



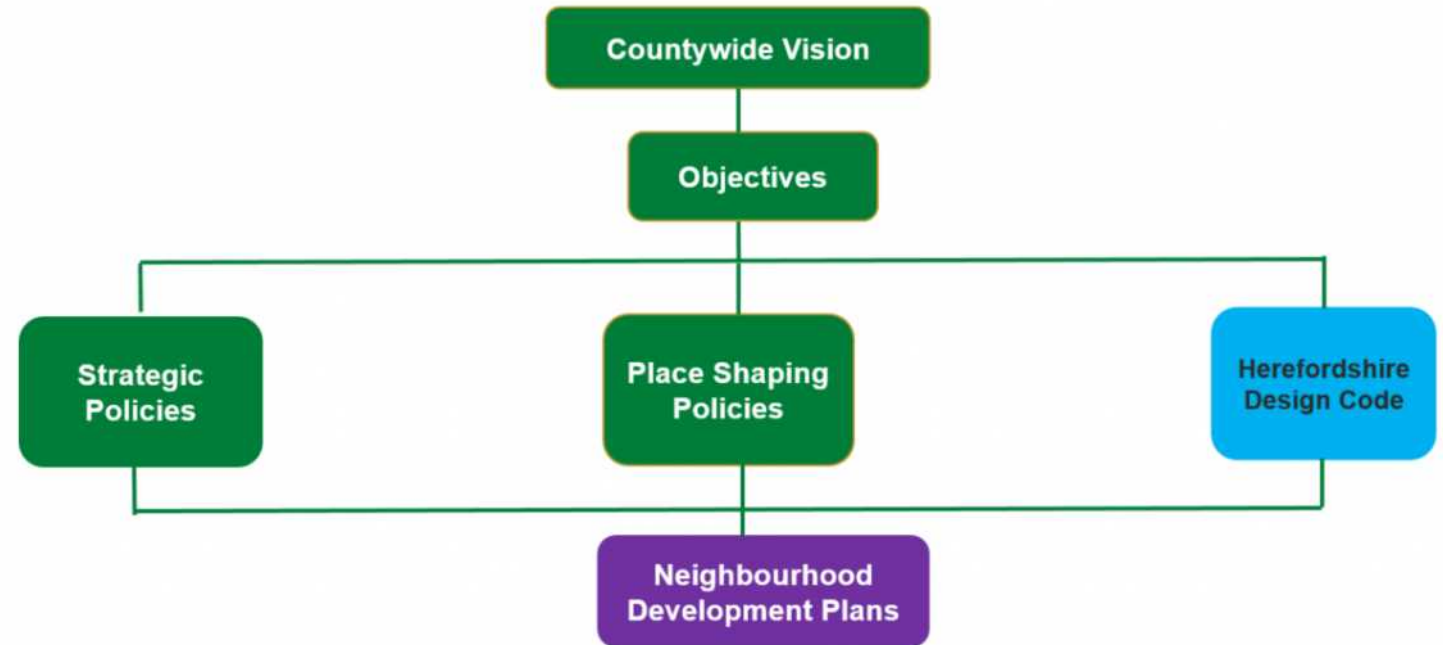
**Rural Settlement Hierarchy
2021-2041**

March 2024

Herefordshire Local Plan 2021 - 2041

This presentation will cover:

- Background of the Rural Settlement Hierarchy process
- Growth target for rural areas
- A Review of the selection criteria
- Revised RSH and NDP implications
- NDPs and Design Codes
- Next Steps followed by discussion



Why review the Local Plan

Why review?

Commitment in the Core Strategy for a review.

Requirement in NPPF for 5 year cycle of review of Local Plans.

Requirement in NPPF to review housing requirement at least every 5 years.

Considerations need to be given to the fundamental policy shift with infrastructure

Local Plan Process



Strategic and Place shaping policies

Local Plan 2021-2041

The Local Plan addresses:

- Addresses the climate and ecological emergency
- Nutrient levels in the River Wye SAC
- Affordable housing
- Travel
- Infrastructure and services
- Well-connected neighbourhoods
- Designing beautiful and healthy places through design coding
- Distribution of development



Vision and Objectives

Vision and objectives are informed by the Council's County Plan.

Objectives covering the county feature

- 9 Environmental Objectives
- 7 Community Objectives
- 9 Economic Objectives

Environment



Carbon neutral and nature rich.
Distinctive landscape, heritage and natural environment protected and enhanced.
Quality of life enhanced ensuring residents to live in more environmentally sustainable ways.

Community



Resilient and Well-connected communities.
New development to be inclusive and beautiful.
The health and wellbeing of residents enhanced.
Everyone to have the opportunity access to community facilities and services with decent housing.

