



KILPECK

Draft Neighbourhood Development Plan June 2019

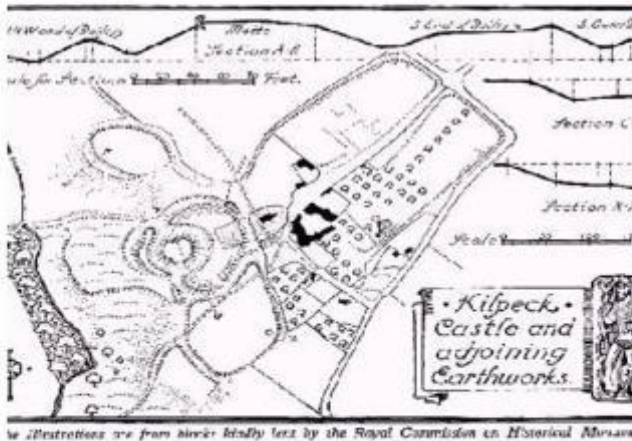


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Public Consultation

How to Comment on this Document

Welcome to the first version of the Draft Neighbourhood Development Plan (NDP) for the Kilpeck Parish. We need your help in preparing the Plan and your views on this first draft document are a key part of this process.

This consultation will run from

Saturday 29th June – Saturday 10th August 2019

This document and an accompanying response form are available online at www.kilpeckgpc.org

Hard copies will be available at the Open Day at Kilpeck Village Hall between 10.30am and 4.30pm on Saturday 29th June 2019 or on request from the Parish Clerk

Copies will also be available after the Open Day to view at Kilpeck Village Hall, The Forge Filling Station, Bridges Childcare Centre, The Kilpeck Inn and the Three Horse Shoes

Please email your completed response form to the Parish Clerk Parishclerkmw@btinternet.com or by post to TRYONOR 42, Green Lane, Kingstone, Herefordshire HR2 9EX or by hand at the open day on the 29th June 2019

Thank you very much for your time and interest.

Your comments will help us with the next stage of your Plan

The Draft Neighbourhood Development Plan for the Kilpeck Parish area.

Public Consultation on the Kilpeck Draft Neighbourhood Development Plan (NDP)

I am writing to advise you that the Kilpeck Draft Neighbourhood Development Plan (NDP) is to be published for consultation by Kilpeck Parish Council.

This Draft Neighbourhood Development Plan has been prepared by a Neighbourhood Planning Steering Group of local Parish Councillors and interested residents on behalf of Kilpeck Parish Council as well as the independent Site Options Appraisal undertaken by AECOM (a government appointed independent body) the results of which are published on the Parish Council's Website www.kilpeckgpc.org

The purpose of this consultation is to receive comments on the **Proposed Site Allocations**, the **Proposed Settlement Boundaries** and the **Eight Proposed Policy Options** which can be seen commencing page 16 of the Draft Neighbourhood Plan.

The Open Day is Saturday 29th June 2019 in Kilpeck Village Hall from 11.00am – 4.00pm

The Draft Plan will be available to view and download from **Saturday 23rd June 2019** at www.kilpeckgpc.org

Hard copies of the Neighbourhood Development Plan will also be available to view approximately one week prior to the consultation day in the following locations at normal opening times:

Kilpeck Village Hall
Forge Garage, Wormbridge
Bridges Childcare Centre
The Kilpeck Inn
The Three Horseshoes Public House

Members of the Parish Council and the Steering Group will be available to answer any questions you may have at the open day so please try to come along and help to decide the future of our Parish.

A copy of the Questionnaire is attached for comments but the Parish Council also welcomes comments by Email or in writing but please be sure to include your post code and which Parish you reside or work the deadline for all comments is

Saturday 10th August 2019

1.0 Introduction and Background

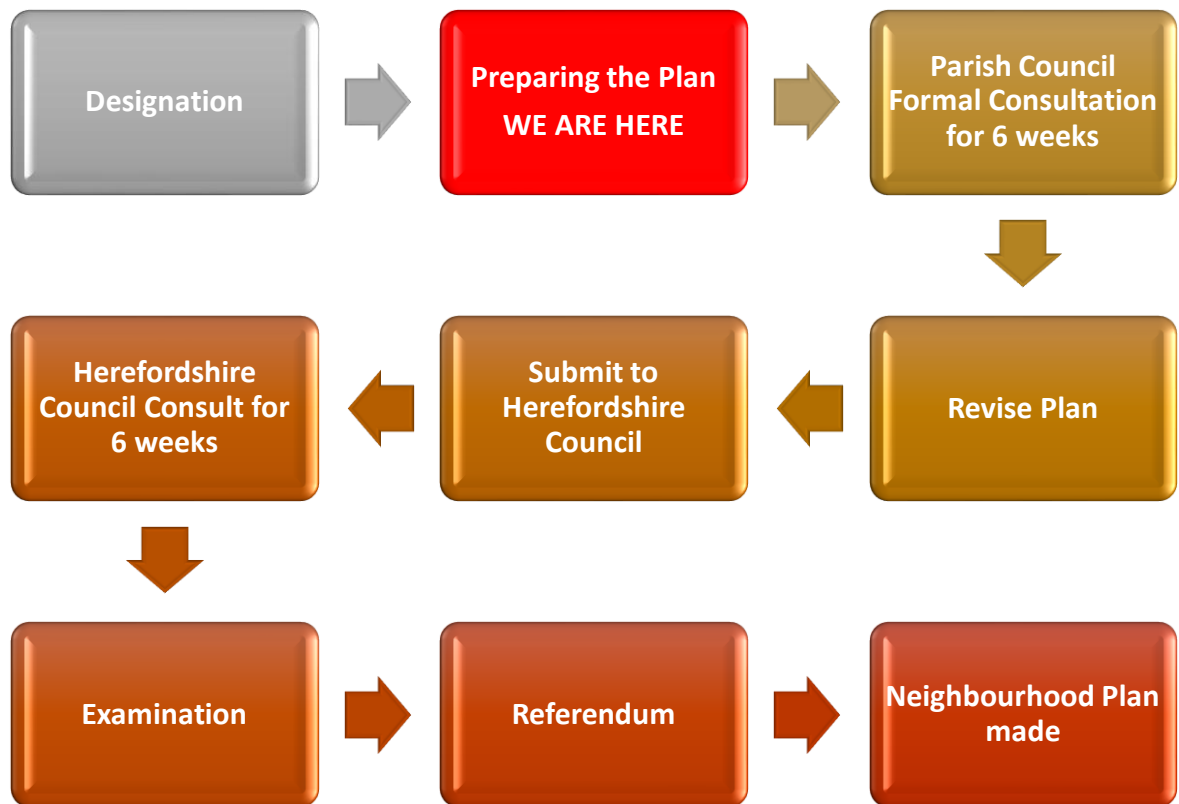
About this Document

- 1.1 This is the First Draft Neighbourhood Development Plan (NDP) for the Kilpeck Neighbourhood Area (as shown on Map 1). The Plan has been prepared by a Steering Group of local residents and Parish Councillors taking into consideration the consultation undertaken through the Neighbourhood Development Plan Open Day held in Kilpeck Village Hall on 10 June 2017.
- 1.2 The Plan has a draft vision and objective and sets out first drafts of for planning policies that will guide new development in the Parish up to 2031. The planning policies have been prepared under the themes of Housing, Landscape Character and Biodiversity, Employment, Local Community Facilities and Local Green Spaces and Walking and Cycling.
- 1.3 Following this informal consultation, the Draft Plan will be amended and published for formal consultation. After several further stages of plan preparation, there will be a local referendum on the final version of the Plan. A majority “Yes” vote will mean that the NDP will be used to help determine planning applications alongside the Herefordshire Local Plan Core Strategy and national planning policies.

What is a Neighbourhood Development Plan?

- 1.4 Neighbourhood Development Plans (NDPs) are a new type of planning policy document which are prepared by Parish Councils and other relevant bodies to guide development within a defined area such as a parish, alongside local authority (here, Herefordshire Council) and national planning policy documents. The Kilpeck Parish Council has decided to prepare a NDP for this area, and this document has been prepared for public consultation as part of the process.
- 1.5 NDPs have to be in general conformity with the local strategic planning framework (in this area provided by Herefordshire Council) and take account of national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). They must plan positively and promote sustainable development.
- 1.6 The preparation of an NDP is a complex and lengthy process, and usually takes around 1 ½ to 2 years. The main steps are set out in Figure 1 below and the Kilpeck area NDP is near the beginning of this process (Preparing the Plan). Preparing a Draft Plan is a very important stage and requires a lot of work and informal public consultation to ensure the emerging document reflects the local community’s views. Hopefully then it will be supported by local residents at the referendum.

Figure 1 Neighbourhood Plan Process



Work on Preparing our Plan So Far

- 1.7 This is the First Draft of the Kilpeck Neighbourhood Development Plan (NDP). The document has been prepared based on the results of all informal consultation and engagement activity undertaken to date.

Designation

- 1.8 The Parish Council applied to Herefordshire Council for designation as a neighbourhood area for the proposed NDP on 20th August 2016. The neighbourhood area was designated by Herefordshire Council on 27th September 2016 and is shown on Map 1. The designated neighbourhood area is the same as the Parish Boundaries of Kilpeck, Kenderchurch, St Devereux, Treville and Wormbridge.

Setting up a Steering Group

- 1.9 A Steering Group of interested local residents and Parish Councillors was set up to oversee the preparation of the NDP on behalf of the Parish Council in 2017.

Issues and Options Consultation

- 1.10 An Issues and Options Consultation document was prepared and distributed to local households and residents in advance of the Neighbourhood Development Plan Open Day on 10th June 2017. This set out a number of questions seeking views on the vision and objectives for the draft plan and draft policy options.

Consultation Results

Q1. The Vision of the Kilpeck plan is to support development and maintain the rural character of the region. All development should be undertaken in a manner as to minimise the impact to the environment as well as adjoining parishes. 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.

Do you agree with the Draft Vision?

25 respondents agreed with this vision in principle with one considering that housing should be provided by small developments, not large housing estates.

Q2. 1) The main objectives of the 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 area

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.

Do you agree with the Draft Objectives?

Again 25 respondents agreed

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

The most common response was that new housing should meet the needs of local people with an emphasis on properties suitable for first time buyers and older people.

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

There was general agreement that this was very important

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

The village greens were identified as areas to be protected as Local Green Spaces along with a number of other suggestions, including woodland, land at the edge of the village towards Dippersmoor Manor and Thika Cottage and the field at the back of the Old School House, Turnbow.

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

17 responses supported the inclusion of a policy(s) to encourage locally distinctive design although at least one respondent considered that this should not be too prescriptive.

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

Although 17 consultees agreed with this, 2 considered that this approach would be too prescriptive. One felt that Wormbridge should be the main settlement

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

The majority of respondents considered that the NDP should allocate sites.

