

**Welsh Newton and Llanrothal**  
**Neighbourhood Development Plan 2011 - 2031**  
**Consultation Draft**



**Welsh Newton and Llanrothal Group Parish Council**  
**Autumn 2015**

**Front Cover Photograph: View from Newton Farm towards the Black Mountains**

The Welsh Newton and Llanrothal Group Parish Council would like to thank all those who assisted in the preparation of the Neighbourhood Development Plan and in particular the members of the Steering Group. Photographs have been kindly provided by members of the steering group and Steve Mitchell.

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## **PUBLIC CONSULTATION**

THIS IS A CONSULTATION DOCUMENT.

THIS DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN FOR WELSH NEWTON AND LLANROTHAL GROUP PARISH HAS BEEN PUBLISHED FOR FORMAL REGULATION 14 PUBLIC CONSULTATION AND YOUR COMMENTS ARE INVITED UNTIL 5PM MONDAY 14<sup>th</sup> DECEMBER 2015.

PLEASE USE THE REPRESENTATION FORM WHICH HAS BEEN DELIVERED TO LOCAL HOUSEHOLDS AND BUSINESSES AND WHICH MAY BE DOWNLOADED FROM THE PARISH COUNCIL'S WEBSITE. PLEASE RETURN COMPLETED FORMS AND COMMENTS BY EMAIL TO: [wnlgpc@btinternet.com](mailto:wnlgpc@btinternet.com)

OR SEND BY POST TO: THE PARISH COUNCIL CLERK, "TRYONOR" 42 GREEN LANE KINGSTONE HEREFORD HR29EX.

NO LATER THAN MONDAY 14<sup>th</sup> DECEMBER 2015.

ALL COMMENTS RECEIVED WILL BE CAREFULLY CONSIDERED BY THE NEIGHBOURHOOD PLAN STEERING GROUP AND PARISH COUNCIL AND USED TO INFORM THE NEXT VERSION OF THE NEIGHBOURHOOD PLAN (SUBMISSION PLAN).

THANK YOU FOR YOUR TIME AND INTEREST.

## Executive Summary

This Draft Neighbourhood Development Plan for Welsh Newton and Llanrothal Group Parish has been prepared by a Steering Group of local residents and Parish Councillors on behalf of the Group Parish Council. The Plan builds on the proposals included in the Community led Plan (CLP) which was prepared in 2011 and informal public consultation undertaken in November / December 2014.

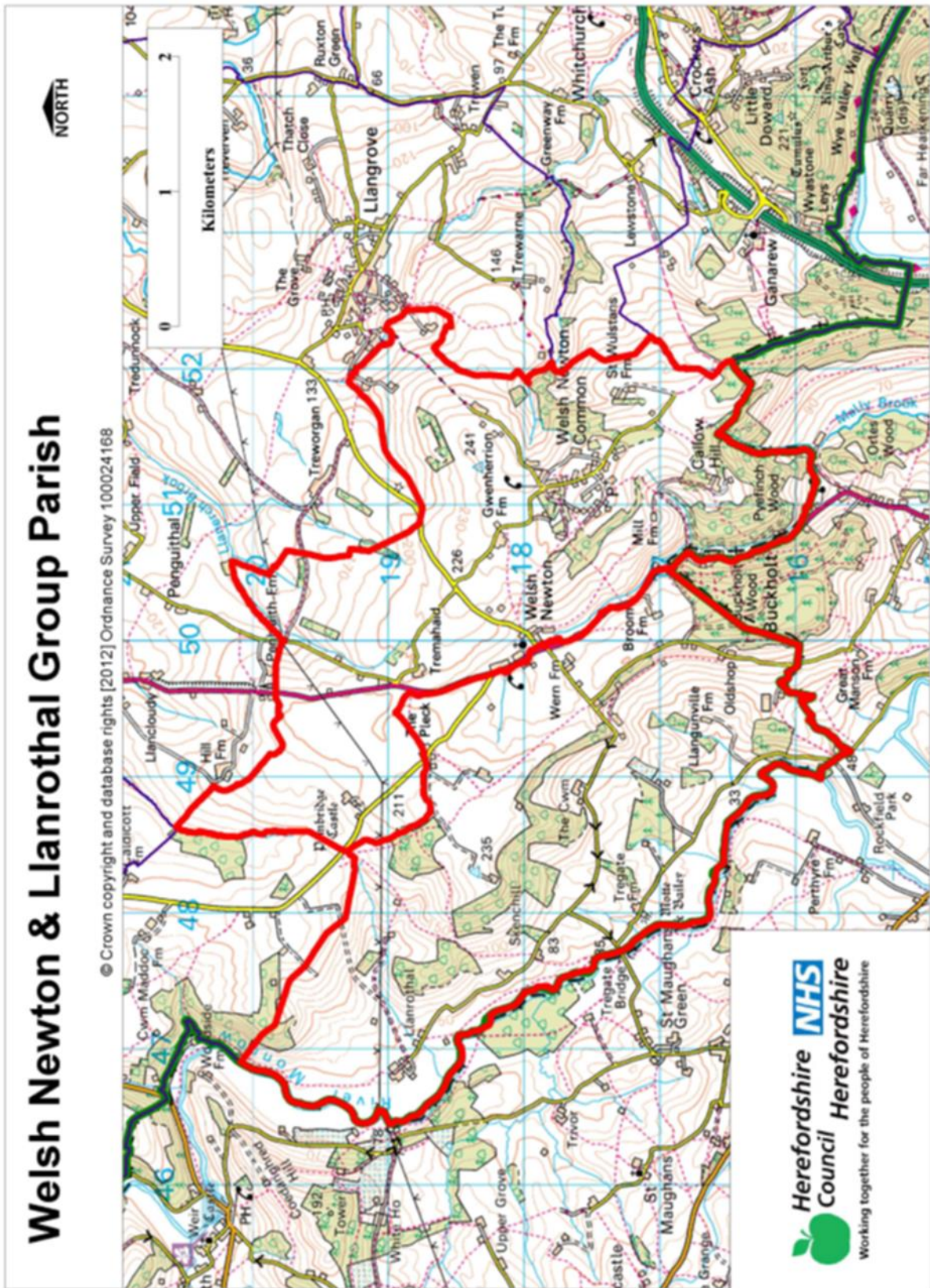
Once Made by Herefordshire Council, the Neighbourhood Development Plan will provide local planning policies which will be used to help determine planning applications in the Group Parish up to 2031, alongside the National Planning Policy Framework (NPPF) and strategic local planning policies in the Herefordshire Local Plan Core Strategy adopted 16 October 2015.

The Draft Plan includes a Vision and Objectives and Planning Policies on the following themes:

- Protection of the Natural Environment and Built Heritage Assets
- Housing
- Business and Rural economic Development and Local Energy Schemes
- Improving Accessibility and Local Facilities.

Following consideration of representations made during this public consultation the Plan will be amended and submitted to Herefordshire Council who will undertake a further 6 weeks consultation. The Plan will then be Examined and subjected to a local referendum. A “Yes” vote from local residents will result in the Plan being Made and used to help determine planning applications alongside the Adopted Local Plan Core Strategy.

Map 1 Welsh Newton and Llanrothal Designated Neighbourhood Plan Area



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## 1.0 Introduction and Background



**Skirrid from Foggy**

- 1.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with the development plan and any other material considerations, including the National Planning Policy framework (NPPF). Neighbourhood plans form part of the statutory development plan. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 1.2 Welsh Newton and Llanrothal Group Parish Council made the decision in 2011 to prepare a Neighbourhood Development Plan to help determine planning applications in the Parish up to 2031. The Group Parish applied to Herefordshire Council for Designation as a Neighbourhood Area on 13 Dec 2012 and the Area was designated on 29 January 2013. The Designated Neighbourhood Plan Area has the same boundary as the Group Parish and is shown on Map 1 above.
- 1.3 A Steering Group of Parish Councillors and interested local residents was established in November 2011 to progress work on the Draft Plan and to oversee community engagement and public consultation. A first draft, discussion document was prepared in early 2012 for internal discussion with the Steering Group.
- 1.4 The Draft Neighbourhood Plan builds on key environmental issues, concerns and proposed actions set out in the published Community Led Plan (CLP)<sup>1</sup> published in 2011. In summary this included the following themes of relevance to the Draft Neighbourhood Plan:

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<sup>1</sup> [http://communities.herefordshire.gov.uk/gf2.ti/f/18562/221157/pdf/-/Welsh\\_Newton\\_and\\_Llanrothal\\_Community\\_Led\\_Plan\\_FINAL\\_Aug\\_2011.pdf](http://communities.herefordshire.gov.uk/gf2.ti/f/18562/221157/pdf/-/Welsh_Newton_and_Llanrothal_Community_Led_Plan_FINAL_Aug_2011.pdf)

### **Theme 1: The Environment**

- An overwhelming majority of respondents to the questionnaire highly valued the local environment – its peace, beauty and unspoiled nature. Most people appreciated life in a small rural community, and wanted its rural nature to be protected and enhanced.
- Flooding is a problem for a minority of people, but this a high priority as it causes distress and is a threat to well being and property.

### **Theme 2: Housing**

- The idea of further development in the Parish split opinion. There was strong support (if new housing is to be built locally or redundant buildings converted) for it to meet local needs and to be affordable, to be environmentally friendly, and for the materials to be sympathetic to the local area. Most people did not want to see executive homes built in the Parish. Whilst the area that most people thought appropriate for any new housing was in Welsh Newton, where road access and access to services is better than elsewhere, it should be noted that the majority of that view live on Welsh Newton Common.

### **Theme 3: Roads, Road Safety and Public Transport**

- People were generally not satisfied with the maintenance of minor roads, ditches and drains on minor roads. Poor visibility was raised as an issue at the Welsh Newton Common junction (Gwenherrion Cross), particularly combined with speeding traffic approaching from Llangrove and Welsh Newton. A relatively high number of people were concerned about traffic speed.
- 65% of people in the Parish never used public transport, and most would not use it even if it was cheaper. However, without public transport a minority of parishioners would be isolated, as they have no other form of transport – and some respondents commented that they will use buses when they can no longer drive. Young people in particular are heavily reliant on family and friends for lifts to get around. A third of respondents used the local bus service occasionally. Although the numbers were low, there was most support for a community bus or taxi scheme, but the majority of local people would continue to use their own transport and would not use any of the suggested forms of community transport.
- Public footpaths and bridleways were used regularly by nearly half of our community, emphasising the importance of keeping them maintained.

### **Theme 5: Children and Young People**

- For most children, their favourite leisure activity was hanging out with friends. A list of possible facilities that might be provided for their use was suggested, and the most popular, with use regularly or occasionally were a football pitch, skateboard park and woodland crafts/activities. Additional comments showed that local children appreciate the rural area in which we live, with plenty to do out of doors. Traffic was raised as a danger. Adults were also asked their opinion on which facilities should be provided for children and young people, and most popular among grown ups was a youth club, with good support also for a football pitch.

- A skateboard park was not well supported by adults.

### **Theme 6: Community Assets, Local Resources and Energy**

- A significant number of people were concerned about use of the village hall and community support for it. The CLP included an Action regarding all community assets, including churches and the village hall to take account of the strength of views on this issue.
- There was support for suggestions to investigate the use of local resources for generating electricity for the community. There was most support for investigating hydro power (74%), and just over half supported looking into wind turbines, although a significant number did not support this suggestion. Just over half of respondents supported drawing up a community plan to reduce the carbon footprint of the Parish.
- Comments were also received about the slow speed of broadband in the Parish.

It has proved difficult to recruit volunteers to lead on several aspects of the plan although the Parish Council has been active in pursuing improvements to local roads and in monitoring road speeds on the A466. Some research was undertaken separately on the potential for renewable energy generation in the Parish – in particular on hydro power and wind power generation. However no related projects have come to fruition.

### **Publication and Consultation on the Draft Neighbourhood Development Plan**

- 1.5 Following an initial period of informal consultation on the emerging Draft Plan with local residents and businesses in November to December 2014, the Draft Plan has been revised to take into account the comments received. A public drop in event was held on Saturday 29 November 1.00-3.00pm at the village hall which was attended by around 35 people and the emerging plan was placed on the Parish Council's website. A number of constructive comments were received including general support for the plan and concerns about impacts on the local environment from new development.
- 1.6 This Draft Plan has been published for at least 6 weeks formal consultation from 26<sup>th</sup> October 2015 – Monday 14<sup>th</sup> December 2015 and comments from local residents and businesses, as well as the various consultation bodies are very welcome to help progress work on the Plan.

### **Submission**

- 1.7 After this 6 week consultation the Welsh Newton and Llanrothal Neighbourhood Plan will be revised and submitted to Herefordshire Council, along with other supporting documentation including a consultation statement, and a basic conditions statement and the work on Strategic Environmental Assessment. Herefordshire Council will then consult on this second Submitted Draft for a further 6 weeks.

### **Examination**

- 1.8 The Welsh Newton and Llanrothal Neighbourhood Plan will then, in all likelihood, be subject to independent examination. Once the Neighbourhood Plan has been examined and further amended it will have to be put to a vote, a Referendum, of all those in the Group Parish, as to whether it should be made part of the statutory development plan system or not.

## **Referendum**

1.9 We hope to reach Referendum stage in early to mid 2016.

## **Making the Plan**

1.10 If the outcome of the Referendum is successful, Herefordshire Council will “make” the Plan and it will be used alongside the adopted Local Plan Core Strategy and National Planning Policy Framework to guide decisions on planning applications in the Group Parish up to 2031.

## 2.0 A Portrait of Welsh Newton and Llanrothal in 2015



Welsh Newton Common Trig Point View north St Weonards

- 2.1 Welsh Newton and Llanrothal Parish is located at the extreme south-west of Herefordshire, close to the Welsh border with Monmouthshire. The Parish is bisected by the A466 Hereford to Monmouth road, and bounded by the River Monnow to the west. The Parish incorporates three main small communities and extends over 1600 hectares.
- 2.2 Llanrothal is to the western side, nearest to the Monnow, with a number of older and some historic properties, and has a scattered nature. Welsh Newton is the central cluster of houses and farms along the A466, while Welsh Newton Common today has the largest population, clustered mainly around an area of common land. Welsh Newton Common is at an altitude of 240 metres above sea level. In addition to the three main settlement areas, there are also groups of houses and farmsteads, as well as more isolated properties. The Parish has a population of 316 residents in 133 households (2011 Census, Neighbourhood Statistics)<sup>2</sup>. The population density is very low at just 0.2 persons per hectare compared to 0.8 for Herefordshire and 4.1 for England.
- 2.3 The landscape of the Parish is generally undulating, with steep slopes to the west. Agriculture has changed over the years, with few dairy farms remaining in the Parish. Most farms practice a mixture of arable with sheep and cattle. Welsh Newton and Llanrothal is an area of open countryside with scattered housing. The highest concentration of housing is on Welsh Newton Common which is accessed by a single track lane. Welsh Newton Common is a 'Section 9'<sup>3</sup> un-owned common, whereby a local authority may protect the common land

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<sup>2</sup> 2011 Census - Neighbourhood Statistics by Parish  
<http://www.neighbourhood.statistics.gov.uk/dissemination/>

<sup>3</sup> Section 9, Commons Registration Act 1965  
<http://www.legislation.gov.uk/ukpga/1965/64>

in the same way as a private owner. The housing in Welsh Newton is strung along a short section of the A466 and in Llanrothal it is characterised by isolated houses in a rural setting. The majority of the population of the parish live on Welsh Newton Common where there is a mix of housing styles and sizes. Within the Parish there are areas of environmental sensitivity, dormouse habitat, great crested newt habitat and greater horseshoe bat habitat.