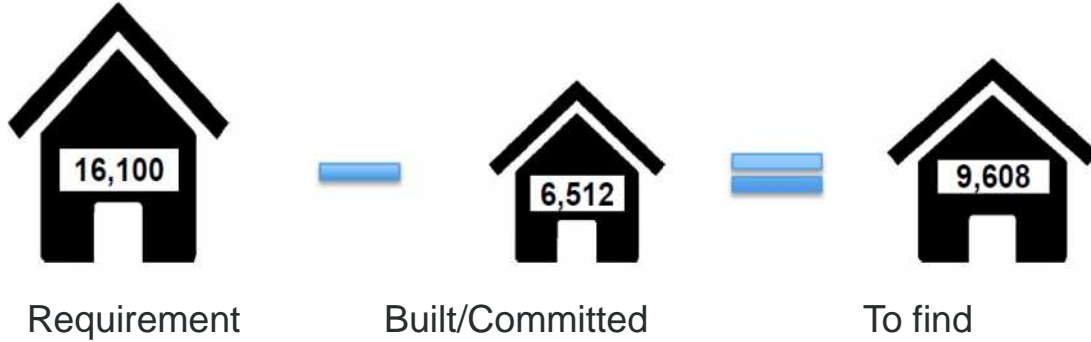
Economy



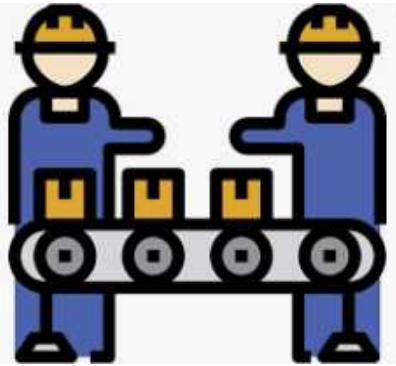
Prosperous and sustainable economy. Farming heritage and sustainable tourism continue to play key role in economy. City and market towns to be thriving to live, work and visit. Hereford will be a centre of education and business can invest and thrive.

