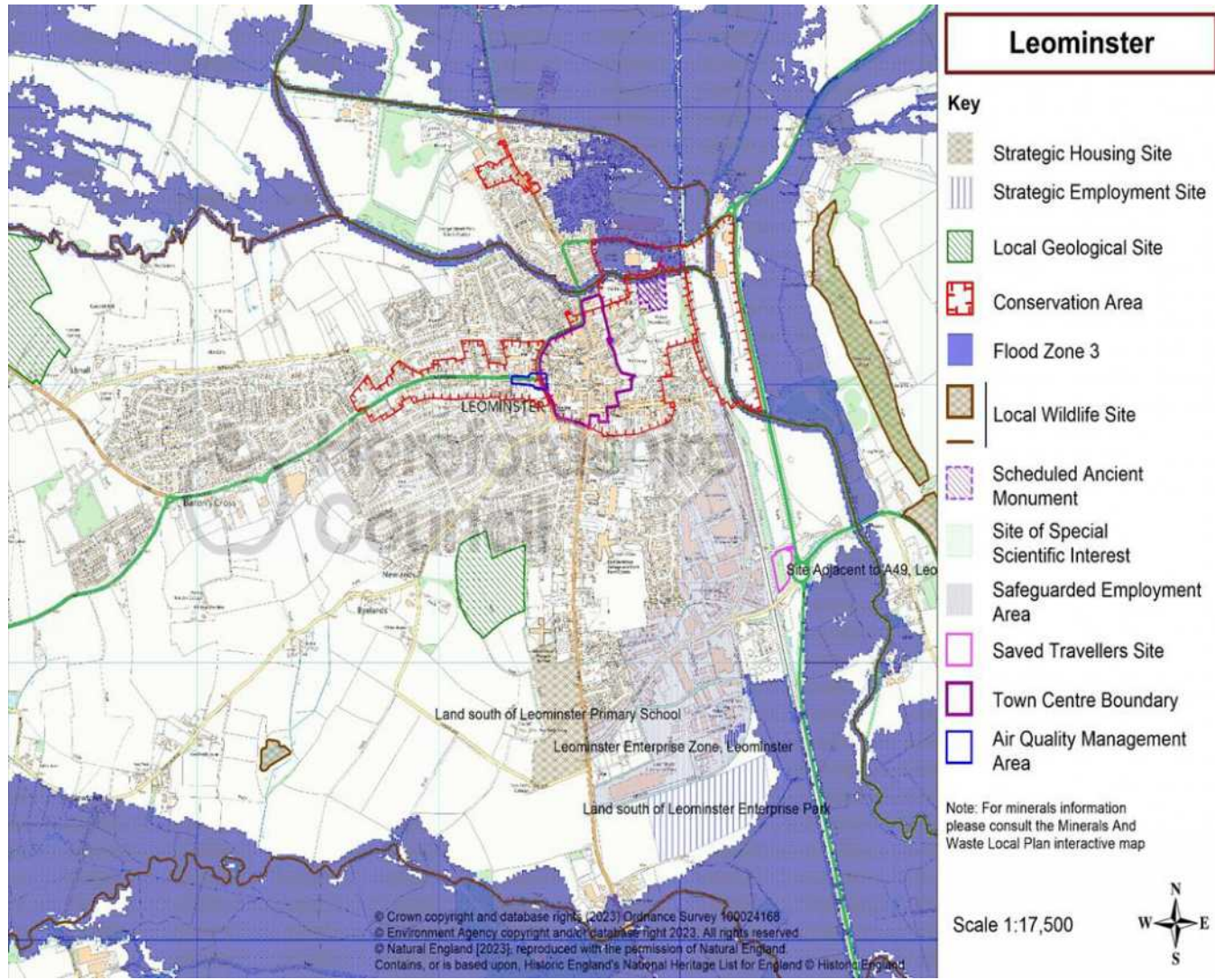
Land south of Ledbury

- 450 new homes including 35% affordable housing
- New Green and blue infrastructure
- Safe and attractive pedestrian links across Leadon way
- Contribution towards education provision
- Support delivery of new or expanded GP surgery
- 20% Biodiversity Net Gain
- Protection of sensitive and historic landscapes
- Further small scale housing sites identified in the NDP

Land south of Little Marcle Road

- 17ha of employment land
- Safeguarding the setting of nearby heritage assets
- Measures to prevent, and protect against, flood risk
- Further small scale employment sites identified in the NDP

