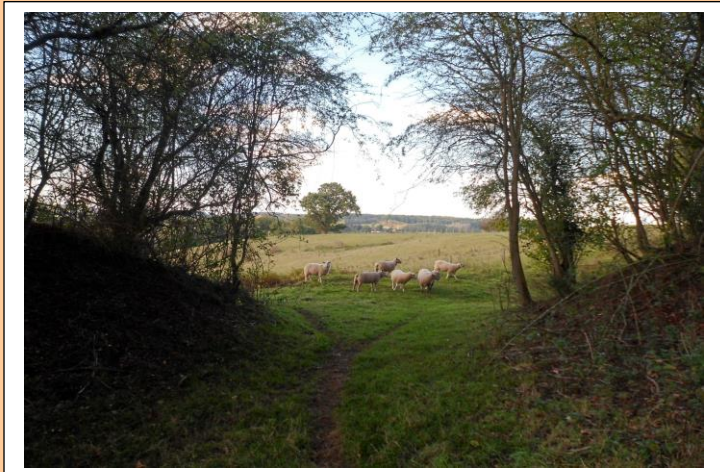




KILPECK GROUP

Neighbourhood Development Plan Issues and Options

Draft Version VII
For Consideration April 2017



Church of St Mary and St David, Kilpeck

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KEY CODE

AMENDMENTS TO TEXT INSERTED

**YELLOW HIGHLIGHT QUESTIONS STEERING GROUP
ALSO POSSIBLE QUESTIONNAIRE**

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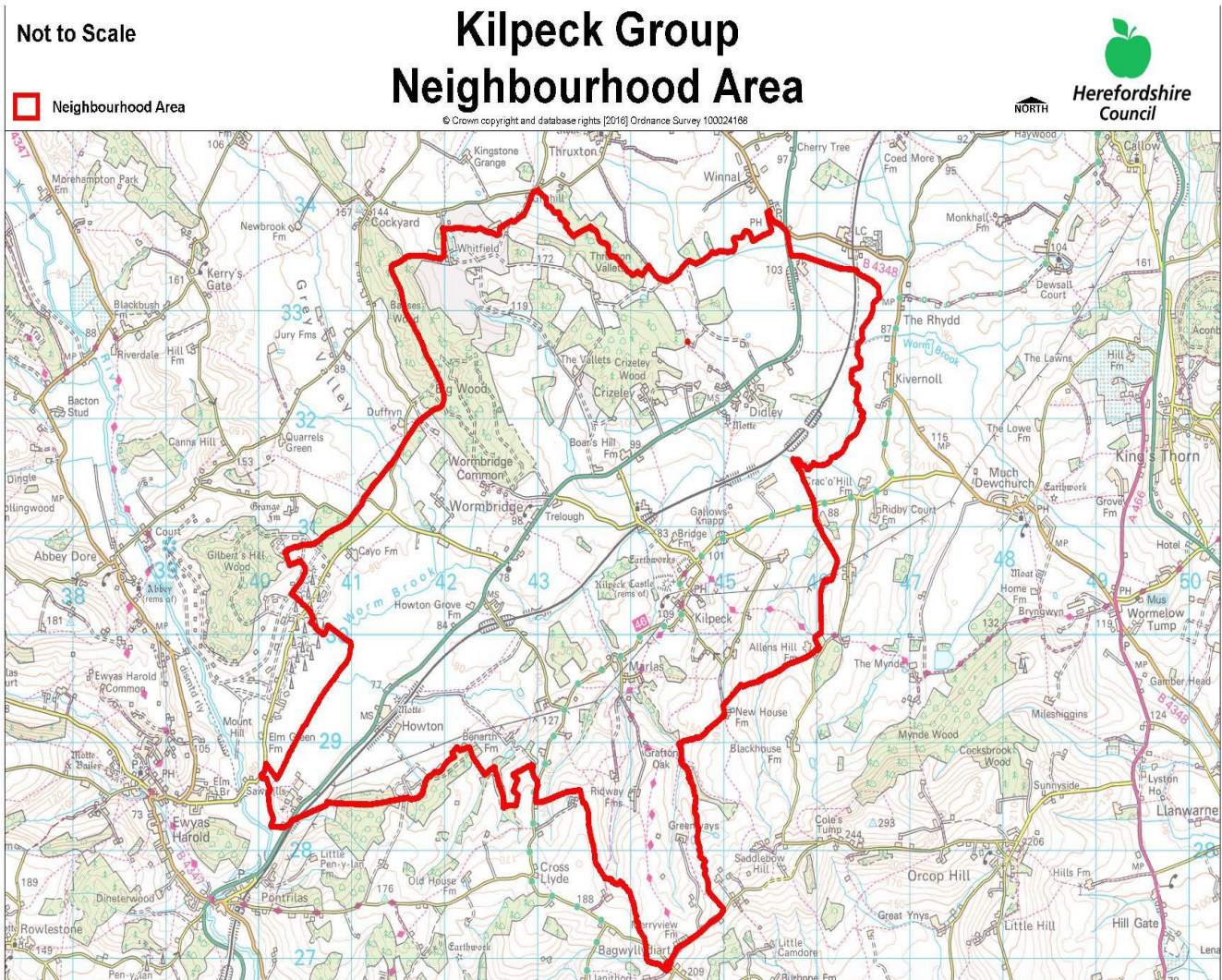
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1.0 Introduction and Background