Strategic and Place shaping policies

Housing required

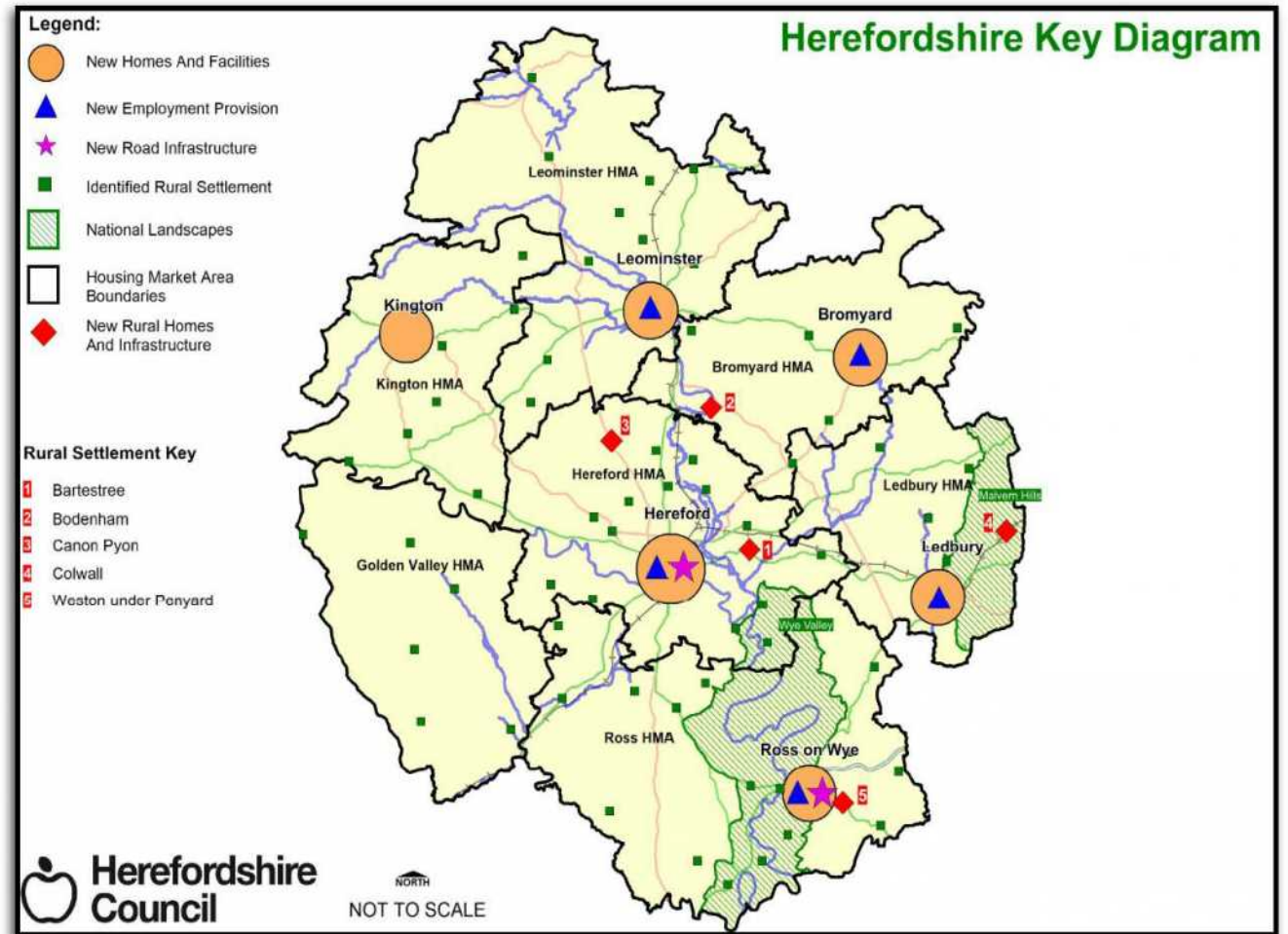


Employment required



Urban Areas
172Ha to find
(Hereford and Market Towns)

Rural Areas
10Ha To find small scale
employment sites.



Place Shaping: Rural Areas 2021-2041

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

Reflection on Core Strategy RSH

The previous approach sought to distribute 5320 dwellings proportionately between 217 settlements across seven HMAs. These identified settlements were selected and confirmed at the Core Strategy 2015 examination.

This approach over the years has raised several issues including:

Some unsustainable locations:

Some smaller settlements are situated in remote and unsustainable locations for growth, contributing to isolation, lack of accessibility, and potential ecological impacts, reflecting a lack of consideration of environmental constraints.

Limited Services and Infrastructure:

Some settlements lack the necessary services and infrastructure to accommodate further growth.

Limited Community Benefits:

Small-scale development difficult to secure community benefits. Dispersal policy has led to benefits not seen as development was too thinly spread over an area.

Disproportionate Development:

Some settlements have seen a disproportionate amount of development, creating imbalances in settlements across Herefordshire.

Housing Mix and Affordability:

Difficulty in providing diverse housing mix to meet the needs of the community including sufficient affordable housing.

Impact on Character and Heritage:

Pressure on smaller settlements to meet growth had some negative impacts on character, heritage assets, and the local landscape.

Aims of the New RSH

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.

*** Rural Area Designation**

Reflecting the Character and Heritage:

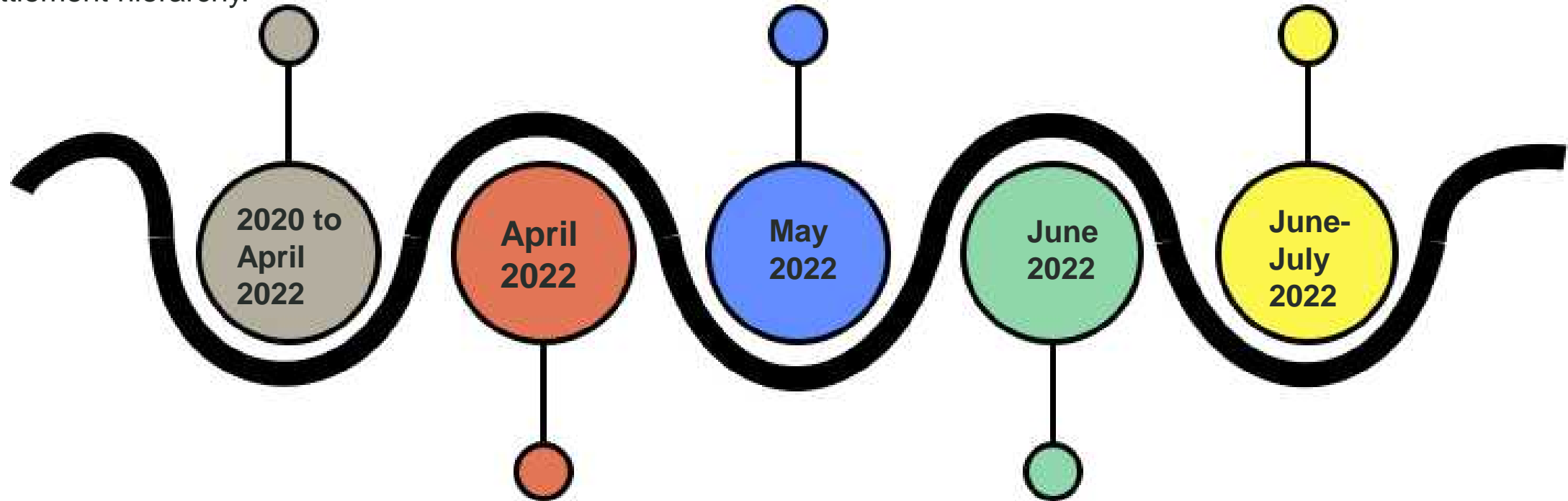
The heritage assets and landscape value has been taken into account. This will help to avoid negative impacts on such places.