Leominster



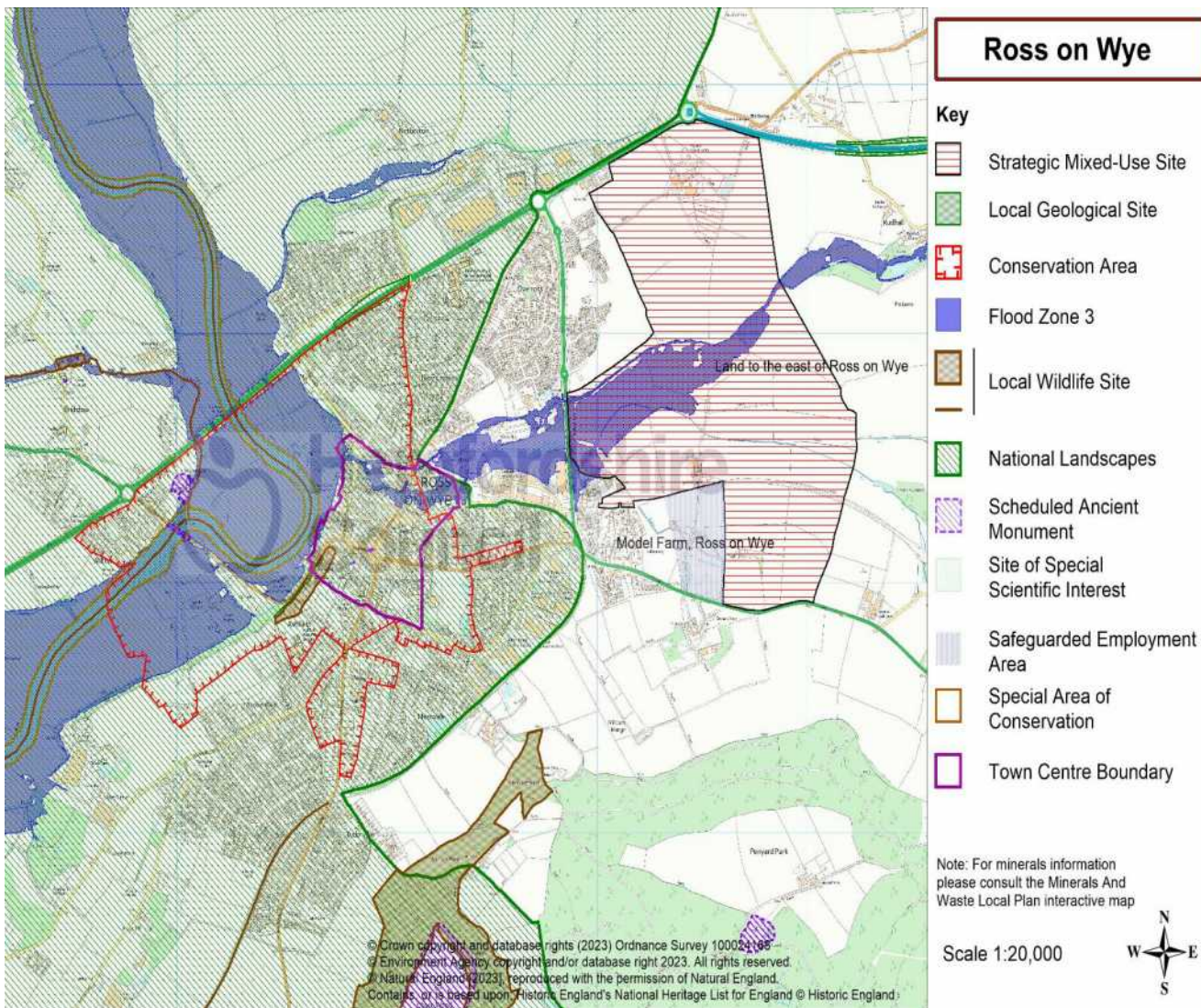
Land south of Leominster Primary School

- 200 new homes including 15% affordable housing
- Contributions to education provision
- New green and blue infrastructure and active travel links
- Accommodate 20% Biodiversity Net Gain
- Protection of sensitive and historic landscapes
- Further small scale housing sites identified in the NDP

Land south of Leominster Enterprise Park

- 10 hectares of employment land
- Safeguarding the setting of nearby heritage assets
- Measures to prevent, and protect against, flood risk
- Further small scale employment sites identified in the NDP

Ross-on-Wye



Land to the East of Ross-on-Wye

- A minimum of 1,000 homes including 35% affordable housing
- A minimum of 33 hectares of employment land.
- A new road linking the Travellers' Rest roundabout to the A40 near Hildersley.
- New green and blue infrastructure and active travel links towards the town centre.
- Open space and other necessary infrastructure to support this urban extension, such as a new primary school.
- A new multi-purpose community building

Break for questions



Rural areas

Rural housing requirement: 5,320

Minus:

- completions 2021-2023
- commitments as at April 2023
- NDP allocations
- windfall allowance

Plus:

- buffer
- lapse rate



✓ Around 60% of housing need is already accounted for

Aims of the settlement hierarchy

The aims of our rural settlement hierarchy include:

More sustainable locations:

Focusing growth on settlements situated in less remote areas but more sustainable locations with better accessibility, taking more account of environmental constraints.

Services and Infrastructure:

A certain level of services, facilities and infrastructure should be there already.