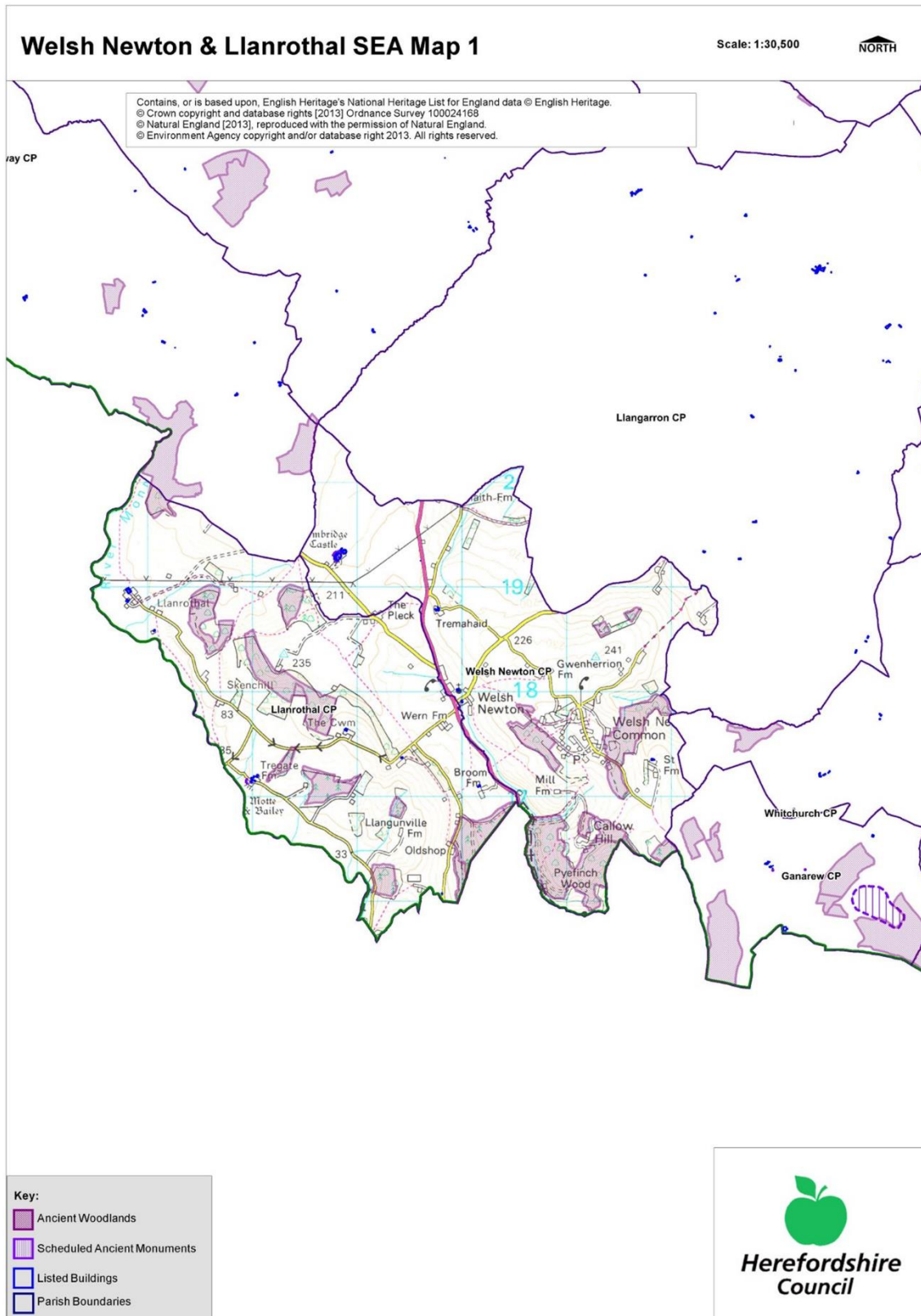
- 2.4 There are very few employment opportunities available in the Parish, with most people in work travelling to local towns or further afield. A growing number of people are also able to work from home. There are 103 economically active persons and 27 retirees [2]. Of those in employment aged 16-74 years, 6.8% work in agriculture / forestry and fishing (compared to 5.4% in Herefordshire and 0.8% in England) and 7.3% in manufacturing and 7.9% in construction which are comparable to national figures. Other significant types of employment include wholesale and retailing (11%), Accommodation Food and Services (8.9%), education (13.6%) and human health and social work (16.2%). In terms of occupations a relatively high proportion are managers, directors and senior officials (15.2% compared to 11.6% in Herefordshire and 10.9% in England) and professional occupations (22.5% compared to 14.5% and 17.5% respectively). The proportion of retired people is lower than average; 11.3% compared to 16.6% in Herefordshire and 13.7% nationally. There is no major employer within the catchment, residents either work from home or commute to Hereford or Monmouth or further afield.
- 2.5 The Parish has a small number of services, which are highly valued by those who use them. However, in a rural area, with a small population, there is always concern about the vulnerability of services. Welsh Newton Common has a small shop and a post office, where it is possible to purchase everyday grocery items, send parcels and make and receive government payments etc. Church of England churches exist at Welsh Newton and at Llanrothal – the latter being a redundant church with just one service annually. The church that used to be on Welsh Newton Common, St Faith's, has now been de consecrated and is up for sale.
- 2.6 Welsh Newton is served by 6 buses per day (except Sundays) in each direction for passengers travelling to Monmouth (4 miles) or Hereford (16 miles). Welsh Newton Common is served by one bus per week, which travels to Monmouth. The only public meeting place in the Parish is at Welsh Newton, where the village hall serves the community. Most local children attend school at Llangrove (primary and pre-school), and then move to secondary education in Ross-on-Wye or Monmouth. Some young people attend college in Hereford for further education.
- 2.7 There are three single storey social housing units for elderly people in Welsh Newton, managed by Herefordshire Housing.

### **Environmental Assessment and Built and Natural Heritage Assets**

- 2.8 The Strategic Environmental Assessment (SEA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. Herefordshire Council will be undertaking an initial Screening exercise, in consultation with the Parish Council to determine whether the emerging policies and

proposals in the Neighbourhood Plan are likely to have any significant environmental effects. If this is the case there will be a requirement for a full SEA.

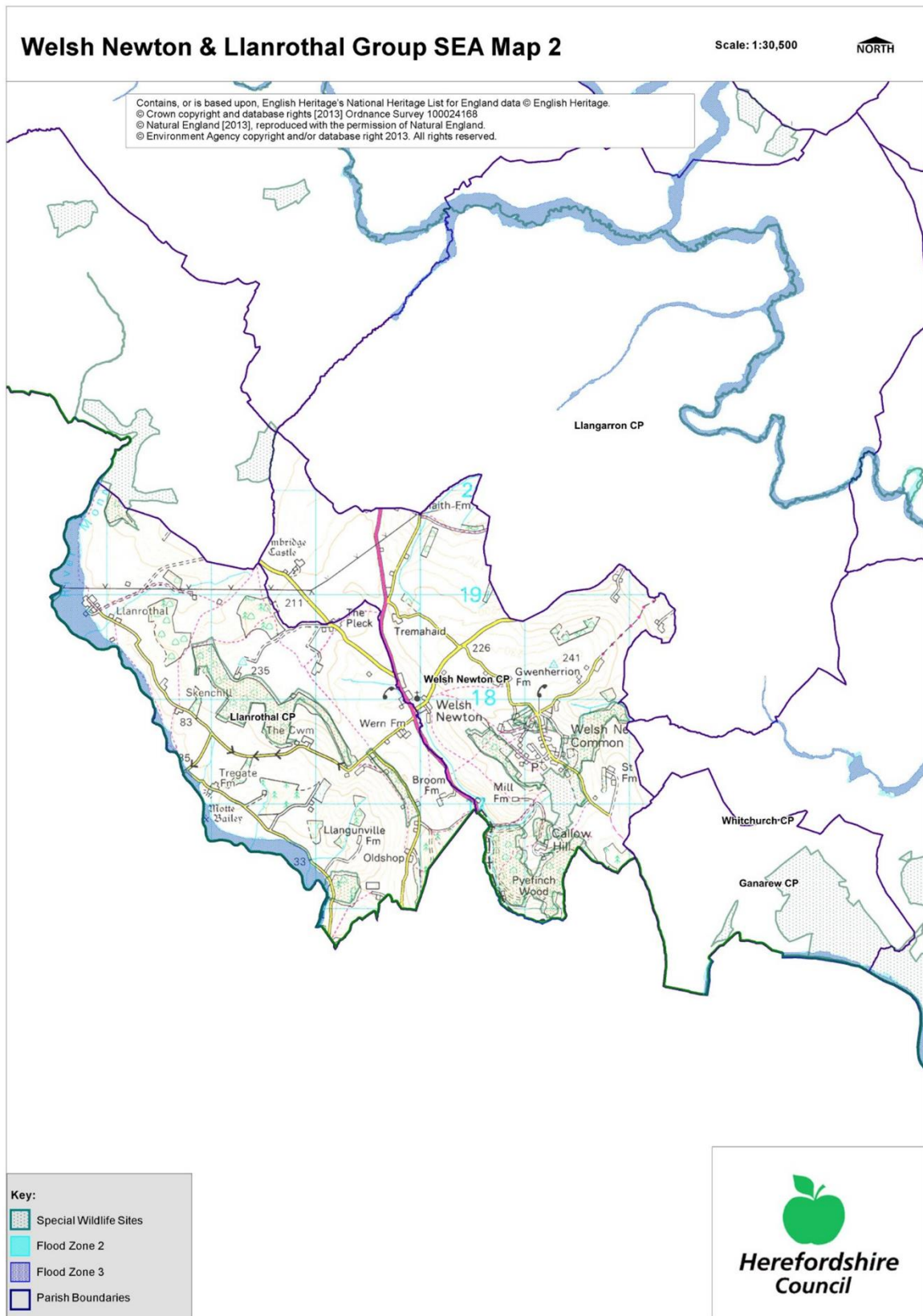
Map 2 SEA Map 1



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Map 3 SEA Map 2



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- 2.9 Welsh Newton Parish has 19 Listed Buildings and Scheduled Monuments including Grade I Pembridge Castle (Scheduled) and Grade I Church of St Mary. Llanrothal Parish has 16 Listed Buildings and Scheduled Monuments including Grade II\* Church of St John the Baptist. A full list of statutory Listed Buildings is provided in Appendix I.
- 2.10 The SEA Scoping Report (Review of Baseline Information) undertaken by Herefordshire Council in September 2014<sup>4</sup> identifies that there are 5 Special Wildlife Sites within the Parish but no Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), National Nature Reserves (NNRs), Sites of Importance for Nature Conservation (SINCs) or Local Nature Reserves (LNRs). Maps 2 and 3 above identify the areas covered by SWS and Ancient Woodlands in the Group Parish. The Parish Area has the following landscape types: Principle wooded hills; wooded forest and wooded hills and farmlands.

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<sup>4</sup> [https://www.herefordshire.gov.uk/media/1252171/Welsh\\_Newton\\_SEA\\_Scoping\\_Report.pdf](https://www.herefordshire.gov.uk/media/1252171/Welsh_Newton_SEA_Scoping_Report.pdf)

### 3.0 Key Planning Issues for Welsh Newton and Llanrothal



St Mary The Virgin Church, Welsh Newton

- 3.1 The following key planning issues have been identified by the Steering Group for the Welsh Newton and Llanrothal Neighbourhood Plan:

#### Key Planning Issues

- The need to protect the special qualities of the Group Parish's local environment in terms of landscape character, natural and built heritage.
- The need to ensure any new development is sensitive to this unique rural setting through use of local materials and high quality design and incorporating low carbon technologies and minimal use of resources.
- Any new housing should be limited to small scale developments which are in conformity with policies in the adopted Herefordshire Local Plan Core Strategy ie appropriate open market housing in Welsh Newton Common and "exception" housing elsewhere in the open countryside.
- Conversions of existing buildings will be supported provided the building is suitable and capable of conversion. Where this is a historic asset, an old barn, then the integrity of the building must be preserved in the conversion. Conversion of modern farm buildings will not be supported.
- The need to ensure proposed extensions or demolition of small housing stock is controlled to reduce potential reductions in supply of entry level housing in the area.
- Solar and water power should be supported. Proposals for sustainable domestic energy solutions will be viewed in a positive light including, but not limited to, listed buildings.

- **The need to ensure new development is not sited in flood risk areas around the Mally Brook. Due regard must be given to the risk of flooding in any application. No development will be allowed that increases the risk of flooding elsewhere or where there is a risk of flooding.**
- **Schemes for renewable energy power, particularly those with local community benefits will be considered acceptable where there is no unacceptable impact on the landscape and where it can be shown that schemes are generally supported by the local community.**
- **Schemes for polytunnels should demonstrate minimal impact on the landscape, residential amenity, local roads and flood risk and water quality and should be generally supported by the local community.**

## 4.0 Vision and Objectives



**Tregate Bridge**

4.0.1 The Parish of Welsh Newton and Llanrothal falls into three distinct areas:

- Welsh Newton Common,
- Welsh Newton and
- Llanrothal.

Each area has its own characteristics, needs, objectives and vision for the future. Therefore an overall Vision and Objectives for the Neighbourhood Plan has been prepared, together with individual objectives designed to address the unique characteristics and issues relevant to each distinctive area of the Group Parish.

#### 4.1 The Vision for Welsh Newton and Llanrothal Neighbourhood Plan

##### Vision

The Vision for the Neighbourhood Plan is to retain the distinctive rural character of the area by ensuring that any new development is sustainable and well designed and has a positive impact on local wildlife and natural heritage assets.

#### 4.2 Objectives for the Welsh Newton and Llanrothal Neighbourhood Plan

##### Overall Objectives

##### GO1. To Support Appropriate Business and Rural Economic Development

In all three areas of the parish the use of existing buildings for rural businesses that do not detract from the distinctive tranquillity and beauty of the area will be encouraged.

##### GO2. To Promote Access to the Open Countryside

Footpaths are an essential part of the quiet enjoyment of the countryside, they are also still used as a way of connecting communities. We would like to improve access to the existing paths so that all members of the community have the opportunity to use them. We will apply to reinstate footpaths that have been lost from the definitive map where there is a reasonable level of evidence to support the application.

##### GO3. To Protect and Enhance the Natural and Built Environment to Benefit Local Wildlife

The Group Parish is home to important, protected wildlife species and valuable areas of habitat. Important habitats including species rich hedgerows, veteran trees, ponds, unimproved grassland and semi-natural ancient woodland will be protected from development and opportunities sought to increase connectivity between habitats through the planning process. New buildings and conversions will be expected to provide roosting space for bats, and nesting sites for owls, swifts, house martins and barn swallow where appropriate to do so.

#### 4.3 Welsh Newton Common Objectives

- 4.3.1 The most densely populated area of the three, Welsh Newton Common is a wooded common on top of a hill. Many of the properties benefit from far reaching views and

although there are about 48 houses on the common there is a feeling of rural remoteness and tranquillity of days gone by.

**Objective WNC1: To meet the Need for Affordable, Local Needs Housing**

The need for affordable housing in the future has been identified by families living on the Common who would like to be able to self-build in order to provide homes for their children. There has been a long history of development of this type on the Common, and the settlement has grown incrementally over time as a result. Any future housing stock should be designed and built to meet the criteria for small and affordable homes.

There is a shortage of small, starter home size houses and therefore it would be desirable to retain existing smaller stock by restricting large extensions and over development of plots, which would result in smaller properties being lost through conversion and redevelopment to larger market housing.

**Objective WNC2: To Ensure Development is Appropriate in Scale to the Rural Setting**

The access road to Welsh Newton Common is a single track lane with a few passing places. This makes the area unsuitable for any form of major development except slow, organic growth. This would be a continuation of the type of development that is already established. The re-use of previously developed sites would be supported in preference to green field sites. New development schemes should be small in scale and the Neighbourhood Plan may identify a preference or a maximum number of units in a single scheme.

**Objective WNC3: To Promote Development which is Sustainably Designed and Uses Local Materials**

We would support the use of eco-building principles wherever possible and would support the use of local and traditional materials (sandstone, Welsh slate, timber or timber alternative windows and doors).

**Objective WNC4: To Support Temporary Workers' Accommodation**

Where there is a temporary need – say for workers' accommodation – the use of log cabins would be preferred with the proviso that they are removed once the need is no longer present. This is to avoid unsustainable development in the open countryside.

**Objective WNC5: To Support Sensitive Conversions of Existing Rural Buildings**

There are a number of buildings that could be converted and there are outstanding planning permissions that could go some way to meeting the future needs of the area without requiring new buildings. Where housing can be gained by converting a rural outbuilding this would be supported in preference to new build (for instance Woodside Stables).

However this would only apply to buildings capable of conversion without significant re-building and to buildings of architectural merit – mainly stone-built barns or buildings of this type. This would be in order to prevent the use of unsuitable buildings which may be erected for the purpose. We would like to see all houses in occupation and derelict stone buildings brought back

into use where practicable. Sites that would be considered for redevelopment/conversion include but are not limited to: the old Primitive Methodist Chapel (convert), St Faiths C of E Church (redevelop), remains of the cottage on 'Little Paddock' (rebuild as original), Hill cottage (restore). There are outstanding planning permissions on the barns at Gwenherrion which could be used for low-cost rental for local people as well as self catering holiday accommodation.

#### **Objective WNC6: To Protect and Enhance the Natural Environment**

The Common has sites of biodiversity interest and a number of noted endangered species. A wildlife and ecology survey would be a necessary part of any development so as not to prejudice the biodiversity of the area. Likewise any change in agricultural practices that would be detrimental to the habitat of endangered species would be resisted, as well as conversion of unimproved meadows to garden.