1.1 Neighbourhood Development Plans (NDPs) are a new type of planning policy document which are prepared by Parish Councils (and other relevant bodies) to guide new development within a defined area such as a parish, alongside local authority (here, Herefordshire Council) and national planning policy documents. Kilpeck Group Parish Council has decided to prepare a NDP for this area, and this document has been prepared for public consultation as a first step in the process.

Map 1 Kilpeck Group Neighbourhood Area

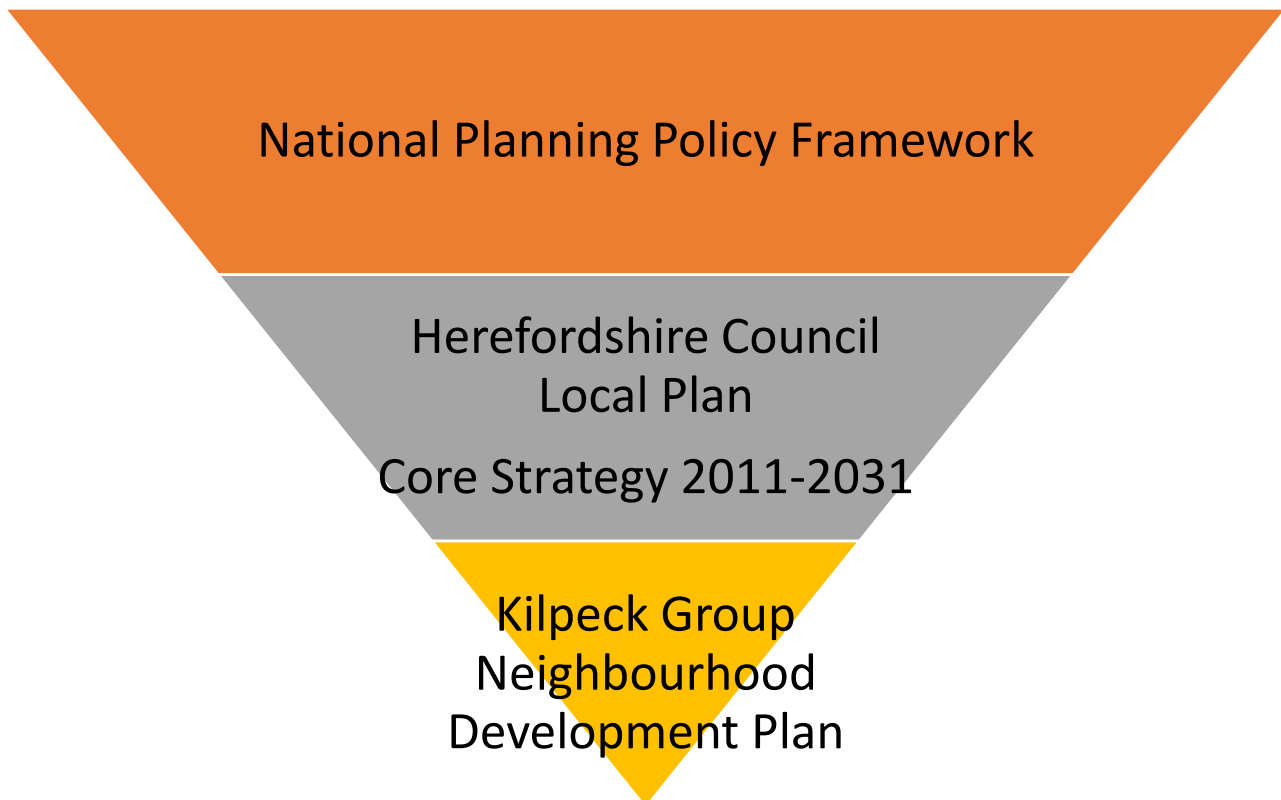


