

# **GOODRICH AND WELSH BICKNOR GROUP**

**Neighbourhood Development Plan  
2011 - 2031**

**Public Consultation Draft  
March – April 2018**



## Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission **public consultation** on the **Draft Goodrich and Welsh Bicknor Group Parish Neighbourhood Development Plan** will start **at 8.00am on Monday 13<sup>th</sup> March 2018** for a period of 6 weeks ending **at 12.00am on Tuesday 24<sup>th</sup> April 2018**.

Goodrich and Welsh Bicknor Group Parish Neighbourhood Development Plan ("the NDP") has been developed to help deliver the local community's requirements and aspirations for the Plan Period up to 2031. The NDP has been created through listening to the views of the residents of the parish.

The NDP will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the parish.

Goodrich and Welsh Bicknor Group Parish Council invites comments on the draft NDP. All responses received will be considered by the Steering Group and the Parish Council to inform a revised version of the NDP. The revised version of the NDP will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The draft NDP may be viewed online at <https://goodrichneighbourhoodplan.wordpress.com/> or emailed to residents on request by email from [NDPSecretary@GoodrichandwelshbicknorPC.org](mailto:NDPSecretary@GoodrichandwelshbicknorPC.org). Paper copies may be viewed at Ross on Wye Public Library, St Giles Church, the Hostelrie Inn and The Cross Keys Inn during their opening hours. In the event of difficulty accessing a copy, telephone 01600 890106.

Response forms will be available at all the above locations or can be downloaded from <https://goodrichneighbourhoodplan.wordpress.com/>. Downloaded or scanned forms should be sent to the e-mail addresses as directed on the Response Form. Ross on Wye Public Library will also collect paper response forms: paper forms can also be returned by post or by hand to NDP Chair at Gamekeepers Cottage, Goodrich, Ross on Wye, HR9 6HU

The information on which the NDP is based, including the residents' questionnaire survey responses, can be viewed online at <https://goodrichneighbourhoodplan.wordpress.com/>.

**All comments must be received by 12.00am on Tuesday 24<sup>th</sup> April 2018**

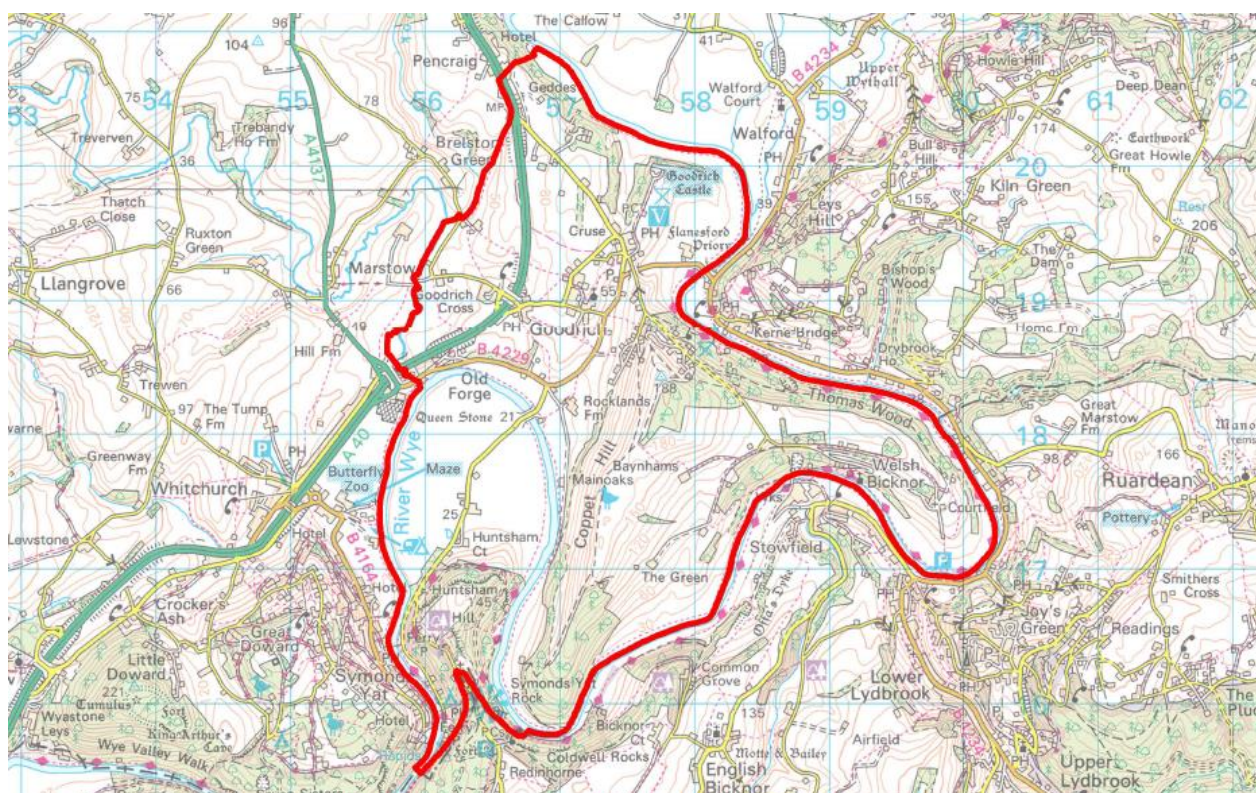
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# 1 Introduction

- 1.1 Goodrich and Welsh Bicknor Neighbourhood Development Plan (the NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that will be needed to meet the requirements for development within their areas.
- 1.2 Goodrich and Welsh Bicknor Group Parish Council has agreed to prepare a NDP and made a formal submission to Herefordshire Council to designate the Group Parish (the Parish) as a Neighbourhood Plan Area under the Localism Act 2011 on 7<sup>th</sup> July 2016, with the intention of preparing this NDP. Following a consultation period this was approved on 16<sup>th</sup> August 2016. A Steering Group to prepare the plan first met on 11 July 2016. This NDP has been prepared on the basis of evidence collected by the Steering Group and comments from the community. The plan must comply with Herefordshire Local Plan Core Strategy which was adopted on 16<sup>th</sup> October 2015.

## Map 1 – Goodrich and Welsh Bicknor Neighbourhood Plan Area



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- 1.3 This draft NDP has been prepared based on the evidence and views gathered from a range of sources in relation to the Plan, research undertaken by Steering Group members, and consultation with the community. Evidence used for the preparation of Herefordshire Local Plan Core Strategy was also used. The NDP is considered to

meet the requirement to comply with the broad criteria for sustainable development within Government's National Planning Policy Framework (NPPF) and with Herefordshire Local Plan Core Strategy.

- 1.4 Policies and proposals are set out in this document prefixed by 'GWB' (i.e. for Goodrich and Welsh Bicknor). These will become part of the Local Development Framework guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development.
- 1.5 Goodrich and Welsh Bicknor Group Parish Council has approved this document as a draft for consultation with the local community and other stakeholders. There will be a number of further consultation stages before the plan can be adopted and these are shown in the figure below.

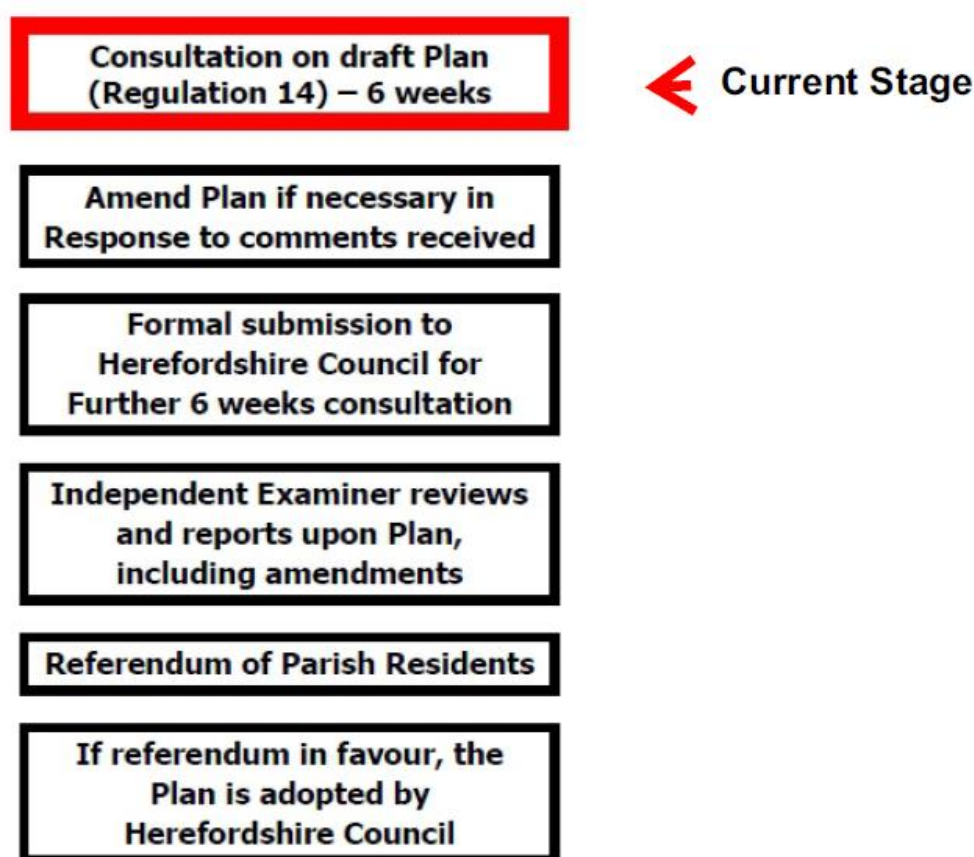


Figure 1 – Formal stages in the preparation of the NDP

## **Community Involvement**

- 1.6 Goodrich and Welsh Bicknor NDP Steering Group included members from the community involved in addition to parish councillors.
- 1.7 Consultation with the community was placed at the heart of the process for preparing the plan. As part of the process for preparing the NDP a detailed

Consultation Statement will be prepared. A summary of the consultations that have been undertaken up to this stage of preparing the plan is as follows:

- A NDP launch event held in Goodrich Village Hall over three days in December 2016 which included seeking information about issues that might be covered in the plan;
- A survey of residents undertaken during March and April 2017;
- A housing needs survey also undertaken during March/April 2017
- Open meeting on 2 August 2017 to feedback survey data to Steering Group, Parish Councillors and residents.
- Two consultation events during November 2017 to consider policy options and potential sites (one in Goodrich Village Hall and one at the Cross Keys Public House.
- Discussions were also held with the Head Teacher at Goodrich Primary School.
- Business were approached to ascertain whether they had any land-use requirements that might be covered within the NDP.
- Meeting held with the largest tourism-based employer at Symonds Yat East.

- 1.8 A dedicated website, <https://goodrichneighbourhoodplan.wordpress.com>, was established and kept up-to-date. The contents include Steering Group minutes, survey results and all other documents created as part of the evidence base for this NDP.
- 1.9 Notices of all Steering Group meetings have been sent to residents who advised the Steering Group of their e-mail address (over 100) and all meetings have been open to residents (except for two making initial assessments of development sites offered).

## 2. Background to the Plan Area

- 2.1 Goodrich and Welsh Bicknor Group Parish covers a rural area within Kerne Bridge Ward in South Herefordshire to the south of the market town of Ross-on-Wye. It borders onto Gloucestershire and the Forest of Dean along its eastern edge.

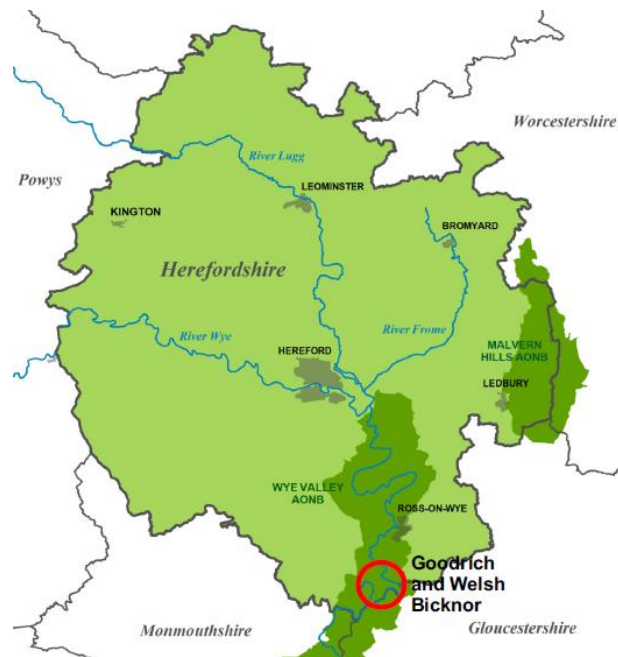


Figure 2 – Location of Goodrich and Welsh Bicknor Group Parish

### Its People and the Community

- 2.2 The Group Parish's population dropped by 3% between 2001 and 2011, from 568 to 550. The 2011 census shows an age structure with a higher proportion in the older age groups (45+ and 60+), compared to the County as a whole. Most significantly the proportion of young adults (20 to 44) made up 19% of the population against 27% for the County. The proportion of school aged children reflects that within the County. Herefordshire itself has a higher proportion of elderly people compared to England and Wales.
- 2.4 There is a primary school in Goodrich and children travel to John Kyrle High School and Hereford Sixth Form College for secondary education. There is a reasonable range of other local services or facilities within the Group Parish. There is a village hall, a number of public houses and hotels spread across the parish and a small village shop and post office. A wide range of shops and other facilities are available in the market towns of Ross-on-Wye and Monmouth which are accessible for most daily and weekly shopping requirements. Hereford, Gloucester, Bristol and Cardiff are centres to which residents might travel for major shopping.



- 2.5 The A40 trunk road between Monmouth and Ross-on-Wye runs through the parish. Goodrich Castle, immediately adjacent to the village, is a major tourist attraction of regional significance as is the riverside settlement of Symonds Yat East which has a range of tourist related attractions from river side inns and boat cruises to canoeing and rock climbing.
- 2.6 In addition to employment in various tourism and leisure activities, the adjacent parish of Whitchurch contains several small industrial estates including the nearby Forge industrial area immediately on the joint parish boundary. In addition, proximity to Ross on Wye and the Forest of Dean provides centres for employment and commuting to other centres such as Hereford, Gloucester and Cheltenham is not uncommon. An increasingly significant proportion also work from home.

## Parish History and its Settlements

### Goodrich

- 2.7 Goodrich Manor was called 'Hulla' in the Domesday Book, an area covering what is now several local parishes and the name Goodrich is derived from Godric Mappesone who was given the manor immediately after the Norman Conquest. Its early name was 'Godrichescastel' indicating the origin of the Goodrich parish name. Before this time the area was Welsh and so was its settlement pattern; there was no parish 'centre' as such, merely small clusters around important crossroads and river crossings.
- 2.8 The important crossing of the Wye is believed to predate the castle by hundreds of years and the first Norman castle was built by Godric Mappesone to protect it. It is thought that the first stone building on the site was built in 1120-40. The castle was held by the both sides in the English Civil War until 'sighted' by the Parliamentarian Col Birch.
- 2.9 Goodrich parish, is part of the Manor of Goodrich, which had previously included what are now the parishes of Whitchurch, Ganarew, Marstow, Llanrothal and Llangarron. A final reorganisation of parish boundaries in the 1970s incorporated two separated areas of the parish in Glewstone and Pencraig into the parishes of Marstow and Whitchurch.
- 2.10 The settlements of Goodrich developed around ancient routes. Goodrich Cruse, the part of the village most associated with Goodrich Castle, was sited along the Ross to Welsh Bicknor Road where it met the road from the Walford ferry. Goodrich Cross was at an important junction on the Ross to Monmouth road, there was a cross here and there would almost certainly have had a tavern for travellers from an early date. A further settlement grew up around St Giles's church. From the 6th century onwards there were early Welsh churches in the area, but as far as is known St Giles church did not exist before the Normans came and the earliest surviving parts date back to the early 1300's.
- 2.11 The riverside settlement of Symonds Yat East has quite different origins. It was called New Weir from before the 16th century, the Old Weir being near to Mainoaks Farm in Goodrich. There was a large iron works here from the 16th-18th centuries, but there

were also fishermen and ship-builders, living on both sides of the river. The name change to Symonds Yat East probably arose in the early 1900's from the railway station name 'New Weir for Symonds Yat', Symonds Yat being the ancient gate in Offa's Dyke at the famous beauty spot high above the Wye.



