



BRAMPTON ABBOTTS AND FOY



NEIGHBOURHOOD DEVELOPMENT PLAN 2018 -2031



PREFERRED OPTION CONSULTATION DRAFT

March 2018

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Our Vision for 2031

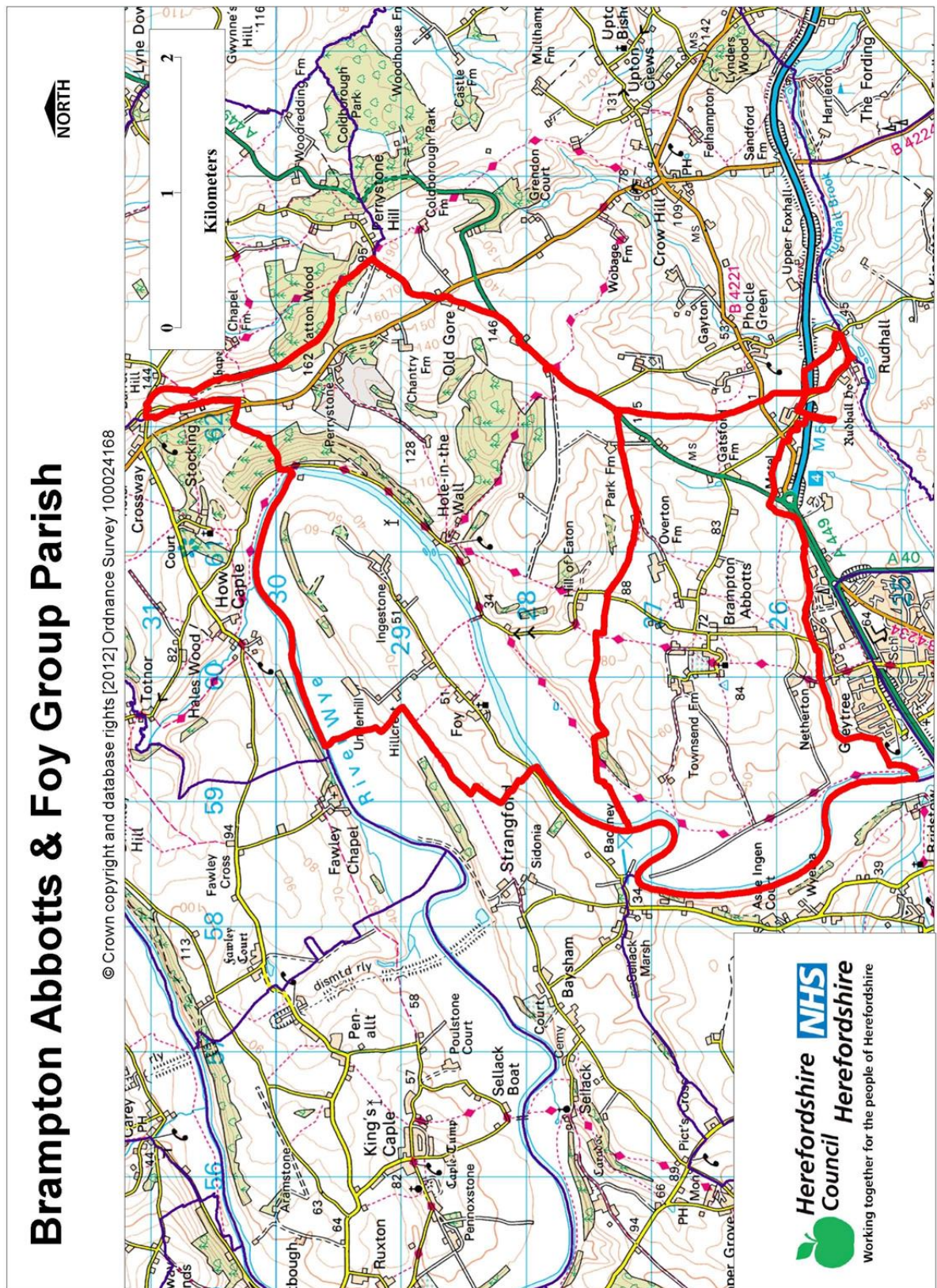
Is for settlements that can retain their character whilst being able to embrace change through managed sustainable development.

Is for settlements with communities independent of Ross, that value their location and work hard to protect their natural landscape and environment.

Is for settlements with communities that have the ability to support genuine lifetime opportunities for families and others to grow and work together.

Is for settlements that take a pride in their heritage assets, that welcome visitors and support local businesses to enable them to thrive and prosper.

Figure 1. The Brampton Abbots and Foy Neighbourhood Development Plan Area (OS Licence Number 1000054349)



1

Introduction

- 1.1 Taking advantage of the new power available to parish councils, granted through the Localism Act 2011, Brampton Abbotts and Foy Group Parish Council, as qualifying bodies, applied for the Group Parish to be designated as a neighbourhood planning area (Figure 1). This designation was approved by Herefordshire Council in January 2013.
- 1.2 This is the first draft of our Neighbourhood Development Plan. When complete our plan will give local people more say on the future development of the area by helping to guide, control and promote development.
- 1.3 Put together by parish councillors and volunteers our Neighbourhood Development Plan has reached an important stage and we want to hear your views. If you look at Chapter 8 at the end of the plan you will see how you can make a response to this draft plan.
- 1.4 The Neighbourhood Development Plan is structured in the following way:

Chapter 2 – *A Neighbourhood Development Plan for Brampton Abbotts and Foy* sets out the background to the Neighbourhood Development Plan and describes why the Group Parish Council think it important we use this power.

Chapter 3 – *How Long Will It Take to Finalise the Plan?* sets out the neighbourhood plan preparation process defined by government that we must follow to prepare a Neighbourhood Development Plan; and shows our intended timetable for getting through this process.

Chapter 4 – *Background and Key Issues* describes the neighbourhood area at the moment and examines some of the key issues facing the neighbourhood plan area.

Chapter 5 – *Neighbourhood Development Plan Objectives* sets out what we aim to achieve with the plan.

Chapter 6 – *Neighbourhood Development Plan Policies* is the real “heart” of the document and sets out our draft policies for the neighbourhood area .

Chapter 7 – *Review and Monitoring* describes how the Group Parish Council will keep the Neighbourhood Development Plan under review and monitor its effectiveness and appropriateness to meet its objectives.

Chapter 8 – *How to Comment on the Draft Plan* explains how residents and others can make a response about this draft during the consultation period.