Initial approach to RSH review

- Reviewed all the data was collected for 320 settlements to consider all possibilities for inclusion in a rural settlement hierarchy.

- The list was reviewed with statutory consultees obtained latest information.

- Public consultation on the first Rural Settlement Hierarchy.



- Checks on this data were made with parishes .

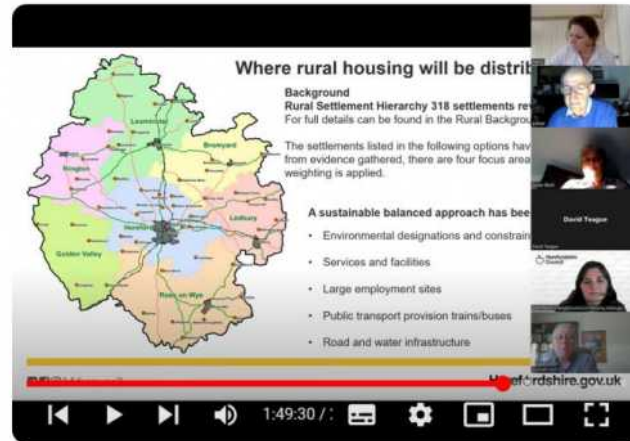
- The list was then refined down to approx. 150 settlements to remove settlements with limited services.

RSH How we consulted

- Formed of workshops, roadshows, exhibitions, online presentations.
- Public Response sought a relook at our hierarchy approach.
- After the RSH feedback further consultation steps with our parishes and ward members.



- Checks with parishes again in October 2022 to clarify services and facilities for settlements in their parishes.
- November 2022, Workshops with parishes and ward members to work further on what matters in rural areas.



Initial RSH Selection Criteria June 2022

The draft Rural Settlement Hierarchy strategy was underpinned by the goal to provide people with reasonable and attainable travel choices, granting more freedom and choice in how they travel for their everyday needs. This strategy scored villages on the following criteria:

- **Key services** – Shops, Village hall, Community Hubs, Primary school and Medical facilities.
- **Employment sites** - within 5km (based on ease of walk and cycle) providing people with reasonable and attainable travel choices to meet their daily needs.
- **Accessibility to Public Transport** –amount and frequency of services.
- **Environmental considerations** – environmental designations and constraints such as National Landscape(AONB), Conservation Areas, and Flooding (scores deducted).
- **Mains Drainage**- Existence of drainage infrastructure services.
- **Road Infrastructure** - A roads and/or B routes only.
- Broadband was considered but was too difficult to quantify in terms of information available.



RSH How we got to the current criteria

The 10 most frequently cited services identified by parish and ward members are listed as follows:

- 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)