Q9. Please identify in order of preference 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

The general agreement that Wormbridge is the most favoured location for development with brownfield sites at Kilpeck and Howton also being suggested.

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

There was support for development across several sites, although some respondents considered that an individual larger site would be preferable.

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

Kilpeck was not considered to be appropriate for development.

Q12. What sort of housing do you want to see being built in the parish area in the next 15 years?

Starter homes and housing suitable for older people were identified as the most appropriate types of housing to be built in the parish over the Plan period

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

17 consultation responses agreed that the NDP should include such a policy.

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

There were mixed responses in relation to this question but the majority were in favour of including a policy for development in the wider countryside.

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

All respondents agreed that there should be a policy along the lines suggested as it would encourage more employment in the area.

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

There was general agreement that new employment uses should be encouraged as long as these are appropriate to the rural nature of the area.

Q17. Should the NDP include a policy which supported appropriate tourism related development?

Most agreed that appropriate tourism related development should be supported with particular mention of Kilpeck and its historical background.

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

If your answer is yes which facilities do you know of that require protection

All respondents supported the inclusion of this type of policy. Village halls and churches, the village shop, post office and pubs were all identified as facilities that require protection.

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

There was some agreement that the NDP should include such a policy. It was felt that the policy could include the provision of a footpath along the A465 through the parish to enable people to walk and cycle in relative safety from Wormbridge to the Locks garage and a speed limit at Grove Park.

2.0 A Portrait of the Kilpeck Parish

- 2.1 The Kilpeck Parish is located about 9 miles (14km) south west of the City of Hereford and covers an area of about 2, 618 hectares. It is bisected by the A465 and the Welsh Marches rail line to Abergavenny.

Historical Development

- 2.2 The local vernacular for the building in the parishes is either of brick or local sandstone rubble build, with slate roofs, most having been built between the early 19th Century and the present day.
- 2.3 However, there are a number of much earlier buildings. In Kilpeck there are the remains of an early medieval stone castle and the parish church is a 12th Century and built of local stone. In Wormbridge and St Devereux there are also medieval stone churches. There are a number of early black and white buildings and stone buildings in the area that date from between the 15th and 17th Century. These include a former priory, a public house, cottages and a number of large farmhouses. In Wormbridge there remains, facing the road the 17th Century brick stables of old Wormbridge House, which fell down at the end of the 18th Century. Trelough House is also a significant house dating from the late 17th and early 18th Century.
- 2.4 By the 18th Century and early 19th Century a number of red brick farmhouses and cottages were built, often made out of local brick from the brick yards on the Whitfield Estate and usually these buildings have slate roofs. These houses are all quite similar, being mostly built by one landlord and are what now seems to determine the local vernacular style of architecture. In the 20th Century Grove Park at Howton was built in two stages by the local authority and some of the houses are rendered and others are built out of brick. They do not reflect the existing local style of architecture. Also in the 20th Century a number of houses have been built in Kilpeck and these range in style from red brick houses and bungalows to new timber framed houses. There are also a number of agricultural farm buildings throughout Kilpeck, ranging from traditional stone and red brick barns to more recently steel framed and sheet metal clad buildings.

Kilpeck Parish Today

- 2.5 At the 2011 census there were 161 domestic dwellings in the Parish area.
- 2.6 There are 38 Listed Buildings in the Parish, including the Grade I Church of St Mary And St David, Kilpeck, 2 Scheduled Monuments, Kilpeck Castle and ancient village and motte castle 100 metres north east of Howton Farm, Kenderchurch, and a Historic Park and Garden at Whitfield.

2.7 There is one Site of Special Scientific Interest in the Parish:

- Wormbridge Common

and 5 Local Wildlife Sites (LWS) in the Parish:

- Whitfield
- Big Birches Wood
- Woodland near Pentwyn Common
- Woodlands around Gwern-Gounsell
- Merryvale Wood

2.8 There are 11 areas of Ancient Woodlands in the Neighbourhood Plan.

- Big Wood;
- Vallets Wood;
- Thruxton Vallets;
- Square Wood;
- Dawn Wood;
- Dippersmoor Wood;
- Mill Wood;
- Benarth Dingle;
- Farm Wood;
- Big Birches Wood;
- Cwm Y Cotterell Wood

2.9 Environmental constraints and designations are shown on Maps 2 and 3, which are taken from the Kilpeck Strategic Environmental Assessment (SEA) Scoping Report undertaken by Herefordshire Council.

3.0 Planning Policy Context

- 3.1 The NDP for Kilpeck must have regard to national policies and be in general conformity with strategic policies in the Local Plan. The key policy documents which are relevant to the area are: The [Revised National Planning Policy Framework 2018](#) (NPPF), [Planning Practice Guidance](#) (PPG) and [Herefordshire Adopted Local Plan Core Strategy 2011-2031](#).
- 3.2 National planning policies are set out in the National Planning Policy Framework (NPPF) published in 2012. This advises in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supported ways. The three objectives are an economic objective, a social objective and an environmental objective.
- 3.3 Planning Practice Guidance is a web-based resource that provides additional guidance on the application and implementation of the Framework's approach. There is a section on neighbourhood planning which includes key stages and decisions such as deciding neighbourhood areas, the legal tests for neighbourhood plans, and the process of independent examination and referendum.
- 3.4 The adopted Herefordshire Local Plan Core Strategy 2011 – 2031 provides the strategic planning framework for the county's future development needs up to 2031. A range of policies sets out how these needs can be met while at the same time achieving social and environmental objectives. Planning policies support housing and economic growth, protect and enhance wildlife and special landscapes, and protect community facilities. Overall the Core Strategy aims to promote sustainable development across the county.
- 3.5 The NDP for the Kilpeck area has a role in providing the local detail for these higher level policies by providing more information about the Parish context to inform planning policies such as the location of development, house types, sizes and design, employment, infrastructure, community facilities and identifying those special features in the wider rural area which should be protected and enhanced. These themes have emerged from the results of the residents Questionnaire, but the Draft Plan will continue to be amended and revised as required throughout its preparation in response to local residents' and stakeholders' suggestions.

4.0 Draft Vision and Objectives

- 4.1 The Draft Vision and Objectives have been prepared based on the responses to the Questionnaire.

Draft Vision for the Kilpeck area NDP

The Vision for the Kilpeck area is to support development and maintain the rural character of the region. All development should be undertaken in a manner as to minimise the impact to the environment as well as adjoining parishes. 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

- 4.2 In order to address the key issues facing the Kilpeck area and achieve the Vision, the following objectives have been identified:

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 area**
- 2. The production of this plan will provide guidance as to how developments can be designed and provided in accordance with the wishes and needs of the local community.**
- 3. Retain and enhance the existing distinctive identities of the parishes and the settlement identities of Kenderchurch, Kilpeck, Wormbridge, Treville and St Devereux.**
- 4. To promote local employment and tourism.**
- 5. Develop the Kilpeck area settlements as sustainable settlements.**
- 6. Reduce flood risk to people and property, from all sources across the whole plan area are especially St Devereux station U74000 and Didley and Wormbridge on the A465.**
- 7. Seek to improve connectivity between the settlements with their communities and wider region.**
- 8. Strengthen Kilpeck and surrounding area's role and competitiveness as a rural service centre, with a broad mix of local and visitor attractions.**
- 9. Accommodate growth and support new economic activity and economic diversification in a sustainable manner.**

5.0 Kilpeck NDP Planning Policies

- 5.1 The policies in this section will be applied in considering any planning applications submitted within the designated NDP area of the Kilpeck. These policies are necessarily wide ranging in their scope and taken together will deliver sustainable development within the Parish.

- 5.2 Once the Development Plan has been approved at a referendum and is made (brought into legal force) by the local planning authority, the NDP will have the same legal status as Herefordshire's Local Plan. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 5.3 A Policies Map will be provided and incorporated in the Plan once further work on the Draft Plan has been undertaken.

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6.0 Housing

6.1 A key area for consideration in the NDP is to provide a positive planning framework to support appropriate housing growth in the neighbourhood area. The minimum housing growth required in the Parish is set out in the Herefordshire Local Plan Core Strategy Policies RA1 and RA2. Policy RA1 sets the housing growth figure for the Ross-on-Wye Housing Market Area (within which Wormbridge, Kilpeck and Didley lie) as 14% of the number of dwellings in the Parish. This equates to at least 23 new dwellings over the Plan period from 2011 – 2031. Taking into account existing commitments of 8 dwellings (planning consents and development which has started or been completed) since 2011, the net requirement for the NDP will be for **at least 15 new houses**.

6.2 Policy RA2 identifies the settlements in Herefordshire where growth should be focussed (in Figures 4.14 and 4.15). Wormbridge is identified in Figure 4.14 as one of the settlements which will be the main focus of proportionate housing development. Kilpeck and Didley are identified in Fig 4.15 as other settlements where proportionate housing would be appropriate.

6.3 Policy RA2 indicates that:

“Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in Fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;

2. Their locations make best and full use of suitable brownfield sites wherever possible;

3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and

4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.”

Options for Site Allocations for New Housing

- 6.4 There are no housing site allocations within the Herefordshire Core Strategy, this part of the process is to be undertaken through the Herefordshire Rural Areas DPD or through the Kilpeck Neighbourhood Plan.
- 6.5 At the beginning of the process, the Parish Council and the Kilpeck NDP Steering Group considered the options as to whether sites should be allocated or not. It was considered that an NDP without site allocations would not be in general conformity with the Herefordshire Core Strategy. This led to the relevant questions asked of the community in the following consultation.
- 6.6 The Questionnaire consultation undertaken in June 2017 showed that the most favoured option for the focus of new development was for housing to be located within Wormbridge although brownfield sites in Kilpeck and Howton were also suggested.
- 6.7 The Parish Council undertook a “Call for Sites” exercise in April/May 2018. The sites that were submitted by landowners were assessed by Aecom who provide technical support to Parish Councils producing Neighbourhood Development Plans.

Proposed Site allocations – See display maps

Following receipt of the *Site Options Appraisal* report from Aecom, the Steering Group discussed the implications of each site and agreed with the recommendations put forward in the report (in italics below) of the potential sites as follows:

Site 1 (Kilpeck) - In Part - *Site 1 includes a discrete sub-area which offers potential for development which is within the existing built area, is consistent with the pattern and grain of the village, has low landscape sensitivity and has no significant identified environmental constraints.*

The Steering Group agreed with the recommendation above from the Site Assessment Report and considered the site suitable for 4-6 dwellings.

Site 4 (adj the Three Horseshoes) – Yes - *Site 4 has access to the widest range of services and facilities of any within the assessment. It is within an existing cluster of development subjecting it to the urbanising influence of surrounding development. There is well made existing access, though this may require enhancing to provide greater capacity.*

The Steering Group agreed with the recommendation above from the Site Assessment Report and considered the site suitable for 4-6 dwellings. Whilst it doesn't appear to be part of a named settlement, the group of properties is adjacent to a site included in the emerging draft Allensmore Neighbourhood Plan which will form part of the Winnal settlement.