Figure 3 - Goodrich Castle ©

2.13 Other important historical parts of the Group Parish include:

- Old Forge - named after a 16th century iron forge. The settlement here has merged with a large squatter settlement more correctly called New Mill Hill. This was originally an area of manorial waste between the Ross-Monmouth road and the road from the Huntsham ferry crossing.
- Coppet Hill - This was also an area of manorial waste. There are currently 52 houses on the registered Coppet Hill Common (formerly Copped Hill Wood) resulting from historic encroachments. Two settlements have been lost, at Jellamy's Tump (occupied until the 1970s) and Hentland Barn.
- Huntsham - No real settlement grew up around the Huntsham ferry, but there was ribbon development along the road leading to Huntsham Court. Under the rich arable land of the peninsula are the remains of a small Romano-British villa.
- Huntsham Hill - Another deserted squatter settlement on the eastern side of hill overlooking the river, where there was a chapel of ease so that dwellers on Huntsham could access church services in time of flood. This has been deserted since the 1940s.

## Welsh Bicknor

2.14 The history of Welsh Bicknor is completely different from that of Goodrich. At the time of Domesday book the lord of the manor was subservient to the lord of Monmouth.

2.15 The parish (which covers the same area as the manor) did not become part of Herefordshire until the mid-19th century. Before that it was part of Monmouthshire. The river Wye marks the boundary of Welsh Bicknor with the parishes of English

Bicknor and Lydbrook in Gloucestershire, separated by the remains of Offa's Dyke on the south side of the river.

- 2.16 Since the 16th century Welsh Bicknor has been owned by the Vaughan family. The future Henry V reportedly spent his very early years at its manor house, Courtfield.
- 2.17 In the early 20<sup>th</sup> century Welsh Bicknor had a population of 90 and its own school and church. With changing farming practices and the reduced need for domestic staff, the numbers have reduced drastically and only 12 occupied houses remain

## Recent history

- 2.18 Within the Group Parish's more recent history, the major structural change has been the re-routing of the A40 Monmouth to Ross on Wye Road in the 1960s. This cut off the 40 dwellings at Dean Swift Close in the Goodrich Cross area. These had been built in the 1950's as Council Housing; 22 have since been purchased under right to buy, the others remain as social housing.
- 2.19 Since the 1960's there have been successive stages of development, in the grounds of two larger houses, Goodrich House and the Knapp as well as Bryant's Court Farm in the Cruse and Church areas and on New Mills Hill in the Old Forge area.
- 2.20 In more recent years the settlement boundary drawn around the Cruse and Church areas of Goodrich limited the building of new houses in Goodrich and Welsh Bicknor to within these areas and led to individual houses being built in the gardens of the older houses. At the same time many smaller houses have been extended, reducing the stock of 2 and 3-bedroom houses in the village.
- 2.21 Also, worth noting is the recent building of a new Primary School, with the Old School being sold to be developed as for housing.
- 2.22 The history of the Parish is such that it contains a range of heritage assets including Scheduled Ancient Monuments and Listed Buildings. These are Listed in Appendix I.

## The Natural Environment within the Group Parish

- 2.23 The Group Parish sits upon the River Wye where it has carved out a deep gorge through the dolomitic limestone of the area, creating spectacular scenery. In the south of the Group Parish the land rises steeply up between a meandering loop in the river encompassing Coppet Hill and Welsh Bicknor. Goodrich village sits at the narrowest point in this loop below and to the north of Coppet Hill. An even more pronounced loop with extremely steep slopes sits along the Group Parish's western edge and Symonds Yat Rock forms the east side of the deep steep gorge created by the River Wye. This area is heavily wooded.
- 2.24 Defra's classification of the quality of land for agricultural production puts most of the areas as grade 3 (good to moderate) with some of the arable farmed areas being grade 2 (very good). Areas identified as mineral safeguarding areas are located in the

south-west and south-east of the Group Parish, not in the vicinity of Goodrich village. Parts of the Group Parish, mainly associated with the River Wye, are shown to be at risk of flooding according to the Environment Agency's Flood Map. The area most greatly affected to any depth away from the River Wye is that in the vicinity of Huntsham, Symonds Yat East and Old Forge. No areas of derelict land have been identified and the extent of brownfield land has not been surveyed but appears to be negligible.



Figure 4 - The iconic view from Symonds Yat Rock

- 2.25 The whole Group Parish falls within the Wye Valley Area of Outstanding Natural Beauty (AONB). As such guidance upon protecting the landscape, among other matters is set out in a Management Plan. This is based substantially upon Herefordshire Council's Landscape Character Assessment which defines five landscape types within the Group parish comprising 'Riverside Meadows' to the north and south edges of the parish; 'Principal Wooded Hills', 'Wooded Hills and Farmlands'; 'Principal Settled Farmlands'; and 'Unenclosed Commons'.
- 2.26 Riverside Meadows are linear riverine landscapes associated with a flat floodplain and in places framed by steeply rising ground. Settlement is typically absent, and the landscape accommodates a degree of annual flooding. Built development is often protected by uncharacteristic structures such as bunds, flood walls or flood relief channels and should be discouraged. The character relies heavily on extensive views along the length of river corridors.
- 2.27 Principal Wooded Hills are densely wooded, hilly landscapes with a steeply sloping topography and with a scattered settlement pattern at an extremely low density. The dominance of woodland should be maintained although it can have interlocking grazed fields. The settlement pattern in Wooded Hills and Farmlands is of clustered dwellings within the areas of open fields. Small villages and hamlets are therefore typical but are sparsely dispersed through a landscape that does not feel well populated.
- 2.28 Principal Settled Farmlands are settled agricultural landscapes with small villages and hamlets served by small winding lanes. The scale of the field pattern is important as

is the nature and density of settlements. In terms of the impact development may have on this landscape type, the hedgerow pattern, which is the most significant feature of this landscape, and tree cover should be retained or strengthened. This pattern can accommodate limited new development with that in villages and hamlets needing to be modest in size to preserve settlement character. Goodrich village falls within this category.

- 2.29 Unenclosed Commons have developed as a result of the activities of local people with commoners' rights. Different activities have resulted in rather differing identities. These are open landscapes characterised by a lack of enclosure and overall sense of wilderness. The commons are traditionally grazed, and this unimproved rough grazing land, along with substantial stands of regenerating semi-natural vegetation is invariably associated with a high nature conservation value.
- 2.30 The purpose of designating the Wye Valley AONB is to conserve and enhance the natural beauty of its landscape and to meet the need for its quiet enjoyment having regard to the interests of those who live and work in it. As such protecting the whole of the landscape within the Group Parish is considered important. In addition, Natural England's National Character Profile for South Herefordshire would look for any plans to both maintain and enhance the many historic features and characteristic settlement pattern of rural hamlets, isolated farmsteads and small villages.
- 2.31 Most new development is expected to take place within or around Goodrich village and local views may also be important. An assessment of important views into the village has been undertaken from the vantage point of Coppet Hill and these are presented in Appendix 2.
- 2.32 In terms of richness of biodiversity, the Group Parish contains areas of significant importance. The River Wye is both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). Its condition is considered to be 'unfavourable but recovering'. In addition, Park Wood and the Upper Wye Gorge SSSIs fall within the Group Parish and both are also in 'unfavourable recovering' condition. Coppet Hill is a large Local Nature Reserve and Local Wildlife Site of just under 100 ha. The other Local Wildlife Sites include in the Parish are Pool Ellocks, Garren Brook and the Marsh located at the Forge, Goodrich. Japanese knotweed is an invasive species that has an increasing presence within the AONB and needs to be addressed so that the ecological network is maintained in good health.
- 2.33 In addition, there are Regionally Important Geological (RIG) sites at Goodrich Castle; Huntsham Bridge and the Huntsham Hill roadside section. Herefordshire Council's Ecological Network Map shows significant biodiversity core areas and buffer zones within the Group Parish, particularly along the River Wye and across its southern half. Not unexpectedly the area is very important in terms of biodiversity and contains a number of natural England's Priority Habitats.

## Accessibility

- 2.34 The Group Parish and specifically the village of Goodrich is bisected by the A40 trunk road. This road provides excellent road access to the north and to the east via the M50

and the Midland's motorway network beyond and also to the south to Wales and to the South West. One significant effect is the extremely intrusive noise levels.



Figure 5: Goodrich is served by a local bus service although it must use narrow lanes that provide foot links between its various parts and also form part of defined cycle routes.

- 2.35 A good network of public footpaths criss-crosses the Group Parish. The Wye Valley Walk passes through the south of Group Parish in the vicinity of Symonds Yat East. There are also a number of marked cycle routes although these utilise narrow lanes that are also used by vehicles.
- 2.36 In terms of public transport there is a daily service which runs between Ross and Monmouth each day passing through Goodrich and this operates at an approximate 2 hourly frequency from early in the morning until early afternoon and then hourly until the early evening. There is also a weekly 'shopping' service on Wednesdays from Ross through Walford to Goodrich and on to Whitchurch, Llangrove, Llangarron, Harewood End, Much Birch and Wormelow to Hereford during the morning, returning in the early afternoon.

## 3 Issues and Options

- 3.1 The community was asked about the issues that were important and reference is made to these in greater detail under subsequent sections in this NDP to which they are most pertinent. The following key areas were identified to be addressed when considering options, the vision for the Group Parish and objectives.

### The Natural and Historic Environment and Environmentally Sustainable Development

- 3.2 The following issues were identified under this heading
- The landscape character, views and features of the Wye Valley AONB are most important both for residents and visitors.
  - The historic environment is important, especially the scheduled monuments, Castle, St Giles Church, the Dry Arch Bridge, Flanesford Priory and Kerne Bridge.
  - Village character should be maintained by preserving open spaces both between the settlements, within the village and particularly with respect to the surroundings of the many listed buildings. There is scope for good modern design as well as traditional building styles. Special attention must be paid to protecting the nationally important Special Areas of Conservation.
  - In addition, care must be taken of the areas of Special Scientific Interest. Attention should be paid to maintaining and improving Biodiversity Action Plan (BAP) habitats and species within the parish which currently include five European and eleven nationally protected species.
  - Features at a range of levels that contribute towards the network of ecological corridors and green infrastructure should be maintained and enhanced. These should include (among others) the stretch of countryside between the Great Doward (Whitchurch Parish) and Bishopswood (Walford Parish) which passes through Goodrich (Coppett Hill) and Welsh Bicknor; the mixed woodland and orchards. The gardens and grounds of existing houses are also an important source of diversity. Invasive species should be addressed.
  - The balancing of the benefits of tourism and other activities with the maintenance of ecological value
  - Maintaining the water quality of the River Wye, mitigating the potential effects of pollution from surface water run-off, including its impact on the quality of groundwater.
  - Ensuring new development does not cause local flooding and providing appropriate sustainable drainage where possible.
  - Energy and water conservation should be key considerations in the design of new housing. Its siting should also maximise the benefit from solar energy and other means for electricity generation.

## Infrastructure

3.3 The infrastructure of the Parish is adequate to support the level of growth set out in the Herefordshire Local Plan Core Strategy for the Parish. However, the following issues needing to be addressed:

- The three areas forming the core of the settlements and the roads connecting them should all be covered by a 30-mph speed limit. Additional traffic calming measures are not required as traffic is calmed by the narrow roads in the settlements and there is a need for larger vehicles such as buses and farm machinery to have regular access. Greater efforts are required to discourage the use of local roads as short-cuts and enforcement of the 7.5 tonne weight limit for vehicles within the settlements. Greater awareness of the cycle routes signposted through the village should be promoted. When building new developments, they should link to footpaths wherever possible.
- Parking is an issue across the whole Parish with particular problems identified at the Primary school when children are collected or dropped off; at the Church where there is no off-road parking provision at present; visitor parking on the Courtfield Road for walks on Coppet Hill; parking on the roads outside the Castle car park entrance and at the Village Hall. In all new developments sufficient parking space should be available both for residents and their visitors based on a realistic level of car usage in a rural community.
- Steps should be taken to improve footpaths between the three parts of the village, especially that between the Goodrich Cross area and Goodrich Church. This link and that between the Church and Cruse areas can become unusable in wet weather. Public rights of way in the Parish, including those on Coppet Hill, are generally well maintained for both residents and tourists.
- There is currently limited provision of pavements within the Parish. Any opportunities presented by new developments should be taken to improve on the present low-level of provision.
- Cycleways are signposted in the Parish on narrow roads shared by motor vehicles. There seems limited scope to improve the situation which directs cyclists to use the narrow roads and the B4229 signed lorry route. Any opportunities should be taken to develop dedicated cycle routes
- The light use of the Ross to Monmouth bus service suggests that any increase in the frequency of buses is unrealistic. It does, however also need to be appreciated that for those using the service it represents an important lifeline.
- There are parts of the Parish where mobile phone reception is poor or non-existent, especially within the well populated Cruse area where there is a need for improved mobile coverage. Faster broadband is being slowly extended and is vital for business in a rural area. Future improvements should be aimed at covering all outlying areas of the Parish.
- There is no street lighting in the Parish and support for enjoying dark skies at night with a minimum of light pollution. This should continue.
- The proximity of the settlements to the River Wye means that new developments should if possible be connected to the main sewers or have a high quality of treatment plant to avoid ground water contamination. Similarly, hard surfacing should be avoided in new developments to minimise surface water run-off to the river.



## Community, Leisure and Sport

3.4 The availability of a good standard of community, leisure and sports facilities in the Parish is significant to the wellbeing of the community and the Parish is fortunate in having a very active community life, with many long-running and well supported organisations, institutions and facilities. The following issues are highlighted:

- Goodrich village hall was refurbished in 2012 and has a high level of thermal efficiency, two meeting rooms and a large hall with a fully fitted kitchen, theatrical lighting, film projection and high-quality sound system. It is available for hire and well used.
- Goodrich cricket club recently extended the size of its playing area and the tennis club has three floodlit courts. Both draw members from a large area and are dependent on this wider membership for their success. There are no open playing fields in the Parish.
- There is a popular and well used open green space behind the school, maintained by the Parish, that provides swings, slide and other areas for children to play on and explore.
- The Parish is -located within the Wye Valley AONB and the community is able to enjoy access to walking, cycling and canoeing.
- St Giles Church, in the middle of the village, currently has no dedicated parking or water supply. This matter has the potential to be resolved in the near future depending on the outcome of a housing planning application for the adjacent field.
- The Village Shop provides post office services and a limited range of foodstuffs and other merchandise although is under pressure from services elsewhere, and the size of the shop has been recently reduced.
- Ye Hostellerie in the Cruse area of the village and The Cross Keys at Goodrich Cross provide focal points for the community. Whilst having a loyal local attendance, they need to attract outside custom in order to thrive. Symonds Yat East pubs and cafes are totally tourist dependent.
- Goodrich Church of England Voluntary Controlled School currently (2016-17) has 134 children, of which just 22 live in Goodrich and Welsh Bicknor Parishes. The school would like to set up a nursery school from age 2 upwards but an insufficient number of parents have expressed interest in using such a facility to make the project viable and justify the capital expenditure.