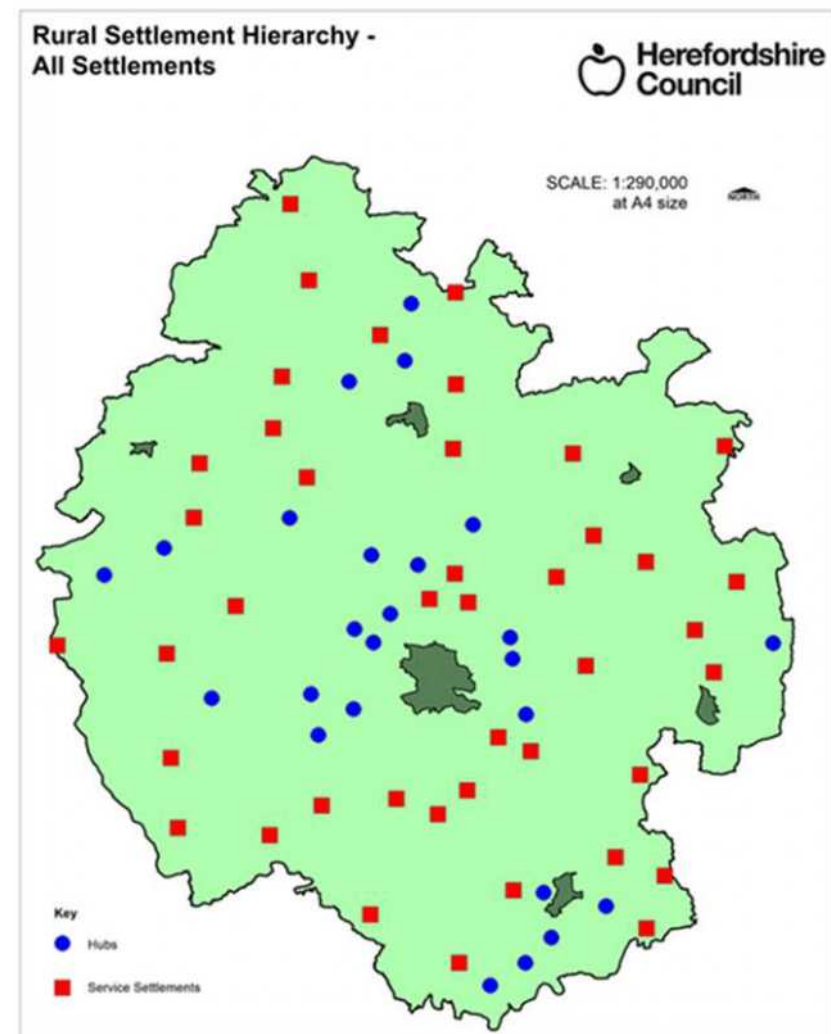


RSH The Rural Settlement Hierarchy is made up of

A robust and consistent hierarchy based on feedback from parish councillors and ward members

Four categories of settlements

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



RSH- 1. Rural Hubs

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

A/B road access, Have all of the following:

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

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

RSH-2. Rural Hubs with environment constraints

- Parts of area fall within flood risk zone 3
- More coverage with Conservation areas
- More coverage with a National Landscape designation
- More than 4 services and include

A/B road access, Have all of the following:

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

Bridstow/ Wilton

Colwall

Eardisley

Goodrich

Kingsland

Luston

Orleton

Walford / Coughton

Wellington

Weobley

Whitchurch

RSH-3. Service Settlements

- Not within flood risk zone 3
- not fully restricted by a conservation area or
- not fully covered by a National landscape designation
- 4 key services and include

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

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

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

RSH.4. Service Settlements with environmental constraints

- Parts of area at risk of flood risk zone 3
- More coverage with Conservation areas
- More coverage with a National Landscape designation
- 4 key services

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

Almeley

Dilwyn

Dorstone

Fownhope

Garway

Little Dewchurch

Llangrove

Longtown

Marden

Michaelchurch
Escley

Much Marcle

Pembridge

Peterstow

Stoke Prior

Sutton St
Nicholas

Wellington Heath

Yarpole

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

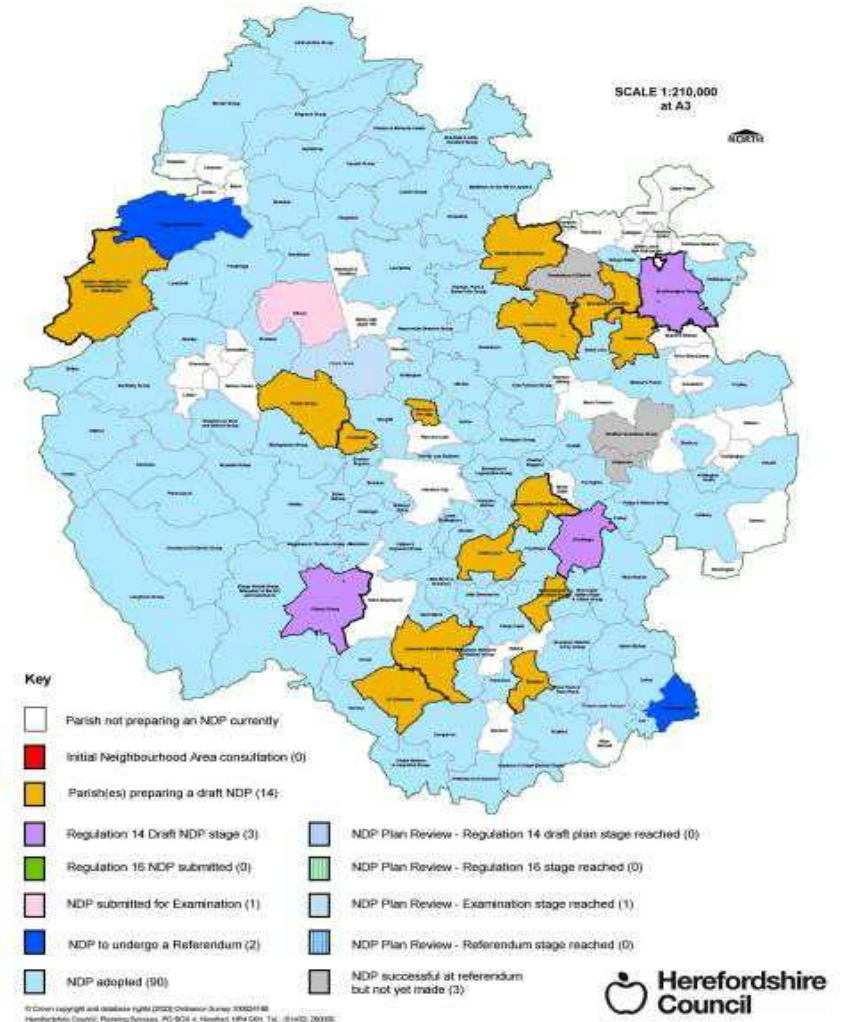
- Almeley
- Dilwyn
- Dorstone
- Fownhope
- Garway
- Little Dewchurch
- Llangrove
- Longtown
- Marden
- Michaelchurch Escley
- Much Marcle
- Pembridge
- Peterstow
- Stoke Prior
- Sutton St Nicholas
- Wellington Heath
- Yarpole