Welsh Newton Common is designated as a Site of Interest for Nature Conservation (SINC) or Local Wildlife Site which offers limited protection. (see Appendix 1 Welsh Newton Common)

The following habitats are particularly valued and will be protected:

- species rich hedgerows
- ponds
- semi ancient natural woodland
- unimproved grassland
- dry stone walls.

Opportunities will be sought during the development process to create new ponds or restore existing ponds; create new species rich hedgerows on new developments and to create new species rich hedgerows that provide links and green corridors across the landscape – in particular between semi ancient natural woodlands; plant new broadleaf woodland areas and individual trees; the restoration of old dry stone walls and creation of new ones will be encouraged as part of any new development. All new developments will be required to provide space for bat roosts, owl, swift, swallow and house martin nests as so many nesting sites locally have been lost through insensitive development.

#### **Objective WNC7: To Promote Local Sustainability and Community Energy Schemes**

Welsh Newton Common is not a sustainable location for substantial development as it is isolated and although there is one shop/post office and a bus service there are no other services recognised by the rural hierarchy. However this must be weighed against the needs of the local population for affordable housing to allow them to stay within the village.

The hilltop setting of the village, and its high average wind speed of +6mps (metres per second) provides the opportunity to develop a community owned wind energy scheme. The Parish Plan suggested that many (but not all) local people would support a community energy project. Land with suitable wind speeds near Gwenherrion Cross should be protected from residential development, and a 400m buffer area should also be provided, in case the provision of a community wind turbine is supported within the life of this plan.

#### **Objective WNC8: To Protect and Enhance Local Distinctiveness and the Special Characteristics of the Area**

**Views** - There are a number of views from the common that should be preserved – from St Wulstans Lane looking towards Ross on Wye, from Newton Lodge looking towards Ross on Wye

and the Forest of Dean, from Woodside Lane looking out to the Malverns and from Newton House looking towards the Black Mountains.

**Woodland** - Another distinctive feature of the common is the fact that it is wooded. This gives the area a kind of secret feeling and allows the houses to be invisible to each other. The tree coverage should be preserved. A Tree Preservation Order (TPO) already exists on a large portion of the Common.

**Tranquillity** - The area benefits from a sense of tranquillity. Commercial development, rural business or diversification will be encouraged where there will be a positive impact on and benefit from the quiet enjoyment of the area (eg small camp sites, and rural crafts). Activities which disrupt this, cause noise, light or air pollution, loss of air quality and loss of the tranquil amenity of the area will not be welcomed.

**Footpaths** - There are a number of lost rights of way on the Common which, in line with the ambitions of the Community Led Plan, we would like to see reinstated. These include not only footpaths but also bridleways and (restricted) BOATs. Historically these were paths and tracks used to link the community to neighbouring communities and are important today as means of peaceful enjoyment and recreation in the countryside.

#### 4.4 Welsh Newton Objectives

- 4.4.1 Welsh Newton comprises a few scattered houses along the A466. In the past there might have been a more thriving village here but as the road has become busier so the village has lost cohesion. It has no centre, no shop and it is not possible to walk from one end to the other without being in danger of getting run over.
- 4.4.2 There is a reasonable mix of housing ranging from the listed Pembridge House to the South to the Mallybrook Bungalows (built as affordable houses for local people c.1970). The Mallybrook Bungalows are managed by Herefordshire Housing Association and have very rarely been lived in by local people. There is one house that is currently unoccupied, and the rest of the housing stock is mixed 2, 3, and 4 bedroom plus two large farms with outbuildings and the site of a former garage which currently has planning permission for five houses.
- 4.4.3 Welsh Newton is at the bottom of a steep sided valley and at the low point in the road, at the southern end of the village, there are already flooding problems due to uncontrolled run off and insufficient drainage.
- 4.4.4 Despite the A road, Welsh Newton is still a peaceful, rural area. For many years it has been characterised by traditional farming practices of permanent pasture with a few arable fields. This would be due to the steepness of the valley sides; however, more recently the permanent pasture fields have been ploughed and this has exacerbated the flooding problem. The Mally Brook, which runs along the bottom of the valley is getting damaged and silted up due to run off from arable fields. It is therefore unable to carry the spate water and the A road at the southern end of the village has been flooded to a significant depth (around 2 feet) on several occasions in the last few years.

**Objective WN1: To Limit Housing to “Exception Housing” in Line with Emerging Core Strategy Policy RA3**

There is no identified need for affordable housing in Welsh Newton but any need could be met if the local authority returned the Mallybrook Bungalows to their original purpose of meeting the need for affordable housing for local people. The Mallybrook Bungalows have not been designed sensitively and detract from the beauty of the area. Improvements to their design would be supported, for instance cladding in a more sympathetic material like timber or local stone.

Similarly there are sites which could be redeveloped to meet any local housing needs without building on greenfield sites. The two unoccupied houses could be brought back into use and the farm outbuildings could be converted with a mix of affordable and market housing. There is also the possibility in the foreseeable future that the complex of barns at Tremaide farm will be converted.

It should be noted that houses in Welsh Newton can be on the market for anything up to 5 and 6 years. This does not suggest a strong demand or a shortage of supply in the housing market in the area. It is desirable to use up existing supply before creating more empty houses.

**Objective WN2: To Promote Sustainable Design and Local Materials**

Local materials and traditional design will be welcomed as part of any scheme. This would include; natural slate roofing, timber or timber alternative windows and doors, use of local sandstone to clad or build, some use of lime render or similar. Designs that reflect a rural location with historic references so that they are in keeping with the area will be preferred.

The former garage site has planning permission for 5 open market houses, the design was agreed with the parish council and was the result of joint working with the applicant. However detailed comments were made in the earlier draft of the NDP and these are included for completeness elsewhere in the plan; the comments will be considered relevant if the planning is not implemented or if a different scheme is applied for since this is an exception site.

**Objective WN3: To Support Accessibility and Promote Local Facilities.**

Although served by the A road and therefore on bus routes Welsh Newton has no shops or other services. There is a village hall which is not used by the majority of the local community and there is a church which is likewise underutilised. The Community Led Plan shows that although there is a bus stop, with buses currently running every hour, it is under used.

The conclusion is therefore that due to the size of the existing community, the lack of services and the prevalence of car use as a means of transportation Welsh Newton does not conform to the standard of sustainability.

**Objective WN4: To Protect and Enhance Local Distinctiveness and the Special Characteristics of the Area**

**Tranquillity** - Commercial development, rural business or diversification will be encouraged where there will be a positive impact on the quiet enjoyment of the area. Activities which disrupt this, cause noise, light or air pollution, loss of air quality and loss of the tranquil amenity of the area will not be welcomed.

**Historic Environment** - There is a 13th century church in Welsh Newton. The setting of this building must be protected from further damage. The glebe field in particular, having already been the subject of an unsuccessful application, must not be built on. There are two reasons for this – one is that the view of the church from the road is important and should not be obscured, the other is the Mally Brook runs through the glebe field and it is therefore prone to flooding.

There is also a listed house within the village (Pembridge House). The setting and curtilage of this house should be protected from anything that would further detract from its context.

Tremahaide Farm and its barns are also important historic buildings and any development of that site should be sensitive to the history and remarkable authenticity of the buildings as they stand.

**Natural Environment** - A study should be commissioned to reveal the extent of the habitats, wildlife and bio diversity of the area but it is known to contain greater horseshoe bats, great crested newts, curlew, lapwing, voles, shrew, finches, tree creeper, house martins, swifts, swallows, tawny and barn owl, little owl, sparrow hawk etc.

There is a watercourse that runs along the valley floor called the Mally Brook. It is a minor Wye tributary and is known to contain wild trout. These trout used to be present in Welsh Newton but, for reasons that are unclear, they are no longer getting this far up the stream. The likely reason would be some form of obstruction in the watercourse. They have been seen at Mill Farm on the edge of the catchment. The Mally Brook is suffering from a variety of issues; uncontrolled run off from ploughed fields is causing excessive siltation, the spreading of organic fertiliser into the watercourse both directly and indirectly is increasing nitrate and phosphate levels, cow slurry being swept into the watercourse from a farmyard is further exacerbating this problem.

The Mally Brook has a natural flood plain to the south of the village but there have nevertheless been problems with water on the A466 – standing to a depth of at least 2ft and impassable to vehicles. The Mally Brook can also cause flooding as the valley narrows in Buckholt and in 2008 several homes were affected by a torrent of water that started just above Welsh Newton and hit the Buckholt at a tremendous velocity. Since 2008 Monmouthshire County Council have done works to mitigate this problem at Buckholt but there have been no mitigation works by Herefordshire Council.

There are some landmark trees, most notably the Corsican Pines around Pembridge House, the avenue of Limes in the Churchyard and the Horse Chestnut tree at the bus stop which should be preserved if there are no limiting factors like tree health. The hedgerows with standard trees of oak and ash are a recognisable feature of the landscape, as are the remaining orchards, which should be protected from development.

There are old, established ponds at Tremahaid and near Elephant and Castle Farm which are both an important habitat for wildlife and probably play a part in flood alleviation. Existing ponds should be conserved and if possible enhanced through de-silting.

**Village Boundary** - As open countryside there is no village boundary. However, there is a built environment with an envelope. Without creating a boundary we would like to see any development happen within the already existing built environment. So, to the South the end of the built environment would be Pembridge House, to the north it would be the Village Hall, to the East it would be the small barn above Farley Cottage, and to the West it would be the farm opposite the Old Rectory. This would be in order to stop ribbon development and to make best

use of existing land within the village area.

## 4.5 Llanrothal Objectives

4.5.1 Llanrothal is the most sparsely populated area of the Parish. Whilst it exceeds the number of houses in Welsh Newton those houses are spread out over a larger area. A recent barn conversion development has almost doubled the size of the population.

### **Objective L1: To Limit Housing to “Exception Housing” in Line with Emerging Core Strategy Policy RA3**

Falling well within the description of open countryside there would be no desire to see new buildings in this area. There are a number of redundant farm buildings that could still be converted and scope within the existing built environment to supply local need. The barns referred to above were on the market for well over 12 months which does not suggest a supply and demand problem. There is no current need for local affordable housing in this area. There is currently one house unoccupied with a number of outbuildings that could be converted (Lower Skenchal).

### **Objective L2: To Promote Sustainable Design and Local Materials**

Local materials and traditional design will be welcomed as part of any scheme of conversion or adaptation. This would include: natural slate roofing, timber or timber alternative windows and doors, use of local sandstone to clad or build, some use of lime render or similar. Designs that reflect a rural location with historic references so that they are in keeping with the area will be preferred.

Eco-building principles are an essential part of rural sustainability. Rain water harvesting, sustainable drainage, renewable heating etc will be expected to form the core values of any development.

### **Objective L3: To Protect and Enhance Local Distinctiveness and the Special Characteristics of the Area**

Llanrothal is a peaceful haven where the turning of the year is revealed in the colours and sounds of the natural world. The River Monnow runs along the western boundary of the Parish and is enjoyed as a place of recreation and relaxation by many people, both local and tourists. It is a well-managed wild trout river which also contains good numbers of chub; eel, salmon and sea trout have also been seen in increasing numbers thanks to the work done on the habitat by the Wye Usk Foundation.

Whilst mink are a perennial issue there are resident otters in the area along with diving duck, goosander, mallard, swans and occasional canada geese.

In recent years a great effort has been made to eradicate Himalayan Balsam from the catchment. With the support of European funding this project has been largely successful and the native species are all establishing well on the banks.

However the prevalence of arable farming on the river fields, especially potato crops, has led to excessive siltation, a loss of invertebrate life, bank erosion and pollution with nitrogen rich fertiliser and phosphates. This has led to increased algae in the slower sections of the river. The spreading of slurry on the river fields has also added to this problem.

The landscape is hilly, predominantly pasture characterised by small, hedge bound fields. The views from Old Shop Lane are especially magnificent looking out towards the Black Mountains, likewise the views from the hill on the eastern valley side.

There are a number of veteran trees and orchards at Llanrothal which are important landscape features.

#### **Objective L4: To Improve Traffic Management on Local Roads**

There is a single track road into Llanrothal which is narrow with not many passing places. The use of the small lane by large farm vehicles has led to damaged verges and ditches along its length. During the application process for the Llanrothal Barns development there was a commitment to reduce the farm traffic using the roads in order to take into account the increase of traffic as a result of the development.

The historic and important bridge over the Monnow at Tregate has been damaged innumerable times by heavy vehicles and has had to be repaired. The loss of or serious damage to the bridge would result in much lengthier journeys for local people and service providers.

The limitations of access mean that Llanrothal cannot be considered a sustainable location. In addition there are no services of any description other than a redundant church.

#### **Objective L5: To Protect the Historic Environment**

Llanrothal has a redundant church, a Norman motte and bailey (Tregate Castle), two listed houses (Llanrothal Court and The Cwm), listed barns (Llanrothal barns) and a variety of old, traditionally built farms and cottages. There are a few scattered houses that are more modern in design due to agricultural occupancy exemptions. In both known cases the restriction has been lifted and in one instance the house has now been sold on the open market.



Church of St John the Baptist, Llanrothal

4.6 **Table 1 Neighbourhood Plan Policies and Objectives**

Table 1 below sets out how the various Neighbourhood Planning Policies meet the Objectives set out above.

Objectives / Policies	WNL 1	WNL 2	WNL 3	WNL 4	WNL 5	WNL 6	WNL 7	WNL 8	WNL 9	WNL 10	WNL 11	WNL 12	WNL 13	WNL 14	WNL 15
Objective G01	X			X				X	X	X	X	X			X
Objective G02	X	X	X										X	X	
Objective G03	X	X	X	X		X	X		X	X	X		X		
Objective WNC1					X	X									
Objective WNC2	X			X	X	X	X					X			
Objective WNC3	X	X		X	X	X	X								X
Objective WNC4				X	X	X									
Objective WNC5	X			X			X		X						

Objectives / Policies	WNL 1	WNL 2	WNL 3	WNL 4	WNL 5	WNL 6	WNL 7	WNL 8	WNL 9	WNL 10	WNL 11	WNL 12	WNL 13	WNL 14	WNL 15
Objective WNC6	X	X	X		X	X				X	X		X		
Objective WNC7		X	X									X			
Objective WNC8	X	X	X	X	X	X	X			X		X	X		
Objective WN1					X	X									
Objective WN2	X	X		X	X	X	X	X							
Objective WN3	X												X	X	
Objective WN4	X	X	X	X	X	X	X	X	X	X	X	X	X		
Objective L1					X	X									
Objective L2	X	X		X		X	X								
Objective L3	X	X	X	X	X	X	X			X	X	X	X		
Objective L4	X								X	X				X	
Objective L5	X			X	X	X			X						

## 5.0 Neighbourhood Plan Policies



**Garway Hill from Foggy**

- 5.0.1 This section sets out the planning policies of the Draft Welsh Newton and Llanrothal Neighbourhood Development Plan. These will be used to help determine planning applications in the Parish and so shape the future of the Parish as a place to live and work in, and to visit. The Draft Policies have been prepared by the Steering Committee and Parish Council.
- 5.0.2 Neighbourhood Plans are required to be in general conformity with national and local planning policies. The Draft Policies have been prepared taking account of the National Planning Policy Framework (NPPF)<sup>5</sup> and planning policies in the Adopted Herefordshire Herefordshire Core Strategy 2011 – 2031<sup>6</sup>.
- 5.0.3 Further information about the relevant aspects of these policies in relation to Welsh Newton and Llanrothal Draft Neighbourhood Plan can be found in the background document Planning Policy Assessment, which is published on the neighbourhood plan website.

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<sup>5</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>6</sup> <https://www.herefordshire.gov.uk/ldf>

## 5.1 Protection of the Natural Environment and Built Heritage Assets



**Welsh Newton Common Woods**

- 5.1.1 The Group Parish has a wealth of natural and built environmental assets which the Neighbourhood Development Plan has a key role in protecting and enhancing. These are described in detail in Sections 2 and 4 above.

### Natural Heritage Assets and Local Landscape Character

- 5.1.2 The Landscape Character of the Welsh Newton and Llanrothal area is identified as wooded hills and farmlands in the Herefordshire Landscape Character Assessment SPG, 2004<sup>7</sup>. Welsh Newton and Llanrothal lie in the Archenfield Sub-regional Character Area. Natural England has identified a series of National Character Areas (NCAs) and Welsh Newton and Llanrothal lie within NCA 104 South Herefordshire and Over Severn<sup>8</sup>.
- 5.1.3 The Group Parish is characterised by a picturesque, rural, well-wooded landscape with substantial areas of ancient semi-natural woodland, and traditional orchards and a network of ancient hedgerows with hedgerow trees contributing to a timbered feel. There are remnants of common land and neutral and calcareous grassland, form a highly fragmented semi-natural grassland resource. The undeveloped nature of the whole Parish means that night skies are dark, and this aspect is particularly appreciated by local people and visitors to the area.