View from Brampton Abbots towards Ross on Wye

2

A Neighbourhood Development Plan for Brampton Abbotts and Foy

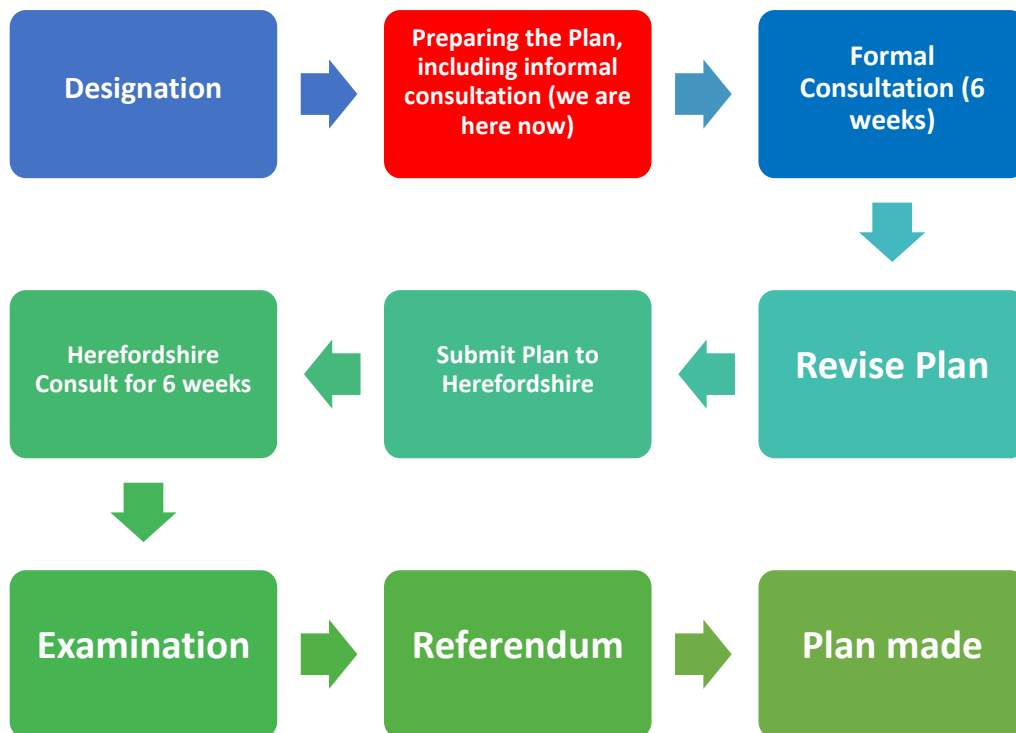
- 2.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land, Parish Councils can now have some control by preparing a Neighbourhood Development Plan.
- 2.2 Neighbourhood Development Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.
- 2.3 The Group Parish Council is of the view that this is an important right to exercise, and in 2012 the Group Parish Council applied for the whole of the area covered by the Group Parish (Figure 1) to be designated a neighbourhood planning area. Herefordshire Council approved this application in January 2013. When finalised the plan will give local people more say in the future development in the neighbourhood area covered by the Group Parish of Brampton Abbotts and Foy.

3

How long will it take to finalise the plan?

- 3.1 Neighbourhood Development Plans (NDPs) must be prepared following a procedure set by government (Figure 2). At the moment, we are in the early stages of plan preparation.

Figure 2. The Neighbourhood Development Planning Process



- 3.2 This procedure must include two minimum six-week periods of consultation on the draft plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire. The Brampton Abbotts and Foy NDP has now

reached draft plan stage and is being consulted upon, informally, before we undertake the first formal six-week consultation.

- 3.3 After these consultations, the Brampton Abbotts and Foy NDP will be revised as necessary and submitted to Herefordshire Council. They will consult on this submitted draft plan for a further six weeks.
- 3.4 The Brampton Abbotts and Foy NDP will then be subject to independent examination. Once the Neighbourhood Development Plan has been examined and finally passed it will have to be put to a vote, a referendum, of all those eligible to vote in the neighbourhood area covered by the Group Parish, as to whether or not it should be made part of the statutory development plan system.
- 3.5 We hope to reach referendum stage later in 2018 and have a final Neighbourhood Development Plan by end of 2018.
- 3.6 One final point to bear in mind is that Our Neighbourhood Development Plan must take account of national planning policy set by government; and strategic planning policy set by Herefordshire Council. The latter, as we show in the next chapter, is extremely important in terms of planning for future developments.

4

Background and Key Issues

Introduction

- 4.1 .
- The neighbourhood area of Brampton Abbots and Foy include the settlements of Brampton Abbots, Foy East (including Hole in the Wall) and Foy West, Netherton, part of Phocle Green, Rudhall and Old Gore. The neighbourhood area lies, at its closest, approximately two miles north of the historic market town of Ross-on -Wye in South Herefordshire.
- 4.2 At the time of the 2011 Census the adult (age over 17) population of Brampton Abbots was 238 people occupying 125 households and, for Foy, 102 people living in 56 households. The number of people aged below 18 was 85 in Brampton Abbots and 20 in Foy.



St Michael's & All Angels Church, Brampton Abbots

- 4.3 The name Brampton means 'Broom settlement'. Abbots is a reference to the Abbot of St Peter's Abbey, Gloucester which held the village we

know today in the late 11th century at the time of the Domesday survey. St. Michael and All Angels Church in Brampton Abbots dates from the Norman Period and is a grade II* English Heritage listed building, which places it in the top 8% of England's historic buildings. The Church was officially closed for public worship in 2011 on health and safety grounds. Brampton Abbots has experienced a relatively benign history, except for a German World War II bomber unloading in the southern part of the neighbourhood area.



St Mary's Church, Foy

- 4.4 Foy is to the north east of Brampton Abbots and is divided geographically into two parts by the River Wye. It is believed that St. Mary's Church, situated in West Foy, date to the Dark Ages. The nave and chancel of the current building dates to Henry III's reign (1216 – 1272). The original footbridge of 1876 connecting East and West Foy was washed away by floods and replaced by the present bridge in 1921."

What are the key issues facing the area?

- 4.5 The following key issues have been identified for the plan to address between now and 2031.

Housing

- 4.6 Herefordshire Council's Core Strategy Local Plan (adopted in December 2015) sets strategic planning policy for housing and other

development in the county's rural area over the period 2011-2031. Policy RA1 of the Core Strategy identifies seven rural housing market areas for the county. Brampton Abbots falls within the Ross on Wye Rural Housing Market Area (HRHMA). Policy RA1 set an indicative growth target for this whole area of 14%, 2011-2031.