Reflecting Neighbourhood Plans:

Allocated NDP Sites will be taken into account in future growth plans. This equates with Parish aspirations who have already drafted NDPs.

Growth targets reflecting capacity:

The aim is to take account of recent growth in settlements experiencing higher levels of growth and aim to give some consolidation to these settlements.

Strategic Site allocations for Housing Mix and Affordability:

Larger masterplanned sites are better placed to offer a mix of housing to meet the needs of the community including sufficient affordable housing.

Reflecting the Character and Heritage:

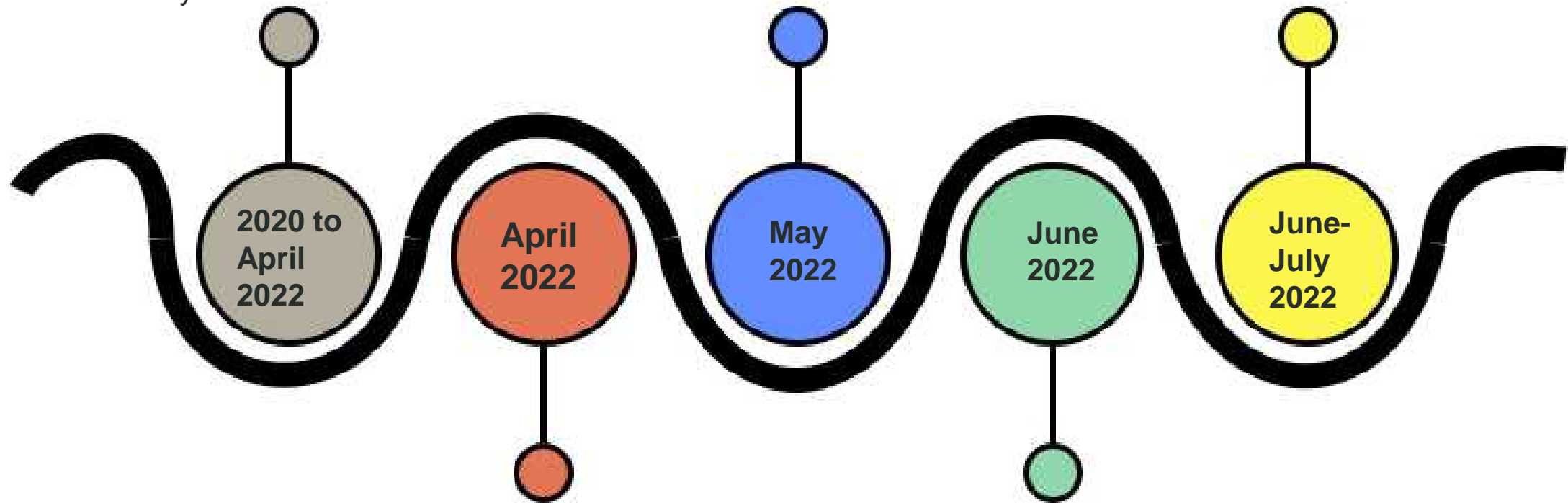
The heritage assets and landscape value has been taken into account. This will help to avoid negative impacts on such places.

How we arrived at the Rural Settlement Hierarchy

- Reviewed data collected for 320 settlements to consider their inclusion in a rural settlement hierarchy.

- Reviewed list with statutory consultees to obtain the latest information.

- Public consultation on the first Rural Settlement Hierarchy.



- Checks on this data were made with parishes .

- The list was then refined down to approx. 150 settlements to remove settlements with limited services.

The Rural Settlement Hierarchy is made up of:

Four categories of settlements:

1. Rural Hubs
2. Rural Hubs with environmental constraints
3. Service Settlements
4. Service Settlements with environmental constraints

The 10 most important services identified by parish and ward members are:

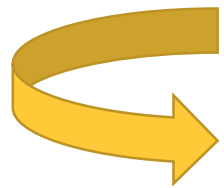
- Primary School
- Nursery/ Pre school
- Play area / sports pitch
- Community/Village Hall
- Public House
- EV Charging Point (public)
- Doctors Surgery
- Local/Village Shop with / without Post office
- Public transport
- Employment Estate (within 5km)

1. Rural Hubs

- Not within flood zone 3
- Not fully restricted by a conservation area or
- Not fully covered by an AONB/ National Landscape designation
- More than 4 services and include:

2. Rural Hubs with environmental considerations

- Some areas partially within flood zone 3
- More coverage with Conservation areas
- More coverage with AONB/ National Landscape
- More than 4 services and include:



Access to an A or B road and have all of the following:

- ✓ school,
- ✓ public transport and
- ✓ 5km proximity to employment



3. Service settlements

- Not within flood zone 3
- Not fully restricted by a conservation area or
- Not fully covered by an AONB designation
- More than 4 services and include:



A/B road access, and at least **one** of the following:

- ? school,
- ? public transport and
- ? 5km proximity to employment

4. Service settlements with environmental considerations

- Parts within flood zone 3
- More coverage with Conservation areas
- More coverage with AONB
- More than 4 services and include:



A/B road access but more with C/U roads access, and at least **one** of the following:

- ? school,
- ? public transport and
- ? 5km proximity to employment

Hubs

- Bodenham (incl Moor)
- Bartestree
- Burghill
- Canon Pyon
- Clehonger
- Credenhill
- Kingstone
- Leintwardine
- Madley
- Peterchurch
- Stretton Sugwas
- Weston under Penyard
- Withington

Hubs

with environmental constraints

- Bridstow/ Wilton
- Colwall
- Eardisley
- Goodrich
- Kingsland
- Luston
- Orleton
- Walford / Coughton
- Wellington
- Weobley
- Whitchurch

Service Settlements

- Bishops Frome
- Bosbury
- Bredenbury
- Brimfield
- Burley Gate
- Cradley
- Crow Hill/ Upton Bishop
- Cusop
- Ewyas Harold
- Gorsley
- Holme Lacy
- Kimbolton
- Lea
- Lyonshall
- Moreton on Lugg
- Much Birch
- Much Dewchurch
- Shobdon
- Staunton on Wye
- Stoke Cross
- Tarrington
- Whitbourne
- Wigmore
- Wormbridge

Service Settlements

with environmental constraints

- Almeley
- Dilwyn
- Dorstone
- Fownhope
- Garway
- Little Dewchurch
- Llangrove
- Longtown
- Marden
- Michaelchurch Escley
- Much Marcle
- Pembridge
- Peterstow
- Stoke Prior
- Sutton St Nicholas
- Wellington Heath
- Yarpole

Strategic Rural Allocations

The draft plan includes housing sites in these Hubs of between 45 & 60 dwellings per settlement.

- Bartestree
- Bodenham
- Canon Pyon
- Colwall
- Weston Under Penyard



NDPs and the Rural Settlement Hierarchy

NDPs can continue to:

- Develop objectives and locally distinctive policies
- Allocate smaller sites and infill sites within their area and
- Determine settlement boundaries for named settlements



Break for questions



Design Coding in Herefordshire



Why Code?

- National Model Design Code 2021 sets out a baseline standard of quality and defines 10 qualities of well designed places.
- Levelling up and Regeneration Act requires all authorities to produce a countywide design code
- Countywide design code will be as a Supplementary planning document.



10 Characteristics of Well Designed Places
(National Design Guide Extract)

What is a Design Code?

A design code is a set of illustrated design rules and requirements which

Instruct and may advise on the physical development of a site or area.

Graphic and written components of the code are detailed and precise, and build upon a design vision such as a masterplan or other design and development framework for a site or area.

Source: Annex B to Planning Policy Statement 3: Housing (DCLG, 2006)



Extracts of Example Area Type Worksheet. See guidance notes appendix for template.

Why Code?

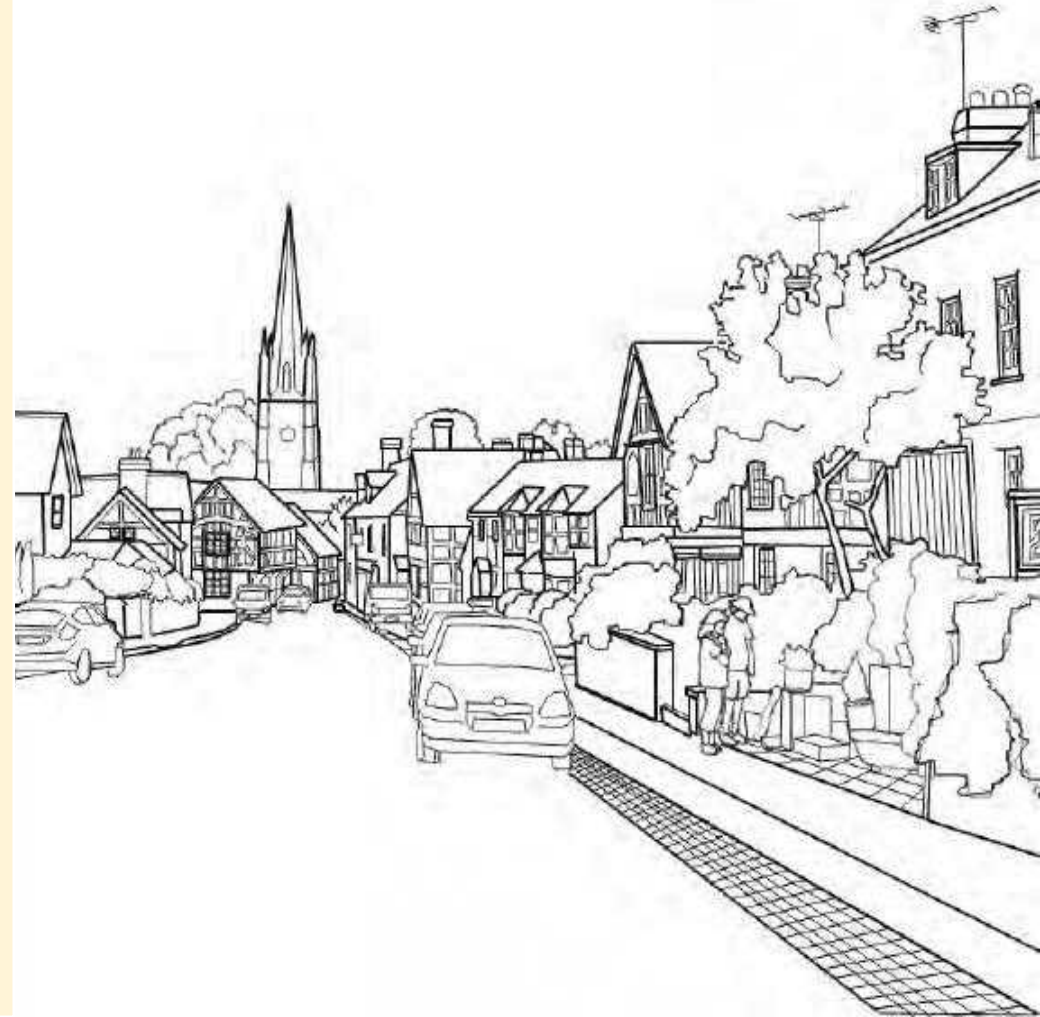
- Design codes are a key proactive tool. Help embed the aspirations for a place, and assist in implementing local visions with greater consensus, transparency, speed, quality and certainty.
- Design codes can play a key role in helping to deliver design quality in contexts where it has typically been lacking in the recent past; particularly in large-scale predominantly residential developments.
- Design codes can help to provide landowners and developers with more certainty.