**Llanrothal** is a peaceful haven with a very special landscape character, the landscape is hilly, with the slopes running down to the River Monnow which marks the boundary of the Parish to the west. The landscape is predominantly pasture characterised by small, hedge bound fields. There is an important area of largely undisturbed woodland which cloaks the hillside

<sup>8</sup> <http://publications.naturalengland.org.uk/publication/5018311469301760?category=587130>

along much of the valley. The views from Old Shop Lane are especially magnificent looking out towards the Black Mountains, likewise the views from the hill on the eastern valley side.

There are a number of veteran trees and orchards at Llanrothal which are important landscape features.

**Welsh Newton** is at the bottom of a steep sided valley. The landscape here is more open in nature, with pasture and arable fields bounded by hedgerows. Many of the hedgerows have standard trees at intervals, which adds a maturity to the feel of the landscape. Around Tremahaid Farm are a number of well established and old ponds which provide important wildlife habitats. The Mally Brook runs parallel with the A466 along the bed of the valley and this is an important landscape feature and wildlife corridor. There are a small number of relic orchards at Welsh Newton, and some of the unimproved meadows will have a significant value for wildlife.

**Welsh Newton Common** is the most densely populated area of the three communities. Most of the houses are clustered around a wooded common on top of a hill. Despite the relatively larger population here there is a feeling of rural remoteness and tranquillity of days gone by. The landscape combines open aspects in its relatively flat hilltop area, and a more intimate feeling in the wooded areas. Many of the houses feel 'hidden away', served by tracks off the service road. There are several well established ponds which provide important wildlife habitats, and streams that rise from springs and wet flushes on the hill and tend to dry up in the summer months. There are important areas of semi ancient natural woodland that are recognised as Sites of Interest for Nature Conservation or Local Wildlife Sites. The common land is an important feature at Welsh Newton Common providing open space for local people and livestock grazing for those with commoners rights. Quarrying for stone in the past has left its mark on the common land, providing a distinctive landscape of hillocks and hollows now cloaked in woodland. The unimproved grassland fields surrounding the common are mainly small and bounded by hedges. Some fields and properties are bounded by dry stone walls, adding another element to the local landscape. There are a number of mature standard beech and sweet chestnut trees at Welsh Newton Common, which are important landscape features.

### Key characteristics

- **Pasture fields.** Especially important in the river valley and lower lying areas and permanent pasture is far more resilient to flooding and protects the underlying soil structure. Unimproved fields are also a special feature adjoining the common at Welsh Newton Common, supporting a range of wildlife species groups. At Welsh Newton Common their small size makes them uneconomic in agricultural terms, and they are vulnerable to other uses (eg conversion to gardens) as well as neglect. The Neighbourhood Plan will seek to protect unimproved meadows as a feature of the landscape and for their nature conservation value.
- **Wooded areas.** An important link in the bio diversity of the area and a refuge from farming encroachment. Activities that damage or threaten the habitat quality of the woodland areas will not be supported. The grazing of the woodlands damages plant life – especially the native bluebell which can be grazed off by sheep in the spring. The use of woodland for motorsports is irreconcilable with the need to protect habitat of endangered species like dormice and will not be supported. The Neighbourhood Plan will seek to protect semi

ancient natural woodland as a feature of the landscape and for their nature conservation value. It will also encourage sustainable management of semi-ancient natural woodland and creation of new woodlands in appropriate places.

- **Watercourses and ponds.** The Mally Brook which runs alongside the A466 is a minor Wye tributary, and the Monnow River forms the western boundary of the Group Parish and is a major Wye tributary. All River Wye tributaries should be kept free from pollution from chemical, industrial, agricultural or domestic sources. The Group Parish has a relatively high number of natural and man-made ponds. These are not only important in the landscape but also provide important habitat for amphibians and reptiles including great crested newts. The Neighbourhood Plan will seek to protect existing ponds and encourage the creation of new ones.
- **Species rich hedgerows.** The species rich hedgerows that crisscross the landscape play a large part in defining our Landscape Character. In addition they are vital wildlife corridors for a range of species including dormice and bats, and are a source of food and shelter for birds, insects and mammals. In some parts of the Parish the hedgerows are punctuated at intervals by mature standard trees, which are landmarks in their own right as well as defining the boundaries of landownerships.
- **Stone Walls.** With a number of existing or historic stone quarries in the Parish, it is not surprising that in some places boundary walls are built from local red sandstone. These are an important element in our varied landscape, reflecting the use of local materials and the development of the Parish. The Neighbourhood Plan will seek to protect existing local stone boundary walls and encourage the creation of new ones.



**View south east to Mayhill from the Pleck**

- 5.1.4 The Group Parish Council recognises that this distinctive local landscape character requires protection to ensure that it remains to be enjoyed by existing and future residents, as well as visitors to the Parish.

**Draft Policy WNL1 Protecting and Enhancing Local Landscape Character**

Development proposals will be required to incorporate the following landscape design principles:

1. Proposals will be required to maintain the area's sense of tranquillity, through careful and sympathetic design of access and consideration of traffic impacts on local roads.
2. External lighting should be kept to an absolute minimum to preserve the tranquillity and darkness of the area at night.
3. Development proposals should seek to preserve or enhance the character of the villages and rural settlements, especially those with buildings dating from earlier centuries. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and locally distinctive materials such as stone and slate.
4. New residential development (in line with Herefordshire's emerging core strategy Policies RA2, RA3 and RA4) should protect the parish's historic settlement pattern, through small-scale developments adjoining or within the small villages and hamlets. Sustainable construction and low carbon technologies will be supported.
5. The conservation of traditional farm buildings through continued and appropriate new uses is supported and repairs and alterations should use local materials and techniques wherever possible. Alternative nesting and roosting sites should be provided as part of any redevelopment for swallows, swifts, house martins, bats, owls and other species which may be displaced during and following construction/conversion.
6. Local habitats and wildlife should be preserved and enhanced by providing species rich hedgerows, ponds and tree cover as part of a development. Vulnerable, established habitats such as species rich grassland, traditional meadows, existing ponds and ancient semi natural woodland will be protected from development.
7. Proposals should conserve important local landscape features such as areas with archaeological significance as these cannot be replaced.
8. Mature and established trees should be protected and incorporated into landscaping schemes. The planting of species in character with the local area will be encouraged – eg beech, ash, sweet chestnut, cherry. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries a mix of native tree species should be used. Existing hedgerows must be retained and the establishment of new native hedges is encouraged, especially where there is an opportunity to link to existing hedges or woodland to create wildlife corridors.
9. Development which involves the removal of existing local orchards or woodland will be resisted. Where orchards or woodland are lost as a result of new development proposals, developers will be expected to include fruit and tree species traditional to the local area in landscaping schemes.
10. Development which involves the removal of existing ponds will be resisted. Where removal of existing ponds is unavoidable replacement will be expected. The creation of new ponds in appropriate locations will be encouraged.
11. Development which encroaches on or negatively affects natural streams and water courses will be resisted.
12. New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.
13. Developments will be required to design and deliver high-quality green infrastructure,

informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.

14. Developments will be required to provide appropriate high quality infrastructure for any new developments or to contribute to the local community by providing monetary sums for use in the parishes through developer contributions and community infrastructure levy (CIL).
15. Developments must take account of the Protected Views identified in Map 4 below. Developments which obscure viewpoints for residents and visitors to the parish will not be supported. This list of views is not exhaustive and does not imply that views not listed are not valuable or important to the area. The Protected Views are:

**View 1** - End of St Wulstans Lane looking East to Forest of Dean and Malvern Hills

**View 2** - Woodside Looking East to Malvern Hills and across the Wye Valley

**View 3** - Shobdon Corner looking west to Black mountains from road

**View 4** - View from footpath Newton House looking west to Black Mountains, Garway Hill and the Graig

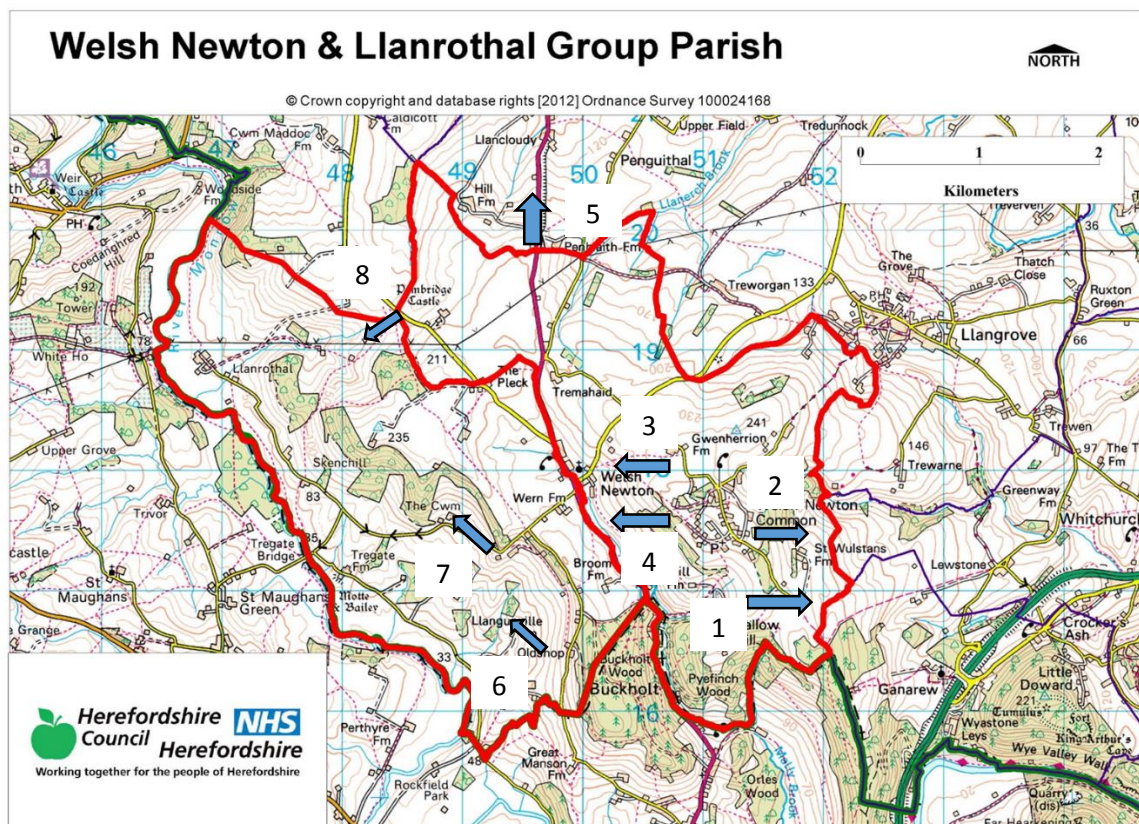
**View 5** - View north from the top of Llancloudy pitch on A466 across much of South Herefordshire towards Little Birch and Aconbury Hill

**View 6** - View from Old Shop up the Monnow Valley to the north west

**View 7** - View from Nunnery Corner up the Monnow Valley to the north west

**View 8** - View from near Pembridge Castle looking west south west across the Monnow Valley to the Black Mountains

**Map 4 Protected Views**



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**Protected Views Photographs (by kind permission of Steve Mitchell)**

**View 1 -**  
End of St  
Wulstans  
Lane  
looking  
East to  
Forest of  
Dean and  
Malvern  
Hills



**View 2 -**  
Woodside  
Looking  
East to  
Malvern  
Hills and  
across the  
Wye Valley



**View 3 -**  
Shobdon  
Corner  
looking  
west to  
Black  
mountains  
from road



**View 4 -**  
View from  
footpath  
Newton  
House  
looking  
west to  
Black  
Mountains,  
Garway Hill  
and the  
Graig





**View 5-**

View north from the top of Llancloudy pitch on A466 across much of South Herefordshire towards Little Birch and Aconbury Hill



**View 6 -**  
View from Old Shop up the Monnow Valley to the north west



<p><b>View 7 -</b> View from Nunnery Corner up the Monnow Valley to the north west</p>	
<p><b>View 8 –</b> View from near Pembridge Castle looking west south west across the Monnow Valley to the Black Mountains</p>	

**Neighbourhood Plan Objectives:**

GO1, GO2, GO3, WNC2, WNC3, WNC5, WNC6, WNC8, WN2, WN3, WN4, L2, L3, L4, L5

## Local Wildlife and Habitats



**Bluebells in Cally Russell Wood**

- 5.1.5 The Parish is home to some protected species:
- Dormice: a priority species in the UK Biodiversity Action Plan and protected under the Wildlife and Countryside Act 1981.
  - Great crested newts: a priority species in the UK Biodiversity Action Plan and protected under the Wildlife and Countryside Act 1981.
  - Bats: In Britain all species of bat are protected by UK and international law.
- 5.1.6 Welsh Newton Common is designated as a Site of Interest for Nature Conservation (SINC) or Local Wildlife Site. This designation is used to protect areas of importance for wildlife at a County level. The designated sites are protected by local authorities from most forms of development. Selection of sites is normally done by the local wildlife trust. Selection is normally for sites of inherent wildlife interest, though some may be selected for supporting rare or scarce species. Protection is achieved through the local development plan.
- 5.1.7 The Welsh Newton Common SINC is part of a much larger area that includes St Wulstans Wood, the woodland on the west-facing side of Welsh Newton Common and woodland at Callow Hill. It was designated for its value as ancient woodland.

### Tree Preservation Order (TPO)

- 5.1.8 All trees on Common land at Welsh Newton Common are protected by a blanket tree preservation order. If works are needed to trees covered by a TPO, Herefordshire Council needs to give permission via an application. Fines may be imposed if trees with a TPO are felled or lopped without permission. Permission is not needed if a tree is dead or dangerous, but advice should still be sought from the planning authority. Reasons for felling or lopping are required on the application form.

## Biological Surveys

- 5.1.9 A biological survey at Welsh Newton Common was undertaken in 1997, with the surveyor spending 1 hour on-site. The survey was part of a much wider survey of selected commons in Herefordshire, and recorded the main habitats at the site – semi-natural broad-leaved woodland, semi-improved neutral grassland, bracken and tall ruderal vegetation (eg nettles, brambles, thistles, docks that indicate lack of management). The largest area is broadleaved woodland (4.1 ha), followed by roads and tracks (2.35ha).
- 5.1.10 A survey was completed in 2004 and the conservation value of the common was described as ‘interesting but fragmented mix of habitat, however, the grassland areas are being lost to bracken and scrub’.

## Biological Records

- 5.1.11 The Herefordshire Biological Records Centre has a list of all species of flora and fauna recorded in the Parish. The species list includes species name, status (ie any legal protection), grid ref of evidence, year noted, number present or other signs of presence. The list for Welsh Newton Common includes hedgehog, bat sps, dormouse (several records going back to 1990), slow worm (several records), curlew, swallow, yellowhammer, bullfinch (several records), kestrel, skylark, song thrush, starling, tree sparrow, snipe, various plant sps, various butterflies. Earliest record was 1850 (brown hairstreak butterfly) most recent was 2008.
- 5.1.12 The Parish Council recognises that the exceptional wildlife value of the Group Parish is a priority for local people and that these habitats and species should be protected and enhanced for their own intrinsic value. The Neighbourhood Plan has a role in ensuring these valued assets are protected from inappropriate development and that opportunities are taken to enhance local habitats and biodiversity in line with Herefordshire’s biodiversity objectives.

### **Draft Policy WNL2 Protecting and Enhancing Local Wildlife and Habitats**

Any proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species. The land in the Parish supports a range of protected and vulnerable species because of its undeveloped nature and the non-intensive agricultural methods practised here. The Neighbourhood Plan is recognised as an important local tool in ensuring that new development has a positive impact on local wildlife and habitats.

Developers will be required to ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. A mixture of native species typical of this locality should be incorporated in landscaping schemes including beech, oak, ash, hawthorn, wild cherry, hazel, sweet chestnut, bullace, blackthorn, dog rose, honeysuckle etc.

### **Wildlife Corridors and Stepping Stones**

Wildlife corridors and “stepping stones” are protected and development which is likely to have an adverse impact on wildlife corridors (eg hedgerows, woodland and streams) and stepping stones

(eg unimproved meadows and ponds) will not be permitted.