## Housing

3.5 Herefordshire Council has set minimum housing requirement within the Parish for the period 2011 to 2031 of 35 dwellings, equating to an increase of 14% over 2011 level of dwellings. With 5 houses already built, and a further 13 with planning permission granted, the remaining houses to be provided for through this NDP equates to a minimum of a further 17 dwellings.

3.6 The community was taken through two stages of formal briefing and consultation and two questionnaires, one of which specifically addressed housing needs and a wide range of issues and opinions were forthcoming.

- 3.7 From the main Community Questionnaire (answered by 76% of eligible residents) and further discussion:
- The majority considered a further 24 dwellings about right, with few supporting a higher figure (NB this was in the outstanding minimum housing requirement at the time of the survey).
  - Whilst the majority supported small sites of up to 4 houses, this fell to 30% support for the 5-15 range, with a large majority against sites with over 15 houses.
  - A need was identified for starter homes, smaller houses for older people wishing to downsize and easy access homes. 70% opposed building more houses with 4 or more bedrooms.
  - The majority were in favour housing for owner occupation or low-cost housing for sale, but not further social rented housing.
  - For affordable housing, preference should be given to those living or working in the area and those with family connections
  - A traditional style of housing was preferred though good modern design was also felt to be appropriate if respecting existing buildings.
  - Settlement boundaries should be re-established once the decisions on housing had been made
- 3.8 From the Housing Needs Questionnaire (which received 24 responses from those considering family related needs in a 5-year time frame):
- The number of houses needed was identified as 39 with a high proportion of respondents being current owner occupiers looking to downsize.
  - The predominant need was identified as being for starter homes or homes suitable for down-sizing of 2 or 3 bedrooms.
  - The need was identified for affordable housing, particularly shared ownership or low-cost purchase.
  - Only one household sought social rented housing but, at the time of the survey, Homepoint Herefordshire housing register had 5 applicants who had given Goodrich as their first choice for social rented housing.
- 3.9 The view of the community regarding the need for smaller homes and some affordable housing, whilst also favouring small sites of up to four houses, presents an issue as the commercial viability of delivering smaller homes will generally apply to larger sites. Also, there will be no planning requirement to deliver any affordable housing on sites of fewer than ten dwellings. Consequently, limited additional housing above the minimum requirement may be required to provide the variety of sites necessary, including an option to facilitate an element of affordable housing.
- 3.10 This indicates a need for compromise as these issues are addressed in the context of efficient use of the sites that are available for development and the restrictions dictated by the parish being sensitively sited in the Wye Valley AONB.

## Tourism

3.11 Tourism is seen as being something that is important to both the community and the whole area of the Wye Valley AONB and should be encouraged. Currently Goodrich Castle attracts over 40,000 visitors per annum and over 300,000 visit Symonds Yat East. Tourism does, however bring with it a number of concerns:

- Any increase in tourist numbers should be matched by the provision of improved facilities.
- The landscape and habitats that make the area so attractive to live in and visit should not be damaged by these pressures and it may be necessary to control them in the future.
- Parking, other than at Goodrich Castle presents a problem and increases in tourism will need additional parking, especially for visiting walkers.
- Better signage of footpaths and information boards, and the introduction of signed short circular routes through and around the village and onto Coppet Hill would be a positive move to improve the visitor experience.
- The use of signed cycle routes should be promoted such as those running from Symonds Yat East to Goodrich Castle, which uses quiet roads wherever possible and the Peregrine Trail running between Symonds Yat East and Monmouth – a dedicated track along the Wye with links to routes in the Forest of Dean.
- The large number of companies now launching canoes at the Kerne Bridge launch site increasingly threatens a degradation of both the environment and the countryside experience. There may be a need to control operations where the balance between canoeing and the coarse and salmon fishermen who are important to the local tourist businesses.
- A balanced and appropriate scale of expansion of visitor accommodation needs to be encouraged by enabling upgraded hotel accommodation at existing locations. The building of new residential developments for holiday-let accommodation should be avoided.
- Access to the picturesque tourist destination of Symonds Yat East is difficult in peak summer times along a single-track road with passing places and no apparent potential for improvement. The single-track road is also a signed cycle track. Parking is at the far end of the settlement and this leads to significant congestion and pollution in what should be an idyllic location. Relocating day-visitor parking to leave the settlement effectively vehicle free would enhance the visitor experience and reduce pollution.
- The Welsh Bicknor Youth Hostel is also difficult to access along a steep single-track road. The extended closure of the registered footpath over Stowfield Viaduct has a significant effect on pedestrian access and also causes a significant change in the route of the long-distance Wye Valley Walk Footpath. Reopening of the bridge should be seen as a priority.

## Economic Development

3.12 Local businesses were approached about whether they had any plans that should be considered by the NDP or whether there should be infrastructure developments that would help them develop their business. It appears there are no plans for expansion although there will be minor changes within the tourism industry (covered above).

Tourism and agriculture are the two main businesses in the parish, with tourism being the major employer. Census figures greatly underestimate the seasonal level of employment in tourism

- 3.13 On this basis the following general issues are highlighted:
- The scale and siting of any development is important in relation to the landscape, settlement character, highway network and effect on residential amenity.
  - New businesses should not cause air, water or sound pollution. Surface and groundwater pollution is already identified as an environmental issue.
  - Many residents work from home, where good communications infrastructure is most important. These should be supported provided there is no adverse effect on residential amenity.
  - The re-use of buildings, especially where this provides a viable use for an important building that might otherwise deteriorate or be lost, would be supported.
  - Appropriate diversification proposals supporting agriculture and the landscape would similarly be supported.
  - Fracking is an issue of local concern in that the Parish falls within an area affected by Government's specific decision-making process on shale gas. This is not a matter that can be covered in this NDP but is excluded development to be considered through the mechanism of Herefordshire Council's Minerals and Waste Local Plan.

## Options

- 3.14 The only strategic land-use requirements identified for the Group Parish is to meet the level of proportional housing growth determined by Herefordshire Local Plan Core Strategy. No specific local needs have been identified that would require other site options to be considered. Consequently, the options assessed were in terms of the location of housing growth within the terms of Herefordshire Local Plan Core Strategy policies RA1 and RA2.

**Option 1** – Locating housing sites to meet the required level within or adjacent to the two settlement areas, Goodrich Church and Goodrich Cruse, which had been previously defined as setting the Goodrich settlement boundary within Herefordshire's Unitary Development Plan and superseded by Herefordshire Local Plan Core Strategy in 2016.

**Option 2** – In addition to the settlement areas described in option 1, including Goodrich Cross as a further settlement area from which the best sites may be chosen. Goodrich Cross is a settlement of some 53 houses set on each side of the A40.

**Option 3** – Seeking a wider definition of what the settlement of Goodrich might comprise where it might encompass other areas around the three built-up areas.

**Option 4** – To provide for a notable expansion beyond the level of required housing growth within whichever of the previous three options is chosen.

- 3.15 Option 1 was not considered a viable option for further major development without adversely affecting both the landscape of the Wye Valley AONB and the character and setting of Goodrich. Of the 18 dwellings that have already either been built, or had planning permission granted since 2011, all but two are located within either Goodrich Cruse or Goodrich Church.
- 3.16 It is unlikely that Option 3 would be supported by Herefordshire Council; to include further areas in this way would conflict with Herefordshire Local Plan Core Strategy policy RA2 to locate new developments within or adjacent to existing built up areas
- 3.17 Option 4 was emphatically rejected by the community and would also adversely affect both the landscape of the Wye Valley AONB and the character of Goodrich. In addition, it would be likely to result in major development within the AONB beyond that which would could be demonstrated to be in the public interest.
- 3.18 Option 2 increases the number of site options that might be assessed with the potential to include land that increases community cohesion, promotes landscape enhancements and includes a possible brownfield site. The community has expressed support for the housing requirements proposed within Herefordshire Local Plan Core Strategy, considering it to be about right.
- 3.19 Within the context of these options, the sites that were potentially available to meet the required level of growth were considered by an independent planning consultant against a range of criteria agreed with the Parish Council that were consistent with the NDP's vision and relevant objectives. These criteria can be referenced under <https://goodrichneighbourhoodplan.files.wordpress.com/2017/11/assessment-criteria-for-use-by-data-orchard-in-assessing-sites.docx>

## 4 Vision, Objectives and Strategic Policies

4.1 In preparing the NDP, the following vision, guided by responses to the residents' survey and confirmed by the scrutiny of policies at a subsequent community consultation, sets the basis for what it is hoped to achieve within the Parish through the planning system by the end of the plan period:

***" Goodrich and Welsh Bicknor will be a thriving and prosperous Parish that offers a high quality of life for residents of all ages, a resilient economy, a sustainable use of resources, and an excellent natural environment. "***

4.2 This will mean that by 2031 the Parish will

- Be an attractive place to live that caters for the needs of all age groups from young to old.
- Be vibrant, looking after its members whilst being welcoming to new residents and visitors.
- Be a location which promotes and encourages successful farming and small businesses, an environment where young members of the community can seek employment and remain in the Parish.
- Have a sustainable environment preserving the historic and natural landscape and wildlife and providing a peaceful and enjoyable way of life
- Remain a small community that recognises that modest changes and limited growth can help the aims and the way of life of all those living in it.

4.3 To achieve our vision the Plan sets the following objectives:

- To develop the built environment in a way that maintains and enhances its distinctiveness and attractiveness whilst catering for the housing needs of all age groups
- To encourage successful farming and small businesses, where members of the community can find employment
- To maintain and enhance the natural environment and the local heritage

### Strategy for Sustainable Development within the Group Parish

4.4 Sustainable development seeks to ensure proposals are advanced that will "meet the needs of the present without compromising the ability of future generations to meet their own needs"<sup>1</sup>. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.

4.5 Although the environment is emphasised within the NDP's objectives, it is seen as supporting the social or community dimension that is set out in the vision. Protecting

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<sup>1</sup> National Planning Policy Framework, page 2.

the landscape within the Parish is recognised both in terms of its national designation and the community's appreciation of its value to their lives. Similarly, an appreciation of cultural heritage and biodiversity is considered important in directing the approach to accommodating housing, economic activity and community infrastructure. There will be other influences such as the effect of traffic upon the community, prevention of pollution and protecting residential amenity. To ensure these concerns are taken into account when promoting sustainable development through this Plan the following policy forms the basis for the overall approach pursued through the NDP.

## **Policy GWB1: Promoting Sustainable Development**

**Positive measures that promote sustainable development within Goodrich and Welsh Bicknor Group Parish will be supported where they meet the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced, they should, in particular, address the following principles that are considered essential by the local community within the Group Parish:**

- a) A high priority will be given to ensuring new development fits sensitively into the landscape of the Wye Valley AONB; reflects local character and features while supporting innovation and diversity; achieves high standards in terms of sustainable design; and incorporates measures to contribute towards mitigating the effects of climate change.**
- b) The natural, built and historic environment within the Parish will be preserved and enhanced, and local distinctiveness maintained.**
- c) Infrastructure will be sought to enable essential development to be accommodated and promote safe and sustainable transport,**
- d) Measures to retain, enhance or add to existing community facilities and services will be supported to meet the needs of an expanding community, especially those aimed at benefiting the day to day requirements, employment and the health and wellbeing of residents.**
- e) The Neighbourhood Development Plan will deliver at least the required 35 dwellings over the period 2011-2031 through providing sites for around 30 dwellings to meet the needs of both the local and wider community in terms of size, type and tenure.**
- f) Tourism and other forms of economic development, including proposals to diversify the local economy, will be supported where this can be accommodated within environmental and highway constraints, and is in scale with the area's rural character.**

**Where this Plan does not cover a proposal, any decision should reflect, where possible, the above priorities as well as the policies in the Herefordshire Local Plan Core Strategy. Benefits will be sought in relation to the priorities set out in this policy where compensatory or mitigation measures may be needed as part of any proposal.**

### Policy Justification

- 4.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching strategic policy sets out

the essential sustainable development requirements which the local community considers important to achieve its vision and objectives. The provisions within this NDP will be measured against this policy. Where exceptional reasons for development are advanced that might over-ride the policies in this Plan then the principles that this policy sets out should be used to determine what mitigation or compensation measures should be brought forward.

- 4.7 This strategy sets the basis for more detailed policies for determining where development should take place and the form it should take. Most development will be located within Goodrich village although development can take place in the countryside where this will support the rural economy and the needs of the community.



## 5 Heritage and the Natural Environment

- 5.1 The community has expressed strong support for the protection of the landscape and its various features, natural environment and local heritage. It recognises that with the whole of the Group Parish falling within the Wye Valley AONB, the effects of development on the nationally important landscape is an important consideration. There is also strong support for conserving various key elements within the landscape such as Symonds Yat East and its associated gorge, Coppett Hill Local Nature Reserve, Goodrich Castle and its associated woodland, and the river valley. The setting of Goodrich within this landscape is also suggested as important. Accordingly, this NDP includes policies that are also considered to reflect the importance of the landscape and heritage components.
- 5.2 The community also recognises the need to promote enhancement measures and contribute to addressing wider environmental issues such as mitigating and adapting to climate change. Again, policies seek to address these within this NDP.

### **Policy GWB2: Conserving the Landscape and Scenic Beauty within the Wye Valley AONB**

**Within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its landscape features, important views, wildlife or cultural heritage. These should be preserved and enhanced. Planning permission will be refused for major development unless there is a proven public interest, no viable alternative sites are available to accommodate this development elsewhere, and its environmental effects can be mitigated to a satisfactory degree. In determining whether a proposal is major development the following considerations should be taken into account:**

- a) The need to preserve the contribution and quality of landscape character, features and views, to the AONB, in particular the Wye Valley Gorge;**
- b) For development adjacent or close to Goodrich village, the scale of development in relation the size of this particular part of the settlement as well as its setting;**
- c) The effect upon wildlife, cultural heritage, tourism and recreational opportunities, in particular Goodrich Castle and Coppet Hill Local Nature Reserve**
- d) For development elsewhere, the scale should match the locality;**
- e) The maintenance of tree and woodland distribution and cover and opportunities for its enhancement.**

**Development proposals which are acceptable in principle should contribute positively to the Group Parish's rural character, ensuring not only that the effect on the landscape and settings of settlements, as appropriate, are mitigated but include measures to restore and enhance landscape features such as trees, vistas and panoramic views. To achieve this, building or**

**engineering design should ensure the development fits sensitively into the landscape in terms of scale, form, massing and detail. Landscape proposals should form an integral part of the design, retaining as many natural features within or surrounding the site as possible.**

#### Policy Justification

- 5.3 The Wye Valley AONB is an area of high landscape quality of national importance where considerable care should be given to protecting and enhancing its natural beauty and character. Herefordshire Local Plan Core Strategy Policy LD1 specifically refers to the need to protect their character, while enabling appropriate uses and management. This policy seeks to complement the AONB Management Plan in protecting, managing and planning the landscape. Herefordshire Council's Landscape Character Assessment is important in this regard and is referred to in both this NDP and the AONB Management Plan. Appendix 2 defines a number of important views which should be protected although there are others, the view from Coppet Hill to Goodrich Castle being one. Locally important features include block tree planting of which the avenue of limes immediately due north of Goodrich Church is very striking.
- 5.4 This policy reflects national policy which also indicates that planning permission for 'major development' should be refused within the AONB although there are exceptions that can be made. The policy describes those factors that should be taken into account in determining whether a proposal amounts to 'major development'. The character of the Wye Valley AONB within the Group Parish varies and the relevant character areas and their characteristics and features are highlighted in paragraph 2.17 and 2.18 of this NDP. In addition to the considerations in this policy and Herefordshire Local Plan Core Strategy policy LD1 there is guidance included in Herefordshire Landscape Character Assessment Supplementary Planning Document that needs to be taken into account. Scale, especially in relation to the landscape, location and size of any adjacent settlement has been used elsewhere as factors determining whether development falls within the definition of major development. Government's NPPF paragraph 116 sets out considerations to be taken into account when determining how exceptions might be assessed in relation to major development.
- 5.5 Where development does not amount to 'major development' and is generally acceptable there is still a need for sites to reduce their effects on any settlement's setting or the wider landscape; this includes maintaining green space between the individual settlements to maintain their landscape value. This can be done through requiring detailed landscaping schemes to address this and related issues. There are parts of the Group Parish that are particularly sensitive, especially the Wye Valley Gorge at Symonds Yat East and its approach from the north with its wider plain which is in strong contrast. There are exceptional extensive views to the north and east of Goodrich Castle although these lie outside of the NDP area, with the exception of that surrounding Flanesford Priory, which also form the setting for that Scheduled Ancient Monument.