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- 1.2 Kilpeck Group Parish comprises of the parishes of Kilpeck, Kenderchurch, Wormbridge, Treville and St. Devereux as edged red on Map 1.

The Kilpeck Group Parishes extends over 2,618 hectares and had a combined population of 522 in 2011 (see Census 2011 Neighbourhood Statistics¹)

- 1.3 The key policy documents which are relevant to the area are: National Planning Policy Framework (NPPF)², and Herefordshire Adopted Local Plan Core Strategy 2011-2031³.



¹ <http://www.neighbourhood.statistics.gov.uk/dissemination>

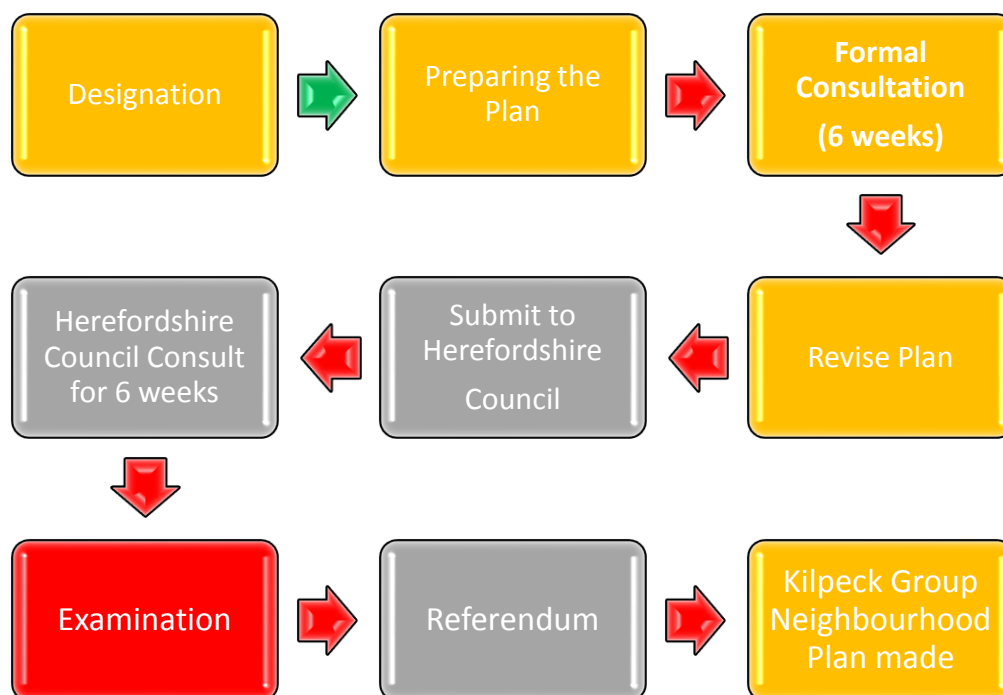
² <https://www.gov.uk/guidance/national-planning-policy-framework>