The point of a code is that it is clear and binary. It uses words like 'must' and 'shall' and includes parameters.

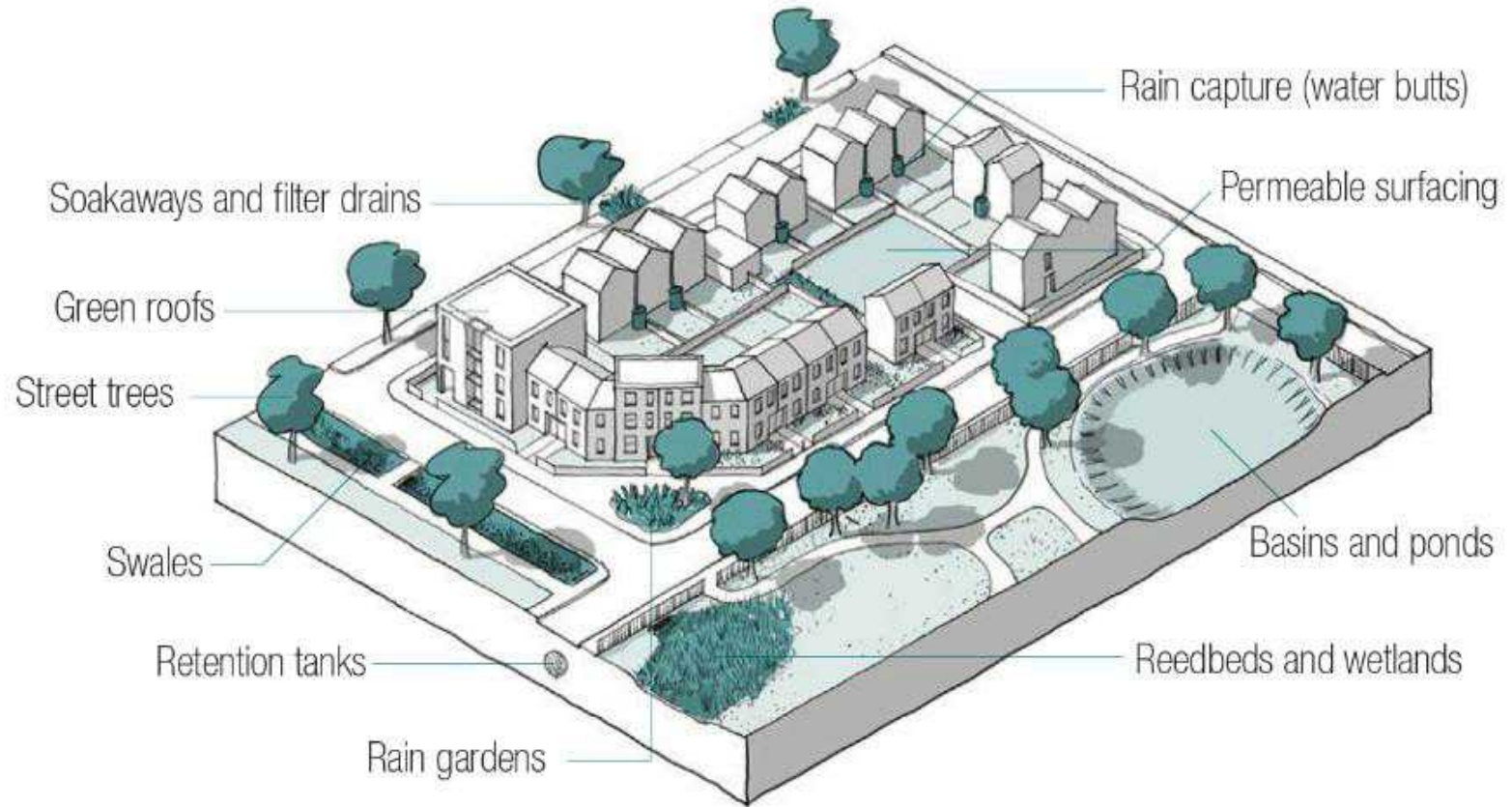
Design Codes can....