New development proposals on sites in Welsh Newton Common or the open countryside will be required to demonstrate measures which support and enhance the wildlife value of these features, for example the provision of ponds or of hedges where these will link existing features together.

### Neighbourhood Plan Objectives:

GO2, GO3, WNC3, WNC6, WNC7, WNC8, WN2, WN4, L2, L3

### Protecting Open Spaces

5.1.14 The NPPF allows communities to protect significant local green space:

*Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

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

*Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*

5.1.15 The Parish Council will support proposals for the enhancement of the identified local green space through developer contributions. In particular, improvements will be sought which benefit local wildlife and support green infrastructure objectives.

5.1.16 The Common Land at Welsh Newton Common will be protected as local greenspace under the NPPF. This area of land meets the criteria above because:

- It is in close proximity to the community it serves, being immediately accessible to the majority of the local community whose homes adjoin it. The presence of the common land contributes to the wellbeing of local people.
- It is demonstrably special because it has been used extensively by local people for generations for recreation, and is criss-crossed by well used footpaths. It is unmanaged and so is a haven for many species of wildlife as well as offering a completely natural place for creative play.
- It is local in character, covering around 8 hectares, and separated into 3 main areas by the village lane and access tracks. Parts are wooded, and others are more open. What remains is probably the relics of a larger area of common land that has been enclosed progressively in the past to create fields and houses, so it tells the history of the development of the area. There are the remains of stone quarrying in evidence in places, as well as coppicing or grazing by livestock of the mature trees.

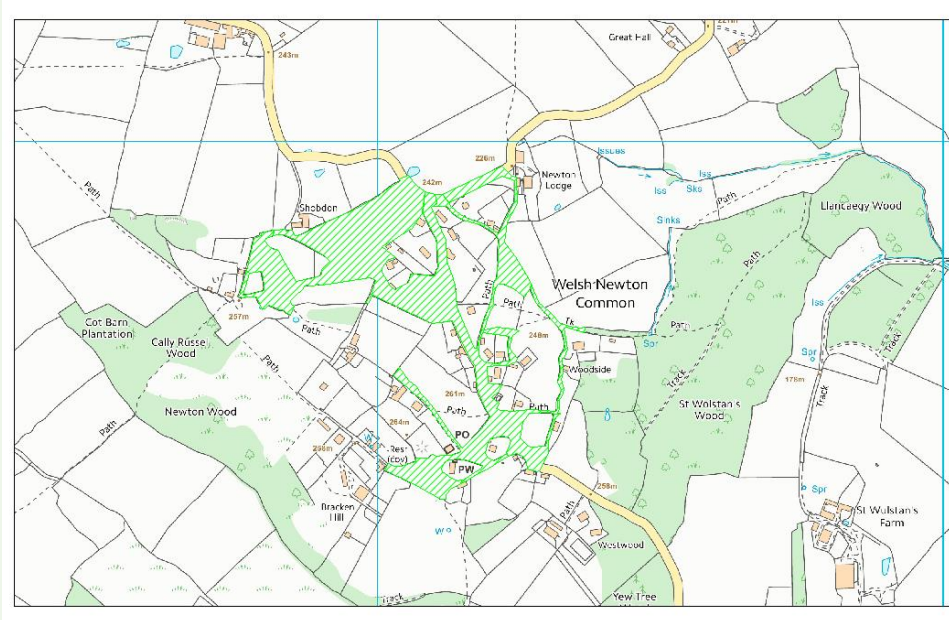
5.1.17 The Glebe Field west of St Mary's Church, Welsh Newton meets the criteria above because:

- It is centrally located within Welsh Newton.
- It is demonstrably special because the field is significant to the context and setting of a landmark listed building (13<sup>th</sup> century St Mary's Church) and it provides a view of the church from the A466. Due to the proximity of the church, the field is itself of historic and potential archaeological importance. The Mally Brook flows through the field providing a valuable wildlife habitat, as well as a potential flood risk. The stone boundary wall of the churchyard is an important feature. The grassland is probably of some wildlife value as it is unimproved, although its biodiversity value is under threat if it remains entirely unmanaged.
- The field is local in character. It is overlooked by the church and a few cottages and is enclosed by walls.

**Draft Policy WNL3 Local Greenspace Protection**

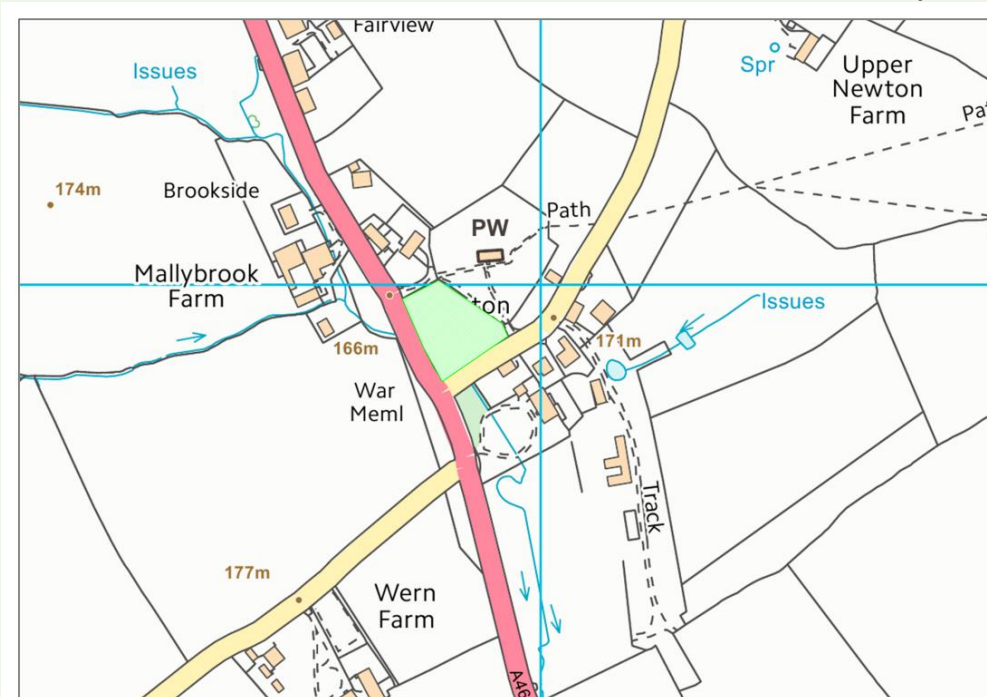
The Common Land at Welsh Newton Common and Glebe Field west of St Mary’s Church, Welsh Newton are protected from development as a local green space under the NPPF Paragraphs 76, 77 and 78. These are shown on Maps 5 and 6 below.

**Map 5 Welsh Newton Common**



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**Map 6 Glebe Field**



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The Parish Council will support proposals for the enhancement of the identified local green spaces through developer contributions. In particular, improvements will be sought which benefit local wildlife and support green infrastructure objectives.

### Neighbourhood Plan Objectives:

GO2, GO3, WNC6, WNC7, WNC8, WN2, WN4, L2, L3

### Built Heritage Assets

5.1.18 The Group Parish has many built heritage assets including 19 Listed Buildings and Scheduled Monuments in Welsh Newton Parish and 16 Listed Buildings and Scheduled Monuments in Llanrothal Parish. A complete list is provided in Appendix I. Also of note are the standing stones at Lower Skenchill as illustrated in the Woolhope Transactions of 1937<sup>9</sup>, facing page LXIII, now incorporated into the garden wall and horse pond, and the telephone kiosk at Welsh Newton Common, which may be included in a list of proposed local heritage assets published at a later date.

5.1.19 These listed buildings and heritage assets are important features in their own right as well as adding to the character of the area. New development or redevelopment of existing buildings should take account of their setting, materials and scale so that their overall appearance in the landscape and character is protected.

### Draft Policy WNL4 - Building Design Principles

All new development proposals will be required to demonstrate how they have taken account of the following:

1. New development should enhance and reinforce the local distinctiveness of the area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with or enhances the “grain” of the surrounding area within design and access statements. Local heritage assets are protected and new development proposals which could impact on the setting of any local heritage assets should be designed sensitively and respond positively in terms of scale and detailed design.
2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale, and form do not disrupt the visual amenities of the immediate surroundings or impact adversely on any significant wider landscape views. Proposals should display how they take account of the locally distinctive character of the area in which they are to be sited within design and access statements.
3. New development proposals need not imitate earlier architectural periods or styles and

<sup>9</sup> Transactions of the Woolhope Naturalists' Field Club, Herefordshire; Volume for 1936, 1937 and 1938 (3 parts)

could be the stimulus for the use of imaginative modern design. However, use of local materials and design sympathetic with the vernacular will always be encouraged as the norm.

4. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Group Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Herefordshire farmstead assessment framework and associated guidance and statements.
5. Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by other residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient (see also Policy WNL1).
6. Because development in the Parish is inherently unsustainable due to the remote rural nature of the area, and the lack of services, it is important that this is mitigated by the use of sustainable building techniques and design to minimise its wider environmental impact. Any development should be sustainable in design, minimise use of resources and use low carbon energy technologies wherever possible. It is highly recommended that new building or conversion is carried out to the standard of the Code for Sustainable Homes<sup>10</sup> unless there are good reasons for not doing so.

#### **Neighbourhood Plan Objectives:**

GO1, GO3, WNC2, WNC3, WNC4, WNC5, WNC8, WN2, WN4, L2, L3, L5

#### **Herefordshire Local Planning Policies**

The above Draft Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

#### **Herefordshire Local Plan – Core Strategy 2011-2031 Adopted 16 October 2015**

SS1 Presumption in favour of sustainable development  
 SS6 Environmental quality and local distinctiveness  
 SS7 Addressing climate change  
 RA3 Herefordshire's countryside  
 LD1 Landscape and townscape  
 LD2 Biodiversity and geodiversity  
 LD3 Green infrastructure  
 LD4 Historical environment and heritage assets  
 SD1 Sustainable design and environmental efficiency

<sup>10</sup> <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes>



## 5.2 Housing



### Housing in Welsh Newton Common

5.2.1 In the adopted Herefordshire Local Plan Core Strategy the growth target for the Ross on Wye Rural Housing Market, within which the Parish lies, is 14%. Para 4.8.12 advises that *“The primary focus for this housing will be in those settlements highlighted in Figure 4.14. In the remaining, typically smaller settlements of each HMA, as set out in Figure 4.15, particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned. By virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive.”* Welsh Newton Common is identified in Figure 4.15; it is one of the “Other settlements where proportionate housing is appropriate”.

5.2.2 Policy RA2 advises that

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

- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;*
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;*
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and*
- 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.*

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

- 5.2.3 A note from Herefordshire Council setting out the rationale for the target growth figure for Welsh Newton and Llanrothal is provided in Appendix II. This indicates a target housing figure of at least 6 new houses over the plan period taking into consideration existing commitments at April 2014. A further 5 houses have since been granted planning consent, and it is likely that further small schemes will come forward over the next 15 years or so. The Group Parish has almost reached the required housing target already and therefore the Plan takes a criteria based approach for housing policies rather than proposing site allocations.
- 5.2.4 The most recent housing needs survey (2010) showed 4 people in housing need and three expressed a preference for affordable rental housing, with only one preferring ownership. The historic trend of adding extensions to smaller housing stock has reduced the number of 2-3 bed houses and increased the 4+ bed houses. There is not only a need for smaller housing stock to meet the needs of younger people who are just getting on the housing ladder but also 'empty nesters' who are looking to downsize.
- 5.2.5 There is a shortage of small, starter home size houses and therefore it would be desirable to retain existing smaller stock by restricting large extensions and over development of plots, which would result in smaller properties being lost through conversion and redevelopment to larger market housing.
- 5.2.6 The need for affordable housing in the future has been identified by families living on the Common who would like to be able to self-build in order to provide homes for their children.
- 5.2.7 There has been a long history of development of this type on the Common, and the settlement has grown incrementally over time as a result. Any future housing stock should be designed and built to meet the criteria for small and affordable homes.
- 5.2.8 The settlement boundary was drawn up following a drop in consultation meeting for the local community on Saturday 13 June 2015. The settlement boundary has attempted to accommodate the views and opinions expressed by those who attended, the majority of whom were not in favour of any large scale development in the community. Many expressed the view that further development risks eroding the particular character of the settlement and its broader setting as a scatter of housing that has grown up around the area of common land and the small fields that are an important landscape feature and a valuable wildlife resource as they are not intensively managed.
- 5.2.9 The common land is denoted by hatched green, and is protected within the Neighbourhood Plan as an important local green space much used by local people for recreation, for livestock grazing by those with commoners' rights and defines the character and setting for housing. Essentially unmanaged currently, the common land is also an important resource for wildlife locally.
- 5.2.10 The settlement boundary has been drawn to include small fields and gardens, as these are an important element in the character of the settlement. Their inclusion does not infer that the local community would welcome development here.

- 5.2.11 The settlement is characterised primarily by individual dwellings within plots that are large enough to retain and contribute to the scattered nature of the settlement. Crowding of houses, and building within gardens will erode this essential character and would not be welcomed. Likewise proposals for groups of identical houses, terraces, and estates would not be in keeping with the character of the settlement.
- 5.2.12 Building materials that retain the character of the settlement include natural red sandstone, mellow red brick and slate or tiled roofs. However, that is not to say that modern designs using other materials, using sensitive architecture would also fit in as housing locally has developed individually. Ideally old, redundant structures would be restored, renovated or re-fashioned before new undeveloped sites are considered.
- 5.2.13 Welsh Newton Common is home to a range of wildlife species and particular attention should be paid to ensuring that any new development, or re-development of existing structures avoids negative impact on species, and indeed provides new suitable habitat. Examples include:
- Protecting existing ponds and creating new ones – there is a thriving population of protected great crested newts which are thriving due to the network of ponds and suitable undisturbed habitat. New ponds will also support a wide range of other species
  - Protecting existing hedgerows and creating new ones that link areas of woodland across the landscape – hedges are important wildlife corridors for a range of species including dormice, bats, hedgehogs and birds. New hedges should include a range of tree species that will provide food sources throughout the year in the form of flowers, berries and nuts.
  - Creating space for bats – many bat roosts have been lost through the conversion of barns and other open agricultural buildings to housing, without the provision of alternative roosting spaces. It is possible to allow bats access to roof spaces through careful design, or to provide bat boxes on the outside of buildings. All new properties should provide space for bats.
  - Creating space for swifts, swallows and house martins – many nest sites for swallows have been lost through the conversion of barns and other open agricultural buildings to housing. Careful design, and the provision of features such as car ports rather than garages can create potential nesting sites for swallows, while concrete house martin nests can be fitted. Swifts do not commonly nest at Welsh Newton Common, but can be encouraged by providing boxes under the house eaves.

#### **Draft Policy WNL5 Welsh Newton Common Settlement Boundary and New Housing**

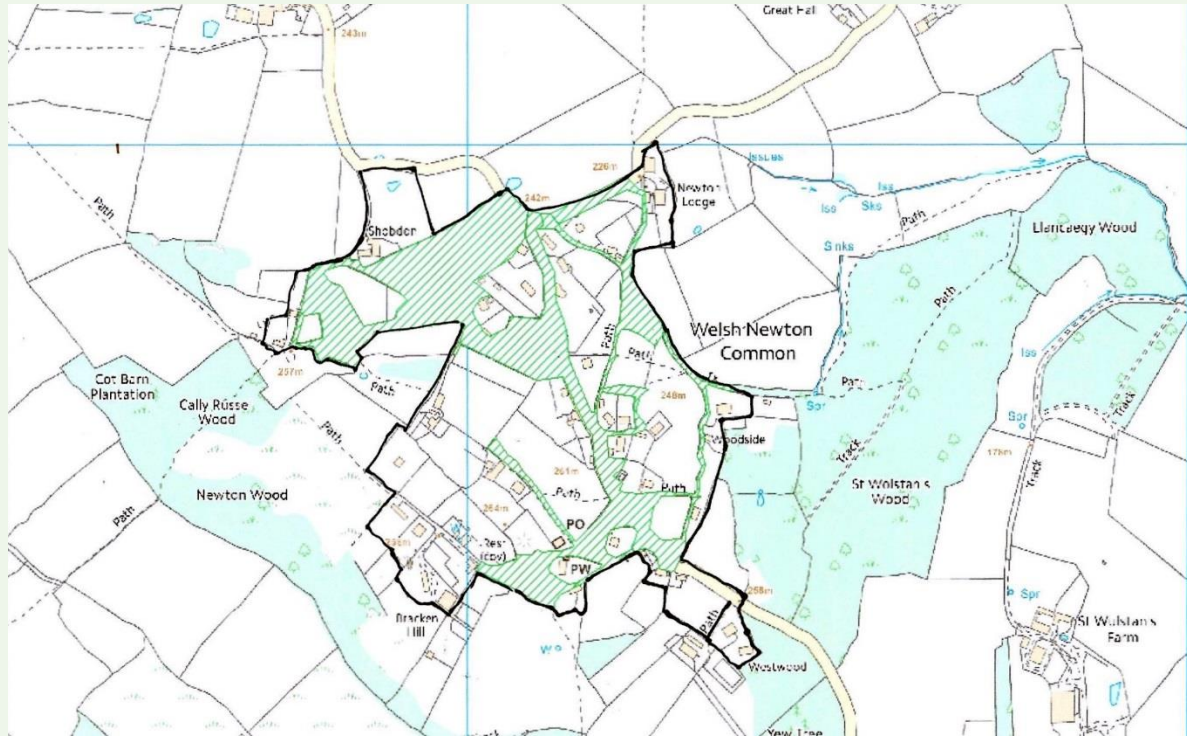
Proposals for new market housing will be supported within the identified settlement boundary in Welsh Newton Common as shown on Map 7 below and on exception sites in the wider countryside in accordance with Local Plan Core Strategy Policies RA2, RA3, RA4 and H2.