Questions

What this means for Neighbourhood Plans

The Local Plan and Rural Settlement Hierarchy will

- Identify the 68 most sustainable hubs and settlements.
- Sustainable settlements selected have taken into account excess proportional growth.
- Identify the strategic large sites for the rural areas (45-60 dwellings). To achieve more community benefits such as affordable housing and larger contributions to facilities and infrastructure.
- The Local Plan will uplift the undeveloped NDP allocations in the 68 identified settlements, the 148 settlements not in the list will be considered as open countryside.





**Identified
settlements**

**Settlements
outside the
settlement
Hierarchy**

What this means for the Identified settlements

The revised strategy will see 68 settlements identified for proportionate growth.

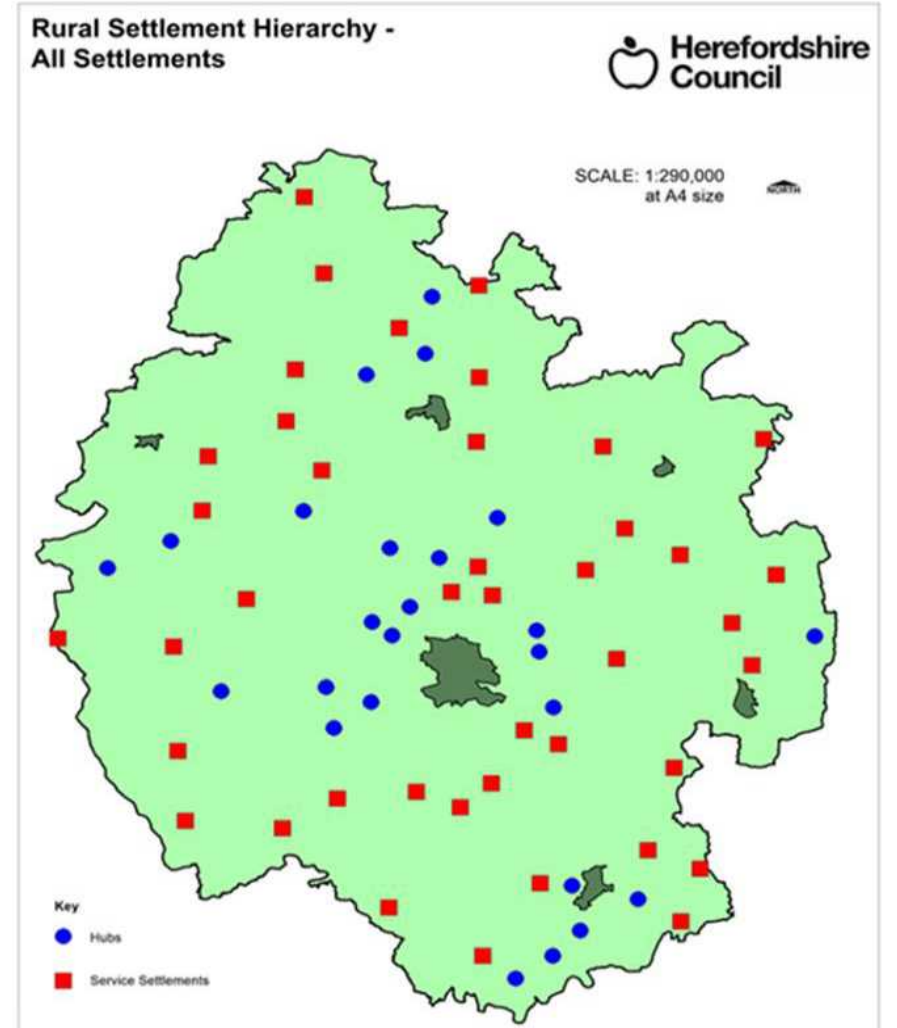
- Rural Hubs have been identified to deliver proportionate growth as set out in the policy
- The growth given is dependent on what identification it has been given out of the 4 categories. i.e: Hub with more growth and Service settlements with less.
- Proportionate growth runs from 2021-2041 and will account for commitments and built dwellings.