Brampton Abbots, the main settlement is characterised by small, dispersed clusters of homes

- 4.7 To ensure the indicative growth target is met, the Core Strategy (Policy RA2) then goes on to identify a number of villages that will be the main focus of housing development, Brampton Abbots is one of those. If Brampton Abbots were to meet the indicative growth target in full of 14%, this would mean new housing growth of 19 new dwellings by 2031 (see table in paragraph 6.4 for the current position taking into account planning approvals since 2011).
- 4.8 Foy, Hole in the Wall, Rudhall, Phocle Green and Old Gore are smaller settlements not identified in the Core Strategy as settlements where housing growth is appropriate. Accordingly, new housing here should be in general conformity with Herefordshire Council Core Strategy policies for the countryside. These restrict when new housing is considered appropriate.
- 4.9 There are few young families in the neighbourhood area. The ever increasing price of housing is one of the main reasons for this. There are also few low cost/social houses in the area that are available to purchase or rent.

Economy

- 4.10 There is a need to support local business and promote better access to employment opportunities and improve infrastructure for business e.g. high speed broadband could be a relatively unobtrusive gain in this sensitive area and would facilitate increased homeworking. Being in a rural location some of the limiting factors on business, such as lack of public transport, need for an improved electrical supply which is currently often disrupted; Welsh Water's stated concern for limited capacity to deal with additional sewerage needs; no shop and road transport issues will need to be considered in ways unbounded by the land use planning system. The nature and characteristic of the neighbourhood area substantially limits business growth. In terms of infrastructure. Any business planning applications will be judged on the basis of this lack of infrastructure, and possible controls over businesses may be necessary.

Roads

- 4.11 As well as the infrastructure issues identified in para. 4.9, there are significant issues in terms of the local road network. A number of these are not land use planning matters e.g. speeding traffic. The unclassified roads in the neighbourhood area are used by cars, agricultural vehicles of all sizes and other commercials with an increasing trend towards home delivery for food and commodities The greatest volume of traffic is seen on the Ross Road (highlighted green on the plan) especially at the times during weekdays when children are being taken and collected from Oak House Nursery School. This road is also used as a rat run by people commuting to and from work. The junction at Oak House Nursery is also subject to congestion at certain times of the day when children are being dropped off and collected. The type and volume of agricultural traffic will depend on the season. Any new development in the area needs to take account of the rural nature of local roads and the dangers arising from them being narrow, winding with high banks and hedges, single lane in places, with no pavements or street lighting.



Narrow lanes with high hedges

Facilities

4.12 The need to protect and enhance the neighbourhood area's small number of valuable community facilities is a key issue. These are:

- ❑ Brampton Abbots Village Hall
- ❑ St Michael & All Angels Church, Brampton Abbots
- ❑ St Mary Church, Foy

Built and Natural Environment

4.13 Figures 4 and 5 are taken from the Strategic Environmental Assessment Screening undertaken by Herefordshire (a copy accompanies this document). These summarise the key environmental features in the neighbourhood area.

Landscape and Environment

4.14 Most of the neighbourhood area lies within the Wye Valley Area of Outstanding Natural Beauty (Figure 3). This is an internationally important protected landscape straddling the border between England and Wales. It is one of the most dramatic and scenic landscape areas in southern Britain. National planning policy sets out that great weight should be given to conserving the landscape and scenic beauty in the AONB. This is, therefore, a key issue the Neighbourhood Development Plan must address.

Map 1:
Wye Valley
Area of Outstanding Natural Beauty (AONB)

Neighbourhood area

Hereford

Monmouth

Gloucestershire
Forest of Dean

0 10
kilometres

River Sever

- ## Wildlife and Ecology

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Figure 4 – Strategic Environmental Assessment Map 1 for Brampton
Abbotts and Foy (OS Licence number 100054349)