- Establish high quality design aspirations, allowing consistent application across a site or area.
- Provide a robust form of design guidance that can be more difficult to challenge (for example, at appeal).
- Set key development-wide design parameters for sites and areas.
- Test, develop, and deliver a design vision for a site or area.
- Establish a certain and efficient planning process. Clarify the regulatory process.
- Create a level playing field for development interests, based on their willingness and ability to deliver high-quality design.



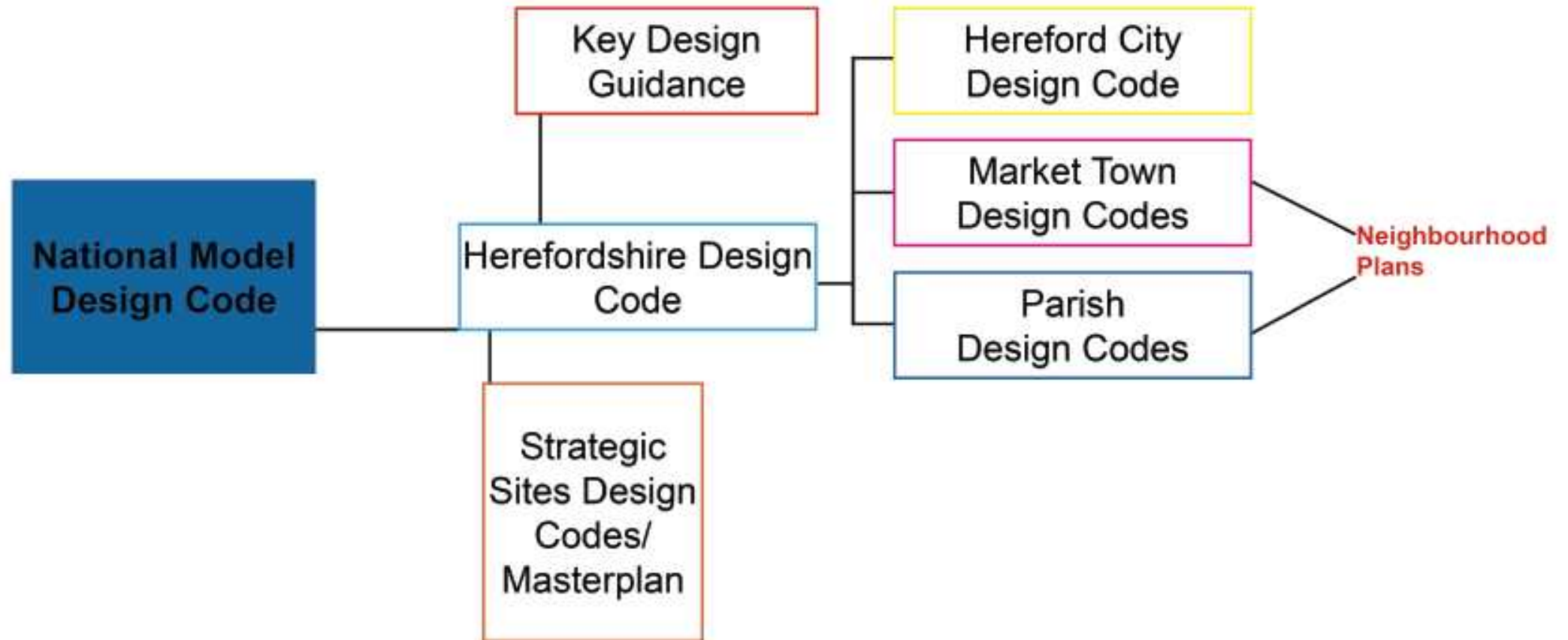
Intended Outcomes of Design Coding

- Improved quality of developments
- Schemes suited to the local context
- Have a clear set of parameters that are fixed but will not feel constraining or onerous for designers and developers
- Improved designed places and spaces for all!