Within the Settlement Boundary for Welsh Newton Common, proposals should be small in scale i.e. for one or two properties, and development should adjoin clusters of existing buildings and not be on isolated sites away from other housing and settlements. Proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location within Welsh Newton.

House sizes should be limited to a maximum of 2/3 bedrooms to help address the local shortage of smaller, affordable units for young families.

Proposals for self-build schemes and / or small scale community led housing will be particularly welcomed. Housing which is designed to meet the needs of older people such as bungalows or specially adapted homes (such as Lifetime Homes Standard)<sup>11</sup> will also be supported.

#### Map 7 Welsh Newton Common Settlement Boundary



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#### Design and finish

Building materials are encouraged that retain the character of the settlement such as natural red sandstone, mellow red brick, timber or timber style windows and slate or tiled roofs. Sensitive modern designs using other materials may also be appropriate. Where possible, the renovation of existing redundant structures is preferred before new undeveloped sites are considered.

Elevations must reflect the rural environment. Ridge heights should not exceed 6m and the design should reflect the rural environment and be suitable. Designs that are urban in nature will not be supported.

Eco building principles will be supported wherever possible to include (but not limited to) renewable heating, rainwater harvesting, SUDs, Photovoltaics etc.

<sup>11</sup> <http://www.lifetimehomes.org.uk/>

### Protection of the Natural Environment

All development will need to demonstrate respect for the natural environment and specific character of the area. Wildlife surveys should be undertaken prior to any development and appropriate mitigation schemes put in place so as to preserve the bio diversity of the Common.

Particular attention should be paid to ensuring that any new development, or re-development of existing structures avoids negative impact on species, and indeed provides new suitable habitat. For example the following provisions to support biodiversity are encouraged:

1. Protecting existing ponds and creating new ones
2. Protecting existing hedgerows and creating new ones that link areas of woodland across the landscape
3. Creating space for bats
4. Creating space for swifts, swallows and house martins.

### Neighbourhood Plan Objectives:

WNC1, WNC2, WNC3, WNC4, WNC6, WNC8, WN1, WN2, WN4, L1, L3, L5

- 5.2.14 There are outstanding planning permissions on the barns at Gwenherrion which could be used for low-cost rental for local people as well as self-catering holiday lets. Where permission has already been granted for self-catering holiday lets, the use of these units for short term rental or residential accommodation is supported provided that the proposal is limited to an existing freehold to avoid over development of a site.
- 5.2.15 There is very little rental, especially affordable rental, property in the area and therefore any affordable housing should be offered as rental in preference to ownership schemes. This should also mean that the housing will be available to meet the needs of the local population in perpetuity.
- 5.2.16 Over time a proportion of the smaller housing stock in the area has been lost due to extensions being built, and smaller, more affordable units are therefore now in short supply in Welsh Newton and Llanrothal. Recent examples of smaller houses extended across the Group Parish include Common Gate, Box Cottage, Church Cottage, and Rose Cottage. Proposals to extend existing residential properties should be proportionate to the existing scale of the building and should not increase the footprint of the building by more than two thirds, or exceed an increase in gross volume by more than 50%.

### Exception Housing

- 5.2.17 Outside Welsh Newton Common, the Parish is considered to be open countryside, and new housing development will be severely restricted to that which meets the criteria set out in Herefordshire Council's Local Plan Core Strategy Policies RA3 Herefordshire's countryside, RA4 Agricultural, forestry and rural enterprise dwellings, RA5 Re-use of rural dwellings and H2 Rural exception sites.

**Draft Policy WNL6 Rural Exception Housing**

Proposals for new dwellings in the wider countryside of the Parish will be permitted subject to the criteria in Local Plan Core Strategy policies RA3, RA4, RA5 and H2 and where:

1. The design and finish uses local materials (local sandstone, natural slate, timber or timber alternative windows, lime render) and employs sustainable building methods including, but not limited to, rain water harvesting, photovoltaic cells, renewable heating etc.
2. A wildlife survey is undertaken and where needed appropriate mitigation schemes must be in place before any development is started.
3. Any development must sit well within the landscape and not look like an alien feature. The design should reflect the rural vernacular building styles in the area and be of an appropriate scale and mass. Ridge heights should not exceed 6m.
4. Any new housing must meet a demonstrable local need in terms of number and tenure.
5. Proposals for extensions to increase the size and volume of smaller (ie 1-3 bedroom) housing units beyond permitted development rights will only be considered acceptable in exceptional circumstances, for example where the applicant demonstrates to the satisfaction of the Council that the local need for smaller residential units in the local area / Group Parish no longer applies, or where the extension would provide additional accommodation in a separate self-contained but adjoining unit for an extended family member such as a "granny flat". Proposals to extend existing residential properties should be proportionate to the existing scale of the building and should not increase the footprint of the building by more than two thirds, or exceed an increase in gross volume by more than 50%.
6. Executive type homes will not be supported.
7. Exterior lighting to be kept to a minimum.

**Agricultural Occupancy and Forestry.**

Agricultural and forestry exemptions will be tied to the farm in perpetuity; the freehold must remain intact. No agricultural exemption properties will be removed from this restriction. If the need for the exemption expires then the property will either be removed or given over to affordable housing.

Where there is a need for temporary workers housing, all built structures should be removed once the need no longer exists.

The housing should be in the design of a log cabin style and use natural materials in order to blend into the surrounding rural environment. All ancillary buildings should likewise be constructed of timber.

**Neighbourhood Plan Objectives:**

GO3, WNC1, WNC2, WNC3, WNC4, WNC6, WNC8, WN1, WN2, WN4, L1, L2, L3, L5

## Re-use and Adaptation of Existing Rural Buildings

- 5.2.18 There are a number of buildings in the Group Parish that could be converted and there are outstanding planning permissions that could go some way to meeting the future needs of the area without requiring new buildings. A conversion which results in a small scale house (or houses) will be welcomed.
- 5.2.19 Re-development or conversion of former agricultural buildings for residential use will be supported provided that the development comprises small residential units of 2-3 bedrooms or fewer. Proposals for converting and extending smaller units to form large, executive style properties will be resisted.
- 5.2.20 However this would only apply to buildings capable of conversion without significant re-building and to buildings of architectural merit – mainly stone-built barns or buildings of this type. This would be in order to prevent the use of unsuitable buildings which may be erected for the purpose. We would like to see all houses in occupation and derelict stone buildings brought back into use where practicable. Sites that would be considered for redevelopment/conversion include but are not limited to: Woodside Stables, the old Methodist Chapel (convert), Hill Cottage (restore). There are outstanding planning permissions on the barns at Gwenherrion which could be used for low-cost rental for local people as well as holiday homes.

### **Draft Policy WNL7 Extensions to Houses and Residential Conversions of Former Agricultural Buildings**

Where there is a legitimate need for a local person which can be met by converting a rural outbuilding this would be supported in preference to new build.

However this would only apply to buildings capable of conversion without significant re-building and to buildings of architectural merit – mainly stone-built barns or buildings of this type. This would be in order to prevent the use of unsuitable buildings which may be erected for the purpose.

Proposals to bring vacant houses into re-occupation and re-use of derelict stone buildings will be supported where practicable. Sites that would be considered for redevelopment/conversion include but are not limited to the following:

- The Old Methodist Chapel (convert)
- Woodside Stables
- Hill cottage (restore).

Proposals for the re-use and adaptation of traditional rural buildings will be permitted where:

1. The building is of permanent and substantial construction capable of conversion without major or complete reconstruction. An engineer's report will be required. The scheme must be a bona fide conversion and not an attempt to bring into use a building that requires extensive reconstruction.
2. The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or

appearance of the building or have a detrimental impact on its surroundings and landscape setting. Any scheme will be considered as finite.

3. The proposal does not lead to dispersal of activity on such a scale as to prejudice village vitality.
4. The proposal is compatible with neighbouring uses – particularly on going agricultural uses and does not itself cause undue environmental impacts.
5. Sustainability can be viewed in terms of securing beneficial use of an existing building and reducing the need to travel.

#### **Design principles for conversion of traditional rural buildings.**

The conversion must retain the existing qualities and essential features of the building and respect local building styles and materials. These include

- the original structure of walls and roof
- the cladding
- unbroken roof lines
- large interior spaces
- the settings
- window openings
- walls without window openings

External lighting should be kept to a minimum.

Access should be safe and from a road capable of carrying an increase in traffic. There should be sufficient provision within the site for vehicles without the need for additional buildings.

The site should have sufficient amenity space for the intended use.

#### **Sustainability**

The use of sustainable building principles will be supported. The use of rainwater recycling, SUDs, PV, renewable heating etc. should be incorporated within the conversion wherever possible. There must be at least some of these features within the scheme.

Mitigation and provision for wildlife will be expected as part of any conversion scheme.

#### **Neighbourhood Plan Objectives:**

GO3, WNC2, WNC3, WNC5, WNC8, WN2, WN4, L2, L3

### Site allocation – The Former Garage, Welsh Newton

- 5.2.21 This site, approximately 0.5 acre (0.2 ha), has been in a state of dereliction for the past four or more years and has become an eyesore to the small hamlet of Welsh Newton. There is now an opportunity to develop the site and also benefit the local community. The site was identified within the Parish Plan and within the earliest drafts of the Neighbourhood Plan as suitable for redevelopment.
- 5.2.22 The preferred option for the site would be redevelopment for an employment related use such as a farm shop/antique shop/tea shop/holiday let etc. However if an employment use cannot be delivered then the Parish Council would like to ensure that any further use of the site provides benefits to the village.
- 5.3.23 A development of well-spaced and landscaped properties in keeping with the village would not only improve the site but offer more housing in the area. Some of the housing should be small, terraced or semi-detached and provide affordable starter homes for local people.
- 5.2.24 High density development would not be appropriate or in keeping with the village. Low density housing of appropriate height and scale, of high quality design and using local materials would be most welcomed by the community. The existing house could be either demolished or rebuilt away from the road.
- 5.2.25 New development should demonstrate consideration of access onto the A-road as traffic travels very quickly through this section. A recent survey revealed cars travelling in excess of 80MPH through the village, despite a 40MPH limit. Requests from the Parish Council for a SID have been delayed and ignored. As a form of developer contributions, the developer will be required to sponsor a SID installation to reduce the danger of collision at the point where traffic will be exiting from the site.
- 5.2.26 Welsh Newton does not have a pavement. It would not generally be regarded as a sustainable location for new development as there are no services (other than the village hall and an infrequent bus service) and there is no way of walking from one end of the village to the other. It is, in effect, no different from any area of open countryside along an A-road with regard to sustainability. Assuming that the local authority do not want to encourage ribbon development along all the trunk and A-roads then this site should be regarded as exceptional and development allowed because of the potential for specific community benefit and support.
- 5.2.27 A wildlife and environment survey should be undertaken before any work is begun on this site. Welsh Newton has known populations of Great Crested Newts, Bats and Dormice.
- 5.2.28 Car ports should be used rather than garaging so that there is increased habitat for swifts, swallows and martins. The roof portion should contain bat mitigation habitat as there is believed to be a population of bats (possibly horseshoe or greater horseshoe) already present in the old garage buildings.
- 5.2.29 There are also potential issues with ground contamination from underground petrol and diesel storage and, given the proximity of the Mally Brook, these have to be dealt with carefully. Likewise the discharge of dirty water from the village hall into the bank on the northern side will need to be re-routed and dealt with properly to remove the threat of sewage contamination of the watercourse.

5.2.30 There is an ongoing problem with flooding in Welsh Newton. Any new development must include mitigation for run off and must not include areas of non-permeable hardstanding. Rain water storage tanks would be preferred. SUDS – sustainable urban drainage would be a good idea for this site.

#### **Draft Policy WNL8 Site Allocation – Former Garage Site, Welsh Newton**

The former Garage Site identified on Map 7 below is allocated for a mix of uses including housing, commercial and tourist uses appropriate to the rural area. Preferred uses would include for instance one or more of the following:

- farm shop / antique shop
- tea shop / café
- holiday cottage
- Housing.

New housing should be small in scale, terraced or semi-detached, and provide affordable starter homes for local people.

A design with dominant features in traditional, local materials would be supported. This should include:

- The use of natural slate for roofing.
- Local sandstone to face front walls laid in a traditional style with 'jumpers' and red sand mortar/pointing.
- Lime mortar/render.
- Timber or timber alternative windows (for instance, “evolution storm 2”)
- A design that is 'in keeping' with a rural area and village setting would be supported for instance barns, cottages, farmhouse, alms-houses and not generic house types which would be urban in concept and design.
- A mix of sizes would be desirable with an emphasis on smaller units – 2/3 beds.
- Eco building principles would be supported. High insulation standards and renewable heat technologies should be incorporated to add to the sustainability of the development.
- Incorporation of Sustainable Drainage Schemes (SuDS).

A maximum of 5 houses should be provided with at least 1 affordable housing unit for local people. This component should be offered at a market rent until such time as a local person needs it. The houses in the affordable part of the scheme should not exceed 3 bedrooms.

A self build scheme would be supported for the affordable house.

Developer contributions should include support for the purchase and installation of a SID to reduce the risk of collision on the A466 and a contribution towards flood alleviation schemes on the A466.





### 5.3 Business and Rural Economic Development and Local Energy Schemes



Martin Jones Falconry Furniture, Llanrothal

#### Conversion of Former Agricultural Buildings for Business Use

- 5.3.1 In all three areas of the Parish the use of existing buildings for rural businesses that do not detract from the distinctive tranquillity and beauty of the area will be encouraged.
- 5.3.2 Business activity in Welsh Newton and Llanrothal Group Parish is typically rural in nature being mainly agricultural: mixed arable and livestock farming. Most of the farms employ no outside labour. Black Mountain Quarries of Pontrilas operate a small quarry to the south of the hamlet of Welsh Newton where high quality hard red sandstone of a colour unique to the area is extracted. This is used for specialist building work such as the restoration of parts of Hereford Cathedral. Several people are employed. The formerly most prominent business in the village, The Garage, ceased trading some years ago and the site is now pending re-development. There are many self-employed people in the Group Parish including builders, joiners, electricians, gardeners, craftsmen, writers etc. There are very few opportunities for employment. Virtually all employed people have to travel to work, some up to 60 miles or more. There are a number of professionals who work from home.
- 5.3.3 Some farm businesses have diversified by converting old farm buildings into holiday lets to provide additional income. Clearly there is a need for employment in the Group Parish to help secure the future of the community and to encourage children of the Parish not to move away. Improved communications could help, especially broadband and mobile phone reception, and the roads in the Parish except for the A466 and the C road from the War memorial to Llangarron, are narrow and in very poor condition (mostly as the result of modern agricultural machinery being far too big, heavy and powerful, and very poor reinstatement work carried out by various utility companies over many years). Even the A466 is very narrow for an A road and is particularly unsuitable for HGVs through Buckholt.

There is only single phase electricity available in most of the Parish so for many prospective businesses eg engineering this could be a stumbling block.

#### **Draft Policy WNL9 - New business development in former agricultural buildings**

Small scale and appropriate conversion of former agricultural buildings to offices, workshops and other business type uses are supported in principle as part of farm diversification and economic growth in the rural area.