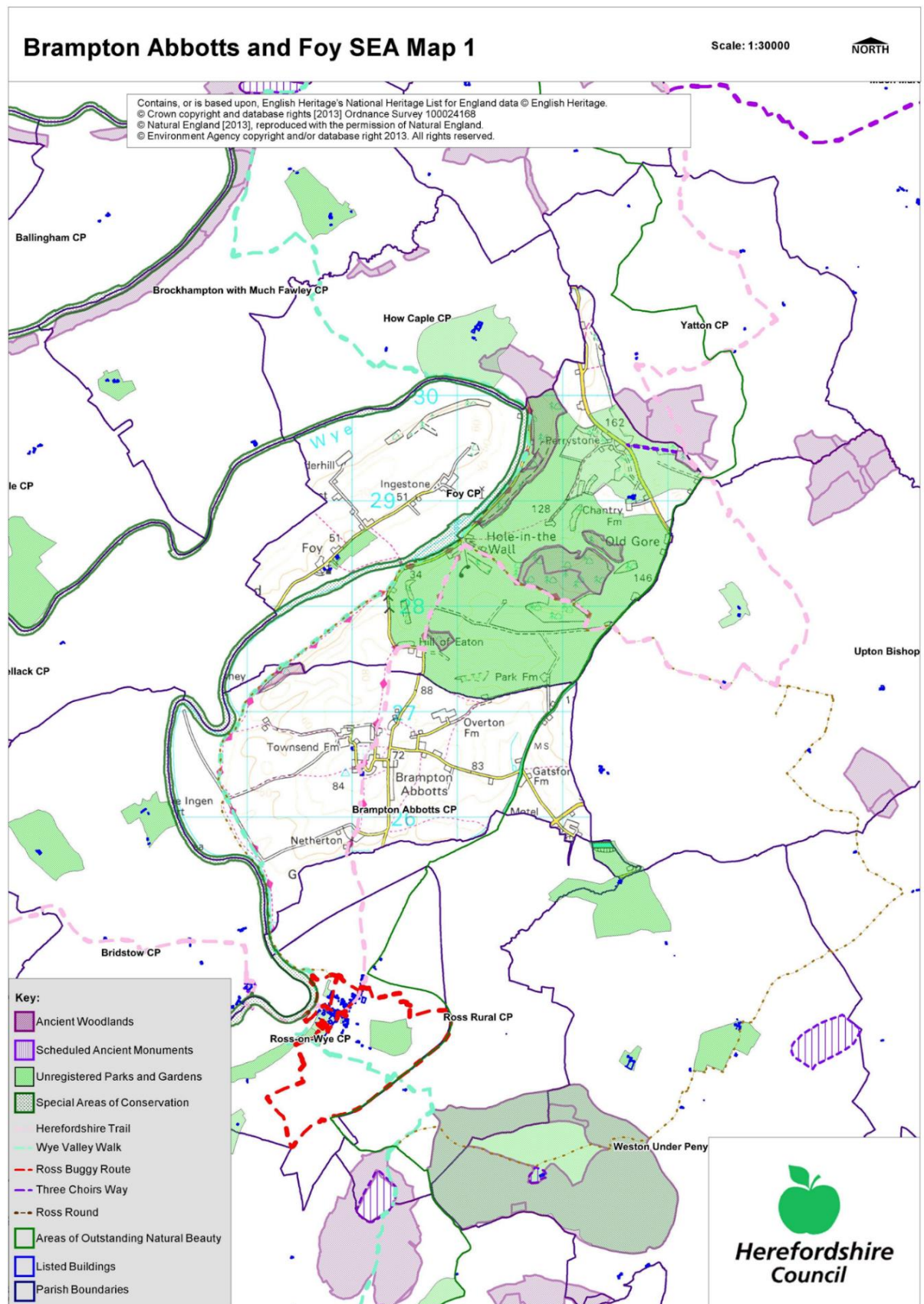
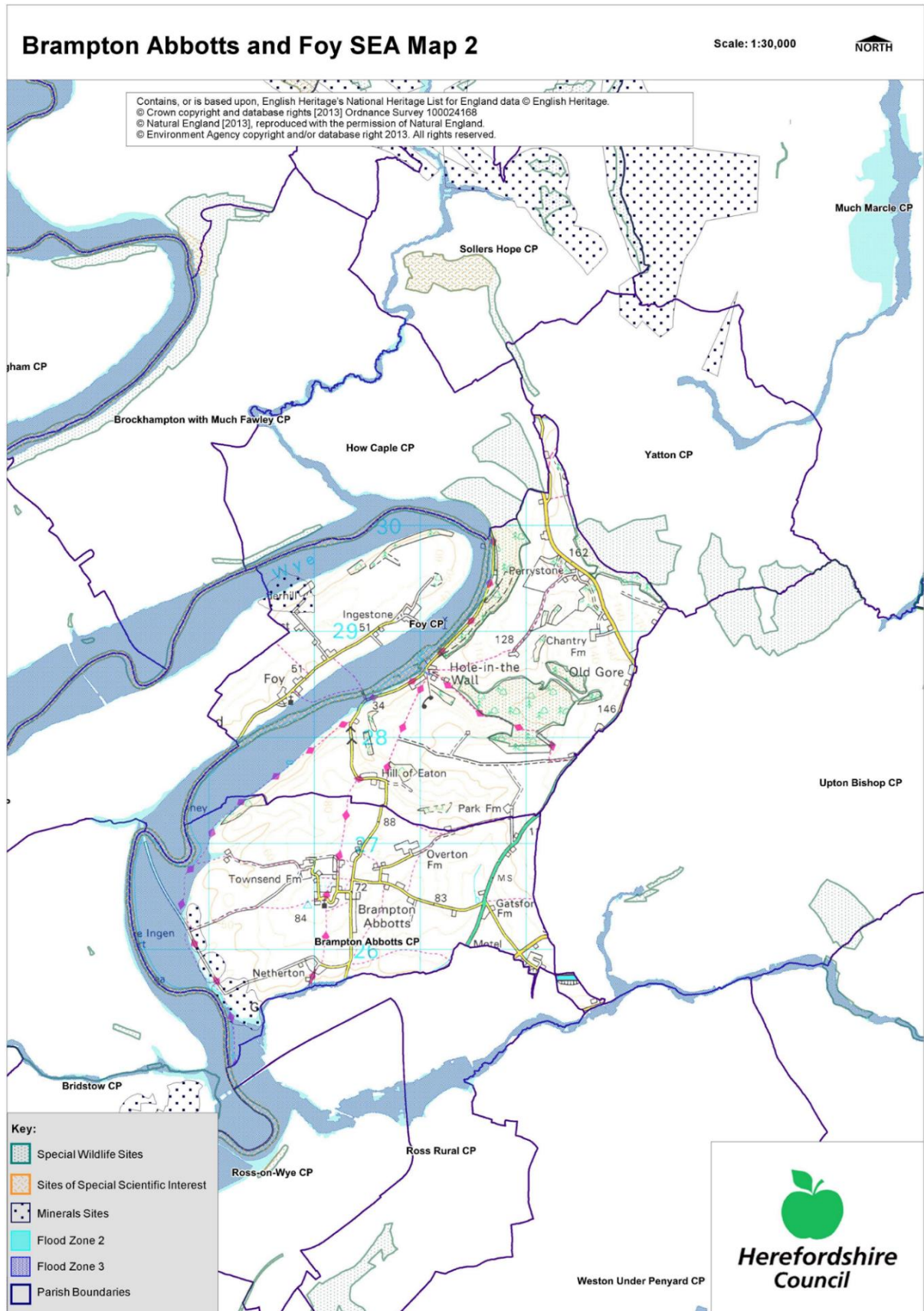


Figure 5 – Strategic Environmental Assessment Map 2 for Brampton Abbotts and Foy (OS Licence Number 1000054349)



5

Neighbourhood Development Plan Objectives

Introduction

- 5.1 Based on the key issues identified the NDP has the following objectives. If these are achieved the Vision of the plan will be delivered.

OBJECTIVE 1 – To support sustainable housing growth up to 2031

OBJECTIVE 2 – To conserve local heritage assets

OBJECTIVE 3 – To conserve the area's valued landscape, natural environment and wildlife

OBJECTIVE 4 – To support appropriate growth in the local economy

OBJECTIVE 5 – To protect and enhance community facilities

OBJECTIVE 6– To encourage appropriate provision of infrastructure

6

Neighbourhood Development Plan Policies

Objective 1 - To support sustainable housing growth up to 2031

POLICY BAF1 - NEW HOUSING DEVELOPMENT IN BRAMPTON ABBOTTS

A balanced mix of new housing development of good design within the defined Brampton Abbotts Settlement Boundary, as shown on the Policies Map (Figure 6), will be supported to meet the Core Strategy growth target of 19 new dwellings when:

- a. It is of good design when assessed against Policy BAF2 of this plan and Policy SD1 of the Herefordshire Local Plan Core Strategy and in keeping with the character, appearance and local distinctiveness of the settlement
- b. It conserves the landscape and scenic beauty of the Wye Valley Area of Outstanding Natural Beauty (AONB);
- c. It does not lead to significant adverse local road traffic and safety impacts; and
- d. It conserves the linear road side settlement pattern

Where possible such proposals should provide a mix of dwelling types which include lower cost market housing that benefit older people, people or families with disabilities, young families and single people therefore creating a genuine lifetime community:

In the area of AONB, development outside the defined Settlement Boundary will be restricted and will only be acceptable when it conserves the landscape and scenic beauty of the AONB and meets the following circumstances in addition to those referred to in a-d above:

- e. The Core Strategy growth target has not been met; AND**
- f. Such development adjoins the Settlement Boundary, does not significantly reduce the gaps between the settlement boundaries and conserves the road sided linear, dispersed settlement pattern of the built-up area.**

New housing development in those areas outside the Brampton Abbotts Settlement Boundary and not in the AONB will be subject to the provisions of Herefordshire Local Plan Core Strategy Policy RA3 "Herefordshire's Countryside".