³ <https://www.herefordshire.gov.uk/ldf>

The Process of producing a Neighbourhood Development Plan (NDP) is as follows

Kilpeck Group NDP - Proposed Timetable

Target Date	Action
Spring 2017	Consultation on Issues and Options
Summer 2017 (If required)	Call for Sites and Site Assessment Process
Autumn 2017	First Draft Plan (Preferred Options) published for informal consultation
Early 2018	Reg 14 formal 6 weeks consultation on Draft NDP
Early 2018	Revise NDP
Spring 2018	Submit NDP to Herefordshire Council
Spring/Summer 2018	Herefordshire Council consult for 6 weeks
Autumn 2018	Examination
Winter 2018	Referendum and Plan Made



1.4 This “Issues and Options” document explains more about the key planning issues identified so far by the Steering Group. We need your help and ideas about the various issues the Plan should address in order to move forward to the next stage, preparing a draft plan. **Local households and residents are being invited to provide responses to the key questions set out in this document, and which are also provided separately in a Questionnaire.**

Draft Vision

- 1. The Vision for the Kilpeck Group Area is to support development and maintains the rural character of the region**
- 2. All development should be undertaken in a manner as to minimise the impact to the environment as well as adjoining parishes.**
- 3. Development will be encouraged which supports the needs of the local community for example suitable housing, small scale local business and the provision of appropriate infrastructure**

Q1. Do you agree with the Draft Vision?

Neighbourhood Plan Draft Objectives

- 1) The main objective of this NDP is to ensure that the communities needs for housing and employment are met in such a way as to minimise any potential impact on the rural nature of the Kilpeck Group of Parishes**
- 2) The production of this plan will provide guidance as to how developments can be designed and provided in accordance with the wishes of the local community.**

Q2: Do you agree with the Draft Objectives?

Q3: Is there anything you think we should add to the Draft Vision and or Objectives?

3.0 Protecting our Environment

- 3.1 The Kilpeck Group Parish has a distinctly rural character and it is important to maintain this with regard to any future development.



Draft Policy Options – Protecting Local Landscape Character and Biodiversity

A landscaping policy could be prepared which identifies those features which contribute towards the special landscape character of the area and encourages development to protect and enhance them.

Such a policy would define local landscape character and seek to protect it.

New development should be required to protect important features and incorporating appropriate local species and landscape design to enhance local biodiversity

Q4: Should the NDP include a policy requiring new development to protect and enhance the local landscape character and wildlife?

Local Green Space

- 3.2 NDPs can also identify areas of land known as Local Green Space which is of particular local significance and which should be protected from new development in a similar way to Green Belt

Draft Policy Option – Local Green Space

Are there areas of land within the identified settlements which the local community wish to see protected from development?

Q5: Which areas of Local Green Space should be protected from development? Please explain why they are important.

Built Environment

- 3.3 Across the five parishes there is a variety of building styles. Materials used are Herefordshire sandstone, traditional red brick, black and white timber frames, slate tiled roofs, predominately two-storey, detached farmhouses, smaller cottages mainly older and historic buildings with modern buildings reflecting the same style.


Draft Policy Option – Protecting and Enhancing the Built Heritage

A design policy could be prepared which identifies those features and materials which contribute to the local distinctiveness of the area (e.g. in each settlement) and encourages new development to incorporate them.

For example, the NDP could set out height, scale and massing of new development and identify preferred materials such as traditional red brick, slate roofs etc.

Q6: Should the NDP include one or more policies to encourage locally distinctive design in new development

4.0 Housing in our Parishes

- 4.1 In the Herefordshire Core Strategy Local Plan, Kilpeck Group Parish falls within the Ross on Wye Rural Housing Market Area which is required to grow by a minimum of 14% (approximately 25 houses) over the Plan period up to 2031.
- 4.2 Herefordshire Council identified **Wormbridge** as the settlement which will be the main focus for proportional housing development (Fig 4.14 in the Core Strategy). No other settlement boundaries have as yet been set however the NDP can create one or more where proportionate housing or other development is appropriate 

Draft Policy Option - Identification of a settlement boundary for all identified settlements in the Core Strategy.

The settlement boundaries can eventually include any sites identified for new housing through the potential site allocation process

Outside this line, the area is considered to be wider countryside and new development will only be acceptable where it is “rural exception housing”.

Q7: Should the NDP include a settlement boundary for all three settlements identified in the Herefordshire Core Strategy?