Site 6 (Grove Park) – Potentially - *Site 6 offers the opportunity to extend the existing developed area at Grove Park with limited impacts on the wider landscape and with good access to the local and strategic road network. However, the site is not close to services and facilities and is not considered to be a particularly sustainable location for growth. The KGPC may wish to consider Site 6 further, feeding in local intelligence to assess its suitability for allocation.*

The Steering Group considered that this site would be suitable for allocation for affordable housing and only if the target for the parishes cannot be met elsewhere.

Site 11 (Didley) – Yes - *Site 11 is within the settlement of Didley, is flat and likely to be easily developable and has low landscape sensitivity.*

The Steering Group agreed with the recommendation above from the Site Assessment Report and considered the site suitable for a single dwelling.

Site 12 (Wormbridge) - In Part - *Site 12 is complex as a result of its size and the variety of existing uses and character areas. The site as a whole has a range of constraints, but one sub-area within it offers the opportunity for development which strengthens the village core with limited impacts on the surrounding landscape or village setting and character.*

The Steering Group agreed with the recommendation above from the Site Assessment Report. They recognised that there was potential for development within part of the site, but there were constraints preventing development of the remainder of the site

Do you agree with the inclusion of the above sites as allocated sites in the Kilpeck NDP?

Settlement Boundaries

- 6.8 Based on the proposed residential allocations in the previous section, proposed settlement boundaries have subsequently been identified for Wormbridge, Kilpeck and Didley in order to identify the extent of the built-up area, and where other infill development may be appropriate. Outside the identified settlement boundaries of these three settlements, the Parish area is regarded as open countryside for the purposes of planning and residential development opportunities will be very limited (see Core Strategy Policy RA3 Herefordshire's Countryside).
- 6.9 The identification of the Settlement Boundaries take into consideration Herefordshire Council's Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries April 2013 - Revised June 2015.
- 6.10 **The proposed settlement boundaries have been identified by the Steering Group. Please note that following this consultation and once the site allocations have been determined, acceptable development sites will be included within the settlement boundaries.**

Proposed Settlement Boundaries

Proposed settlement boundaries are identified for Wormbridge (Map 4), Didley (Map 5), Kilpeck (Map 6), Treville extending the adjoining Winnal settlement boundary in Allensmore NDP (Map 7) and included on the following pages.

Do you agree with the settlement boundaries proposed?

If not please identify on a map where you consider the boundary should be and give an explanation why?.

Development within the Settlement Boundaries

- 6.9 In addition to the proposed site allocations, it is likely that other residential development proposals will come forward over the next 14 years (i.e. the Plan period up to 2031).
- 6.10 With regard to housing mix, the most popular choice for housing was for affordable starter homes for young people and housing for older people, such as bungalows. Affordable homes can only be required in schemes of more than 10 units (in line with Core Strategy Policy H1 Affordable housing – Thresholds and Targets or on rural exception sites in accordance with policy H2)

- 6.11 The questionnaire results also showed that there was support for locally distinctive designs in new housing although this should not stifle innovation.
- 6.12 The [Herefordshire Local Housing Requirements Study 2012](#) (updated in 2014) indicates that forecasts show that growth in the population of the rural areas is likely to be primarily through an increase in those aged over 75. Moderate growth is expected in the 30-44 and 60-74 age brackets. The Local Housing Requirements Study anticipates continuing improvements in life expectancy; significant growth is expected of those in their 80s, with the existing population in their 40s and 50s moving into retirement. As a consequence, the rural areas will face an increasing urgency to provide more 3 bedroom homes, with more 1 and 2 bed homes required in the affordable sector.
- 6.13 Map 8 shows that there are areas within the Kilpeck NDP boundaries where there is a high probability of flooding (Flood Zone 3). There should be no new housing development within these areas.
- 6.14 The following Policy Option provides an opportunity to guide new housing development in Wormbridge, Kilpeck and Didley to help ensure it is sited and designed appropriately and provides the types of housing needed.

Policy Option 1 - Housing Development within the Settlement Boundaries of Wormbridge, Kilpeck and Didley

Proposals for new housing development within the identified Settlement Boundaries of Wormbridge, Kilpeck and Didley (as shown on Maps 4, 5, 6 & 7) will be supported, provided that:

- 1. New development is designed sensitively to respond to the setting of the site, and reflect the character of neighbouring buildings, using traditional materials including local red brick & slate roofs where possible;**
- 2. New development is designed to be sensitive to any nearby built heritage assets such as Listed Buildings and Scheduled Monuments;**
- 3. The impacts of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds;**

4. New development should include adequate on-site car parking in accordance with Herefordshire Council car parking standards;
5. Development not on an allocated site should be small-scale (preferably up to 3 dwellings), on infill sites, and where possible on brownfield sites;
6. Schemes provide family accommodation (2 - 3 bedrooms) to meet the needs of young families and single storey for older members of the community. Affordable housing is encouraged on developments of 11 or more dwellings where viable and possible;
7. Development is in accordance with other Kilpeck Neighbourhood Development Plan policies.

Reducing Flood Risk and Supporting Sustainability

Proposals for new residential development should be in Flood Zone 1, land having low probability of flooding. Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding.

Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of any development and an appropriate sustainable drainage system. New developments must be designed to maximise the retention of surface water on the development site and to minimise runoff.

In addition, development is encouraged to be energy efficient and to incorporate principles of sustainable design.

A Should the NDP include the policy above setting out criteria for new housing within the settlement boundaries as shown in Maps 4 to 7?

B Is there anything else we should add?

7.0 Landscape Character and Biodiversity

Landscape Character

- 7.1 The local landscape character of the Kilpeck area is one of the Parish's key attributes and is highly valued by local residents. The results of the questionnaire consultation showed that residents considered that it is very important for the NDP to include a policy requiring new development to protect and enhance local landscape character. Map 9 shows the National Landscape Character Area designations.
- 7.2 Herefordshire Landscape Character Assessment Supplementary Planning Document updated 2009¹ described the Parish area of Kilpeck as having the following landscape types:
- Didley is predominantly made up of Wooded Estate Lands
 - Kilpeck is predominantly Timbered Plateau Farmlands and
 - Wormbridge comprises a mix of Principal Settled Farmlands, Principal Wooded Hills and a small area of Riverside Meadows
- 7.3 Herefordshire Local Plan Core Strategy Policy LD1 – Landscape and townscape indicates that development proposals should
- Demonstrate the character of the landscape and townscape as positively influenced the design, scale, common nature and site selection, protection and enhancement of the setting of settlements and designated areas.
 - Conserve and enhance the natural, historic and scenic beauty of important landscapes and features
 - Maintain and extend tree cover where important to amenity
- 7.4 Herefordshire is also noted for its dark sky. Dark night sky contributes to residential amenity and light pollution can have an adverse impact on local wildlife.
- 7.5 There is a Site of Special Scientific Interest (SSSI) in the Parish as well as 5 Local Wildlife Sites (LWS) and 11 areas of Ancient Woodland. Under Herefordshire Core Strategy Policy LD2 - Biodiversity and Geodiversity, development proposals are required to conserve, restore and enhance such assets. The NDP has a role in encouraging the enhancement of local wildlife through new development proposals.
- 7.5 Policy Option 4 seeks to protect those features of the local landscape which make a positive contribution to the local identity and character of the Kilpeck NDP area and to promote the enhancement of local wildlife.

¹ https://www.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf

Policy Option 2 – Protecting Landscape Character

New development should be sited and designed to protect and enhance features which contribute towards the special landscape character of the Kilpeck area.

Proposals should give careful consideration to lighting designs in order to minimise light pollution and protect the area’s dark skies for the benefit of wildlife and residents’ local wellbeing.

Buildings should incorporate features which support local wildlife, such as bat boxes, bird boxes and “green living” roofs where wildlife habitat mitigation is appropriate.

Landscaping schemes should protect existing hedgerows and use locally appropriate species.

Mature trees should be protected and used positively to enhance landscaping schemes wherever possible. Tree planting along watercourses is encouraged. Traditional fruit orchards should be protected.

A Do you think that the NDP should include the above policy to protect the landscape character of the area?

B Is there anything else we should add?

8.0 Employment

- 8.1 The results of the residents' questionnaire consultation in June 2017 shows that the local community consider that the NDP should protect existing businesses and support the expansion of existing employment opportunities for employment use and encourage new employment opportunities for employment use.

Existing and New Employment Uses

- 8.2 The Kilpeck area has a number of local tertiary industries which provide a diverse range of employment opportunities.
- 8.2 The Herefordshire Core Strategy Policy RA6 - Rural Economy supports proposals which involve the small scale extension of existing businesses and Policy E2 – Redevelopment of Existing Employment Land and Buildings protects existing employment land.
- 8.3 Policy Option 5 aims to support investment in appropriate economic development to enhance local employment opportunities and protect existing employment provision.

Policy Option 3 – Protecting Existing Areas of Employment and Encouraging Investment in Business Opportunities

The following sites are identified as existing areas of employment and are identified on Map 10

- A. Howton Court**
- B. Wormbridge Court**
- C. Pontrilas Saw Mills**
- D. Black Mountain Quarries**
- E. Bridges Childcare**
- F. Forge Garage and Tack Shop**

Any proposals that would result in the loss of employment land and buildings in the Parish should be considered against the provisions of the Herefordshire Core Strategy Policy E2.

New small-scale employment development of [B1](#), [B2](#), [B8](#) and other employment uses of an appropriate scale and type will be supported in the above locations in order to support and enhance local employment opportunities:

All new employment development will be required to make provision for high speed broadband and other relevant communication networks.

A Do you think that the NDP should include the above policy to protect and enhance employment provision in the parish?

B Is there anything else we should add?

Rural Diversification

- 8.4 Policy RA5 – Re-use of Rural Buildings of the Herefordshire Local Plan Core Strategy indicates that, subject to criteria the sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted.
- 8.5 Policy RA6 - Rural Economy advises that employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported.
- 8.6 As farming practices continue to change, old and redundant agricultural buildings may offer opportunities for sensitive conversion to provide employment opportunities. **Howton Court and Wormbridge Court are recent examples of successes in the Parish.**

Policy Option 4 – Supporting Rural Diversification

Employment development that would help to diversify the rural economy will be supported on sites outside the settlement boundaries where it meets the requirements of the Herefordshire Core Strategy Policies RA5 and RA6.

The re-use of redundant farm buildings is encouraged for appropriate small-scale rural business uses such as workshops, offices, artisan activities and creative industries which do not generate unacceptable levels of traffic on the rural road network.