Background and Justification

- 6.1 Brampton Abbotts settlement has a linear, dispersed built-up settlement form following various roads through the neighbourhood area. This settlement form has come about as the settlement has developed over many years. It is prominent and has views across fields and further to the south and west to include important landmarks such as May Hill, Penyard Park, Coppett Hill, Goodrich Castle and Hay Bluff. There are various public footpaths in the area that are well used. There are several small areas of built development. These have been identified on the Policies Map and include:

- ❑ The largest and oldest area of settlement congregates around the Parish Church, Old School and Old Rectory. The area includes a mix of house types and ages and extends east to include the Village Hall;
- ❑ To the north of this area is an area of linear built development that has a previous planning approvals for 6 dwellings, now lapsed, that will extend this area south towards the Village Hall. These commitments are included in the Settlement Boundary;
- ❑ Further dispersed, linear areas of built development are separated from the rest of the settlement by key open land areas. The furthest south of these dispersed, linear built areas is a linear development, largely on the east side, of Ross Road. This

area is then separated from other dispersed groups of built development by open land/open countryside;

- ❑ Further north, along Ross Road, the first of these is The Grove and Brampton View and beyond. The former is a small group of originally local authority owned houses;
- ❑ To the east of Ross Road and again separated by open land/countryside are three smaller, dispersed areas of built form and further east Overton Cottages and Overton Barn;
- ❑ To the west of which is a linear group of 11 dwellings including Old House and various cottages; and
- ❑ Finally, a small cluster of development centred on Highfield.

6.2 The NDP supports further housing growth in Brampton Abbotts settlement to meet national planning policy and to meet the growth target identified in the Herefordshire Core Strategy Local Plan, 2011-2031. In meeting these national and County policy aims it is essential that this housing growth also takes account of the size (even when taken together as a group of less than 100 homes), layout, role and function of Brampton Abbotts settlement. The essential character of which is a dispersed, linear rather than nucleated form with no uniformity. Policy BAF1 will help to retain the linear, dispersed built form of Brampton Abbotts by defining a Settlement Boundary for each of the seven identified existing built-up areas. These areas include any existing commitments i.e. homes under construction or planning permissions. Within these areas new housing development will be supported provided it is:

- of good design (Policy BAF3 of this NDP and Core Strategy Policy SD1 will be used to assess this);
and
- it does not lead to significant adverse impacts on amenity and road traffic and safety.



Ribbon of development on Ross Road

- 6.3 This approach will help to ensure that the NDP can deliver the level of housing to meet the aims set in the Herefordshire Local Plan Core Strategy, 2001-2031. The Core Strategy identifies Brampton Abbotts as a settlement that will be the “main focus of proportionate housing development”. In the Ross-on-Wye Rural Housing Market Area (RHMA) the indicative growth target for such settlements is 14% growth 2011 to 2031. For Brampton Abbotts, this translates into a target of 19 new homes, 2011-2031.
- 6.4 In seeking to deliver this minimum target the position as of **December 2017**, was as follows (Herefordshire Council NDP Department annual review):

Category	Number of Commitments
Completions	6
Under Construction	4
Planning approvals	7
Total Commitments	17

- 6.5 This leaves a total of 2 dwellings to be identified to meet the Core Strategy minimum target. Given that seven separate areas of dispersed existing built form go to make up the Settlement Boundary it is considered that there is sufficient scope for infill within these areas, possibly in the curtilages of existing homes to find the additional two dwellings and meet the minimum Core Strategy target.
- 6.6 Brampton Abbotts settlement lies within the Wye Valley AONB. In such areas, national planning policy indicates that development should

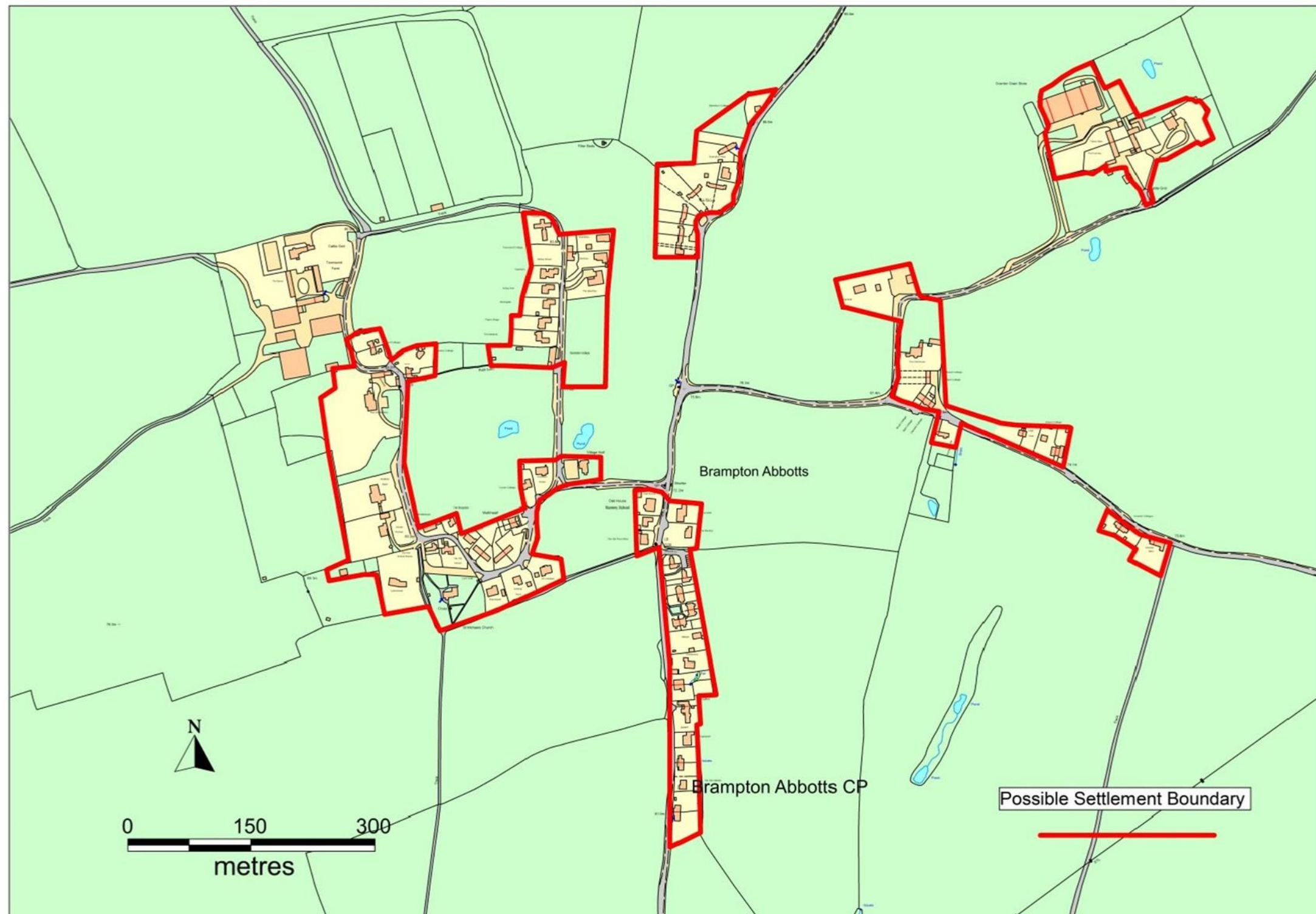
be restricted (NPPF para. 14, footnote 9). NPPF indicates that objectively assessed needs (the RHMA growth target) may not necessarily be met because other policies on the NPPF, i.e. AONB policy, indicate development should be restricted. The NPPF places great weight on conserving landscape and scenic beauty in the AONB. To provide some degree of flexibility to meeting the RHMA target and to meet national and County policy aims of supporting housing growth Policy BAF1 only allows for development outside the defined Settlement Boundary in limited circumstances. Such development will be managed so that it conserves the linear, road side dispersed settlement pattern of Brampton Abbotts – the key features identified in the form and layout of the settlement. Such development would be individual or small, roadside developments of houses that conserve this linearity so that such development does not lead to any significant reduction in the gap between the seven dispersed areas of the settlement.