### **Policy GWB3: Enhancement of the Natural Environment**

**Where appropriate the natural assets of the Group Parish should be added to wherever opportunities are available, in particular to enhance the**

**conservation status of the River Wye and Coppet Hill Local Nature Reserve For new development to comply with the requirements of Herefordshire Local Plan Core Strategy Policy LD2 which protects natural assets, it should also seek measures to enhance connectivity within the local ecological network through creating, retaining and enhancing important natural habitats and features such as ponds, orchards, hedgerows, ancient trees, woodlands and other tree cover in general. There should be no net loss of biodiversity and the loss of any features, where absolutely necessary, shall be offset through full compensatory measures. Invasive species should be removed in accordance with best practice.**

#### Policy Justification

- 5.6 Wildlife is acknowledged as an important contributor to the character and scenic beauty of the Wye Valley AONB. The River Wye SAC passes through the Group Parish. The importance of biodiversity networks within the Group Parish is described in paragraph 2.20 and a high level of connectivity is important and should be maintained and enhanced. In this respect, there is scope to consider areas to the south of the parish as part of a wider ecological corridor stretching from the Great Doward (Whitchurch Parish) and Bishopswood (Walford Parish) passing through Goodrich (Coppett Hill) and Welsh Bicknor. Adding new wildlife features through development proposals would contribute to the national objective of increasing biodiversity. There should certainly be no net loss and where features must be removed full compensatory measures must be proposed within any planning application. Every opportunity to remove invasive species should be take.

### **Policy GWB4: Protecting Heritage Assets**

**The significance of heritage assets and their settings within the Group Parish will be preserved and enhanced through:**

- a) Resisting development that would adversely affect the following Scheduled Ancient Monuments and their settings: Goodrich Castle, Flanesford Priory, Dry Arch Bridge and Kerne Bridge.**
- b) Requiring appropriate development proposals elsewhere to be accompanied by full archaeological investigations and in the event of significant and/or extensive remains being found they should be preserved in-situ.**
- c) Resisting development that adversely affects features or the setting of Listed Buildings and other similar heritage assets.**
- d) Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings.**
- e) Only allowing development within unregistered parks and gardens at Goodrich Court; Huntsham Court; Courtfield to proceed if an assessment has shown the effects of works will fit sensitively into the garden design. In addition, the contribution that such parks and gardens make to the wider landscape will be relevant to this consideration.**

**f) Promoting development that would conserve the character of the Parish's historic farmsteads through allowing sensitive conversions where appropriate. New development may be permitted in association with such farmsteads where this respects the historic form of the farmstead as indicated through a thorough research of historic documents in order to comply with Herefordshire Local Plan Core Strategy policy RA3(6).**

#### Policy Justification

- 5.7 The area's heritage is reflected in the presence of a number of Scheduled Monuments, Listed Buildings, historic landscapes and other locally important monuments, buildings and assets. There is also potential for further archaeological assets to be found. These assets and, where appropriate, their settings<sup>2</sup> are important and need to be preserved, not the least because of the contribution they make to the h the Wye Valley AONB landscape. They also contribute to the local economy. The importance of locally acknowledged assets should also be recognised for their contribution made to the Parish's landscape character. This policy should not restrict development but influence the approach taken and even stimulate development where their re-use and regeneration brings benefits.
- 5.8 Historic England has sponsored a project to characterise the historic farmsteads within the County and it is understood it would like to see a positive approach to their conservation. Historic farmsteads are particularly important to the Wye Valley AONB in that they reflect its character of dispersed settlements. The project study has identified that Herefordshire's landscape has one of the most intact anciently enclosed landscapes with farmsteads comprising loose courtyard forms within its lowlands and regular courtyard plans on its great estates. The agency promotes designs that will conserve, protect and sustain these forms, protecting their features, settings and cultural significance. They form important environmental capital, particularly within the Wye Valley AONB, contributing to its local distinctiveness and character. The study does not rule out the development of new structures within such farmsteads but should maintain the inherited characterisation on future growth through ensuring that this respects the historic relationship between the farm buildings and farm house, the character of the farmstead as a whole, and on its landscape setting. These must be carefully considered. Where dereliction of such farmsteads may be likely, innovative approaches may offer the potential for their retention. The final component of this policy seeks to address this through firstly retaining and enhancing those buildings that may remain and secondly through using historic information about previous building layouts to offer the opportunity for enabling development and utilising NPPF paragraph 55 (bullet point 4). This may contribute to the housing target for the Parish through increasing the potential for windfall development. The use of enabling development might be considered where farmsteads are particularly important.

## **Policy GWB5: Protection from Flood Risk**

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<sup>2</sup> NPPF paragraph 128

**New development shall be subject to the Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and housing development, in particular, will not be permitted in areas identified as flood zones 2 and 3. Where other forms of development are necessary in areas at risk of flooding full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere.**

**Where flood risk is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account climate change, to inform decisions on planning applications. Development should not cause or increase surface water flooding or risk of pollution. Opportunities to address storm flooding problems should be taken where available**

**Where the management of drainage needs to be addressed, developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.**

#### Policy Justification

- 5.9 Flooding associated with the River Wye is an issue within the Group Parish. The area of flood risk generally follows narrow corridors along the River Wye although there is an extensive area of farmland prone to flooding to the north of Huntsam Hill. Surface water run-off from fields and the highway have been identified as a problem in some areas. Where appropriate developers must show that the flooding issue has been fully addressed and include measures to protect development without adversely affecting other properties. There is potential to benefit wildlife through any SuDs Scheme that might be required in association with development. This reinforces Herefordshire Local Plan Core Strategy Policy SD3.

## **Policy GWB6: Sustainable Design**

**An integrated approach to achieve a high standard of sustainable design will be required to achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of design measures which to include, where appropriate:**

**Utilising physical sustainability measures associated with buildings that include orientation of buildings, the provision of energy and water conservation measures, storage for bicycles, storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings.**

- a) Seeking on-site measures that support energy conservation such as tree planting and other forms of green infrastructure to provide shade and shelter, and the maximum use of permeable surfaces.**
- b) With regard to housing development, the new homes should be fully integrated into the existing neighbourhood and support a pedestrian**

- friendly environment through convenient links to local facilities and public transport connections which are suitable for all users.**
- c) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist.**
  - d) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination. Effective measures should then be taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk.**
  - e) Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow.**
  - f) Minimising construction traffic and reducing waste; and**

**Where new innovative sustainable design or features are incorporated, they should fit sensitively within the landscape or street scene and incorporate a number of locally distinctive features to maintain the area's cohesive character.**

#### Policy Justification

- 5.12 The community has expressed support for sustainable development and a comprehensive approach to this would encompass sustainable design and energy efficiency. This NDP therefore sets out criteria that should be considered as part of a co-ordinated approach directed at this objective where developments are proposed. Although the various elements covered in this policy may not apply to all developments, some will be applicable to most.
- 5.13 The approach to sustainable design should be undertaken in an integrated way addressing measures related to individual buildings, site layout and landscaping and support for off-site measures where these are appropriate such as links to the public footpath network and supporting public transport through such facilities as providing bus shelters. Measures to promote the health and wellbeing of residents should also be undertaken, for example by providing links to the Public Rights of Way network and provision of open space. These are detailed design issues that would support Herefordshire Local Plan Core Strategy SD1.

## 6 Infrastructure

- 6.1 Although some concerns have been expressed about utilities, generally residents are satisfied. The local utility infrastructure should be able to cope with the level of development required by the Herefordshire Local Plan Core Strategy. Any major development above this level will require consultation with utility providers, particularly Dwr Cymru /Welsh Water in relation to the capacity of their Goodrich Sewage Treatment Works.
- 6.2 There is already strain upon local highway and parking infrastructure as a consequence of the high number of visitors to the main tourist attractions in the Parish, particularly Symonds Yat East and Goodrich Castle. This has heightened concerns that the roads will not have sufficient capacity to accommodate the required level of housing growth. There are some concerns about telecommunications and broadband services, with most being about speed and reliability of broadband. Also, residents find mobile phone coverage is patchy in the Parish.

### Policy GWB7: Sewerage Infrastructure

**Development should connect the public sewer where this is available. Should there be a temporary lack of capacity at the Goodrich Sewage Treatment Works, development upon sites which should connect to the public sewer may need to be delayed until such time as works are carried out to provide sufficient sewage treatment capacity. Developers may contribute towards remedial works to the WwTWs in order to expedite any under-capacity and to advance their proposals more swiftly. Similarly, should there be insufficient capacity within the public sewer or development be considered likely to result in pollution through overflows within the system elsewhere, developer contributions to address any such problems may be required in order to protect the amenity of existing residents and the status of the River Wye SAC.**

#### Policy Justification

- 6.3 It is to be expected that new development will connect to the public sewer where this is available in order to minimise the potential of any pollution, especially as this is likely to affect the River Wye SAC. This policy is considered consistent with Herefordshire Core Strategy policy SD4 given the particular circumstances at Goodrich Sewage Treatment Works which serves a wider area comprising other surrounding villages. Although Dwr Cymru/Welsh Water has not identified the need for any works within its current programme it has indicated a review will be undertaken for the period 2020-2025. In the meantime, should there be a temporary shortfall this precautionary policy would be relevant.
- 6.4 Problems have been identified where storm water causes flooding from the public sewer in certain areas within Goodrich. It will be necessary for developers to establish whether there is sufficient capacity within this public sewer to serve any new housing or other uses. Should there be no public sewer within a reasonable distance then

developers should propose an alternative sewage disposal facility in accordance with Herefordshire Local Plan Core Strategy policy SD4.

## **Policy GWB8: Traffic Measures within the Group Parish**

**Goodrich and Welsh Bicknor Group Parish Council will work with the Highways England, Herefordshire Council, developers and others to bring forward measures to improve the road network, to address noise and air pollution problems, improve road safety, increase transport choices, and reduce the impact of vehicles resulting from development.**

**Where proposals have been identified, they will be introduced progressively during the Plan period in association with the Highways England and Herefordshire Council and include utilising developer contributions resulting from development within the Plan area where these have been received.**

**Development proposals should include positive measures to address the problems caused by vehicles resulting from their development.**

### Policy Justification

6.5 This policy seeks to address those locally determined measures aimed at improving road safety and offering greater transport choices in accordance with Herefordshire Local Plan Core Strategy policy SS4. That policy makes specific reference to working with local communities upon such matters. A number of areas for concern and potential initiatives were identified during the preparation of this NDP.

- Improving parking arrangements (including restrictions in places) to provide for the safe delivery and collection of pupils to Goodrich Primary School.
- Improved parking and other traffic management measures in association with attractions within the Parish.
- Managing vehicles' speed throughout the three parts of Goodrich village.
- Improved signage, especially to discourage HGVs using inappropriate lanes and for cycle routes through Goodrich village.
- Improved pedestrian links between the various parts of Goodrich village.
- Improving the provision of public transport information with up to date bus timetables on parish noticeboards and on the parish website.
- Introducing a consistent speed limit of no more than 30 mph throughout the combined settlement areas of Goodrich village.

## **Policy GWB9: Highway Design Requirements**

**Where development proposals are advanced, these should ensure:**

- a) There should be safe access onto the adjacent roads;**
- b) Proposals should not result in indiscriminate or on-street parking but should provide adequate off-street parking for residents, employees and visitors as appropriate, by providing a minimum of two off-road parking spaces for all properties and three or more spaces for 3 or**



- more bed properties, and preferably address the reduction of any on-street parking problems that may exist within the vicinity. In addition, off-road parking spaces should be constructed using permeable materials;**
- c) Proposals should not lead to a significant increase in speed or the volume of traffic travelling through villages within the parish or on roads that do not have sufficient capacity;**
  - d) Internal road layouts should comply with Herefordshire Council's Design Guide for New Development, and in particular ensure the safety of pedestrians, cyclists and of children in areas designed and located for their play;**
  - e) The nature of the development does not lead to pressure for the provision of street lighting where this is not currently present within the area concerned.**

#### Policy Justification

- 6.6 With the need to accommodate further development, it is essential that the highway requirements in terms of safety of all residents, and especially children and older people, are met in order that the network can cope with increases in traffic generated. This applies not only in the locations where growth is proposed but also elsewhere in the Parish. It is also important that local amenity is protected from the impact of traffic. Parking is a particular problem given the area's attractiveness to visitors. Herefordshire Council utilises appropriate highway standards to ensure the network can accommodate new development and this policy supports their use outlining important issues that should be addressed as part of any planning application where traffic is generated. Tranquillity within the Parish is also something that residents appreciate and the absence of street lighting in much of the Parish is a contributory factor to this. The design and layout of any new development should avoid the need for street lighting where this is not currently present. This policy does not restrict improvements where there is an overriding safety requirement for this.

### **Policy GWB10: Broadband and Telecommunication Infrastructure**

**Proposals that will provide broadband and other telecommunications infrastructure will be supported where they will assist in ensuring higher speed, greater coverage, improved reliability and availability throughout the Group Parish by:**

- a) Supporting proposals for well-designed and unobtrusively located development, associated with the introduction of appropriate super-fast broadband equipment to provide high quality internet connectivity for business and residential users.**
- b) Supporting proposals for well-designed and unobtrusively located development, associated with the introduction of appropriate mobile telephone equipment, to provide high quality telecommunications for business and residential users.**
- c) Requiring new development to facilitate connection to high speed broadband by means of providing suitable ducting for**

**telecommunication and fibre connectivity within development sites, linked to the local/national network, as appropriate.**

Policy Justification

- 6.7 Although parts of the Parish are able to receive super-fast broadband there is concern that this should be available throughout the Parish, in particular to support the local economy both in terms of assisting businesses located within the Group Parish and also to enable working from home. This is similarly the case for other telecommunication infrastructure. In addition, the continual improvement of speed and effectiveness should be facilitated. This policy supports the upgrading of existing and provision of new infrastructure that may be required over the plan period. In addition, it is important that new development make appropriate arrangements to connect to any existing mains infrastructure.

## 7 Community, Leisure and Sport

- 7.1 The Parish possesses a number of community services and facilities. These include its Primary School, its pubs and hotels, a café at Goodrich Castle, the village hall, church, cricket and tennis facilities, and village shop. The post office is expected to close and is unlikely to be replaced. There is also a community recreational space containing meadows, walks, picnic area and children's play area with swings and slide. There are currently no proposals to enhance community facilities although the utility of a number is hampered by the lack of sufficient parking. Funds that might be received through development might also ensure the future improvement and operation of existing facilities to accommodate housing growth. There is recognition that not all services and facilities can be provided locally, and the community look to Ross-on-Wye, Monmouth and Hereford for higher order facilities and services.