Conversions should be designed sensitively and respond positively to the local context in terms of materials, scale and height.

Adequate car parking should be provided on site.

A Do you think that the NDP should include the above policy to support rural diversification in the parish?

B Is there anything else we should add?

Tourism

Kilpeck's 12th Century Romanesque Church of St Mary & St David

- 8.7 At the time the current Church was built, the area around Kilpeck, known as Archenfield, was relatively prosperous and strategically important in the heart of the Welsh Marches. The economic decline of the area after the 14th century may have helped preserve features which would have been removed elsewhere.



Kilpeck Castle,

- 8.8 Immediately west of the Church, consists of a motte and bailey and various outworks. The motte is roughly circular with a diameter of 54 yards at the base and a maximum height of 27 ft. above the bottom of the ditch. It is surmounted by the remains of a polygonal shell-keep of masonry of which two large fragments remain towards the north. and the south west. the keep is probably of the 12th century and was polygonal both within and without; the external faces appear to have averaged about 14 ft. and the external diameter of the building was about 100 ft. In the north fragment of walling is a fireplace-recess with a segmental back of ashlar and a round flue; to the east are remains of a cross-wall, and there are two round drain-holes piercing the outer wall.

The Kilpeck Inn

- 8.9 The Kilpeck Inn was originally a cottage built circa 1650 from stones taken from the local Norman Castle when it was broken down during the English Civil War. The Inn opened as a small village pub, known as The Red Lion, around 1750 and held an important role in village life for over 250 years. In 2005 it sadly closed.
Following a major refurbishment, it re-opened in 2010 as the Kilpeck Inn offering first class accommodation and fine restaurant.

Also in the Kilpeck Area

- 8.10 Part of the Herefordshire Trail as well as numerous other public rights of way, Bed & Breakfast as well as self-catering accommodation.
- 8.11 The Herefordshire Local Plan Core Strategy supports tourism in rural areas in Policy E4 -Tourism.

Policy Option 5 – Tourism

Development for small scale tourism related activities such as bed and breakfast accommodation and cafes / restaurants will be supported where:

- 1. They are appropriate to the Parish’s character in terms of design and materials:**
- 2. Proposals demonstrate consideration of traffic impacts on the road network and existing infrastructure, and incorporate appropriate mitigation measures to minimise any adverse impacts; and**
- 3. Adequate car parking is provided for employees and visitors; and**
- 4. Proposals support local tourism linked to the quiet enjoyment of the countryside.**

A Do you think that the NDP should include the above policy to support tourism in the parish?

B Is there anything else we should add?

9.0 Local Community Facilities and Local Green Spaces

Local Community Facilities

- 9.1 It is clear from the consultation responses to the June 2017 questionnaire, that there is significant community support for the NDP to include a policy that protects existing community facilities and encourages investment in new facilities. In particular, the village hall, pubs, post office, village shop/garage and church are mentioned along with open spaces.

Policy Option 6 – Local Community Facilities

The following properties are identified as local community facilities and are shown on Map 11:

- | | |
|-------------------------|--------------------------------|
| 1. Bridges Child Care | 2. Forge Garage/Shop/Tack Shop |
| 3. Kilpeck Village Hall | 4. Kilpeck Church |
| 5. The Kilpeck Inn | 6. Three Horse Shoes pub/B & B |
| 7. St Devereux Church | 8. Wormbridge Church |

There will be a presumption in favour of the protection of existing facilities. Proposals for a change of use of an existing community facility to other uses should demonstrate that:

- 1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or**
- 2. Satisfactory evidence is produced that there is no longer a need for the facility.**

The re-use of local community facilities for health, education or community uses will be preferred

Development which contributes towards the improvement of existing, or provision of new recreational, community and educational facilities will be encouraged.

A Do you think that the NDP should include the above policy to support protect community facilities in the parish?

B Are there any other building you think should be included or is there anything else we should add?

Local Green Spaces

9.2 Neighbourhood Plans can 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.

9.3 The NDP has to set out clearly the justification for such areas in order to protect them, and this is set out in the NPPF in paragraphs 99 to 101 as follows:

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

9.4 The consultation questionnaire demonstrates clear support from the local community to identify and protect a number of areas of Local Green Space which clearly have a particular local significance.

9.5 Recognised Local Green Spaces are:

- Kilpeck Village Green
- Wormbridge Common
- Trelough Common

9.6 For the final version of the plan we will be required to complete an assessment to justify the designation of the areas as Local Green Space. This includes what is/are the special qualities or local significance of the sites to warrant the designation.

Policy Option 7 – Local Green Spaces

The areas of land listed and assessed below and identified on Map 12 are designated as Local Green Spaces. New development will not be permitted other than in very special circumstances:

- 1 Kilpeck Village Green
- 2 Wormbridge Common
- 3 Trelough Common

A Do you think that the NDP should include the above policy to protect local green spaces in the parish?

B What do you think are the special qualities or local significance of each of the sites?

(These can include the site's beauty, historic significance, recreational value, tranquillity or richness of its wildlife)

C Are there any others we should add? And Why?

10.0 Walking and Cycling

- 10.1 Herefordshire Local Plan Core Strategy Policy MT1 -Traffic Management, Highway Safety and Promoting Active Travel requires development proposals to incorporate various requirements covering movement and transportation.
- 10.2 The NDP can do little in terms of transport planning, but it can encourage developer contributions related to improved traffic management and which encourage walking and cycling as alternatives to the private car. The June 2017 questionnaire consultation responses show support for the NDP to include such a policy and a number of specific improvements have been suggested. Policy Option 10 could aim to support proposals which will address the concerns about traffic through the Parish and encourage movement by means other than the private car.

Policy Option 8 – Walking and Cycling

Proposals should, where appropriate, make provision for sustainable transport measures, through:

- a) providing and/or enhancing existing pavements, cycle paths and crossings enabling residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village services and facilities;**
- b) providing where possible, and where funding and developer contributions allow, new pedestrian footpaths and cycle routes or improving existing village networks, both within the village and beyond in the wider countryside;**
- c) providing linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.**

Developer contributions and other sources of funding will be sought wherever possible to support and improve local routes and networks for walking and cycling.

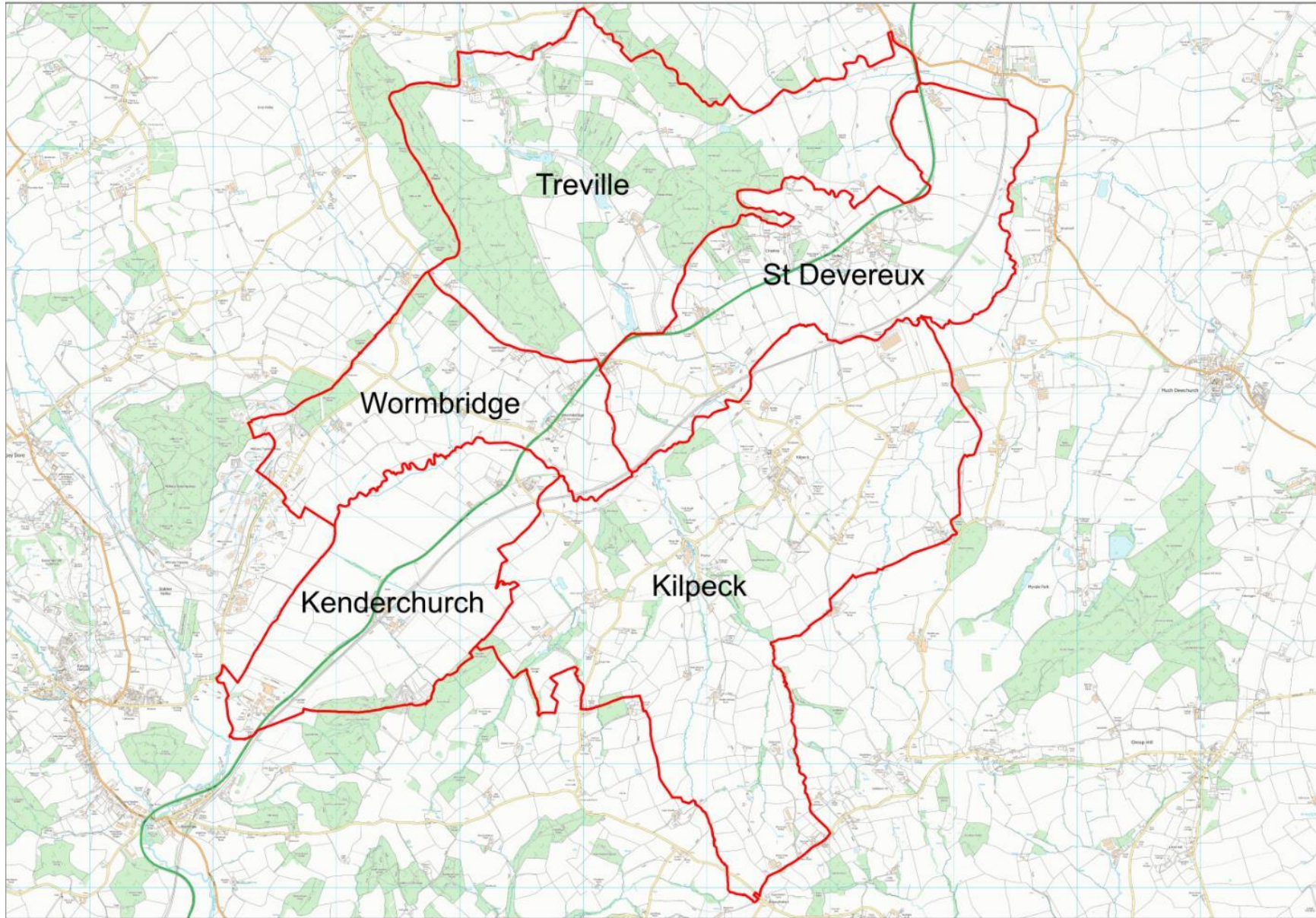
A Do you think that the NDP should include the above policy to encourage sustainable transport improvements in the parish?

B Are there any routes that require improvement? Please explain why?

11.0 Timescales and Next Steps

- 11.1 This is the latest version of the Draft Neighbourhood Development Plan (NDP) for the Kilpeck area and is published for consultation and includes information in relation to the proposed site allocations and settlement boundaries. The consultation will run from Saturday 29th June 2019 to Saturday 10th August 2019
- 11.2 Following this, the Steering Group will consider all comments and completed response forms very carefully and amend the Plan where required. We hope to have finalised our Draft Plan by Friday 14th September 2019
- 11.3 Shortly after that the final Draft Plan will be published for formal consultation (Regulation 14) for at least 6 weeks. At this stage, there will be a further chance to comment, and various organisations (“consultation bodies”) such as Environment Agency and Historic England will also be invited to submit formal representations.
- 11.4 The Steering Group will consider all responses and amend the Plan before submitting it to Herefordshire Council
- 11.5 Herefordshire Council will check the Plan and publish it for a further 6 weeks consultation.
- 11.6 If all goes well, the NDP will be Examined in spring 2020 by an independent Examiner, before proceeding to a local referendum. All on the electoral register in the Kilpeck Parish Council area will be invited to vote and a majority Yes vote will mean that the NDP will be used to help determine planning applications in the Parish.