What this means for the Identified settlements NDPs

Existing and future NDP's with Identified settlements can

- Develop objectives and locally distinctive policies in accordance with our Local Plan and National Policy.
- Allocate smaller sites and infill sites within their area.
- Determine settlement boundaries for named settlements.
- Can produce design codes for development in these areas
- NDP policies that are still in conformity with the Local Plan are still valid and will be used accordingly.
- **Existing NDPs can still be used and are not defunct!**



RSH Identified Settlements with strategic sites

Identified Hubs will have identified housing sites in their plan, at this stage the sites are preferred options.

The most sustainable settlements with strategic allocations can also allocate smaller sites and settlement boundaries.

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



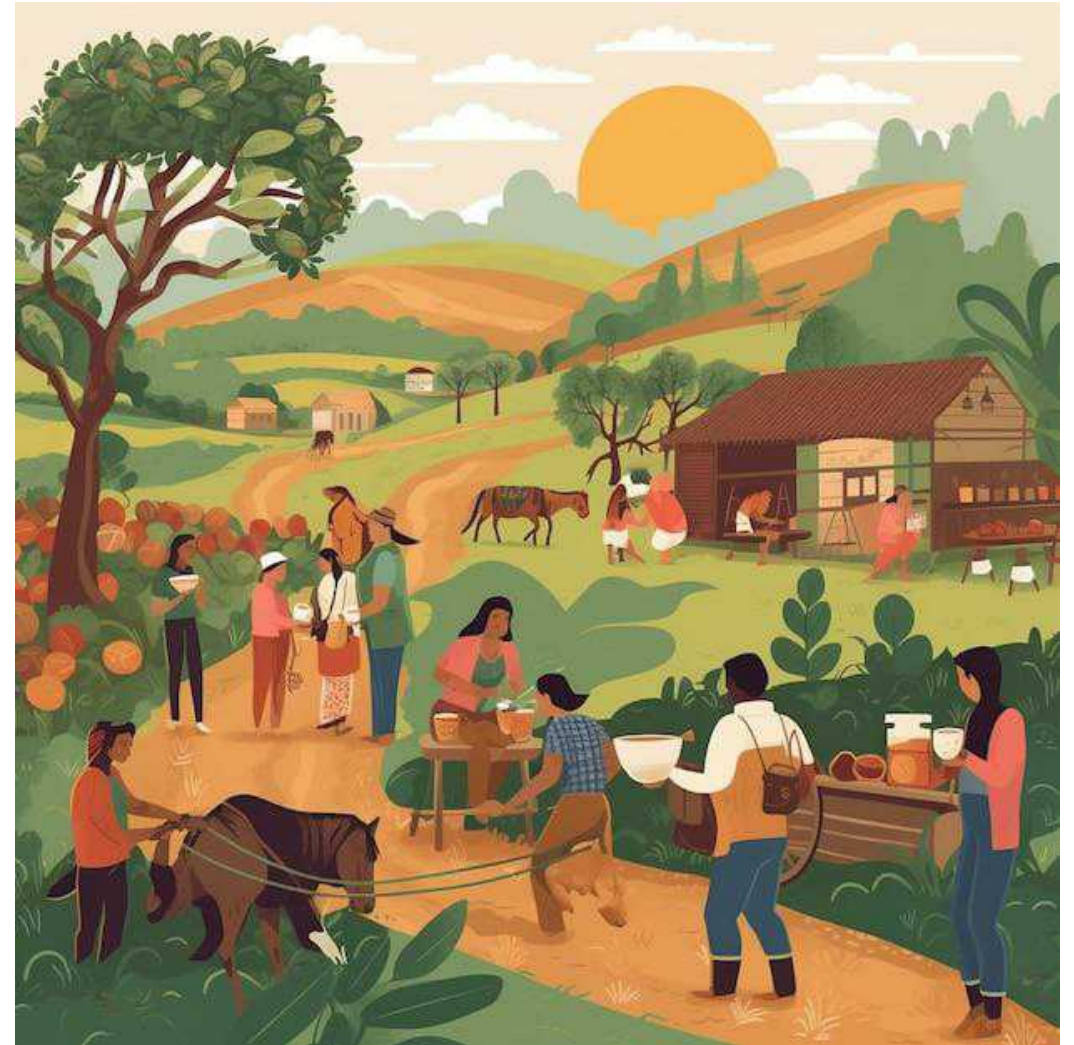
NDP's with strategic site allocations can still

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

What this means for settlements outside the RSH

The revised strategy will see the declassification of 149 settlements which consist of:

- Some of the smaller settlements in the CS 4.14 list have a low level of service and significant constraints.
- All of the settlements in the CS 4.15 list.
- The declassification of these settlements means that these areas will now be considered as open countryside **where only open countryside policies and rural exception criteria will apply to development.**