Where planning permission is required, changes of use of former agricultural buildings to business will be required to demonstrate that the new business is compliant with all of the following criteria:

1. Access is suitable and adequate for proposed increases in traffic associated with new uses bearing in mind the fragile road network;
2. Landscaping is provided to screen industrial buildings, parking etc;
3. Adequate noise attenuation measures will be provided
4. Measures to mitigate the effects of external lighting will be provided e.g low level lighting PAR operated rather than on all night, no halogen type floodlights will be accepted.
5. Increased traffic and deliveries will be managed effectively and working hours are limited to minimise disturbance to local residents and adverse impacts on residential amenity. Enterprises that cause noxious smells (other than typical odours of an agricultural/rural nature) will not be supported.
6. Large scale business developments requiring frequent HGV movements per day will not be supported.
7. Industrial activities using large quantities of water will only be supported if it can be shown that they will not have a negative impact on existing local water supplies
8. Industrial activities producing large quantities of waste water will not be supported unless it can be shown that disposal can be achieved without negative impact on the local environment or local people

#### **Neighbourhood Plan Objectives:**

GO1, GO3, WNC5, WN4, L4, L5

#### **Polytunnels**

5.3.4 The Group Parish, along with many other rural areas, has seen a growth in the development and use of polytunnels in recent years to support agricultural production of soft fruits. Polytunnels support the extension of the growing season by protecting crops from inclement weather, widening the variety of crops grown and providing some protection against pests and diseases reducing the need to spray fungicides and other crop protection chemicals. Polytunnels also enable harvesting to continue uninterrupted throughout the season in reasonable working conditions.

5.3.5 However, the development of polytunnels can have an impact on landscape and views, and are likely to require consideration of a range of other planning related matters including residential amenity, flooding and water management, biodiversity, public rights of way and

archaeology. Large scale polytunnel developments may also be accompanied by the need for temporary workers accommodation and lead to increased traffic on local highways. It is important to note that not all polytunnels will require planning permission; for instance small structures covering plants / crops in gardens or allotments, low tunnels, French tunnels and cloches / sheeting covering plants in fields at ground level for agricultural use. Herefordshire Council has published an SPD on Polytunnels<sup>12</sup>, and many of the planning principles in this document have been brought forward into the neighbourhood plan policy below.

- 5.3.6 The Parish Council has concerns that the development of polytunnels within the Group Parish could have a significant impact on the sensitive landscape setting of this beautiful area. In particular the Monnow Valley up to Llanrothal could be perceived as an attractive location for polytunnel development due to its sheltered topography, flat ground and relatively high number of hours of sunshine.

#### **Draft Policy WNL10 – Polytunnels**

Any proposal for new polytunnels will be required to take into consideration any adverse impact on locally significant landscapes, views and habitats as identified in Policies WNL1 and WNL2 above and to demonstrate provision of suitable measures for mitigation. Development proposals should protect or mitigate any impacts on protected species and habitats and the creation, restoration and enhancement of local habitats will be encouraged as part of landscaping schemes.

Polytunnels will be supported in fields where there would not be significant visual intrusion within the landscape, and any impacts are satisfactorily mitigated by landscaping schemes in the short term comprising indigenous species.

Polytunnel developments that adversely affect the setting of listed buildings, scheduled monuments, registered or unregistered historic parks and gardens or other local heritage assets will not be permitted.

Polytunnels or associated developments (works, storage, servicing, accesses, toilets etc) should be sited outside a minimum distance of 30m of the boundary of any residential curtilage and 50m of any dwelling, whichever is the greater. Buffer zones will be required to be kept permanently free from associated storage, and may not be used as vehicular accesses.

Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles.

Polytunnels will not be permitted on sites within 2 metres of the centre line of a public right of way and no polytunnels will be permitted on sites within 3 metres of the centre line of a bridleway.

Polytunnels will not be permitted on sites within the fluvial floodplain ie Flood Zone 3.

<sup>12</sup> Polytunnels Supplementary Planning Document, Herefordshire Council, 5 December 2008  
<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents/polytunnels-supplementary-planning-document>

**Neighbourhood Plan Objectives:**

GO1, GO3, WNC6, WNC8, WN4, L3, L4

**Communication Technologies**

- 5.3.7 Super-fast Internet and high speed fibre optic broadband networks have been promised across the county after the Government included Herefordshire as part of the Fastershire project. Herefordshire Council advise that this should enable 90% of homes and businesses to have access to fibre broadband in the near future. Support will be given for such networks to benefit the freelancer, the farmer and other companies that rely on online business. They would bring our badly served rural community in line with the rest of the country.
- 5.3.8 The Parish Council supported and won a bid for funding for a Community Access Point. It ran for three years and in that time provided a number of benefits including access to broadband in the village hall. However it became clear that whilst there were benefits from the scheme the overall position would not be improved until a faster connection speed was available. This is especially vital for the number of residents who are working from home.
- 5.3.9 The survey carried out at the time of the CLP in 2010 showed that “Local people are generally satisfied with TV and radio reception, but mobile phone reception was rated poor or very poor. Comments were also received about the slow speed of broadband in the Parish.” Item 6.3 in the CLP Themes section sought to “establish a campaign group to work for faster broadband for the community”.
- 5.3.10 All options for sustainable technology and energy saving measures will be supported subject to appropriate planning constraints related to landscape and visual impact.

**Draft Policy WNL11 – Supporting New Communications Technologies and Broadband**

The development of new high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and sited.

Road reinstatement works following works by utility companies will be required to be guaranteed to last for 10 years and faults due to poor work and or materials will be required to be made good at the contractors' expense.

**Neighbourhood Plan Objectives:**

GO1, GO3, WCN6, WN4, L3

**Sustainable Local Energy Schemes**

- 5.3.11 Theme 6.2 in the CLP objective was to “Establish a community group to investigate the potential for a community renewable energy project focussing on hydro power for which there was most support and to establish a community energy and carbon reduction group to

investigate community renewable energy, fuel oil purchasing and developing a community plan to reduce carbon footprint". A group was not established but some research<sup>13</sup> was undertaken coincidentally looking at the potential for hydropower development in several Parishes including Welsh Newton and Llanrothal. The conclusion was that the only source would be the Monnow, and there are severe environmental constraints which would add hugely to the cost, making a scheme unviable. A group of residents met several times to look at the possibility of developing a community wind energy project, and received advice from Share Energy which encouraged the group to approach a couple of landowners. Although the project has not progressed further, it is clear from DECC wind speed maps that the wind potential is available in the Parish, with average wind speeds of 7 metres per second. However development would depend on local acceptance and support and benefit. The CLP consultation demonstrated a 50/50 split in local support for a project of this kind.

- 5.3.12 The hilltop setting of the Welsh Newton Common, and its high average wind speed of 7 metres per second provides the opportunity to develop a community owned wind energy scheme. The Parish Plan suggested that many (but not all) local people would support a community energy project. Land with suitable wind speeds near Gwenherrion Cross should be protected from residential development, and a 400m buffer area should also be protected, in case the provision of a wind turbine is supported within the life of this plan. This is in conformity with the NPPF Para 97: which states that:

*"To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should*

- *support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning."*

- 5.3.13 Theme 6 of the CLP included this paragraph: "There was support for suggestions to investigate the use of local resources for generating electricity for the community. There was most support for investigating hydro-power (74%) and just over half would support looking into wind turbines, although a significant number would not support this suggestion. 60% of the community would support community fuel oil purchasing to reduce the costs. Just over half of respondents would support drawing up a community plan to reduce the carbon footprint of the Parish, and a small number (16) would want to be actively involved."

- 5.3.14 A medium sized turbine in the right place could supply the equivalent of all of the Parish household energy needs, and this needs to be discussed during the Neighbourhood Plan consultation process. It would also provide a very useful source of income for the Parish for 25 years providing potential grant funding for local projects. The latest IPPC report, Climate Change 2014<sup>14</sup> shows how important it is to move to low carbon energy sources as quickly as possible. It is good practice not to site a wind turbine within 400 metres of any house. A bat survey would be essential as bats are known to be affected by wind turbines if they are poorly sited in a foraging/feeding area or close to a flight corridor. It would be good practice

<sup>13</sup> [https://www.herefordshire.gov.uk/media/6079190/Appendix4\\_Compiled\\_Part8.pdf](https://www.herefordshire.gov.uk/media/6079190/Appendix4_Compiled_Part8.pdf)  
[https://www.herefordshire.gov.uk/media/5484919/renewable\\_energy\\_study\\_oct\\_2010.pdf](https://www.herefordshire.gov.uk/media/5484919/renewable_energy_study_oct_2010.pdf)

<sup>14</sup> Climate Change 2014, Fifth Assessment Report, IPPC 2014  
<http://www.ipcc.ch/>

to require post-development monitoring for bat impact as well, as this is rarely done and the impact could be under-estimated.

- 5.3.15 It is unlikely that the Mally Brook would provide enough water power for a viable scheme although there used to be 9 water wheels / mills in the Buckholt gorge. The historic water mills down the valley were most likely seasonal, and environmental regulations are today a restriction (quite rightly) on water power development.

#### **Draft Policy WNL12 – Supporting Community-Led Low Carbon Energy Schemes**

Proposals for small scale, community led energy schemes to meet the needs of local communities in the Parish will be supported where:

1. Visual impact on the landscape must be minimised by landscaping and screening as appropriate and restricting the size of the scheme.
2. Noise must be controlled to acceptable levels
3. Local adverse effects on wildlife (flora and fauna) must be avoided.
4. Small scale hydro power projects will be supported where technically feasible.
5. Small scale wind turbines will be supported subject to them not being visually intrusive or unduly noisy.
6. All new housing and business buildings should be designed and constructed to Code for Sustainable Homes Standard.

#### **Neighbourhood Plan Objectives:**

GO1, WNC2, WNC7, WNC8, WN4, L3

#### **Draft Policy WNL13 – Renewable Energy Schemes**

Renewable energy schemes in the Parish will be supported subject to the following criteria:

1. A transport study must be made as part of the application process for any wind turbine of 50KW and above to avoid damage to roads, verges, hedges and other infrastructure during transportation of component parts to the proposed site.
2. An ecology study based on observation and not computer modelling must be made prior to the application being submitted and over a sufficient period to demonstrate that the development will not harm species on, using or passing over the site, especially bats.
3. Community based projects will be encouraged and supported in preference to commercial schemes.
4. For wind turbines in excess of 15m to blade tip a residential minimum distance of 400m will be required.
5. The scale, mass and design of any renewable technology must be appropriate to the landscape character and setting, and not be a dominant feature.
6. Whilst each application will be judged on its own merits there will be a consideration as to cumulative impact both with regards to adjacent sites, and sites within the wider locality. Where this is considered to be detrimental to the landscape such applications will not be supported.
7. Applications will be required to demonstrate that any noise or light pollution will not detract from the tranquillity and rural nature of the Parish.

8. Due consideration will be given to siting to avoid danger to road users, livestock and horse riders. A recommended distance of 200m from the scheme to any bridleway or route habitually used by horse riders will be required.
9. Small scale micro domestic renewable installations that are of negligible impact to neighbours will be supported.

**Neighbourhood Plan Objectives:**

GO2, GO3, WNC6, WNC8, WN3, WN4, L3

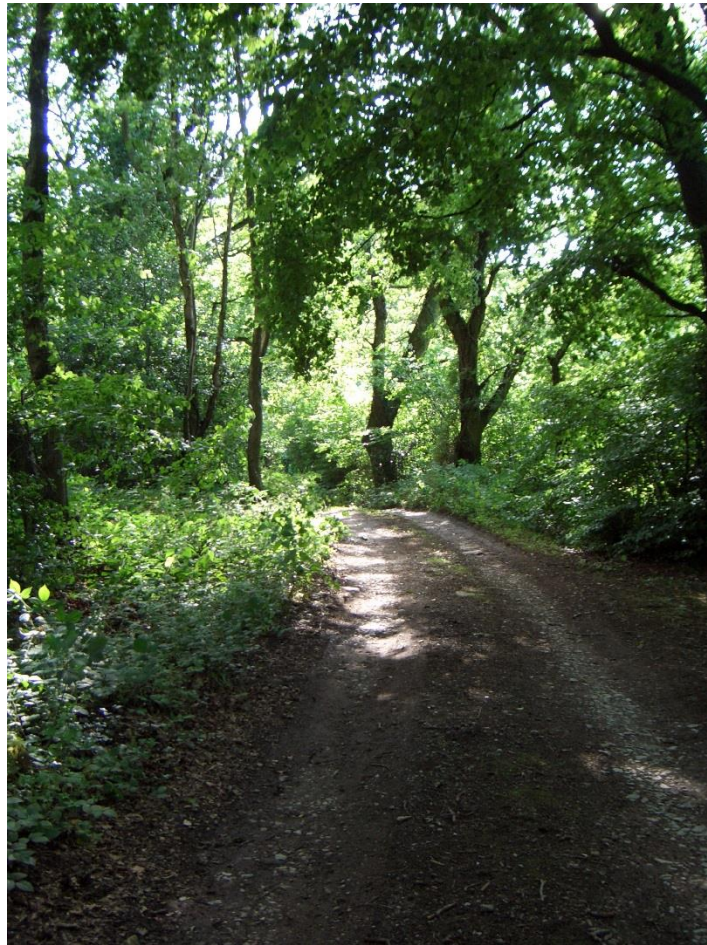
**Herefordshire Local Plan Policies**

The above Draft Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Local Plan – Core Strategy 2011-2031 Adopted 16 October 2015**

SS1 Presumption in favour of sustainable development  
SS6 Environmental quality and local distinctiveness  
SS7 Addressing climate change  
RA5 Re-use of rural buildings  
RA6 Rural economy  
E1 Employment provision  
E2 Redevelopment of existing employment land and buildings

## 5.4 Improving Accessibility and Protecting Local Facilities



**Footpath across Welsh Newton Common**

- 5.4.1 Within the communities of Welsh Newton and Llanrothal there are numerous Public Rights of Way (PROW) running through varied and delightful countryside with many glorious views, along the banks of the beautiful river Monnow with the trout and kingfishers, open farmland, woodland and the common at the top of the hill with its deciduous trees. PROW are a valuable source of income within Herefordshire due to their capacity to attract and increase tourism; the health benefits are also well known.
- 5.4.2 The Parish Plan (CLP) confirmed the considerable enjoyment and use of the PROW network by locals and visitors, but there are numerous issues of concern, in particular access for all, with greater consideration for those disabled often accompanied by assistance dogs.
- 5.4.3 Footpaths are an essential part of the quiet enjoyment of the countryside, they are also still used as a way of connecting communities. The Parish Council would like to improve access to the existing paths so that all members of the community have the opportunity to use them. We will apply to reinstate footpaths that have been lost from the definitive map where there is a reasonable level of evidence to support the application.
- 5.4.4 There is a shortage of bridleways in the area which is a cause of concern as the narrow lanes are dangerous. This problem is exacerbated by the increasing number of horses in the Group Parish. The Parish Council has erected a number of signs to alert drivers to the likely presence of horse riders on the narrow lanes but this is not an ideal situation. In order to

address this issue, the recovery of lost rights of way that might be a byway or bridleway is deemed to be essential.

- 5.4.5 The Parish Council, lengthsman and locals have been very active in working towards achieving better standards on the PROW network. However, the planned "Jubilee Walk" has progressed very little due to landowners' unwillingness to replace stiles with gates.
- 5.4.6 The Parish Council is a member of the Parish Paths Partnership (P3) whose stated benefits are: "*Membership of the P3 scheme benefits the community and footpath users through increased involvement and ownership of the local footpath network.*"

#### **Draft Policy WNL14 –Improving Local Footpaths, Bridleways, Cycleways and other Public Rights of Way**

Proposals which promote the improvement and extension of public footpaths, bridleways and other public rights of way will be supported.

New development proposals will be required to contribute towards improving the local footpath network to support local health and wellbeing and the local tourist and visitor economy and to reduce dependence on the private car for short journeys.

#### **Neighbourhood Plan Objectives**

GO2, WN3, L4

#### **Actions for the Parish Council**

In order to continue to support walking, cycling and horse riding in the Parish, the Parish Council will progress work on the following activities:

- 1) The Parish Council as a member of the Parish Plan Partnership, will continue to take forward its ownership and responsibilities for PROW, fully supported by Herefordshire Council and the contractors.
- 2) The Parish Council will work to improve access for those in the community who are less able by replacing stiles with gates. The health benefits of walking for the more elderly are acknowledged but in many instances access is prevented by the necessity to climb stiles. Applications to use public rights of way for vehicular use will not be supported by the Parish Council.
- 3) The Jubilee walk project will be completed. Starting at the church, with a 'brown' sign of particular interest, it will give access to a short and a longer circular walk and incorporating the two, make figure of eight walks, all on PROW.
- 4) Land owners will be expected to fulfil their responsibilities with regard to PROW.
- 5) Ensure that suitable PROW are maintained in a fit state for wheelchair users.
- 6) Continue the work to record "lost ways" on the Definitive Map.
- 7) All PROW will be protected, kept free from obstruction and wherever possible access will be improved.