- 4.3 The NDP could allocate one or more new housing sites. This is usually done through a technical Site Assessment based on an agreed set of criteria. This should provide a ranking of possible sites, with some suggested as Preferred Options for informal consultation and then possibly taken forward into the Draft Plan as proposed Site Allocations.



Draft Policy Option – Site Allocations and Criteria

Residents may wish to focus development on 1 **or more specific** of the **existing** settlements

Each identified settlement could have its own policy or paragraph in a policy, reflecting the particular characteristics and needs of that community.

The criteria could include for instance requiring new housing to be infill development within a settlement boundary

Q8: Should the NDP seek to allocate sites for future housing growth?

Q9: Please identify, in order of preference, settlements where you consider development would be acceptable. You must give a reason for your first and last choices. You may give a reason for other choices if you wish.



Q10: Should development be focussed on several smaller sites around the villages or on one larger sites?

Q11: Are there any areas of the village where you think development would not be appropriate? Please explain your reasons for this.

Housing Mix

- 4.4 In terms of Affordable Housing, a Ministerial Statement has set out that for sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. Therefore, if the NDP proposes site allocations for developments comprising less than 10 houses, then the sites cannot be required to include Affordable Housing.



Draft Policy Option – Housing Mix

The NDP could encourage particular house sizes or types e.g. starter homes, housing designed for older people etc. where there is evidence of local need.

Q12: What sort of housing do you want to see being built in the village in the next 15 years?

Q13: Should the NDP include a policy setting out requirements for particular housing types, sizes and tenures?

Rural Housing

- 4.5 Beyond the identified settlements, the Kilpeck Group Parishes are considered to be “open countryside” and only exception housing under Core Strategy policies (RA3, RA4, H2 or H4) will be acceptable.

Draft Policy Option – Housing in the Wider Countryside

The Core Strategy allows for some limited housing in the wider countryside e.g. Affordable Housing, or housing required by agricultural workers or related to other rural industries which is required to be close to the work place e.g. forestry, charcoal burning etc.

Q14: Should the NDP include a policy for development in the wider countryside or leave it to the Herefordshire Core Strategy?

5.0 Local Economy

- 5.1 The Kilpeck Group Parishes has a number of local businesses which provide a diverse range of employment opportunities. The main local employment opportunities are within secondary and tertiary businesses. Whilst still a very rural area agriculture is no longer a major employer, though the need for seasonal workers remains.
- 5.2 There is a need to support investment in local businesses to help provide increased employment opportunities in the area so that it continues to be a thriving living and working environment.

Draft Policy Option – Protecting and enhancing local employment and tourism opportunities

A policy could be prepared which protects existing businesses and supports the sensitive expansion subject to specific criteria.

or

A policy could be prepared which encourages new employment opportunities and supports the sensitive expansion subject to specific criteria.

or

A policy could be prepared which supports appropriate tourism related to the area

Q15: Should the NDP include a policy to protect existing businesses and support the expansion of existing employment opportunities for employment uses?

Q16: Should the NDP include a policy to encourage new employment opportunities for employment uses?

Q17: Should the NDP include a policy which supports appropriate tourism related development?

6.0 Community Facilities

- 6.1 The NDP could include a policy to protect local community and recreational facilities and support investment in new facilities.

Q18 Should the NDP include a policy to protect existing community facilities and encourage investment in new facilities

If your answer is yes WHICH ONES?

7.0 Traffic and Transport

- 7.1 The NDP can do little in terms of transport planning however, but it could include policies which encourage developer contributions related to improved traffic management and which encourage walking and cycling as alternatives to the private car.

Draft Policy Option - Supporting Improved Traffic Management and Walking and Cycling

A policy could be prepared to encourage developer contributions which support improved traffic management e.g. in the village centre, and walking and cycling and a village car park.

Q19: Should the NDP include a policy to encourage developer contributions towards improved traffic management measures and walking and cycling?

If so, please provide suggestions.

8.0 What Next ?

Bring this along to the open day in Kilpeck Village Hall 11am-4pm Saturday 10th June 2017 where there will be more information and an opportunity for you to ask questions and make suggestions



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The Planning People