NMDC Figure 16. SuDS toolkit: A variety of tools that can boost sustainable drainage in different contexts.

Design Code Hierarchy in Herefordshire



Design Coding

Strategic

Herefordshire Design Code

- Strategic in detail
- High level overarching

Principles of good design (code/guide)
Sustainable Building Standards (code/guide)

Local

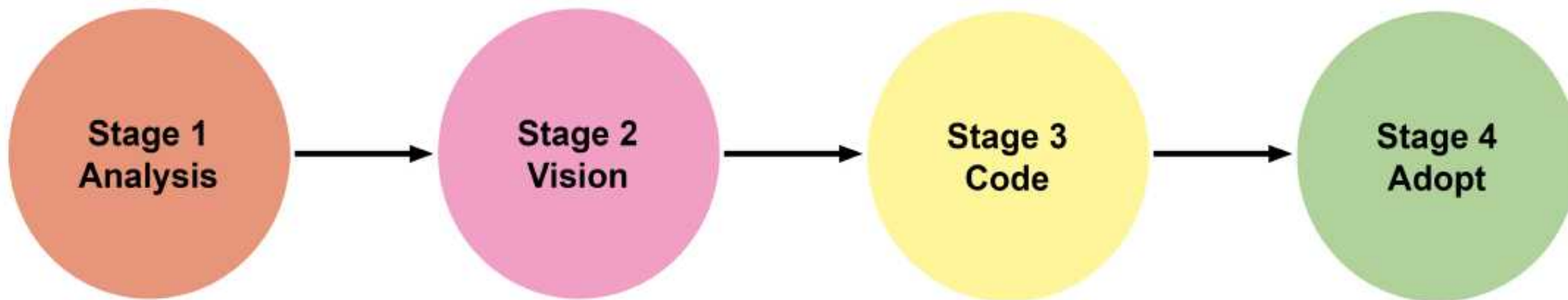
City Design Code

Town Design Codes

Parish Design Codes

- Local in detail
- Can cover site specific details

Herefordshire Design Code SPD Process



Herefordshire Design Code

In line with the local draft SPD to be adopted after the Local Plan adoption

Market Town Design Code

Ongoing throughout the plan period 2041

Parish Design Guides

Ongoing throughout the plan period in line with NDP process 2041

Site specific Matser Plan/Codes (strategic and non-strategic)

Ongoing with applications 2041

Next Steps



Timeline of the Local Plan



Regulation 18 Consultation Roadshow dates

Date	Location	Times
Tuesday 26 th March	Ledbury Market	9:30am – 12:00pm
Wednesday 27 th March	Hereford City Centre	9:30am – 12:00pm
Wednesday 27 th March	Bartestree Village Hall	1:30pm – 4:00pm
Thursday 28 th March	Ross on Wye Market	9:30am – 12:00pm
Thursday 28 th March	Weston under Penyard Village Hall	1:30pm – 4:00pm
Thursday 4 th April	Bromyard Market	9:30am – 12:00pm
Thursday 4 th April	Bishops Frome Village Hall	1:30pm – 4:00pm
Friday 5 th April	Leominster Market	9:30am – 12:00pm
Friday 5 th April	Wigmore Village Hall	1:30pm – 4:00pm
Wednesday 10 th April	Ewyas Harold Village Hall	10:30am – 4:00pm
Friday 12 th April	Kington Market	9:30am-12:pm
Friday 12 th April	Weobley Village Hall	1:30pm - 4:00pm
Thursday 18 th April	Colwall Village Hall	1:30pm – 4:00pm
Saturday 20 th April	Hereford City Centre	10:30am – 2:00pm

Commonplace

Looking for help? Click to search our knowledge base, chat with us or send an email

Herefordshire.gov.uk Herefordshire Local Plan 2021-2041 Tyler Mehigan

Your County, Your Views

The new Local Plan will determine growth and development in Herefordshire over the next 20 years. Place Shaping explores options on areas for new housing and employment across the county.

Sign up to news updates below to stay informed about the new Local Plan. If you have any questions, please email 1608@herefordshire.gov.uk

Your email will be used to contact you about project updates. You can unsubscribe at any point. Please read our [privacy policy](#)

About the project | Timeline | Latest news | All files | The team

HEREFORDSHIRE LOCAL PLAN 2021 - 2041 REGULATION 18 CONSULTATION

23 proposals

- About the Herefordshire Local Plan Regulation 18 Consultation**
The Herefordshire Draft Local Plan 2021-2041 outlines the land use strategy for the authority, location and focus of...
- Herefordshire Local Plan Vision & Objectives**
Our Local Plan Vision is based on the three themes of 'Environment', 'Community' and...
- Tackling Climate Change**
Herefordshire Council declared a climate emergency in March 2019, which was later strengthened to a climate and ecological...
- Protecting and enhancing the natural, built and historic environment: A High Quality Herefordshire**
The landscape and townscape are...
- Accommodating Future Growth**
The Herefordshire Housing Market and Needs Assessment (HMNA) 2021 established a baseline housing...
- Creating Balanced Communities**
To help achieve balanced and sustainable communities in Herefordshire it is important to ensure that a good mix of...