- 5.4.7 The Parish Council is keen to protect existing local community facilities within the Group Parish and to support the improvement of existing, or provision of new facilities which

would benefit local residents and visitors. The Group Parish has very few facilities at present; the village hall provides limited accommodation for meetings of local groups such as The Parish Council and is in need of refurbishment / replacement as and when the resources required for this investment can be secured. There is a shop / post office at Welsh Newton Common which provides a much needed facility for local residents in this isolated rural area.

#### **Draft Policy WNL15 - Provision And Protection Of Local Community Facilities**

Proposals for new community facilities and improvements to existing facilities such as village halls will be supported in principle.

Local community facilities such as community centres and religious buildings will be protected as community assets. There will be a presumption in favour of the re-use of such facilities for health, education and community type uses.

The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

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

#### **Neighbourhood Plan Objectives:**

G02, WNC3

#### **Local Herefordshire Planning Policies**

The above Draft Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

#### **Herefordshire Local Plan – Core Strategy 2011-2031 Adopted 16 October 2015**

SS1 Presumption in favour of sustainable development  
SC1 Social and community facilities

## 6.0 Next Steps

- 6.1 The Welsh Newton and Llanrothal First Draft Neighbourhood Plan has been published for formal consultation and comments until Monday 14<sup>th</sup> December 2015.
- 6.2 The Draft Plan has been informed by the results of various informal public consultations including a drop in event held in November 2014 and publication of the emerging Draft Plan on the Group Parish Council's website, as well as the questionnaire results for the Community Led Plan in 2011 and the research and hard work of the Steering Group.
- 6.3 The results of the consultation on the Draft Plan will be considered very carefully and used to revise the Neighbourhood Plan, which will be submitted to Herefordshire Council in 2016. A Consultation Statement will be published alongside the amended version of the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 6.4 Herefordshire Council will check the Submitted Plan and then publish it for a further 6 weeks consultation. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 6.5 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may "make" the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

## Appendices

### Appendix I Listed Buildings<sup>15</sup>

Welsh Newton Parish has 19 Listed Buildings and Scheduled Monuments

Title	Type	Location	Grade
<a href="#">MILESTONE SO 496193</a>	Listing	MILESTONE SO 496193, A 466, Welsh Newton, County of Herefordshire	II
<a href="#">PEMBRIDGE CASTLE</a>	Listing	PEMBRIDGE CASTLE, PEMBRIIDGE CASTLE, Welsh Newton, County of Herefordshire	I
<a href="#">BARN TO SOUTH SIDE OF FOLDYARD APPROXIMATELY 50 METRES NORTH EAST OF PEMBRIIDGE CASTLE</a>	Listing	BARN TO SOUTH SIDE OF FOLDYARD APPROXIMATELY 50 METRES NORTH EAST OF PEMBRIIDGE CASTLE, PEMBRIIDGE CASTLE, Welsh Newton, County of Herefordshire	II
<a href="#">BARN AND GRANARY TO NORTH OF FOLDYARD APPROXIMATELY 50 METRES NORTH EAST OF PEMBRIIDGE CASTLE</a>	Listing	BARN AND GRANARY TO NORTH OF FOLDYARD APPROXIMATELY 50 METRES NORTH EAST OF PEMBRIIDGE CASTLE, PEMBRIIDGE CASTLE, Welsh Newton, County of Herefordshire	II
<a href="#">STABLES FORMING EAST ENCLOSURE OF FOLDYARD APPROXIMATELY 50 METRES</a>	Listing	STABLES FORMING EAST ENCLOSURE OF	II

<sup>15</sup> English Heritage  
<http://list.english-heritage.org.uk/advancedsearch.aspx#>

<a href="#"><u>NORTH EAST OF PEMBRIDGE CASTLE</u></a>		FOLDYARD APPROXIMATELY 50 METRES NORTH EAST OF PEMBRIDGE CASTLE, PEMBRIDGE CASTLE, Welsh Newton, County of Herefordshire	
<a href="#"><u>BARN APPROXIMATELY 10 METRES EAST OF TREMAHAID FARMHOUSE</u></a>	Listing	BARN APPROXIMATELY 10 METRES EAST OF TREMAHAID FARMHOUSE, TREMAHAID, Welsh Newton, County of Herefordshire	II
<a href="#"><u>CHURCH OF ST MARY</u></a>	Listing	CHURCH OF ST MARY, WELSH NEWTON, Welsh Newton, County of Herefordshire	I
<a href="#"><u>TWO CECIL MEMORIALS APPROXIMATELY 20 METRES SOUTH WEST OF CHURCH OF ST MARY</u></a>	Listing	TWO CECIL MEMORIALS APPROXIMATELY 20 METRES SOUTH WEST OF CHURCH OF ST MARY, WELSH NEWTON, Welsh Newton, County of Herefordshire	II
<a href="#"><u>KEMBLE MONUMENT APPROXIMATELY 15 METRES SOUTH EAST OF CHURCH OF ST MARY</u></a>	Listing	KEMBLE MONUMENT APPROXIMATELY 15 METRES SOUTH EAST OF CHURCH OF ST MARY, WELSH NEWTON, Welsh Newton, County of Herefordshire	II
<a href="#"><u>LAMBERT MEMORIAL APPROXIMATELY 18 METRES EAST OF CHURCH OF ST MARY</u></a>	Listing	LAMBERT MEMORIAL APPROXIMATELY 18 METRES EAST OF	II

		<b>CHURCH OF ST MARY, WELSH NEWTON, Welsh Newton, County of Herefordshire</b>	
<a href="#"><u>ST WOLSTAN'S FARMHOUSE</u></a>	Listing	<b>ST WOLSTAN'S FARMHOUSE, ST WOLSTAN'S, Welsh Newton, County of Herefordshire</b>	<b>II</b>
<a href="#"><u>TREMAHAID FARMHOUSE</u></a>	Listing	<b>TREMAHAID FARMHOUSE, TREMAHAID, Welsh Newton, County of Herefordshire</b>	<b>II</b>
<a href="#"><u>BARN APPROXIMATELY 30 METRES EAST OF TREMAHAID FARMHOUSE</u></a>	Listing	<b>BARN APPROXIMATELY 30 METRES EAST OF TREMAHAID FARMHOUSE, TREMAHAID, Welsh Newton, County of Herefordshire</b>	<b>II</b>
<a href="#"><u>FETHERSTONE MEMORIAL APPROXIMATELY 15 METRES SOUTH OF CHURCH OF ST MARY</u></a>	Listing	<b>FETHERSTONE MEMORIAL APPROXIMATELY 15 METRES SOUTH OF CHURCH OF ST MARY, WELSH NEWTON, Welsh Newton, County of Herefordshire</b>	<b>II</b>
<a href="#"><u>CART SHED AND ADJOINING PIG STIES APPROXIMATELY 50 METRES</u></a>	Listing	<b>CART SHED AND ADJOINING PIG STIES APPROXIMATELY 50 METRES, PEMBRIDGE CASTLE, Welsh Newton, County of Herefordshire</b>	<b>II</b>

<a href="#"><u>CHURCHYARD CROSS APPROXIMATELY 15 METRES SOUTH EAST OF CHURCH OF ST MARY</u></a>	Listing	CHURCHYARD CROSS APPROXIMATELY 15 METRES SOUTH EAST OF CHURCH OF ST MARY, WELSH NEWTON, Welsh Newton, County of Herefordshire	II
<a href="#"><u>THREE DONNE MEMORIALS APPROXIMATELY 5 METRES SOUTH EAST OF SOUTH PORCH OF CHURCH OF ST MARY</u></a>	Listing	THREE DONNE MEMORIALS APPROXIMATELY 5 METRES SOUTH EAST OF SOUTH PORCH OF CHURCH OF ST MARY, WELSH NEWTON, Welsh Newton, County of Herefordshire	II
<a href="#"><u>PEMBRIDGE HOUSE</u></a>	Listing	PEMBRIDGE HOUSE, WELSH NEWTON, Welsh Newton, County of Herefordshire	II
<a href="#"><u>Pembridge Castle (uninhabited parts)</u></a>	Scheduling	Welsh Newton, County of Herefordshire	

**Llanrothal Parish has 16 Listed Buildings and Scheduled Monuments.**

Title	Type	Location	Grade
<a href="#"><u>MILEPOST ABOUT 1/4 MILE SOUTH OF CHURCH OF ST MARY</u></a>	Listing	MILEPOST ABOUT 1/4 MILE SOUTH OF CHURCH OF ST MARY, A 466, Llanrothal, County of Herefordshire	II
<a href="#"><u>UPPER CWM FARMHOUSE</u></a>	Listing	UPPER CWM FARMHOUSE, LLANROTHAL, Llanrothal, County of Herefordshire	II
<a href="#"><u>BARN APPROXIMATELY 18 METRES NORTH-EAST OF TREGATE CASTLE FARMHOUSE</u></a>	Listing	BARN APPROXIMATELY 18 METRES NORTH-EAST OF TREGATE CASTLE FARMHOUSE, TREGATE CASTLE, Llanrothal, County of Herefordshire	II
<a href="#"><u>FORMER COW HOUSE ABOUT 8 METRES NORTH-WEST OF TREGATE CASTLE FARMHOUSE</u></a>	Listing	FORMER COW HOUSE ABOUT 8 METRES NORTH-WEST OF TREGATE CASTLE FARMHOUSE, TREGATE CASTLE, Llanrothal, County of Herefordshire	II
<a href="#"><u>STABLE ABOUT 15 METRES WEST OF BROOM FARMHOUSE</u></a>	Listing	STABLE ABOUT 15 METRES WEST OF BROOM FARMHOUSE, Llanrothal, County of Herefordshire	II
<a href="#"><u>LITTLE MANSON BARN</u></a>	Listing	LITTLE MANSON BARN, MANSON LANE, Llanrothal, County of	II

## Herefordshire

<a href="#"><u>CART SHED AND GRANARY APPROXIMATELY 20 METRES SOUTH-EAST OF TREGATE CASTLE FARMHOUSE</u></a>	Listing	CART SHED AND GRANARY APPROXIMATELY 20 METRES SOUTH-EAST OF TREGATE CASTLE FARMHOUSE, TREGATE CASTLE, Llanrothal, County of Herefordshire	II
<a href="#"><u>THE CWM, FRONT TERRACE AND RETAINING WALL TO SOUTH-WEST</u></a>	Listing	THE CWM, FRONT TERRACE AND RETAINING WALL TO SOUTH-WEST, LLANROTHAL, Llanrothal, County of Herefordshire	II
<a href="#"><u>LLANROTHAL COURT</u></a>	Listing	LLANROTHAL COURT, LLANROTHAL, Llanrothal, County of Herefordshire	II
<a href="#"><u>BARN APPROXIMATELY 25 METRES NORTH-EAST OF TREGATE CASTLE FARMHOUSE</u></a>	Listing	BARN APPROXIMATELY 25 METRES NORTH-EAST OF TREGATE CASTLE FARMHOUSE, TREGATE CASTLE, Llanrothal, County of Herefordshire	II
<a href="#"><u>BROOM FARMHOUSE</u></a>	Listing	BROOM FARMHOUSE, Llanrothal, County of Herefordshire	II
<a href="#"><u>CHURCH OF ST JOHN BAPTIST</u></a>	Listing	CHURCH OF ST JOHN BAPTIST, LLANROTHAL, Llanrothal, County of Herefordshire	II*
<a href="#"><u>TREGATE CASTLE FARMHOUSE</u></a>	Listing	TREGATE CASTLE FARMHOUSE,	II

		<b>TREGATE CASTLE, Llanrothal, County of Herefordshire</b>	
<a href="#"><u>LLANROTHAL FARM BARNs</u></a>	Listing	<b>LLANROTHAL FARM BARNs, Llanrothal, County of Herefordshire</b>	<b>II</b>
<a href="#"><u>Welsh Newton and Llanrothal war memorial</u></a>	Listing	<b>Llanrothal, County of Herefordshire</b>	<b>II</b>
<a href="#"><u>Motte at Tregate Castle Farm</u></a>	Scheduling	<b>Llanrothal, County of Herefordshire</b>	

**Appendix II**

**Implications of the Core Strategy Modifications - Welsh Newton & Llanrothal Group**

Dear Malcolm

As highlighted in previous updates, Main Modifications have been proposed to Core Strategy policies RA1 and RA2 in order to give more clarity and certainty of housing delivery in rural areas.

We recognise that parishes need to understand the implications of these modifications in general and that several groups are intending to submit drafts or final plans shortly in particular. This note provides further guidance and clarity on indicative proportionate growth figures that arise from the proposed modifications to the Core Strategy.

Rural housing strategy.

The production of parish proportional growth figures is a high level mathematical exercise to provide support for the rural housing strategy (Policy RA1) and to give assurance to the Inspector that the level of rural housing proposed for the County (5,300) can be delivered. It is not intended to be a definitive statement on the precise growth figures for individual settlements. The indicative figures do not take into account any environmental factors or constraints which may exist on a parish by parish basis.

The Inspector’s main focus on this matter at examination was both on the wider rural strategy and to test that the indicative proportions for the Housing Market Areas are achievable. Parish levels of rural growth will eventually be tested through the neighbourhood planning process by individual independent examiners of the various plans.

Rural housing figures

Modification MM036 clarifies that housing development in rural areas will be delivered through neighbourhood development plans and a Rural Areas Sites Allocation DPD (where neighbourhood plans do not exist). This delivery will be through a combination of existing commitments, allocations and windfall development (para 4.8.9). Modification MM037 proposes that neighbourhood plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets (Policy RA2). As such neighbourhood development plans are not necessarily required to allocate all their indicative proportional growth. The principal task will be to demonstrate that those levels of growth are achievable subject to local and environmental constraints. This can be achieved by providing local evidence of suitable land availability, historic windfall rates and specific allocations.

The table below indicates the potential indicative proportional growth for your parish in accordance with the proposed Modification MM036.

Parish/Group	Settlements in fig 4.20 and 4.21	Number of households in parish	% growth in Local Plan Core Strategy	Number of new houses required to 2031	Housing Completions 2011 – 2014	Housing commitments as at 1 April 2014	Total housing remaining

Welsh Newton & Llanrothal Group	Welsh Newton Common	99	14	14	0	8	6
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- The baseline year of the Core Strategy is April 2011 and this is the date which has been used to calculate proportional growth figures. These statistics are based on the Local Property Gazetteer (April 2011). This calculation accurately reflects parish boundaries.
- For Group parish council areas/neighbourhood areas, it is only the parish totals in which the RA2 settlement sits which have been used.
- Commitments (planning permissions granted) and houses which have been built between April 2011 and March 2014 have also been provided in the table above. You will see that this amount has been discounted from the revised indicative target.

#### Potential Implementation

The overall growth figure above is indicative only. During the production of your neighbourhood plan local circumstances and environmental factors should be used to determine the precise level of growth for individual settlements. At examination your neighbourhood plan will be tested for its 'general conformity' with the Core Strategy.

In accordance with national planning guidance, the focus for new development should be within or adjacent to those settlements highlighted within Policy RA2. There was a level of concern expressed during the hearing session regarding the definition of settlement. The proposed Modifications seek to add clarity to this issue by suggesting settlement boundaries are drawn to define those areas subject to Policy RA2 and those areas classified as countryside under Policy RA3. It is acknowledged that due to the characteristic of some settlements with Fig 4.20 and 4.21, this may not always be appropriate.

Windfall development has consistently taken place in rural areas and this is likely to continue. Windfall development includes non-allocated development that may come forward both within and outside settlement boundaries. If you so wish your neighbourhood plan can make an informed judgement about the likely level of windfall development that will be generated in your plan area during the period up to 2031.

The Modifications have also given greater flexibility to those parishes with more than one RA2 settlement. The distribution of growth between those settlements is entirely a matter for the neighbourhood plan to determine. Therefore it is not a policy requirement to ensure that some growth provision occurs in all settlements listed within Fig 4.20 and 4.21.

Finally those areas outside a settlement listed within Fig 4.20 or Fig 4.21 are classified in policy terms under Policy RA3.

#### Advice and Support

The Neighbourhood Planning team is happy to continue to provide support and advice on the potential implications of any proposed local plan modification. Priority will be given to those parish councils that anticipate reaching submission stage shortly.

Kind regards

Sam

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## Appendix III

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