Map 1 Kilpeck Parish Neighbourhood Area and Parish Boundary



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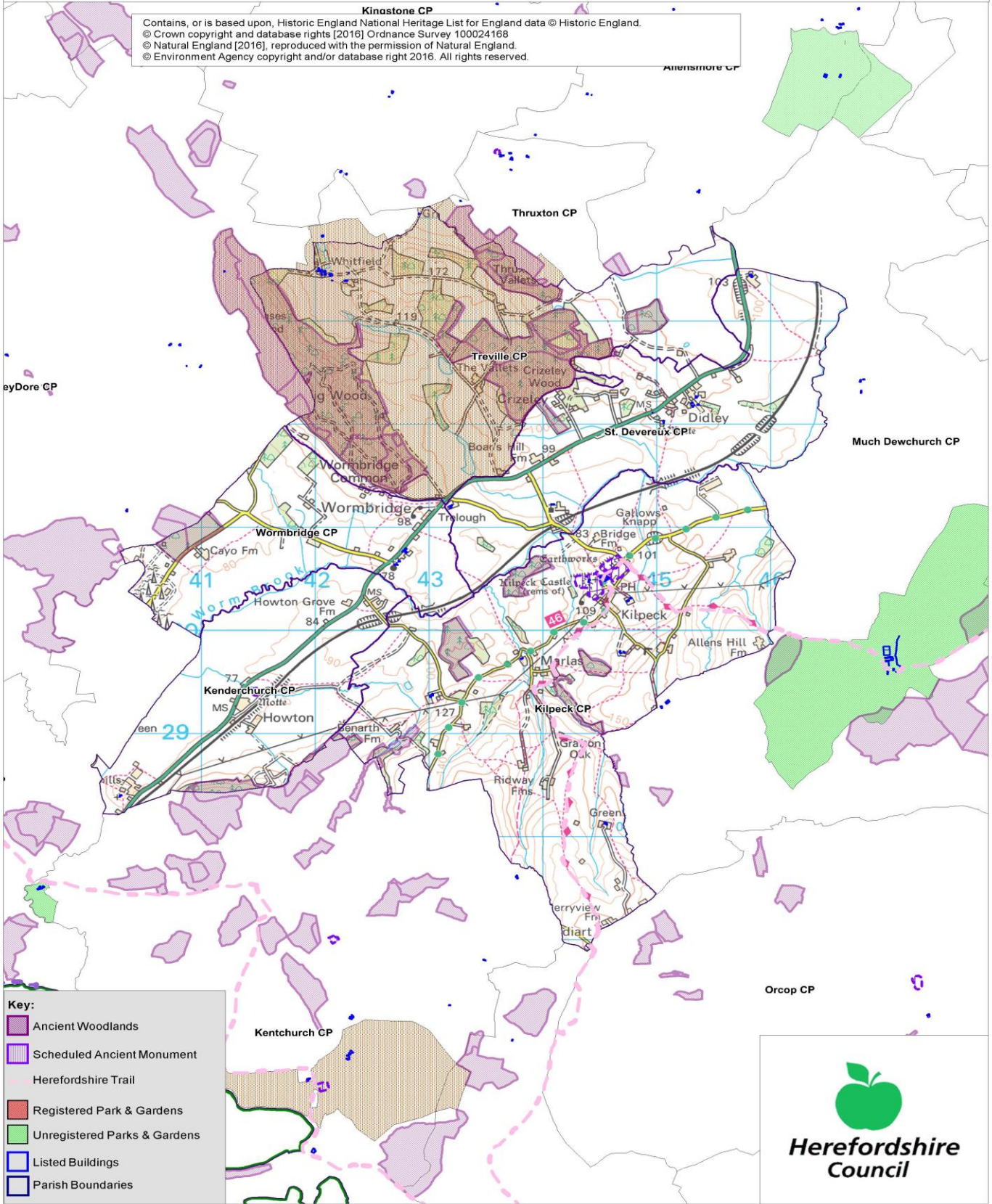
Map 2 Built Heritage and Ancient Woodland

Kilpeck Group SEA Map 1

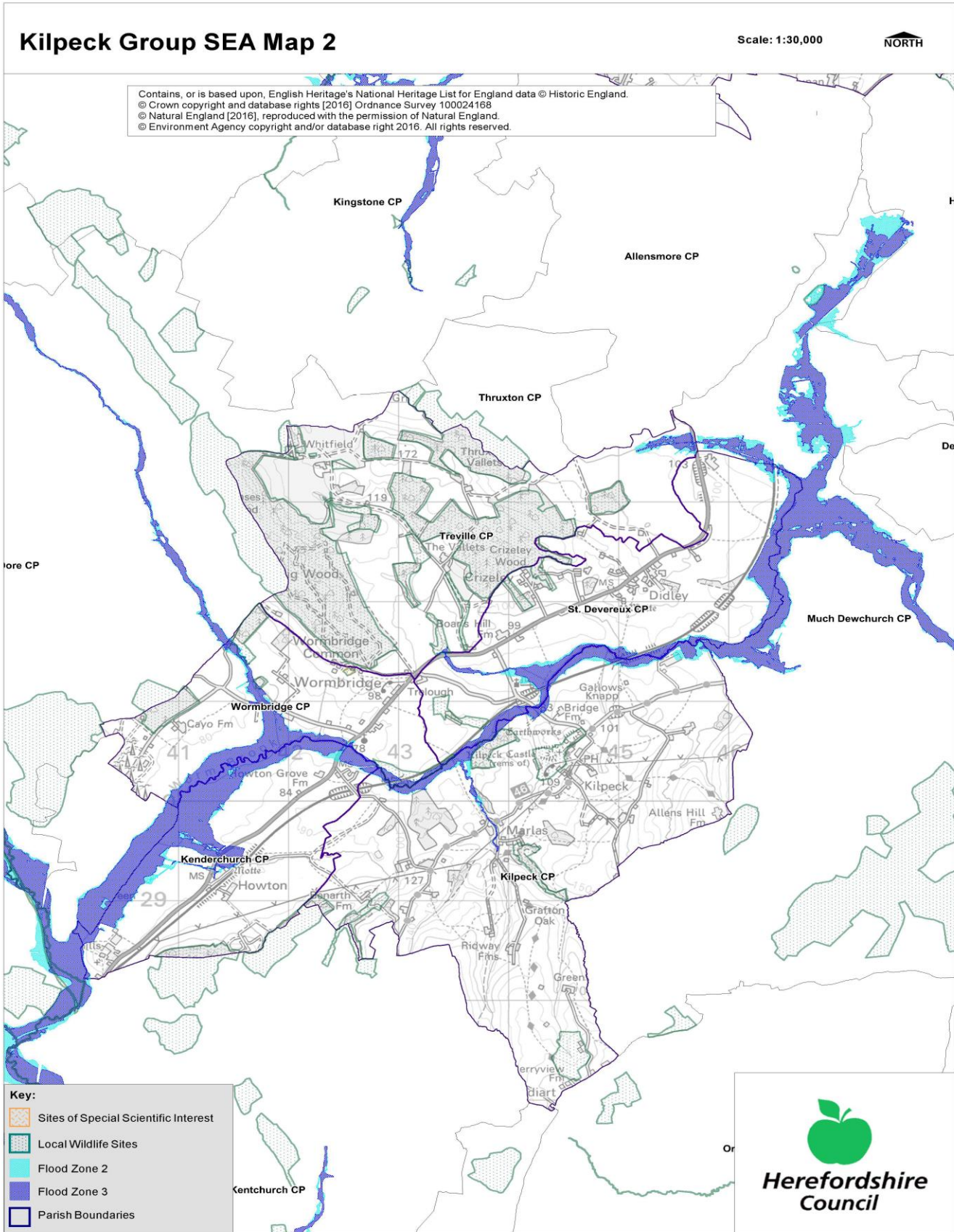
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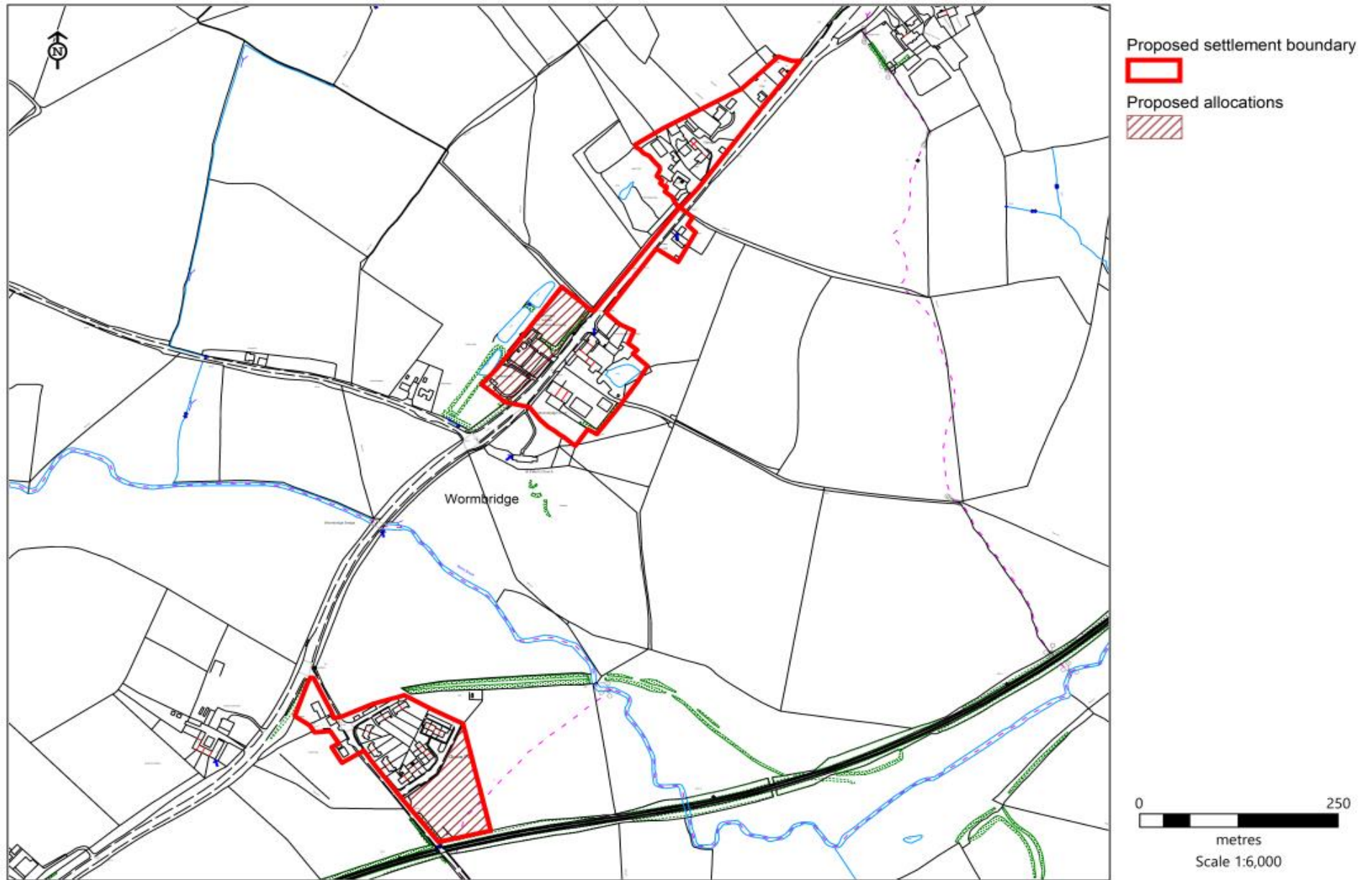