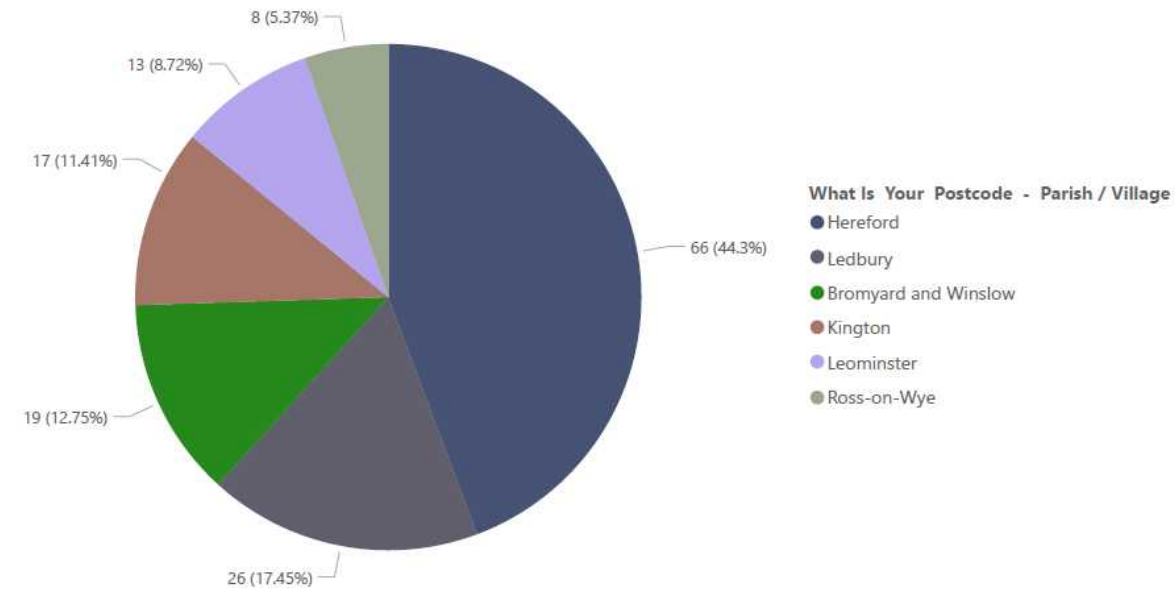
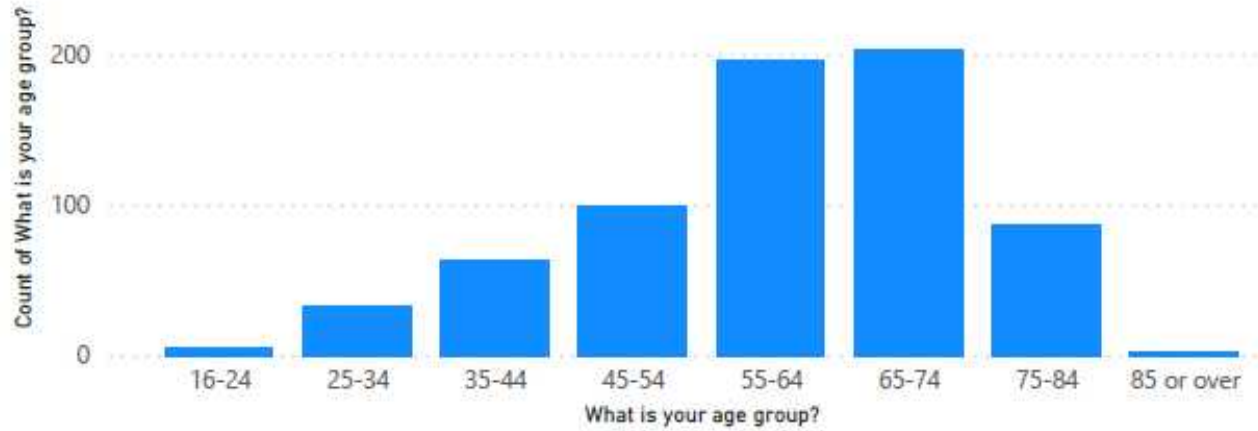
Do you agree with the policy approach set out for 'Policy EE2: Protecting and enhancing the quality of the historic environment and its setting'?

Select one option

Please provide us with your comments on the approach taken for the above policy in the Draft Local Plan, including any other issues or ideas you feel that we should consider.

Response Profile

Count of What is your age group? by What is your age group?



Your County, Your Views

Herefordshire Draft Local Plan (Regulation 18) Consultation

25th March until 20th May 2024

Online at: <https://hlp.commonplace.is/>