- 6.7 Outside the Brampton Abbotts Settlement Boundary and in areas that do not adjoin this boundary all new development, , will be classed as being in the countryside. Planning applications for new residential development in these areas will be assessed against Herefordshire Local Plan Core Strategy Policy RA3 “Herefordshire’s Countryside”.



Converted rural building

Figure 6 – Brampton Abbots and Foy NDP Policies Map (OS Licence Number 1000054349)



POLICY BAF2 – GOOD QUALITY DESIGN

All development proposals within the neighbourhood plan area will be expected to demonstrate that they:

- a) exploit existing infrastructure, or provide adequate new infrastructure to serve the needs of the development so as to ensure that the development does not have a negative impact on existing infrastructure; and
- b) they do not have a significant adverse impact on the amenity of existing and future occupiers of the development and neighbouring properties.

The plan area has a distinctive and special character most of it within the highly-valued landscape of the Wye Valley AONB. New development should make a positive contribution to this distinctive and special character and highly valued landscape by being of good quality design when assessed in relation to the following criteria:

- a. contribution to local identity and sense of place;
- b. suitability of the overall design and appearance of the development (including size, scale, density, layout, access,) when assessed in relationship with surrounding buildings, spaces, vegetation, water areas and other features of the surrounding area;
- c. use, and where appropriate re-use, of local and traditional materials or suitable artificial alternatives. Standardised materials and products should be avoided;
- d. use of space and landscape design;
- e. protection and enhancement of woods, trees, hedgerows, rivers, ditches and water features;
- f. movement to, within, around, and through the development;
- g. originality, innovation and initiative;
- h inclusion of energy efficiency and conservation measures; and
- i use of sustainable drainage systems.

Background and Justification

- 6.8 Most of the neighbourhood area is within the nationally protected and valued landscape of the Wye Valley AONB. A small part of the neighbourhood area, around the settlement of Rudhall lies outside the AONB.

- 6.9 Given that most of the neighbourhood area is already protected and valued for the outstanding beauty of its character and landscape new development must be of good quality design.
- 6.10 Policy BAF2 sets out the key criteria which applicants should have regard to when considering and preparing development proposals. These criteria, alongside other development plan policies, will be used in the *assessment* of planning applications.



An area with a valued landscape

- 6.11 As well, as character, landscape and scenic beauty, applicants should assess and be able to demonstrate that proposals will not have adverse impact on infrastructure and traffic generation. These are key issues identified by local residents, in particular, the impact even a small-scale development can have on existing infrastructure or roads given the limited, rural infrastructure and roads of the neighbourhood area.

Objective 2 - To conserve local heritage assets

POLICY BAF3 – PROTECTING LOCAL NON-DESIGNATED HERITAGE ASSETS

Development proposals should conserve and enhance local non-designated heritage assets and their setting in a manner appropriate to the identified assets significance. In particular, applicants should take account of the following non-designated heritage assets:

- a) Those identified in the Herefordshire Historic Environment Record;
- b) Such assets that are linked to the social and economic (e.g. agricultural and railway) history of the area; and
- c) Non-designated heritage assets that have a particular significance in the wider landscape setting of the area.



Part of the area's railway history

Background and Justification

- 6.12 As well as designated heritage assets, such as Listed Buildings, the neighbourhood area has several other non-designated heritage assets. National planning policy recognises that heritage assets should be protected according to their significance. Therefore, a greater degree of protection is afforded to designated heritage assets than non-designated heritage assets. Whilst this distinction is recognised it is important that development proposals take full account of the identified and, in some instances, yet to be identified non-designated heritage assets in the neighbourhood area. Applicants should work

with Herefordshire Council to identify such assets, initially by consulting the Herefordshire Historic Environment Record, and, where identified as appropriate, through desk-top and site survey work.

- 6.13 Where non-designated heritage assets are identified, development proposals should seek to conserve and enhance these on-site, or in another location in a manner appropriate to their significance and, where it is determined by Herefordshire Council that development can take place that removes or replaces a heritage asset suitable recording should be undertaken.



Memorial cross for the Rector of BA Harry St Helier Evans the inscription reads *They that are with him are called and faithful H.E. August 5 1904*

- 6.14 Applicants are also reminded that they must through their proposals address any statutory protections and development plan policies relevant to designated heritage assets and their setting. To help applicants and others the attached Appendix includes a list of known designated and non-designated heritage assets as of the date of publication of this NDP.

Objective 3 - To conserve the area's valued landscape, natural environment and wildlife.