Map 3 Natural Environment and Flood Zones



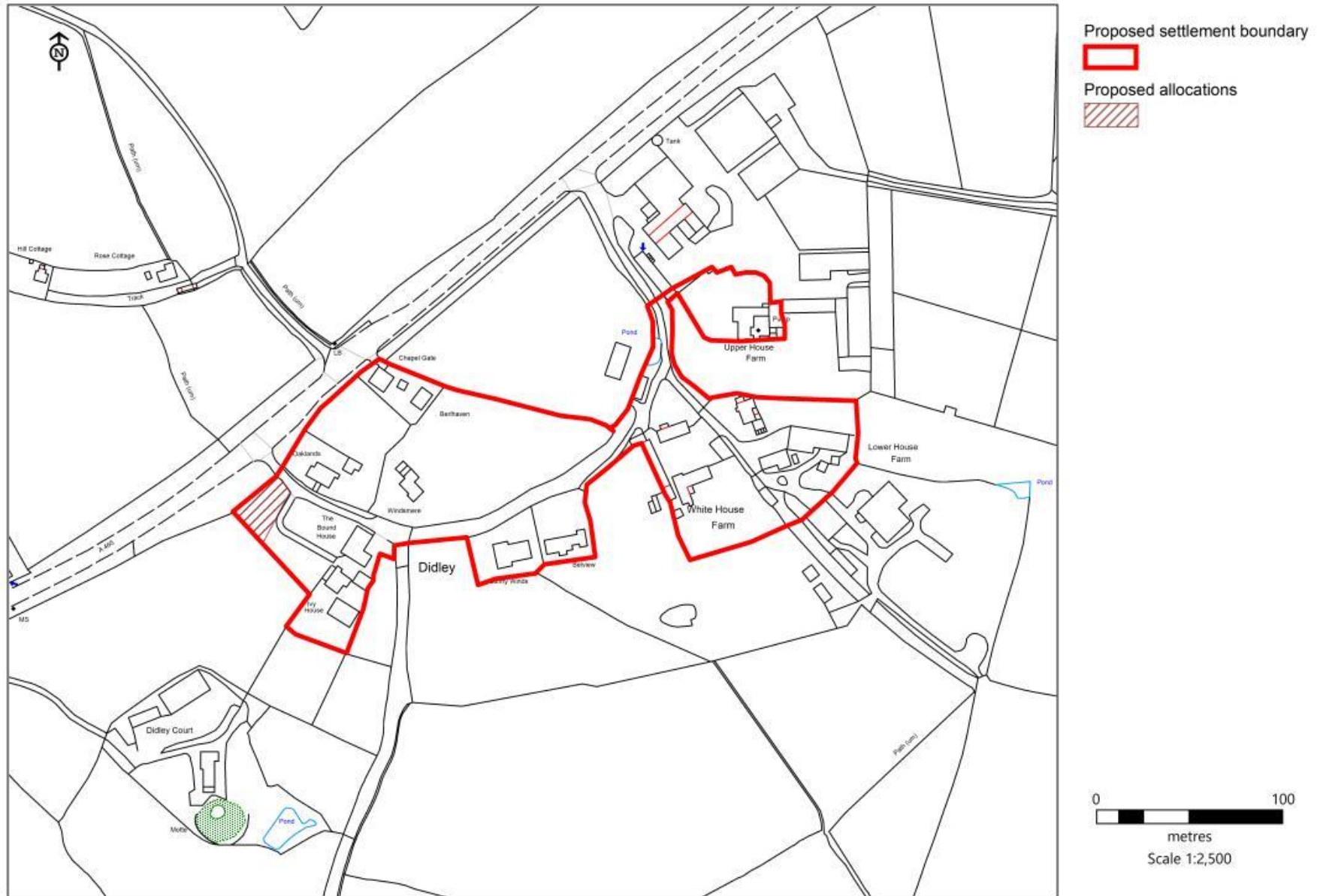
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Map 4 Wormbridge Settlement Boundary



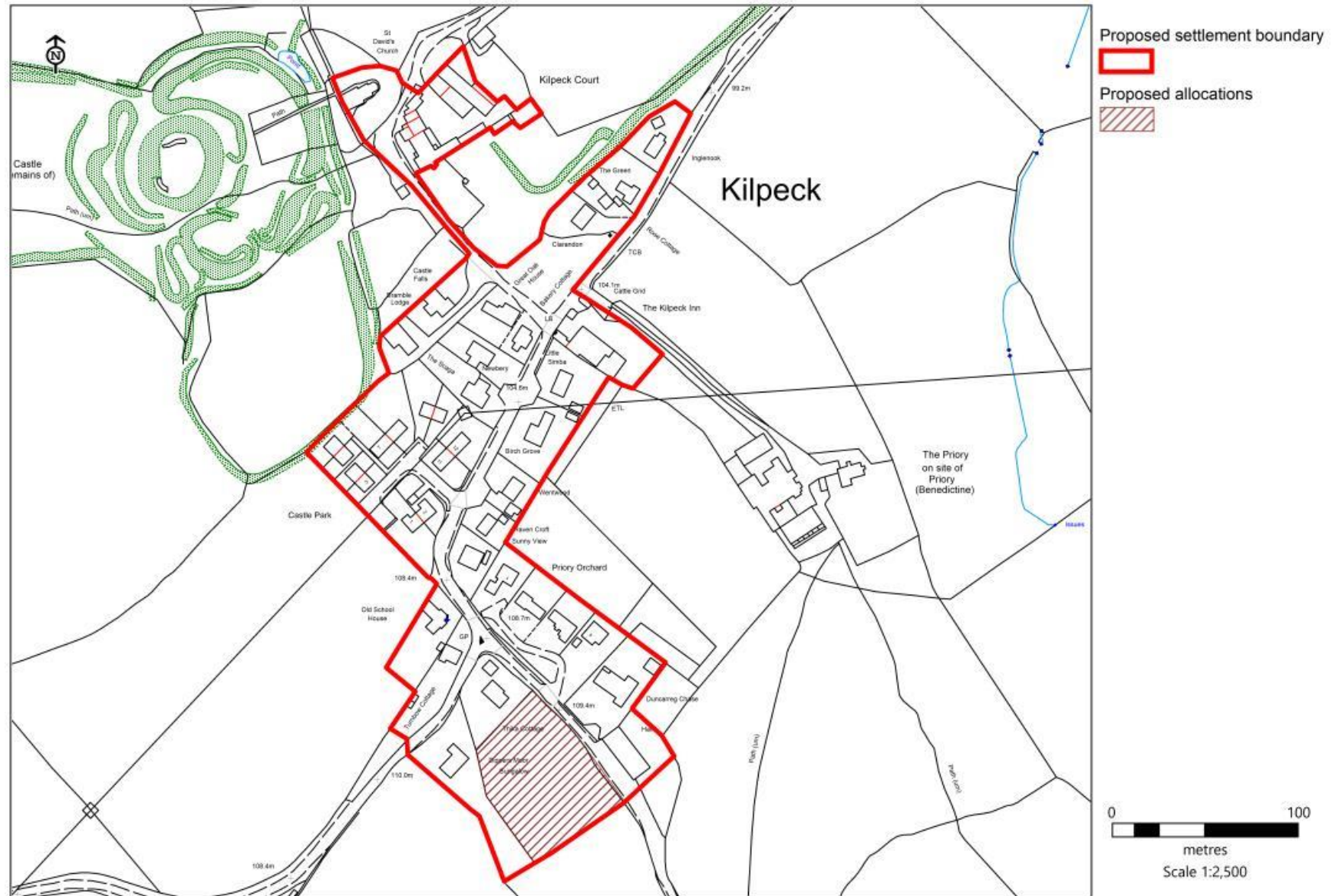
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Map 5 Didley Settlement Boundary