What this means for settlements outside the RSH

Existing and future NDP's can still

- Develop objectives and locally distinctive policies with protective and character policies.
- Can produce design codes for development in these areas.
- NDP policies that are still in conformity with the Local Plan will be used accordingly.
- Only the parts of the NDP that do not comply with the new Local Plan are redundant.
- Where sites have been allocated these will no longer be carried forward. This comes into force after submission to examination **Summer 2025**.
- **Existing NDPs can still be used and are not defunct!**



Countryside Policy in Local Plan

Exception policy AG4

In settlements outside of the Rural Settlement Hierarchy the provision of sites for affordable housing, including self and custom build and community led housing will be supported where they meet the following criteria:

1. There are at least 3 key services and facilities within 1 km from the centre of the settlement;
2. The settlement is not wholly within Flood Zone 3 or access to the settlement is restricted by significant flooding of the settlement road; and
3. The location of the settlement offers a choice of modes of travel for accessing employment, education and services.

Open Countryside Policy AG5

Areas outside of a settlement boundary or the built form of a named settlement within the settlement hierarchy outlined in Policy AG3 will be classified as open countryside.



Material Weight

Local Plans

- The existing 2015 Core Strategy will remain as the statutory development plan until the new Local Plan is adopted.
- The Local Plan will not have **weight until it has been submitted for examination** and then it will start to have weight.
- It will have **significant weight once the Inspectors report has been received** and **only full weight once Full Council adopts the plan.**



Material Weight

Neighbourhood Plans

A made Neighbourhood Development plan **can only be replaced by its own NDP** and will remain part of the development plan until it is replaced by its revised NDP.

The last adopted document will take precedence where there is a policy conflict – so when the rural settlement hierarchy changes it will be the last adopted document that will hold the greatest weight.

Current NDPs still have Full weight if:

- Adopted under 5 years
- Contains policies and allocations to meet its identified housing requirement (see para 67-68 NPPF)



Questions



Design Coding and NDPs

There will be a countrywide Herefordshire Design Code setting out the principles of good design that is distinctive to Herefordshire. Building on guidance set out in the National, Model Design Guide, reflecting on the 10 characteristics of well designed places.

- Hereford and the Market Towns are recommended to do a Design Code. These can be done with a Neighbourhood Plan or separately.
- All parishes and towns can do a design code as part of their Neighbourhood Plan, and be assessed as part of the NDP examination.
- For parishes and areas that are not named in the RSH, can still draft a design code for their area.



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



Design Coding Consultation

Design Codes will supplement the Local Plan policies by setting out design guidance for various types of development, including requirements for design quality, and will help shape development in Herefordshire.

- The countywide design code is still in its early stages and is at the analysis stage of reviewing and gathering evidence.
- The Design Code consultation alongside Reg 18 will inform the public of what design codes are and how we expect to roll them out in the county.
- The purpose of this consultation is to find out what they think of the current design of our city, towns and villages in Herefordshire, their concerns, and suggestions of how this can be improved.

Herefordshire Design Code



Further Considerations: Changes at a National Level

- Levelling up and Regeneration Bill (LURA) enacted Oct 2023.
- Sets out significant changes to local plan-making and its requirements to ensure a smoother and more efficient system.
- Revised NPPF December 2023.
- Plans are positively shaped by local communities.
- Localism continues: strengthened by including wording into legislation of what can be included in a NDP.
- Increases weight of adopted plans (2 to 5 years) if does not meet paragraph 14 of NPPF.

What's New

- New National Development Management Policies.
- Supplementary Plans focus on area-specific issues.
- Neighbourhood Priority Statements (NPS). Allows communities to identify their key priorities for their local area.
- Street Votes
- Community land auctions (CLA).



Next Steps

Timeline of the Local Plan



Regulation 18 Consultation Roadshow dates

Local Plan launch 25th March 1:30 pm onwards drop in session. Hereford Town Hall.

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	<u>Bartestree</u> Village Hall	1:30pm – 4:00pm
Thursday 28 th March	Ross on Wye Market	9:30am – 12:00pm
Thursday 28 th March	Weston under <u>Penyard</u> 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	<u>Wigmore</u> Village Hall	1:30pm – 4:00pm
Wednesday 10 th April	<u>Ewyas</u> Harold Village Hall	10:30am – 4:00pm
Friday 12 th April	Kington Market	9:30am-12:pm
Friday 12 th April	<u>Weobley</u> Village Hall	1:30pm - 4:00pm
Thursday 18 th April	<u>Colwall</u> Village Hall	1:30pm – 4:00pm
Saturday 20 th April	Hereford City Centre	10:30am – 2:00pm

Next Steps

Following the Local Plan Roadshows the Strategic and Neighbourhood Planning team will hold meetings with individual parishes and town councils to discuss the implications of the new Local Plan to their NDPs, regarding the rural settlement hierarchy.

An email will be sent to parishes to book.

These will run from the 8th April.



Questions