POLICY BAF4 – LANDSCAPE AND SCENIC BEAUTY

Within the neighbourhood area, but particularly within the area of the Wye Valley AONB development must conserve the area's landscape scenic beauty and wildlife. Development proposals will be assessed against the following:

- a) **Within the settlements and countryside of the AONB their ability to conserve the scenic and natural beauty of the area and in those areas not within the AONB their degree of impact on the AONB, where identified, and their impact on the wider landscape;**
- b) **Impact on views within the neighbourhood area including, but not limited to, those of the neighbourhood area's settlements; Ross-on-Wye; along the River Wye Valley; views of Goodrich Castle, Hay Bluff, and May Hill. Where appropriate impact on views should be identified and assessed in a Landscape Visual Impact Assessment. Where a negative impact is identified, suitable mitigation should be acceptable but only in circumstances where it reduces the impact to a minimal level;**
- c) **The retention and management of mature trees, hedgerows, orchards, water meadows, ponds and other water features;**
- d) **Proposals should be of a scale and designed so that they retain the dispersed and road side linear settlement pattern of the neighbourhood area as it sits within the wider, most valued landscape and does not change the character and distinctiveness of the area;**
- e) **Conservation of the scenic beauty and tranquillity of the AONB; and**
- f) **Conservation, where appropriate, and enhancement of wildlife.**

Background and Justification

- 6.15 Most of the NDP area is within the Wye Valley AONB. This is a nationally recognised and valued landscape. National planning policy recognises that in such areas development should be restricted. Where development is proposed, it will be assessed for its impact on this valued landscape and wildlife and where it cannot demonstrate that it

conserves the rural beauty and wildlife of the area it will not be supported. It will be for applicants to carry out suitable assessments of their proposals on the landscape and wildlife of the area, including Landscape Visual Impact and Ecology Assessments, to ensure that their proposal conserves and enhances the wider landscape, particularly the AONB and wildlife. Applications will only be supported when they include measures to eliminate negative impact. In particular, assessments should identify and assess impact on key views within the neighbourhood area. Some of these views are spectacular both within the area, such as along the Wye Valley, and looking out of the area e.g. to Ross-on-Wye



Wye Valley Walk

- 6.16 The neighbourhood area is made up of the small dispersed settlements of Brampton Abbotts, Foy East (including Hall in the Wall) and Foy Wes, Netherton, part of Phocle Green, Rudhall and Old Gore the last is not within the AONB. Proposals should be of a scale and designed in such a way that they conserve this settlement pattern. This will be of particular importance within the AONB, but outside of the AONB, proposals will be assessed for the impact on the wider landscape including impact on the AONB and wildlife.
- 6.17 The AONB is nationally recognised and protected, and residents and visitors strongly value the rural nature of the neighbourhood area, the solitude and the fact that it is a safe, idyllic place in which to live and visit. Development should not have negative impact on these important qualities.

OBJECTIVE 4 – To support appropriate growth in the local economy

POLICY BAF5 – TO SUPPORT THE GROWTH OF SMALL-SCALE RURAL BUSINESSES

Proposals for the development of small-scale business enterprises suitable to a rural area such as this where there is a lack of facilities/infrastructure and taking account of the road system will be supported when they do not have a significant adverse impact on the valued landscape (AONB) or rural character of the neighbourhood area, residential amenity, infrastructure or traffic (both volume and size) or tranquillity and they are for the following:

- a. conversion or reuse of an existing building where the building is suitable for such a conversion without rebuilding or disproportionate extensions;
- b. homeworking proposals requiring planning permission;
- c. live/work units in existing buildings or within the defined Brampton Abbotts Settlement Boundary (Policies Map, Figure 6);
- d. small-scale proposals for the expansion or diversification of an existing rural business use (non-agricultural); and
- e. the proposal is in accordance with Policies BAF2, BAF3 and BAF4 of this plan.

Background/Justification

- 6.18 As to be expected in such a rural neighbourhood area, agriculture is the main business activity. This comprises arable crops, potatoes, some sheep and cattle and a poultry unit.
- 6.19 Other business activities in the neighbourhood area are tourism, country sports, equine, tourism, a children's home, the PGL activity centre and a private nursery school. There is also some homeworking. New development for small scale business activities that maintain, and are suitable for, the special characteristics of the rural nature of the neighbourhood area will be supported, provided there is no impact on

existing and future residential amenities, infrastructure and traffic generation.

- 6.20 Given most of the area is within the Wye Valley AONB, and the lack of facilities and infrastructure, development proposals for economic activity need to be appropriate to the special character of this area, particularly in terms of their scale. Therefore, proposals that re-use existing buildings, or for homeworking requiring planning permission will normally be supported, as will live/work units in the Settlement Boundary of Brampton Abbotts settlement. There are also a small number of existing rural business (non-agricultural) uses in the neighbourhood area and limited proposals for the expansion or diversification of such uses will be supported
- 6.21 St Michael & All Angels Church in Brampton Abbotts is currently not used for worship. Brampton Abbotts Church Regeneration Group have looked at future options for the re-use of the Church. If a business use were to be put forward as the best option it would be assessed against Policy BAF5, but, being a listed building, any development would also have to conserve the building and its setting, and the setting of any other affected designated heritage assets, including the chest tombs.
- 6.22 The Diocese of Hereford has been awarded a Lottery Grant to make the Church safe on the condition that it is used for worship in excess of six services a year

POLICY BAF6 - POLYTUNNELS

Within those parts of the neighbourhood area that are within the Wye Valley Area of Outstanding Natural Beauty (AONB) when planning permission is required for polytunnels and their ancillary development such development will be restricted to protect the landscape and scenic beauty of this area.

Where proposals for polytunnels and ancillary works is considered to be major development such proposals will only be allowed in exceptional circumstances: where it can be demonstrated that such major development is in the public interest when assessed against the criteria in national planning policy paragraph 116.

Background/Justification

- 6.23 Most of the neighbourhood area lies within the Wye Valley Area of Outstanding Natural Beauty (AONB). This area is protected for its landscape and scenic beauty. National planning states that in such areas “great weight should be given to conserving landscape beauty” in AONBs (NPPF, para. 115). Polytunnels can have a major physical and visual impact on the landscape. Given the national planning policy requirement and the potential impact of such development Policy BAF6 will seek to limit such development. Where proposals for polytunnels and ancillary works is considered to be major development such proposals will only be allowed in exceptional circumstances: where it can be demonstrated that such major development is in the public interest when assessed against the criteria in national planning policy paragraph 116.

Objective 5 – To protect and enhance community facilities

POLICY BAF7 – COMMUNITY FACILITIES

The community facilities listed below and shown on Figures 7 and 8 will be protected:

- Brampton Village Hall
- St Michael and All Angel Church, Brampton Abbotts
- St Mary's Church, Foy

Development in accordance with other policies in this plan that would enhance or improve these facilities or in the case of St Michael & All Angel Church to bring the Church back to a place of worship with a certain level of commercial activity to fund it complementing the Village Hall, will be supported subject to compliance with BAF2, BAF3 and BAF4.