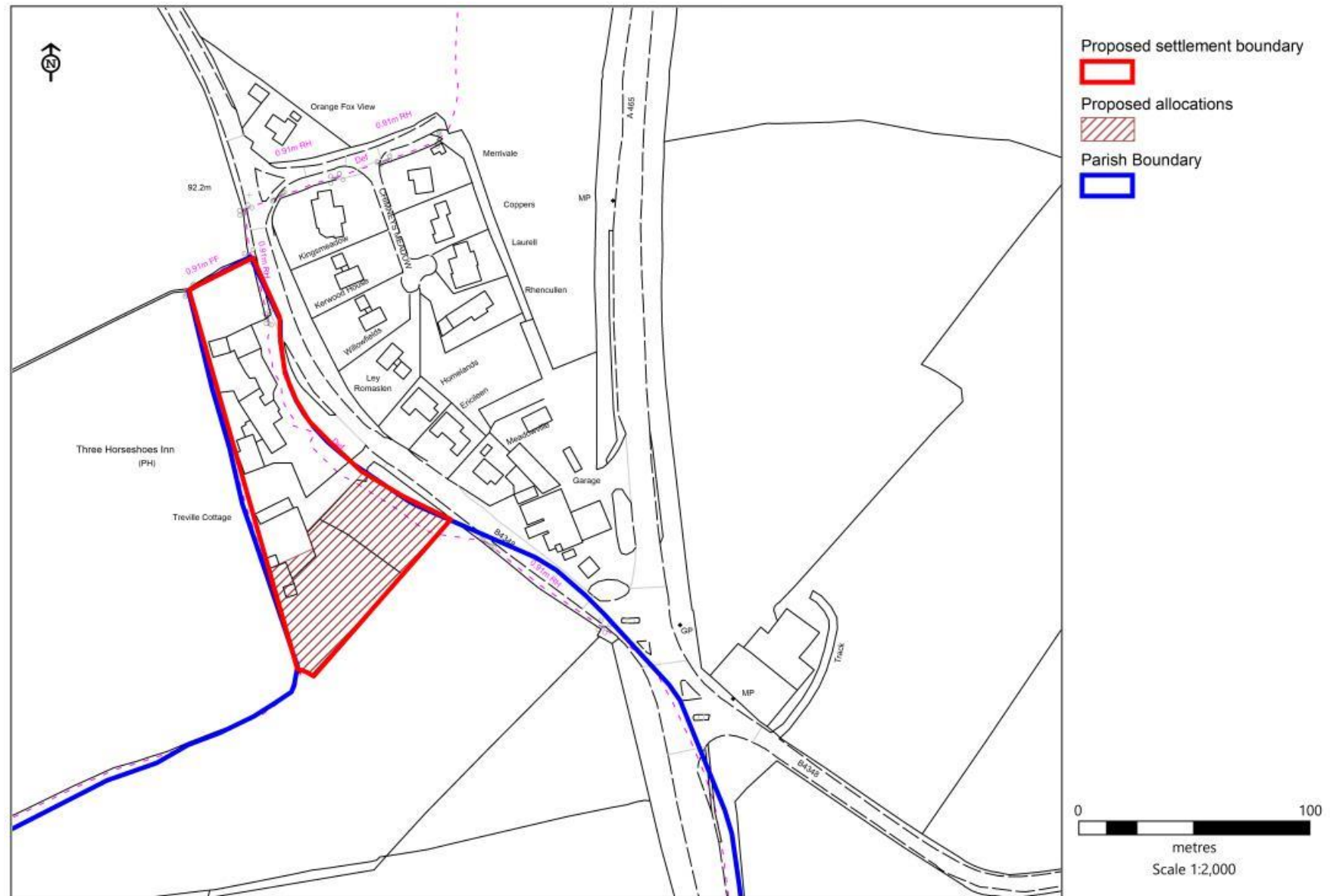
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Map 6 Kilpeck Settlement Boundary



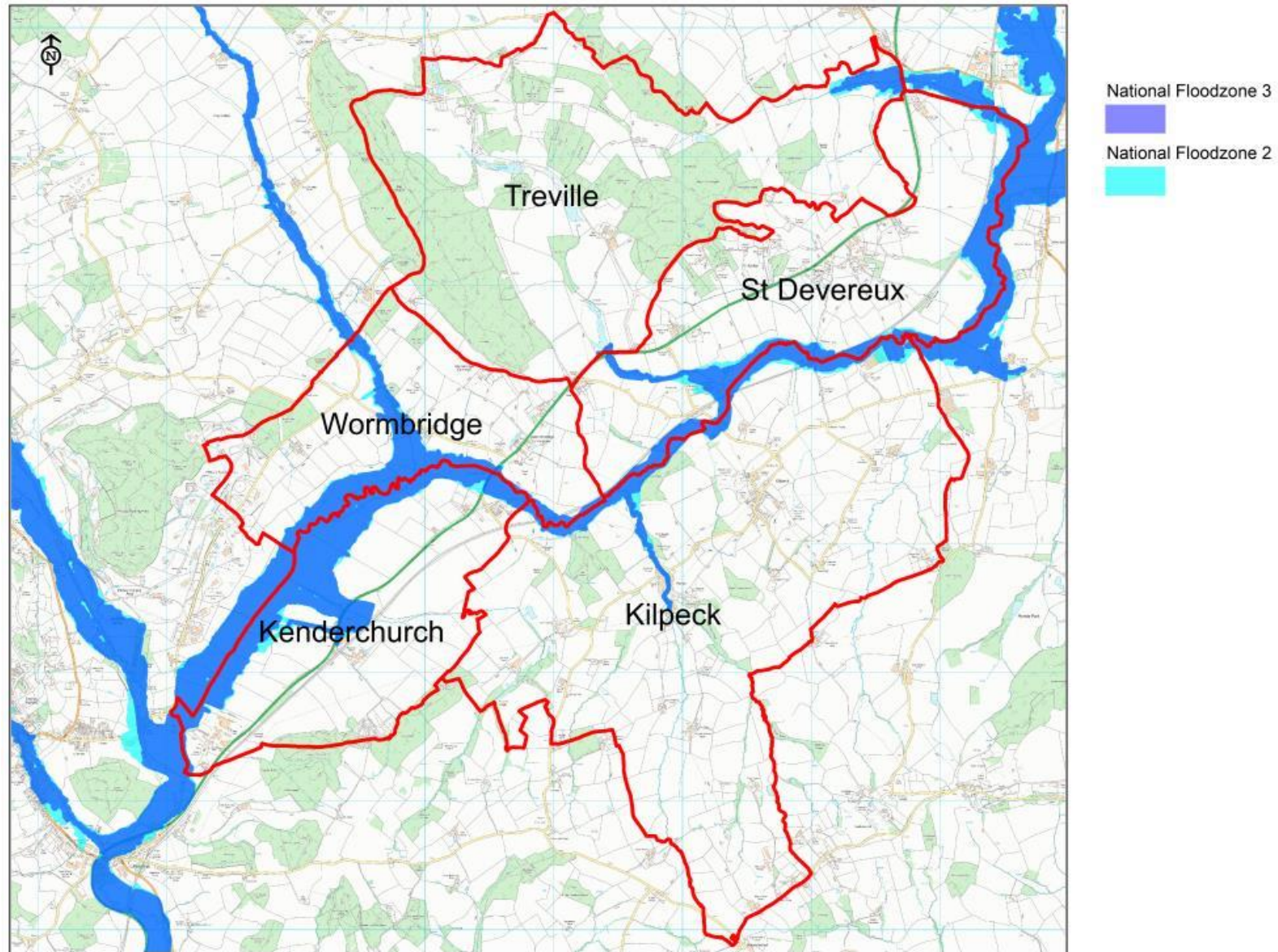
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Map 7 Treville extending to the adjoining Winnal Settlement Boundary



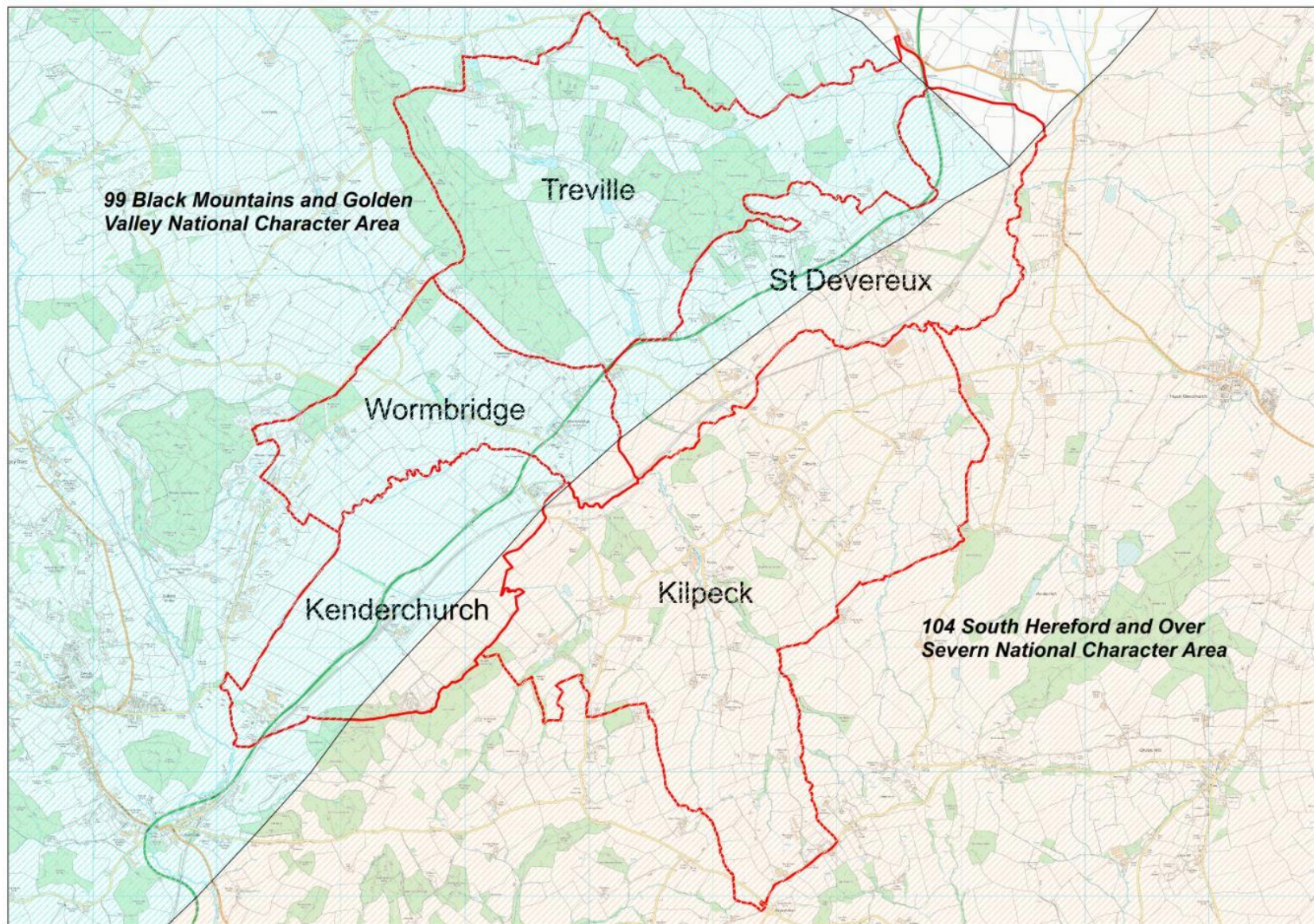
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Map 8 Flood zones in Kilpeck Parish Council area