### **Policy GWB11: Protection and Enhancement of Community Facilities and Services**

**Existing community facilities shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy. The retention of key services will be supported where possible through enabling development that would enhance their viability.**

**Proposals to enhance existing or provide new or additional community facilities and services within the Group Parish will be supported where:**

- a) They do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties.**
- b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads.**
- c) Access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses.**
- d) They include measures that encourage and promote active travel to and from the facility.**
- e) They would not adversely affect the natural environment or heritage assets.**

**The loss of key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.**

### Policy Justification

- 7.2 Parish residents value the present level of services and facilities available and would not wish to see their loss if it could be helped. They would not wish to see development take place that would reduce the utility and effectiveness of these through, for example locating new development where this might result in calls for restrictions on community use. Currently there are no firm proposals, through sites being identified and funding arranged, for new facilities although a replacement post office is a facility that would be enabled in an appropriate location through this policy. The need for new and improved facilities may arise during the plan period as a consequence of growth. This policy enables sites and proposals to be brought forward in the future subject to appropriate safeguards.

## **Policy GWB12: Contributions to Community Services, Youth Provision and Recreation Facilities**

**Where appropriate, new development within Goodrich and Welsh Bicknor Group Parish should contribute towards necessary community infrastructure in order to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions should be made through Section 106 Agreements, CIL or other developer contribution mechanisms that may be available during the period of the Plan.**

### Policy Justification

- 7.3 Increasing demands resulting from growth will put pressure upon existing facilities, requiring their enhancement and improvement to ensure continued performance of their function. Additional facilities and infrastructure may also be required. Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the plan period. Currently it operates a system for related payments through Planning Obligations. The pressure from growth will have effects upon community infrastructure such as Goodrich Village Hall. The absence of car parking to serve local facilities is highlighted elsewhere. Contributions may be made towards local facilities and infrastructure either through the CIL process, should this come into operation, or in accordance with sections 3.4 and 3.9 of Herefordshire Council's Supplementary Planning Document on Planning Obligations, in particular, paragraphs 3.4.8. and 3.9.12. The Group Parish Council will maintain a list of projects to which any monies received from either of these sources might be directed in accordance with the provisions that apply at that time. The community has identified the need for a playing field since public access to that at the Primary School has had to be restricted. Herefordshire Council should seek advice from the Group Parish Council upon what contributions are needed towards local community facilities and infrastructure at the time any relevant planning application is made.
- 7.4 In relation to open space provision associated with new development Herefordshire Local Plan Core Strategy policies OS1 to OS3 are considered relevant although it is recognised that no specific standards have been adopted through the Local Plan

process. For development within the Group Parish developers should take into account the 'Fields in Trust' Guidance for Outdoor Sport and Play<sup>3</sup>.

## **Policy GWB13: Moors Meadow Local Green Space**

**The following areas are designated as Local Green Space. Development that would result in the loss or diminution of their current uses, quality as open space, or visual characteristics, will not be permitted:**

- a) Moors Meadow**
- b) Land immediately to the south-west of St Giles Church**

### Policy Justification

- 7.5 Moors Meadow contains a small children's play area and an informal open space with public access containing picnic facilities. In this regard it serves as an informal green space of considerable amenity and recreation value at the heart of the village and is special to the whole community. It is also important to the character of the village more generally, reflecting its historical development and together with the school playing field, adjacent Special Wildlife Site and farmland to the west maintains a visual gap between Goodrich Church and Goodrich Cruse. This gap is clearly visible from Coppet Hill (see Appendix 2, Views 2 and 3). The settlement boundaries for the village have been defined to maintain this visual and historical gap to which the Local Green Space contributes. Development within this area will be limited to that which contributes to its open space, play and recreational value. In addition, this should not adversely affect its contribution to the village setting and landscape qualities.
- 7.6 The area of open undeveloped space to the south-east of St Giles Church allows a wide and open view of the Church for those approaching the church from the road (Church Pitch) to the south. A Public Right of Way crosses the area linking Church Pitch with the south-west corner of the churchyard. It also makes a significant contribution to the Church's setting. Not all the current open area is included in that the part excluded is considered to have a lesser effect upon the view of the Church.

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<sup>3</sup> <http://www.fieldsintrust.org/Upload/toolkit/pdfs/Guidance-for-Outdoor-Sport-and-Play-Oct-2015.pdf>

## 8 Housing

- 8.1 Herefordshire Core Strategy identifies a target for new housing that should be provided within the Group Parish and most of these dwelling should be provided within or adjacent to the built-up area of Goodrich village. This target is considered a minimum. An allowance can be made for windfall development within the countryside but if this is relied upon to achieve the target, there needs to be strong evidence that it will be met, and any dwellings must comply with the exceptions set out in Herefordshire Local Plan Core Strategy Policy RA3.
- 8.2 The minimum housing target for 2011 to 2031 set by Herefordshire Council for the Group Parish is 35 dwellings although completions and outstanding planning permissions between April 2011 and July 2017 will provide 18 of these. This NDP includes policies that would seek to provide the remaining target of at least 17 new dwellings up to 2031 while enabling range of accommodation, including affordable housing, to be provided.
- 8.3 Consultation with the community indicated that it preferred small sites to be used to meet the housing required. The community recognise there is a need for starter and family homes and also for 'easy access homes' such as bungalows. Many disagreed with the need for dwellings with 4 or more bedrooms. It was recognised that given the preferences in terms of site size and dwelling size, delivering the houses required may require some level of compromise. In seeking sites upon which houses might be built, a 'call for sites' was issued and those coming forward were assessed against a range of criteria to determine their suitability and which sites would be best. The following set out to direct housing development in what is considered to be the most appropriate way to meet the required level of growth while taking into account the community's aspirations.

### Policy GWB14: Housing Development in Goodrich Village

**New housing within Goodrich Village will primarily be restricted to sensitive infilling within settlement boundaries and on sites identified for development shown on Goodrich Village Policies Map.**

**Within the settlement's boundaries, housing development, including alterations or extensions to existing dwellings, will be permitted where it:**

- a) Preserves or enhances the form, scale, layout, character, setting and local distinctiveness of the settlement.**
- b) Respects the density and variation in building line of the particular part of the settlement within which it is to be located.**
- c) Does not adversely affects the amenity of adjacent properties.**

- d) Does not adversely affect heritage assets within the village, including their settings. It should pay particular regard to the setting of Goodrich Castle.**
- e) Will not result in the loss of important features, especially those of significant landscape and biodiversity value, such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village.**
- f) Protects important views into and out of the village.**
- g) Has safe vehicular access, links with the public footpath network and off-street vehicle parking arrangements should be an integral part of the overall site design.**
- h) Has been demonstrated that regard has been had to Goodrich and Welsh Bicknor Village Design Statement (see Appendix 3).**

#### Policy Justification

- 8.4 Settlement Boundary - Goodrich village had a settlement boundary defined for it in the previous Herefordshire Unitary Development Plan. This covered the areas of Goodrich Church and Goodrich Cruse. These boundaries have largely been retained but extended to take into account subsequent developments. A boundary has also been defined for Goodrich Cross to incorporate Dean Swift Close, the area around The Cross Keys Public House and Goodrich Manor, and a number of proposed housing sites. The boundaries follow physical features, such as buildings, field boundaries or curtilages, and in one case a suggested housing development area agreed with Herefordshire Council. The boundaries have been defined in accordance with advice set out by Herefordshire Council in its Guidance Note 20 to reflect the existing and proposed extensions to the built-up areas of the settlement.
- 8.5 Design principles - In parts of the settlement boundary it may be possible for limited infilling to take place provided this can be designed to fit sensitively into the village street scene and meet a number of other requirements. There are a number of constraints, including views of the village, especially from Coppet Hill (see Appendix 2), and the highway network. Proposals should demonstrate particular attention to the form, layout, character and setting of the location. The settlement areas have different characteristics (see Appendix 3 which also provides the link to Goodrich Village Design Statement) and these need to be defined in the design statement submitted with any planning application. The approach should take into account, as appropriate, the landscape type and features, including any historic landscape elements; the settlement pattern; locally distinctive features, materials and scale which should reflect the form, size and density typical within the area concerned. Where recent development conflicts with the area's character, this should not be used as an excuse for further poor design. Proposals should not result in domestic clutter within the principal areas of the public realm. A range of design requirements are covered by other policies.
- 8.6 Protection of residential amenity - this must be assured given the various forms within the settlement areas.

- 8.7 Heritage assets – There is a particular need to protect Goodrich Castle and its setting. English Heritage is responsible for its management. There are other heritage assets, particularly close to Goodrich Church and in Goodrich Cruse. The criterion included in this policy is important so that the balance can be drawn between harm and public benefits. This requirement has also influenced the definition of the settlement boundary.
- 8.8 Landscape character, features and views - Landscape and biodiversity features are important to the landscape type and these are described in broad terms within Herefordshire Council’s Landscape Character Assessment Supplementary Planning Guidance. Tree cover is an important characteristic of the village and these vary between fine examples of specimen trees close to the wooded hills that form the backcloth to the valley setting. The River Wye is an SAC and the biodiversity elements that contribute to the associated ecosystem need to be retained or enhanced in order to ensure the river achieves favourable conservation status. Important green spaces and gaps ensure that, not only is the prevalent density maintained but views are available to emphasise the village’s attractive and historic setting. A number have been identified for protection within policies GWB2, GWB3 and GWB4 and shown in Appendix 2.
- 8.9 Highway safety - The complexity of the highway network varying from high grade trunk road to narrow lanes where vehicles have difficulty passing are such that there needs to be an emphasis upon highway safety and this includes ensuring that there is no increase in road-side parking. The protection of pedestrians is also highlighted in that the absence of footpaths couples with the amount, speed and size of vehicles passing through the village’s narrow streets raises cause for concern.
- 8.10 It is recognised that the boundary definitions and criteria in this policy are unlikely to result in many individual or very small housing sites coming forward for development. However, the criteria are important and should also be used to determine the appropriateness of any alterations or extensions to properties within the settlement.

## **Policy GWB15: Housing Sites in Goodrich Village**

**The following sites, identified on Goodrich Village Policies Map are proposed for development:**

- a) Land opposite Dean Swift Close amount to around 0.4 hectares (1.0 acres)**
- b) Land comprising the former Nutshell Caravan Park amounting to around 1.2 hectares (3.0 acres)**
- c) Land off Springfield Road north of Goodrich Manor amounting to 0.4 hectares (1.0 acres)**

### Policy Justification

- 8.11 This NDP needs to make available land to provide a minimum of 17 new dwellings in order to achieve the outstanding number from the 35 required over the period 2011 to 2031. These three sites are expected to achieve and somewhat exceed this number



should proposals be advanced based on a modest density of 15-20 dwellings per hectare. This is in order to make available a variety of accommodation, including a small amount of affordable housing. The sites are available, having been submitted through a 'Call or Sites' process. Having assessed them against a range of criteria, they are considered the most suitable sites<sup>4</sup>. Table 1 describes how the required level of housing growth will be met.

**Table 1: Achieving the Housing Target 2011-2031**

		Number of Dwellings
HC Core Strategy Requirement 2011 – 2031: 35 Dwellings		
1	Number of Completions April 2011- November 2017	5
2	Dwellings with outstanding planning permissions November 2017	13
3	Site Allocations* i) Land opposite Dean Swift Close ii) Land comprising the former Nutshell Caravan Park iii) Land off Springfield Road north of Goodrich Manor	6 15 9
4	Provision for rural windfall allowance	0
5	<b>Potential Total during Plan Period</b>	<b>48</b>

\* The estimate of dwellings for each site is for the purposes of showing how Herefordshire Local Core Strategy target for the Group Parish might be met. It is based upon the lower end of a medium density and seeks to consider amenity and other site-specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

- 8.12 **Land opposite Dean Swift Close:** This site is currently an overgrown area of scrubland between Dean Swift Close and the A40, although it sits above that road with a tree screen along its mutual boundary. The site currently has an access on its northern side where speeds are generally low. The principle requirement will be to ensure the amenity of future residents is protected from noise through landscaping, layout and good house insulation. Landscape design will be important, and it should be possible to provide appropriate visibility in terms of vehicular access. A figure of 6 dwellings is suggested as the contribution the site might make to the required level of housing growth in order to accommodate the design constraints indicated.
- 8.13 **Land comprising the former Nutshell Caravan Park:** This is a brownfield site previously used for touring caravans but now redundant. It forms an extension to Goodrich Cross and offers an opportunity for development that should provide an element of affordable housing. Again, design constraints will require attention to be

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<sup>4</sup> See Goodrich and Welsh Bicknor Neighbourhood Development Plan – Appendix 4 Housing Land Assessment 2011-2031

paid to protecting residential amenity from the effects of noise through design of landscaping, building orientation, building insulation and layout. This may be informed by an appropriate noise impact assessment. The estimated number of dwellings contribution for this site (15) reflects the need to protect amenity and provide a high-quality landscape scheme.

- 8.14 **Land off Springfield Road north of Goodrich Manor:** This site is currently the subject of a planning application for 9 dwellings and is in a similar location to the Nutshell Caravan Park site. Accordingly, similar design requirements will need to be addressed.
- 8.15 The sites under 8.12 and 8.13 are in the same ownership and there would be benefits in developing them at the same time for both commercial and basic infrastructure reasons. The two sites will be complementary in that they will introduce a mix of housing types into the Dean Swift area of Goodrich Cross.
- 8.16 Any allowance for windfall development is expected to be negligible and uncertain, and therefore the achievement of the housing target set by Herefordshire Local Plan Core Strategy does not depend upon an element of this provision.

## **Policy GWB16: Meeting Housing Needs**

**Developers will be required to make a meaningful contribution to the housing needs of the community in terms of size, type, tenure and, in particular, local housing need. Provision should be made for the following needs which have been identified:**

- (a) A combination of 2, 3 and 4-bedroom properties both detached and semi-detached;**
- (b) An element of affordable housing to meet local needs, in particular those for shared ownership and reduced open market value;**
- (c) Social rented accommodation;**
- (d) Housing to meet the needs of elderly people and those with mobility issues;**
- (e) Property that enable people to work from home, including live/work units where this will not affect the amenity of adjacent properties;**

**Regard should be had to Herefordshire Local Housing Market Assessment 2012 Update or any further update, up to date housing needs evidence and approvals and completions which provide guidance upon the proportion of dwellings of various sizes. Developers should, within their Design and Access Statements, indicate how they propose to contribute towards the needs identified, particularly in terms of house size. Departure from proportional needs may be accepted where development provides especially for local community needs such as housing for the elderly or starter homes.**

Policy Justification

- 8.17 A survey of the local community identified support for a variety of properties, especially to serve local housing needs. There was significant support for a range of house sizes comprising 2, 3 and 4 bedrooms and for these to meet all needs, in particular both detached and semi-detached. Housing comprising young family starter homes, family homes or homes for the elderly, such as bungalows were identified as appropriate. The current high cost of houses in Goodrich and the unavailability of smaller properties is seen to contribute to the low number of residents in the 22- 45 age group (19% as opposed to 28% for the County). A contemporary housing needs survey enabling households to indicate whether they anticipated a housing need during the subsequent 5 years indicated that 92% would be interested in 2 or 3-bedroom accommodation.
- 8.18 This reflects analysis undertaken by Herefordshire Council for the Ross on Wye Housing Market Area<sup>5</sup>. Consequently, any further planning permissions should reflect the balance in terms of housing mix and range, including that shown for affordable housing, in order to comply with the provisions of this policy and also Herefordshire Core Strategy policy H3. Table 2 indicates the current housing need analysis for the local housing market area. Developers should ascertain the most up-to-date information in relation to this at the time they put forward proposals.