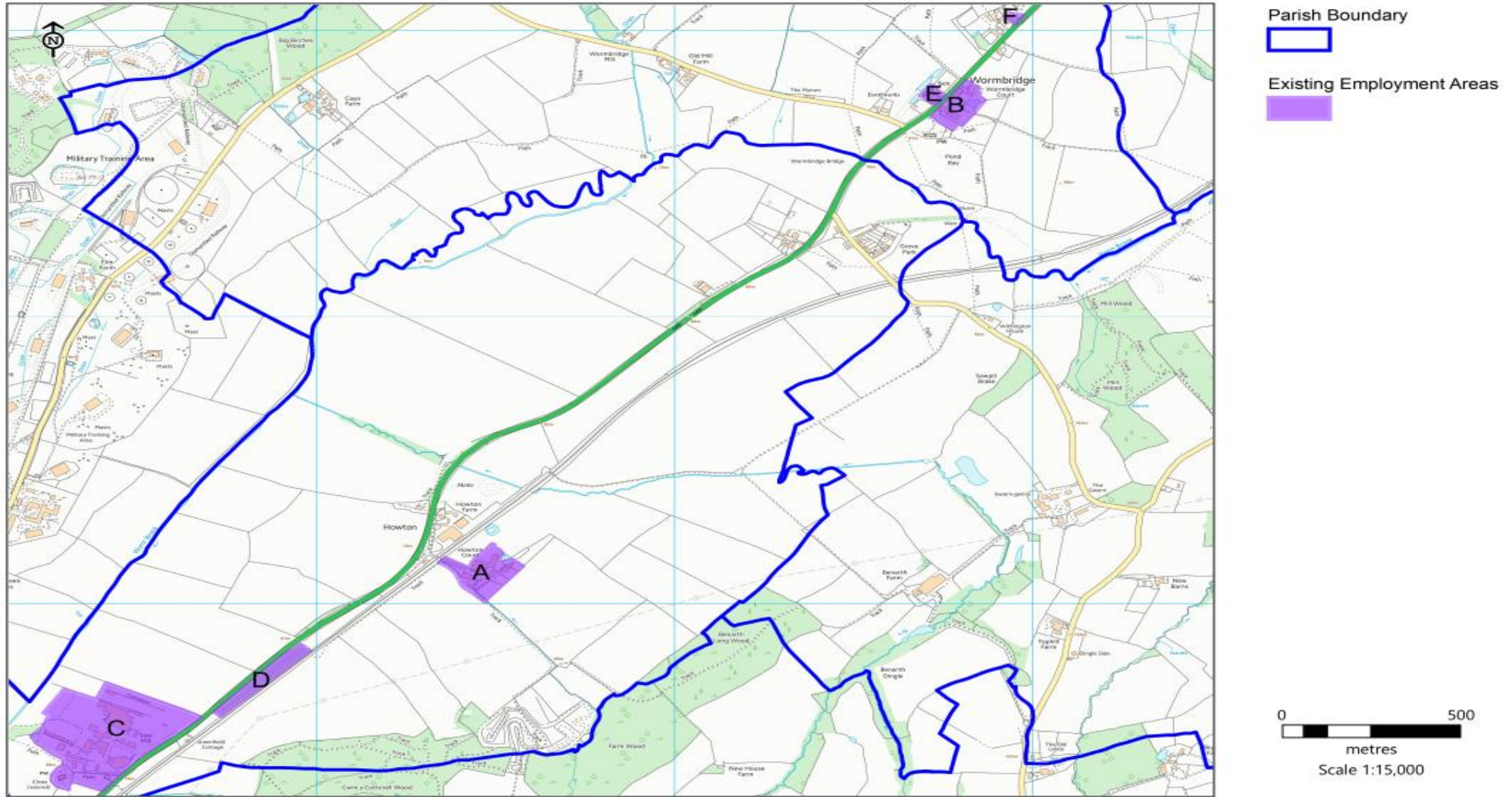
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Map 9 Natural England's National Landscape Character Areas



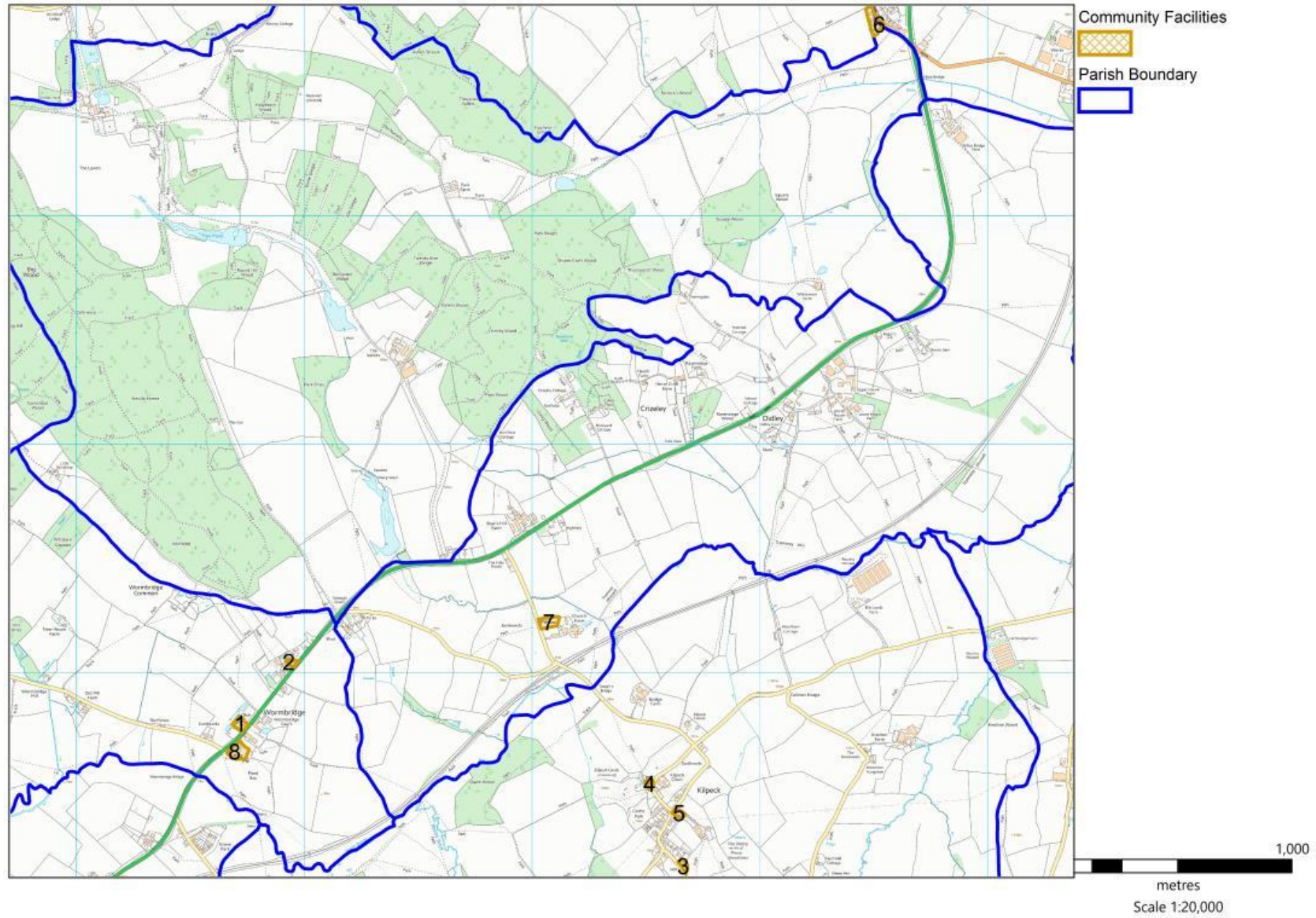
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Map 10 Existing Employment Areas



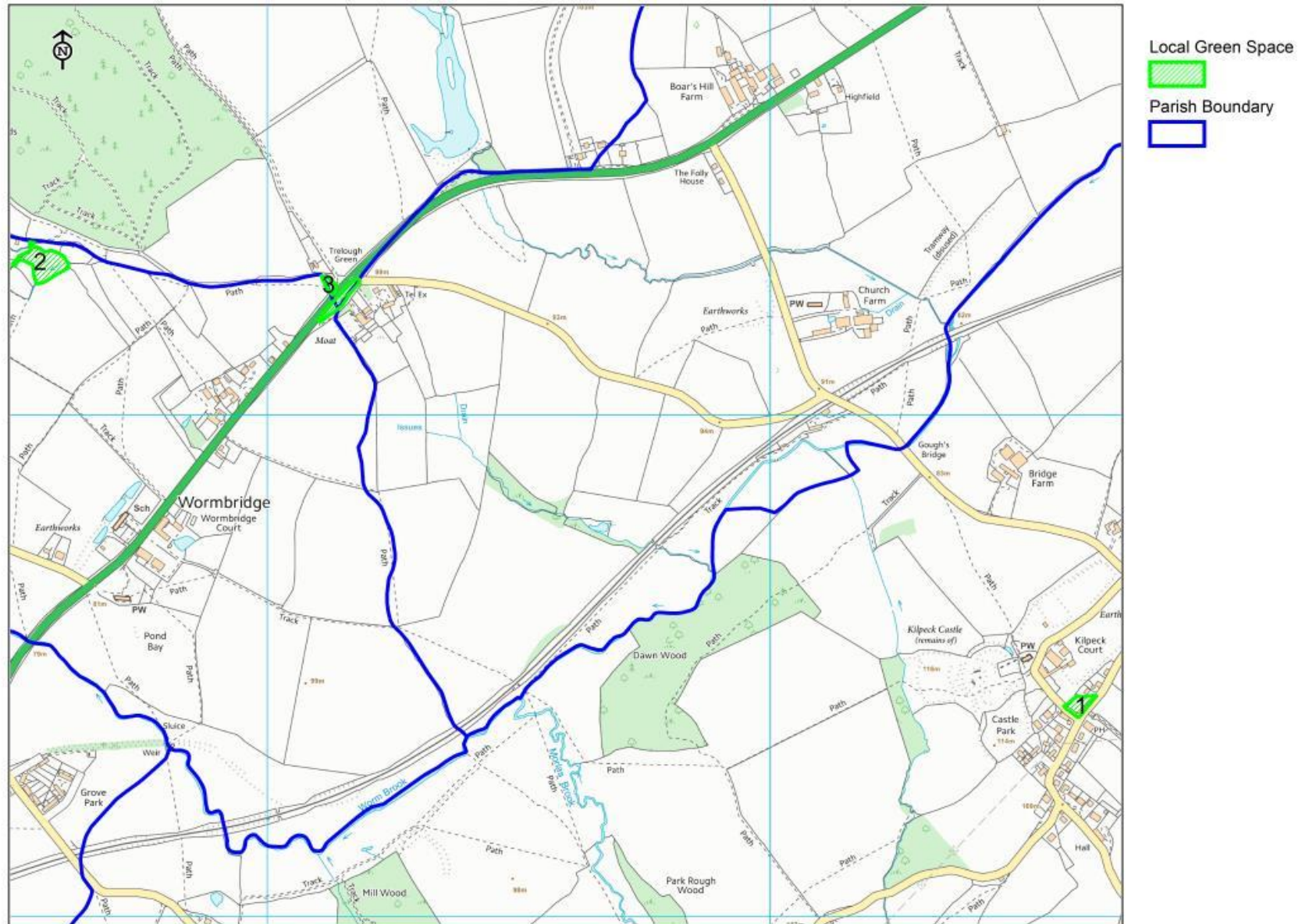
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Map 11 Existing Community Facilities



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Map 12 Local Green Space



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KILPECK

Draft Neighbourhood Development Plan June 2019