**Table 2: Proportion of Houses required by Size within Rural Part of the Ross on Wye Housing Market Area**

House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required
1 Bedroom	7.4%	21.5%
2. Bedrooms	24.3%	40.1%
3 Bedrooms	63.2%	34.5%
4+ Bedrooms	5.1%	3.9%

(Source - Herefordshire Local Housing Market Assessment 2012 Update)

## Affordable Housing

- 8.19 Provision for affordable housing made through Herefordshire Local Plan Core Strategy policies H1 and H2 should aim to meet local needs. These policies allow for both affordable and intermediate housing<sup>6</sup>. The level and type of housing identified to meet local need within the Group Parish is set out in paragraph 3.5. A range of affordable housing types should be provided, including shared ownership. The extent of each

<sup>5</sup> [https://www.herefordshire.gov.uk/media/7673526/herfordshire\\_local\\_housing\\_market\\_assessment\\_final\\_amended.pdf](https://www.herefordshire.gov.uk/media/7673526/herfordshire_local_housing_market_assessment_final_amended.pdf)

<sup>6</sup> Affordable housing comprises social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Social rented housing is owned by private registered providers. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared, other low cost homes for sale and intermediate rent, but not affordable rented housing.

form should be considered at the time of relevant planning applications. Sites proposed should enable at least one scheme including an element of affordable housing to be provided. Further provision may come forward through Herefordshire Local Plan Core Strategy policy H2 following an up-to-date housing needs survey when considered necessary. Given the Parish's location within the Wye Valley AONB, it is important that such accommodation meets the needs of the local community to support the social and economic needs of residents.

## **Policy GWB17: Affordable and Intermediate Homes**

**Where affordable or intermediate dwellings are to be retained for that purpose under Section 106 agreements, the priority for their allocation, on the first and all subsequent lettings, should first be given to those demonstrating a local housing need within Goodrich and Welsh Bicknor Group Parish. Should at the time of allocation there be nobody with such a connection the accommodation may be allocated to those from the adjacent parishes and subsequently to those within the Ross on Wye Housing Market Area.**

**For the purposes of identifying a local need these shall be:**

- (a) Those who live within the Group Parish.**
- (b) Those who have lived within the Group Parish within the past 6 out of 12 months and 3 out of 5 years.**
- (c) Those who work or are coming to work within the Group Parish.**
- (d) Those with an essential need to support or be supported by a current resident within the Group Parish.**

**(In each instance the qualifying criteria may apply to other the adjacent parishes and areas specified when they become relevant.)**

### Policy Justification

- 8.20 Views expressed about who should have priority for affordable housing supported those already living or working in the Parish and those supporting or needing support by close family members. It is understood Herefordshire Council's approach favours these groups when negotiating priority arrangements. Residents also favoured these groups. It is considered this list of preferences might usefully be indicated to Herefordshire Council if and when appropriate planning applications arise. The Council or appropriate housing provider may wish to utilise local knowledge of the potential need at the time should there have been no recent survey to base this upon.

## 9 Tourism

- 9.1 Tourism is the largest employer in the Group parish. Some of these employees live locally, including in nearby parishes, others will be taking temporary accommodation within the locality. The Parish contains two regionally important tourism destinations within the Wye valley - Symonds Yat (East) which also provides access to Yat Rock and to riverside activities, including boat trips, and Goodrich Castle and visitor centre.
- 9.2 Symonds Yat (East) attracts around 300,000 visitors per annum and supports some 100 full and part time jobs in the summer season, while the Castle, managed by English Heritage, receives over 40,000 visitors per annum. Other tourist assets include the Wye Valley Walk that passes through the Parish, and the Peregrine Path, a riverside cycle route between Monmouth and Goodrich Castle, passing through Symonds Yat (East). The British Canoe Union have also constructed a white- water training course at Symonds Yat East Rapids.
- 9.3 There is a range of hotel and holiday accommodation, including Flanesford Priory, Ye Hostellerie and Cross Keys Inn within Goodrich and the Royal Lodge Hotel and Saracen's Head Inn along with other tea rooms and guest houses in Symonds Yat East. In addition, there is a large Youth Hostel at Welsh Bicknor with associated camping provision,
- 9.4 Guest house and other accommodation benefit from the areas tourist assets which support activities such as walking, cycling, fishing and canoeing as well as being ideally located for touring other Wye Valley destinations.
- 9.5 Although the consequences of the Parish as a tourism destination are currently accepted by the community with some 95% of residents accepting more might be encouraged, they do bring associated problems, the biggest of which is the effect of cars on narrow lanes and limited car parking.

### Policy GWB18: Tourism Enterprises

**Proposals for new tourist based activities will be supported where:**

- (a) The scale of the development does not amount to major development within the Wye Valley AONB;**
- (b) The scale and location of the development respects landscape character, does not adversely affect the visual appearance of the surrounding countryside, and does not introduce alien features into the landscape but utilises them in a positive and sustainable way;**
- (c) There is no adverse effects upon the River Wye SAC or Sites of Special Scientific Interest within the Parish, and where possible proposals should contribute towards enhancing their conservation status. Local Wildlife Sites should be protected where possible and any loss of biodiversity shall be compensated for with special attention being paid to supporting the County's Ecological Network of sites.**
- (d) It does not adversely affect heritage assets, including their settings, or the historic landscape but promotes interpretation and wellbeing**

- (e) There is no harm to the amenities of nearby residents or other land uses, including from the effects of traffic;**
- (f) Traffic generated can be accommodated safely upon and within the capacity of the local highway network and appropriate and sensitive provision is made for car parking and service vehicles;**
- (g) With regard to the conversion of rural buildings, the development addresses the full site comprehensively, and retains or enhances their character in order to contribute positively to the landscape.**

**Proposals for extensions, intensification or other use of an established tourism site or accommodation will be encouraged where the above criteria are met. Relocating day-visitor parking at Symonds Yat East to leave the settlement effectively vehicle free should also be encouraged.**

#### Policy Justification

- 9.6 Tourism is the largest employment sector within the Group Parish and as such it is considered that the activity requires an explicit policy that reflects its importance both locally and within the Wye valley AONB. There are potential effects on and benefits for the environment that tourist or visitor activities may have which will differ from those associated with other business sectors. The criteria therefore seek to encourage positive measures as well as ensuring that proposals do not have detrimental effects. This meets the provisions of NPPF paragraphs 109, 114, 115, 118 (bullets 3 and 4), 126 and 141.

## 10 Economic Development

- 10.1 Alongside tourism and farming, there are also limited industrial operations within the Parish and these involve waste management and bulk haulage. There are a number of small local industrial areas just outside the Parish boundary in Whitchurch to which residents have easy access, including by cycling. No businesses have indicated they have any proposals to expand within the Parish although this cannot be ruled out. To a large extent Herefordshire Local Plan Core Strategy Policies RA5 (Re-use of Rural Buildings) and RA6 (Rural Economy) cover general aspects of economic development sufficiently within the Group Parish. These policies seek to ensure proposals are appropriate to a rural area and scale is of particular relevance.
- 10.2 Agriculture is no longer a major employer within the Parish but like tourism can attract seasonal workers some of which are employed picking asparagus. There is no permanent accommodation for seasonal agricultural workers within the Parish and there are currently no poly-tunnels. Farm diversification is on the increase within the Parish and includes egg packing, rare breed rearing and butchery, shooting and stalking, and livery. Working from home is becoming more common place. As a consequence, a number of additional policies to support the Core Strategy approach are included in this NDP.

### Policy GWB19: Scale of Economic Development

**When determining whether economic development proposals are suitable in terms of scale within the Group Parish the following criteria should be taken into account**

- (a) Proposals should not result in major development within the Wye valley AONB unless they meet the criteria for exceptions listed in NPPF paragraph 116.**
- (b) Proposals must be compatible with the beauty, amenity and character of the landscape within which they are to be located.**
- (c) The amount of traffic generated should be capable of being accommodated on the local highway network without having a significant adverse effect on the amenity of residents and the ambience of the Wye Valley AONB.**
- (d) A precautionary approach should be taken in relation to any potential adverse effects upon the River Wye SAC and any proposals that risk increasing sound and air pollution or adversely impacting biodiversity.**
- (e) There should be no adverse effect on heritage assets.**

#### Policy Justification

- 10.3 This policy sets the basis for determining when an economic development proposal is in scale with the rural area within which it is to be located. It must be acknowledged that there are limits to the capacity of both the landscape and the highway network, including parking. This policy also applies to tourism proposals under policy GWB17. Major development within an AONB is restricted by a national policy approach. Projects falling outside of that definition may also result in development that is too large to be

accommodated within a particular landscape or road network. The effect of high levels of vehicular traffic travelling along roads within the AONB may affect its amenity and beauty. The River Wye flowing through the Group Parish is also a potential constraint that would affect scale of development in terms of effect on water quality and the species that are important to its designation. Heritage assets also contribute towards the historic landscape and it has been shown, through a number of buildings that have found alternative uses within the health and wellbeing sector, that economic uses can be undertaken without detriment to the asset or wider landscape.

- 10.4 This policy also recognises that the high environmental qualities within the whole AONB create significant economic benefits across a wider area than an individual Parish. Consequently, the local economic benefits of development proposals must also be judged against their wider impact across the Wye Valley AONB.

## **Policy GWB20: Farm Diversification**

**Proposals to diversify the range of economic activities on a farm will be supported where for they meet the following criteria:**

- (a) The proposal is complementary to the agricultural operations on the farm and is operated as part of the farm holding.**
- (b) The character, scale and location of the proposal is compatible with its landscape setting and any area of nature conservation importance.**
- (c) The proposal would not result in the loss of the best and most versatile agricultural land.**
- (d) Traffic generated can be accommodated without reducing road safety.**
- (e) The proposal should re-use or adapt existing farm buildings where these are available.**
- (f) Any new buildings should be of appropriate scale to the rural area and sited in or adjacent to an existing group of buildings, be compatible in design and materials, and blend sensitively into the landscape.**
- (g) The proposal should not cause noise, air or water pollution.**
- (h) There should be no significant adverse effects on residential amenity.**
- (i) Provision should be made to fully screen any external storage, parking and ancillary uses.**
- (j) Redevelopment of existing buildings that may no longer be suitable for an existing farm diversification proposal should result in benefits to the environment, and should deal comprehensively with the full extent of the site. The floorspace should not represent a significant expansion upon the original area to be replaced such that it would be out of scale with the area and landscape concerned.**

### Policy Justification

- 10.5 Farm diversification, including that based upon a location within the Wye Valley AONB, may involve a range of business opportunities, not just those related to sustainable tourism. The policy seeks to provide flexibility in terms of providing local employment and business opportunities provided the qualities of the area are not adversely affected. The criteria listed are aimed at protecting the area's character and residential amenity. The last criterion in the policy recognises that there may a stage when a



business should not be able to expand upon its existing site and should then seek to relocate to a site on an existing industrial estate.

## **Policy GWB21 Working from Home**

**Where planning permission is required for proposals involving home working, including where this requires the erection of an extension to a property, or a new building, or use of an existing building within the curtilage, these should have no adverse effects on residential amenity, including traffic generation, noise and light pollution. Appropriate conditions will be imposed to ensure amenity is protected.**

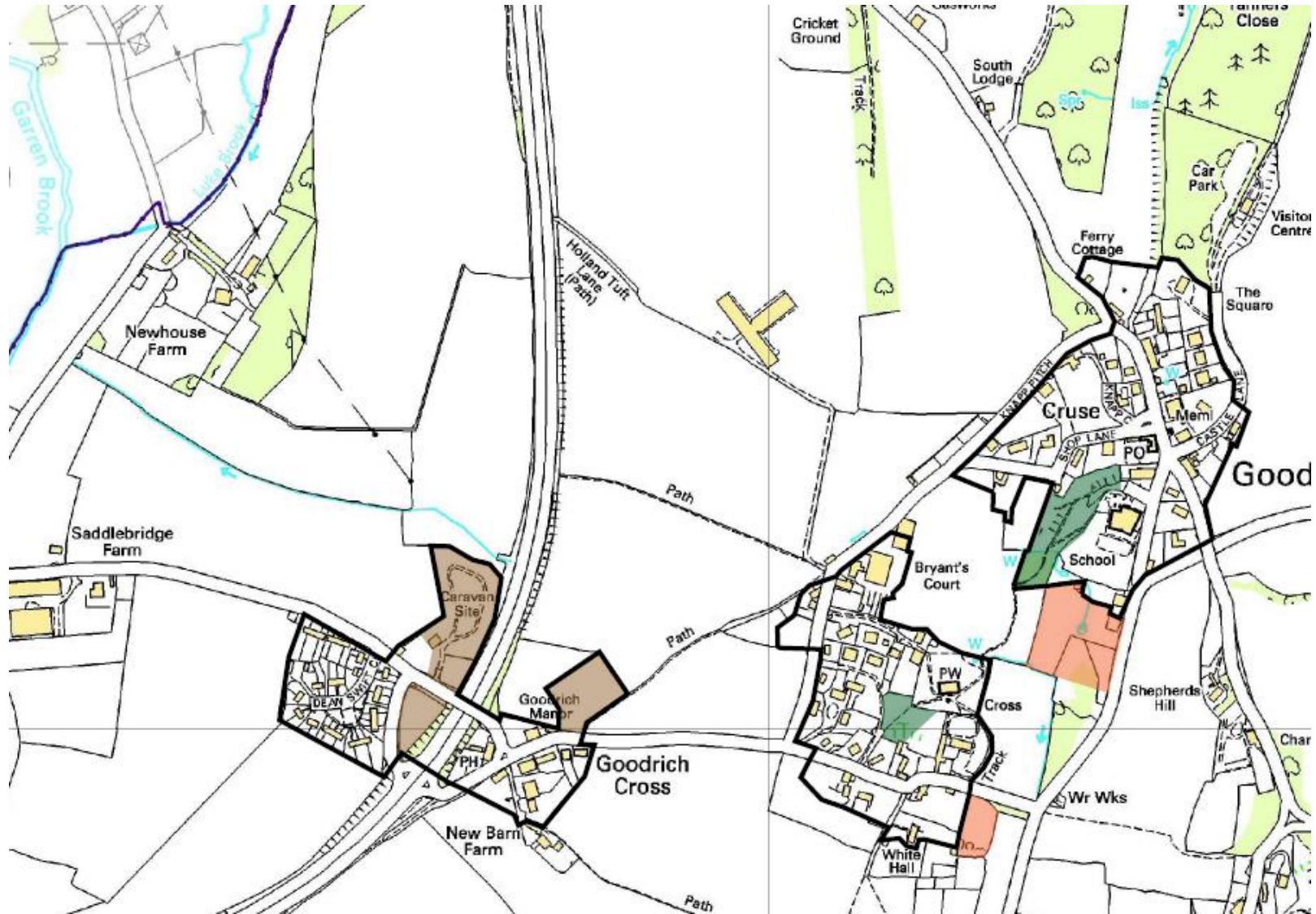
### Policy Justification

- 10.6 This policy is another that contributes to a range of measures supporting local employment. It includes a flexible approach to enable working from home that might even include small extensions or new buildings where business is on a domestic scale. The safeguards are such that it is unlikely any general industry activities would be acceptable. It is important that where planning permission is required residential and other amenity is protected and this includes taking into account the amount of traffic

## 11 Delivering the Plan

- 11.1 Landowners and developers will primarily deliver proposals that are promoted through policies in this NDP.
- 11.2 Herefordshire Local Plan Core Strategy contains policies for the management of development. To duplicate these within this plan would serve no purpose particularly where the Group Parish Council is happy to rely upon them. Many require expertise held within Herefordshire Council. This NDP covers those aspects considered most relevant to the parish-level of plan and the local community.
- 11.3 Goodrich and Welsh Bicknor NDP will be implemented primarily through Herefordshire Council as the local planning authority determining planning applications for development within the Parish. Such determinations should be in accordance with this Plan unless material circumstances outweigh its provisions.
- 11.4 While the local planning authority will be responsible for development management, Goodrich and Welsh Bicknor Parish Council will also use this NDP as the basis for making its representations on planning applications. The Group Parish Council will publicise those planning applications that are not covered by policies in this Neighbourhood Plan. They will also publicise those planning applications that although covered by general policies, contain matters of detail which are considered important. In both instances and where necessary, Herefordshire Council will be asked to extend the time within which responses are required so that publicity can be given before the Group Parish Council considers the particular application.
- 11.5 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites coming forward for development. The Group Parish Council will also monitor the effectiveness of the approach it has taken to the various issues it has covered in the NDP policies. This will be done through its annual report. That report will indicate:
- i. The number of dwellings granted planning permission within each Parish, including a running total covering the plan-period 2011-2031;
  - ii. A list of other planning applications for other matters received during the year indicating whether they are covered by policies in this Neighbourhood Plan, the Parish Council's representations made, and whether they have been determined in accordance with the plan.
- 11.6 It is anticipated that a review of the NDP will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the Group Parish, discussions will take place with Herefordshire Council upon whether an early review is necessary.

## Map 2. Goodrich Village Policies Map



## NOTATIONS

	Settlement Boundary (Policy GWB14)		Housing Sites (Policy GWB15)
	Special Wildlife Site (Policy GWB2 and GWB3)		Local Green Space (policy GWB13)

**NB the Wye Valley AONB washes  
over the whole village and also the  
Group Parish**

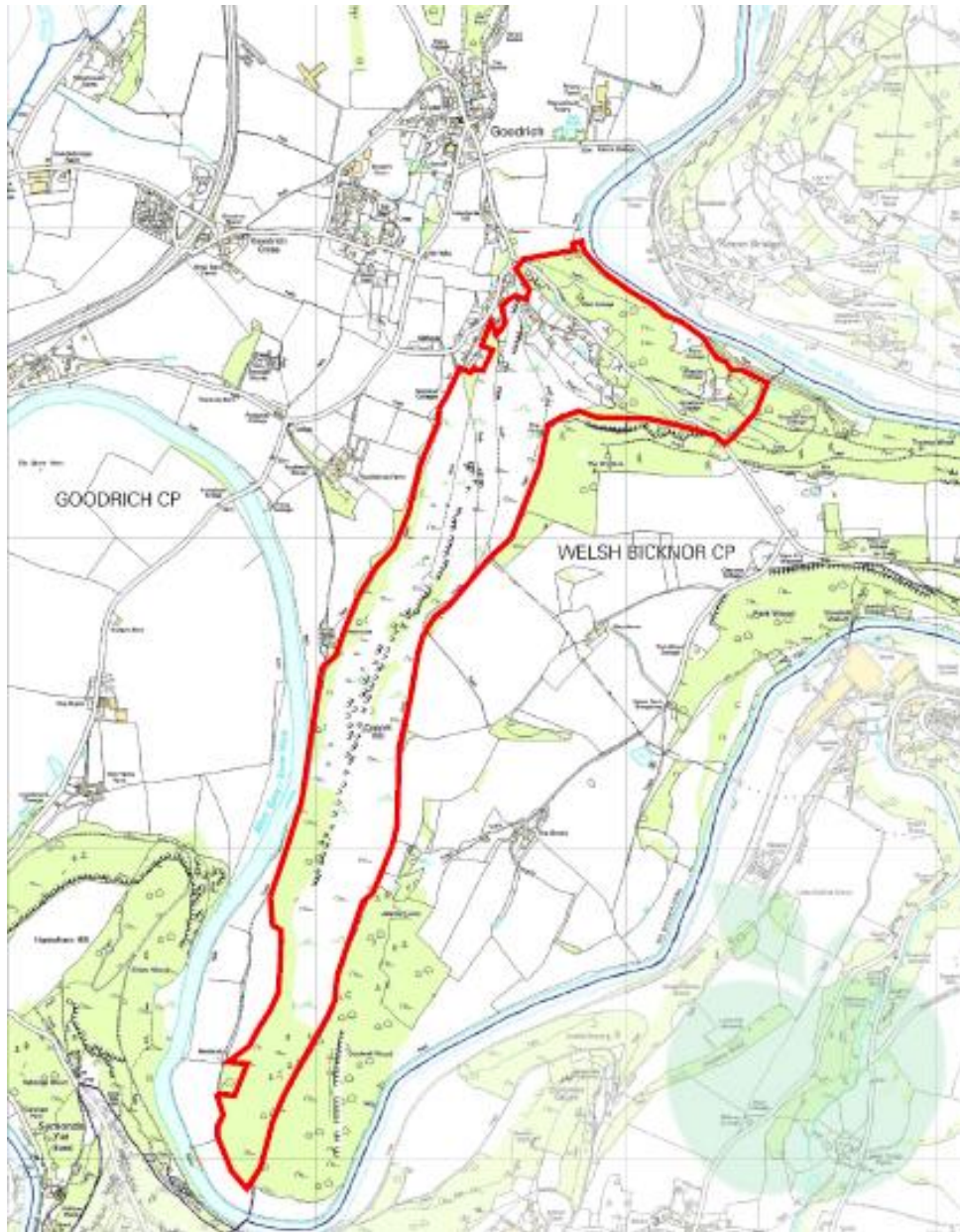


**N**

**NOT TO SCALE**



### Map 3. Coppet Hill Local Nature Reserve (Policies GWB2 and GWB3)



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## Appendix 1: List of Heritage Assets

<b>GOODRICH</b>	
<i>All sites have a hyperlink to the Historic England database</i>	
<u>Goodrich House</u>	Grade: II
<u>Ye Hostelrie</u>	Grade: II
<u>The Old Vicarage</u>	Grade: II
<u>Whitehall</u>	Grade: II
<u>The Gas Works</u>	Grade: II
<u>The South Lodge</u>	Grade: II
<u>Goodrich Manor</u>	Grade: II
<u>Huntsham Court and Adjoining Gate Piers</u>	Grade: II
<u>Rudges Barn</u>	Grade: II
<u>Cider Mill Approximately 12 Metres West of Mainoaks</u>	Grade: II
<u>Rocklands</u>	Grade: II
<u>New House</u>	Grade: II
<u>Flanesford Priory Farmhouse</u>	Grade: II
<u>Kerne Bridge (That Part in Goodrich Cp)</u>	Grade: II and Scheduled Ancient Monument
<u>Flanesford Priory</u>	Grade: I and Scheduled Ancient Monument
<u>Cider Mill at Flanesford Priory</u>	Grade: II
<u>Church of St Giles</u>	Grade: II* and Scheduled Ancient Monument
<u>New Barn House and Attached Outhouse</u>	Grade: II
<u>Huntsham Bridge</u>	Grade: II
<u>Gate Piers, Steps and Garden Wall to West Of Huntsham Court</u>	Grade: II
<u>The Stalls</u>	Grade: II
<u>K6 Telephone Kiosk Immediately North West of Ye Hostelrie</u>	Grade: II (Currently missing)
<u>Holly Cottages</u>	Grade: II
<u>Barn Approximately 40 Metres North-West of Mainoaks</u>	Grade: II
<u>Gates and Gate Lodge To South Lodge</u>	Grade: II
<u>Geddes</u>	Grade: II
<u>Mainoaks</u>	Grade: II
<u>Granary Approximately 10 Metres North of Mainoaks</u>	Grade: II
<u>Goodrich Castle</u>	Grade I and Scheduled Ancient Monument
<u>Barn at Flanesford Priory</u>	Grade II
<u>Y Crwys</u>	Grade II
<u>The Old Court</u>	Grade II
<u>Upper Granton</u>	Grade II
<u>The Gatehouse</u>	Grade II

<u>The Stable House, The Stables, The Stables Cottage</u>	Grade II
<u>Coachmans Cottage</u>	Grade II
<u>Goodrich War Memorial</u>	Grade II
<u>Dry Arch Bridge 300yds (270m) NE Of St Giles' Church</u>	Scheduled Ancient Monument
<b>27 Monuments and Tombs in St Giles church and churchyard</b>	All Grade II
<b>WELSH BICKNOR</b>	
<u>The Hermitage</u>	Grade II
<u>Courtfield and Adjoining Quadrant Wall with Coachway Entrance</u>	Grade II
<u>Glenwye</u>	Grade II
<u>Churchyard Cross Approximately 5 Metres South-West of Church of St Margaret</u>	Grade II
<u>Chapel of St Mary</u>	Grade II
<u>Church of St Margaret</u>	Grade II
<b>2 Monuments and Tombs in St Margaret's churchyard</b>	All Grade II

## **Herefordshire Historical Environmental Record (previously called the SMR)**

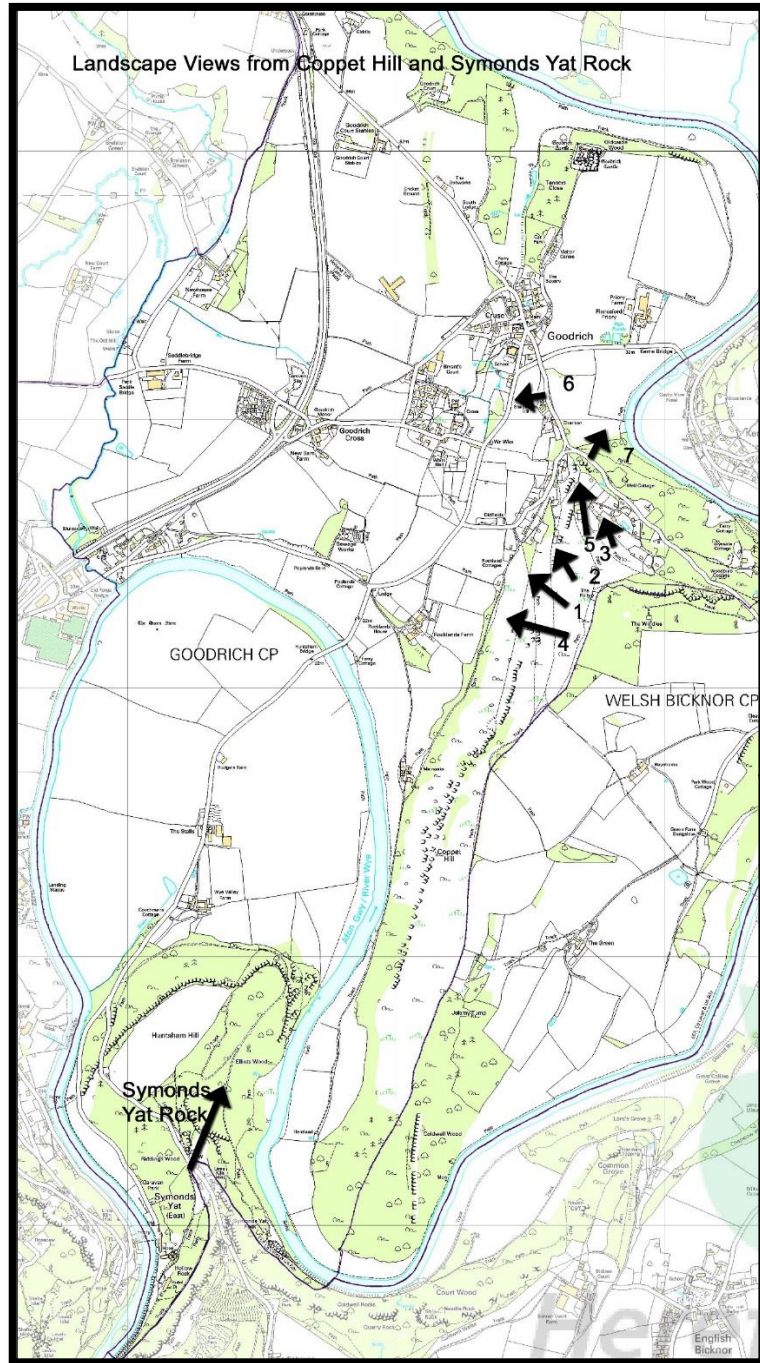
This lists 194 monuments within Goodrich and 26 within Welsh Bicknor. Note: the list will duplicate most listed buildings

Notable among non-listed items are the prehistoric Queenstone and the site of a large Roman Villa on the Huntsham loop of the river Wye



## Appendix 2: Important Views

The following views have been assessed as important to the setting of Goodrich village or particularly important elements of it.



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The overall panorama from Coppet Hill showing the settlements of Old Forge, Goodrich Cross, Church and Cruse areas.



View 1: Goodrich Cross with original settlement in front obscuring Dean Swift Close



View 2: Goodrich Church Area



View 3: Goodrich Cruse Area



View 4: Old Forge (to the right of the river).



View 5: To the north beyond Goodrich Castle



View 6: Goodrich Church



View 7: Kerne Bridge

## The View from Symonds Yat Rock

The view is perhaps the most photographed in Herefordshire and Goodrich can be seen in the far distance. It is possible to see the church with the naked eye, but the detail of all other buildings is not individually distinguishable.



The circle in the photo below shows the location of Goodrich in the landscape and puts its impact on the view into perspective.



Goodrich ringed in the distance from Symonds Yat Rock

**The View across the Wye Valley from Kerne Bridge to Goodrich Castle, with Flanesford Priory in the foreground in the foreground**



This is another iconic view within the Wye valley AONB and the castle is visible from a range of points across the Wye Valley from the east.

## Appendix 3: Village Design Statement

- A3.1 The following is a summary of the guidance provided within Goodrich and Welsh Bicknor Village Design Statement. The statement covers the whole Group Parish and the full version, which provides further detail in terms of locally distinctive features and the consultation that was undertaken upon it, can be viewed at <https://goodrich.files.wordpress.com/2009/02/vdsvvvvv.pdf>
- A3.2 The Design Statement was prepared in 2010 although initial consultations upon the NDP asked whether it was felt the content remained valid and whether it should continue to be used to inform proposals. This received the full support of the community.
- A3.3 This design guide also contains suggested enabling actions that might, in particular, be discussed with Herefordshire Council as local highway authority under policy GWB8 and also be funded through planning obligations and any Community Infrastructure Levy provisions should this be introduced (Policy GWB12).
- A3.4 **General principles**
1. Any future developments should maintain the separation of the Parish's dispersed settlements and respect the views enjoyed by the existing houses.
  2. It is important from the tourism viewpoint, as well as that of local residents, that future developments maintain the character of the dispersed settlements and the surrounding Wye Valley AOPNB.
  3. New development should be planned to provide the Parish with a varied mix of housing types and sizes. The overall impact of new development should be that the age and social profiles of the community which are currently close to the averages for Herefordshire, are maintained.
- A3.5 **Goodrich Cruse Area**
4. Developments need to be sympathetically designed and sites with regard to existing buildings, in view of the wide variance in available building styles and materials.
  5. Wherever possible hedges should be retained and new roadside walls should be constructed in stone, not brick.
  6. Great care should be taken to avoid building on the skyline
  7. The Lime Avenue is a significant landscape feature. Any future building to the north would be very prominent owing to the elevation of the land and would inevitably detract from its landscape value.
- A3.6 **Goodrich Church Area**
8. In the light of the general traditional nature of the properties in the Church area, any additional building should be in a sympathetic style and with materials similar to the existing housing stock.
  9. Stone or rendered finishes will complement the existing buildings. Red brick and red roofs should be avoided.
  10. Future buildings would need to avoid having a negative impact on the landscape and views enjoyed by existing houses.

11. The environs of the 5 Listed Buildings and the Church should also be respected.

#### **A3.7 Goodrich Cross Area**

12. There is scope for contemporary or traditional building styles and there are no firm guidelines on building materials.
13. Further large groups of properties with a single design are not suitable for this rural location, though small, high density groups such as single person's accommodation, starter homes or elderly peoples' homes, may be appropriate.
14. The proximity of the A40 means that any new development may need screening and the area could be improved by tree planting.

#### **A3.8 Coppet Hill Area**

15. There is no distinctive building style to follow and appropriate modern building design would be appropriate. However, materials should match stone, render and timber of the existing houses.
16. Any new development should reflect the low-density scatter of existing houses and should respect the landscape, which is a key feature within the Wye valley AONB.
17. No development is legally allowed on the common itself, so any new building would have to be developed in the grounds of existing properties.
18. Should any such new development require access over the common, permission and terms for the vehicular access would need to be agreed by the shareholders of the Coppett Hill Common Trust

#### **A3.9 Old Forge Area**

19. There is no one distinctive building style to follow.
20. The settlement is small but there could be scope for moderate enlargement, although there is no easy access to services on foot.
21. Contemporary design would be appropriate in any development, but a large group of new buildings in a single style would be detrimental to the landscape.

#### **A3.10 Symonds Yat East**

22. In the past different styles have co-existed satisfactorily in both Symonds Yat East and across the river in Symonds Yat West (Whitchurch Parish), so it would be wrong to be prescriptive about materials or styles.
23. Any future development would need to be in keeping with the scale of the current buildings. Both traditional and good contemporary design would be equally acceptable.
24. Future development should enhance the visitors' experience at Symonds Yat East and provide further appropriate recreational activities.
25. The ability to provide additional parking at peak times would be advantageous to local businesses and to visitors.

#### **A3.11 Welsh Bicknor and Other Outlying Areas**

26. Planning guidelines would not be expected to allow building in these areas unless linked (mainly) to essential agricultural or forestry workers' employment.



27. New agricultural dwellings should be located close to existing houses to form small groups of buildings, and be built in material compatible with those used in existing houses.
28. The farms and the landscape around Parish dominate its character. Hedgerows should be retained within the farmland and the impact of new agricultural buildings should be minimised. New buildings on the skyline should be avoided.

### **A3.12 Landscape, River, Hedges and Open Spaces**

29. Commercial activity along the River Wye should remain restricted to Symonds Yat East and any future development must consider the impact it would have on the environment. Elsewhere. No new tourist development (e.g. car parks or organised tourist facilities) should be allowed in fields adjoining the river.
30. Strict adherence should be paid to planning provisions concerning the removal of hedges in both agricultural and domestic situations. The growing of standard trees in hedgerows should be encouraged.
31. Planning decisions should reflect and encourage the valuable contributions gardens, walls and open spaces make to biodiversity within the Parish.
32. Existing power and telephone lines should be progressively laid underground wherever possible and connections to new housing should always be by underground cables.

### **A3.13 Roads, Parking and Footpaths**

33. Local roads within the village should remain unwidened. There is no call for street lighting.
34. Future plans should continue to keep all through traffic on the A40 and the B4229, and not generate commercial lorry traffic within the village.
35. The A40 could with advantage have a greater length of low-noise surfacing. Planting of hedges and trees along the A40 (both within this and adjacent Parishes) should be encouraged in order to absorb noise. New and existing hedges should be encouraged to grow tall and thick.
36. The B4229, which is a designated lorry route, should be upgraded or controlled by signage and speed limits, to improve safety. Pedestrians are forced to walk on stretches of this road and cyclist safety is also an issue.
37. The single-track road to Symonds Yat East becomes congested in the summer and emergency vehicle access becomes an issue with the increasing level of sporting activities at that location.
38. All new houses and extensions to existing houses must fully provide their own off-road parking.
39. Consideration should be given to upgrading and possibly redirecting the footpath between Goodrich Cross and the Church area, in order to provide a safe intra-village route, to replace having to walk on a narrow and dangerous road.
40. Other footpaths should be reviewed, with special attention to the unused ones that now terminate on the A40. Alternative safe crossings over the dual carriageway could be provided. Signage should be improved in the Cruse area to direct walkers to safe routes that avoid the B4229.

# Appendix 4: Goodrich and Welsh Bicknor Housing Site Assessment 2011-2031

## Summary Report

- A4.1 This is a summary of a detailed report setting out how housing sites were chosen for inclusion in Goodrich and Welsh Bicknor NDP. The assessment was carried out by an independent professional source. The full report can be viewed at <https://goodrichneighbourhoodplan.files.wordpress.com/2018/02/meeting-housing-requirement-report-and-site-assessment-final-report-february-2018.pdf>
- A4.2 Herefordshire Council has set a minimum level of housing growth to be accommodated within the Group Parish. This amounts to 35 dwellings over the period 2011 to 2031. At November 2017, some 18 dwellings had either been built or have outstanding planning permissions. This leaves a minimum of a further 17 dwellings to be found.
- A4.3 Sites for the majority of the outstanding dwellings required within the Parish will be found in Goodrich village. There are a number of significant constraints that will affect whether a site is suitable. These include the effect of development upon the Wye Valley Area of Outstanding Natural Beauty (AONB), especially should the site amount to 'Major Development' (see NPPF paragraph 116); the effect of development on the significance of heritage assets such as Goodrich Castle Scheduled Monument and St Giles Church, among others; and whether development can be accommodated safely upon the highway network. There will also be considerations that can differentiate between sites such that, should a choice be required, those that are most suitable can be determined.
- A4.4 Some 34 submissions were made to the NDP Steering Group in response to its 'Call for Sites'. Following an initial appraisal, some 22 submissions were not considered reasonable alternatives (including a number for which no details were provided). The primary reason was that they fell outside of the scope of the NDP. To be considered, sites would need to comply with Herefordshire Local Plan Core Strategy policy RA2. This requires sites to be within or adjacent to the built-up area of settlements listed in its tables 4.14 and 4.15. Goodrich is the only settlement within the Group Parish to be included in either of these tables. This does not mean that planning permission may not be granted for development upon these sites, but they would need to be considered by Herefordshire Council, primarily under policy RA3. A small number of sites that fell within or adjacent to the Goodrich were also excluded from more detailed assessment because they were either single plots or very small. Such sites would not be suitable as allocations but may be able to be developed without adversely affecting residential amenity of adjacent dwellings. Should these sites prove suitable they would contribute towards any windfall allowance that might be made for the plan period. The number of such is expected to be small and marginal to the achievement of the required level of proportional growth requirement, which in any event is a minimum. The location of the 20 sites that were not subject to more detailed assessment are shown on Map 1.
- A4.5 Some 12 sites were subject to closer scrutiny. This process involved assessing each site against a set of criteria and then ranking them in order of which would be most suitable. The criteria used were approved by Goodrich and Welsh Bicknor Group Parish Council and described in the full report. Table 1 below shows the ranking. The number of dwellings

indicated is for the purposes of suggesting each site's potential contribution to the proportional growth requirement and based upon a modest density. Three sites were ruled out completely as either unsuitable or 'not available'. Site 12 was considered unsuitable because it would have a significant adverse effect on the significance of Goodrich Castle SAM and Flanesford Priory SAM (including their settings) and the landscape of the Wye Valley AONB. There was a question mark over the deliverability during the plan period of sites 9 and 10. Notwithstanding any assessment of suitability, for inclusion in the NDP, there needs to be certainty that the sites will come forward within the plan period and discussion with the landowners suggested this may not be the case. The 12 sites assessed in greater detail are should on Map 2.

**Table 1: Ranking of Sites (Outstanding Minimum Target 17 dwellings)**

Rank Order	Site Reference	Number of dwellings	Running Total
1	Site 1	6	6
2	Site 2	15	21
3	Site 6	9	30
4	Site 11	5	35
5	Site 3	5 - 7	40 - 42
6	Site 8	3	43 - 45
7	Site 5	3	46- 48
8	Site 4	8 - 10	54 - 58
9	Site 7	8 - 10	62 - 68
10	Site 12**	6 - 10	68 - 78
11	Site 9*	6 - 8	74 - 86
12	Site 10*	35-40	109 - 126

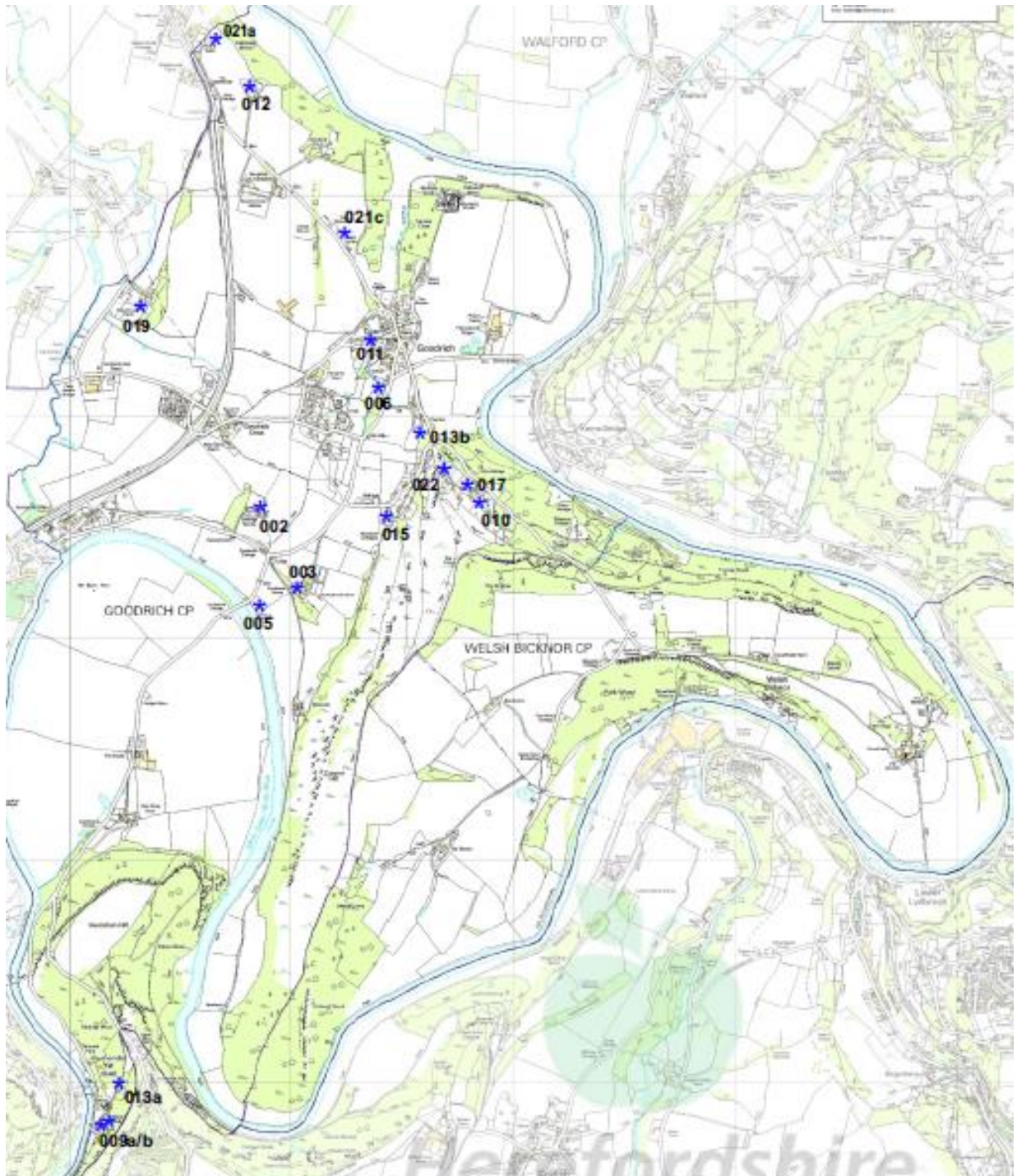
\* Significant uncertainty that sites are available and cannot assure delivery.

\*\*Site considered unsuitable.

A4.6 This information was used by the NDP Steering Group to determine which sites should be included as housing allocations within then Plan. The top three sites were chosen in that it provided not only for the achievement of the minimum required level of housing growth but also a variety of sites, including provision for affordable housing.

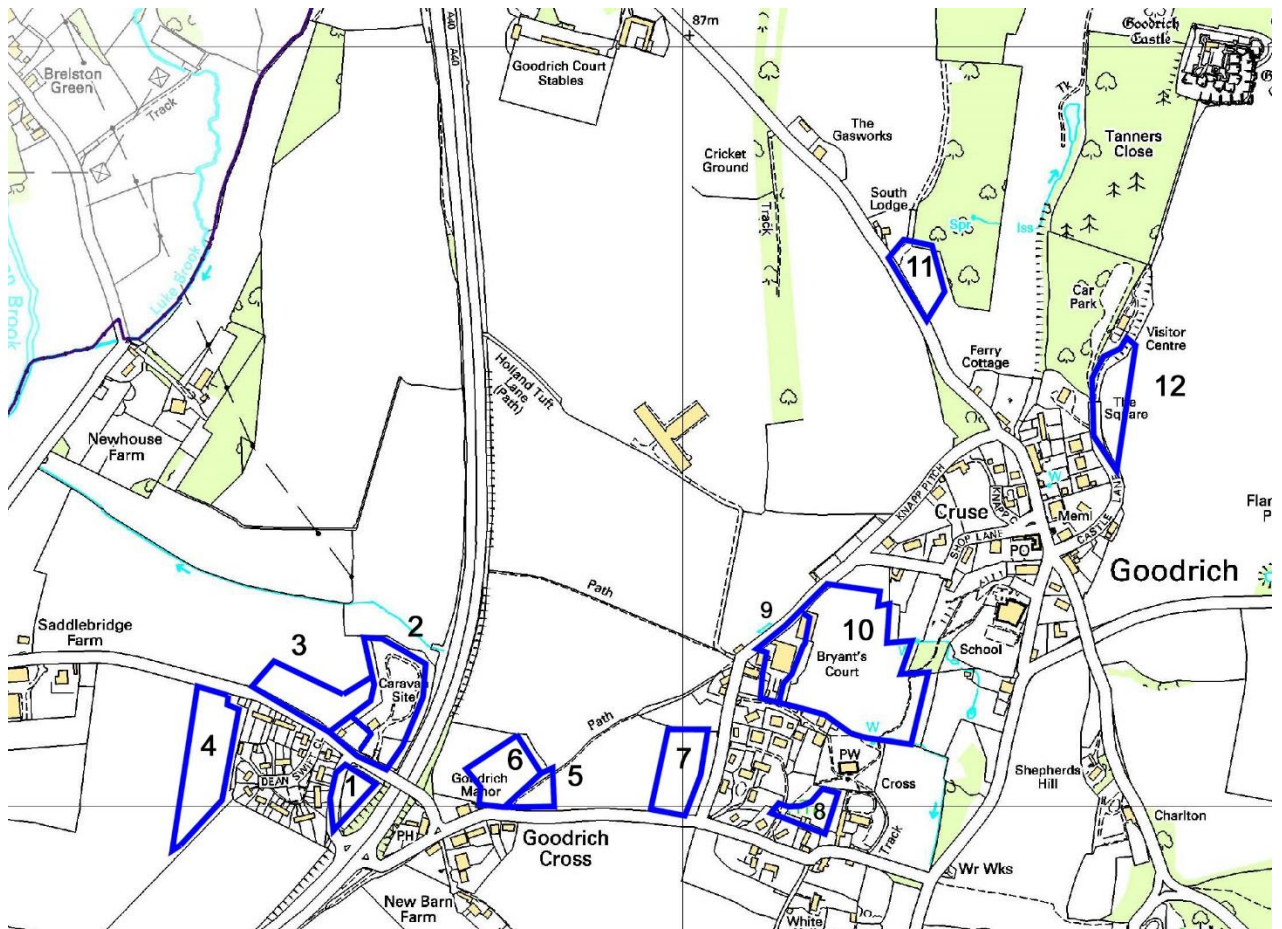
A4.7 The assessment process also identified matters that should be addressed within policies for each site that would be included in the NDP, to enable development to proceed in a satisfactory manner.

## Map 1 – Location of Sites Outside of the Scope of the NDP



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## Map 2 – Location of Sites Assessed as Possible Housing Allocations within the NDP



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