Development leading to the loss of these community facilities will only be supported when equivalent, or better, provision is made within the neighbourhood area and / or the applicant can clearly demonstrate that a community use is no longer suitable for the building or no longer needed by the local community.

Background/Justification

- 6.24 Community facilities are the glue that holds a community together. The Village Hall and two Churches identified in Policy BAF7 will be protected for community uses. This will maintain the health and social well-being of the area. Their loss to community use will only be supported when equivalent, or better provision, is made elsewhere in the area. This policy is in general conformity with Policy SC1 of the Core Strategy.

Figure 7 – Brampton Abbotts Protected Community Facilities (OS Licence Number 1000054349)

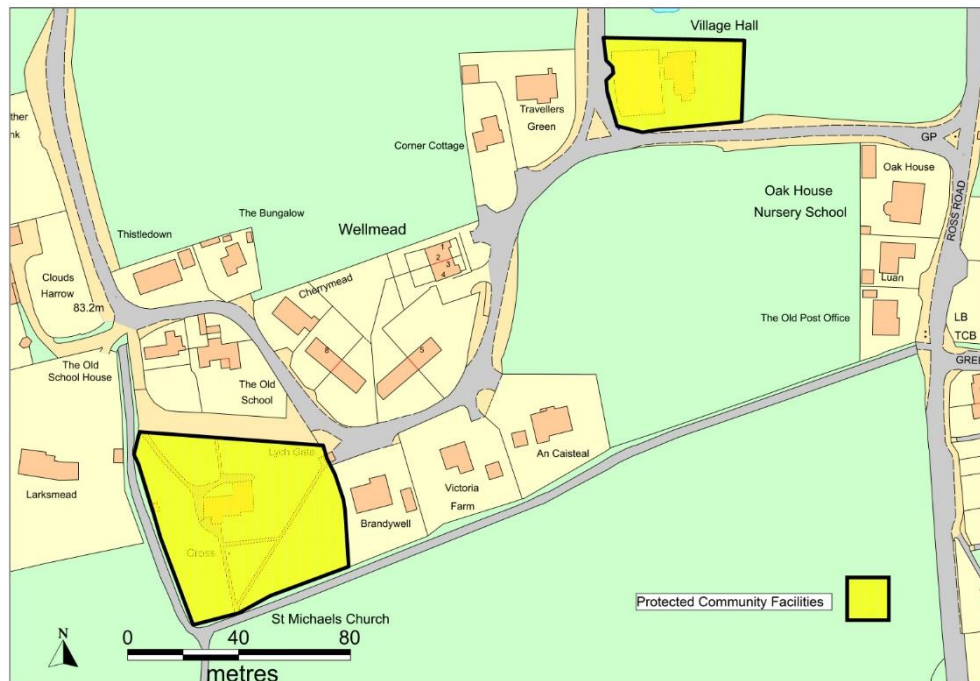
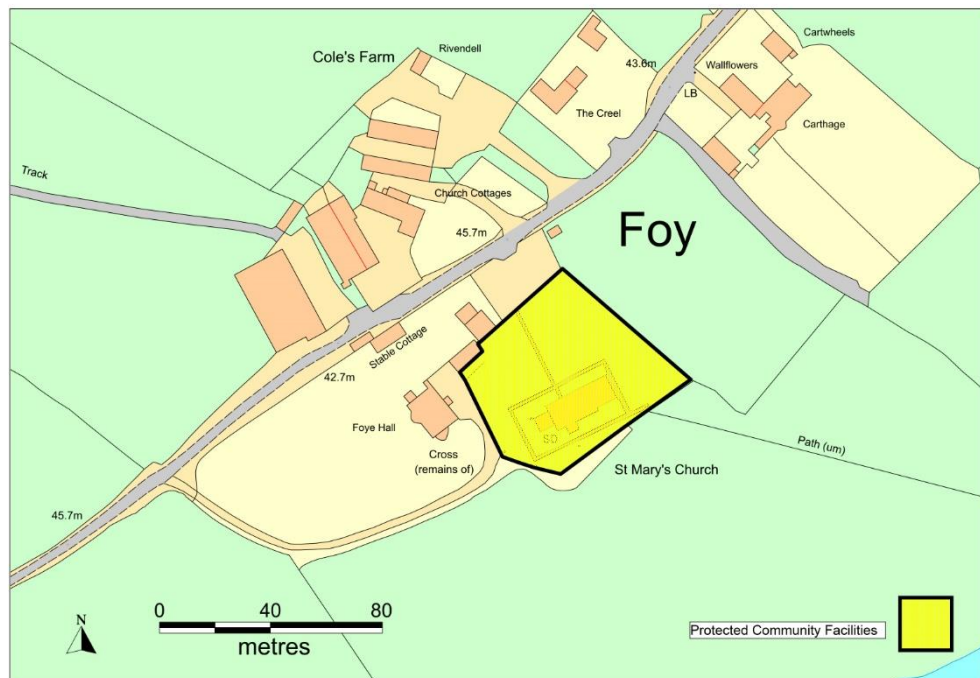


Figure 8– Foy Protected Community Facilities (OS Licence Number 1000054349)





Brampton Abbots Village Hall

OBJECTIVE 6– To encourage appropriate provision of infrastructure

POLICY BAF8 – THE MANAGEMENT OF TRAFFIC AROUND THE AREA

To minimise the impact of traffic and to create a safer environment for all road users, improvements to the following areas will be supported:

- **Gatsford Crossroads (Figure 9a)**
- **Rudhall Crossroads (Figure 9b)**
- **Junction at Oak House, Ross Road (Figure 9c)**

Planning proposals that would lead to further increases in traffic at these locations and other traffic management issues will be resisted unless suitable mitigation is identified.

Background/Justification

- 6.25 The roads within the neighbourhood area, excepting the stretches of the A449 to the south and the B4224 to the east that cut through the neighbourhood area, are narrow, often single lane, with steep banks and high hedges. These features, along with the winding nature of some roads make visibility in many places poor. The volume and speed of traffic makes the three areas identified in Policy BAF8 particularly dangerous and problematic. Proposals to control the speed and volume of traffic at these locations will be supported. Where planning proposals would lead to further increases in traffic at these locations and other traffic management issues they will be resisted unless suitable mitigation is identified at the planning application stage.
- 6.26 Road and traffic problems need to be addressed at the planning proposal stage as the area has only one return public transport service once a week.

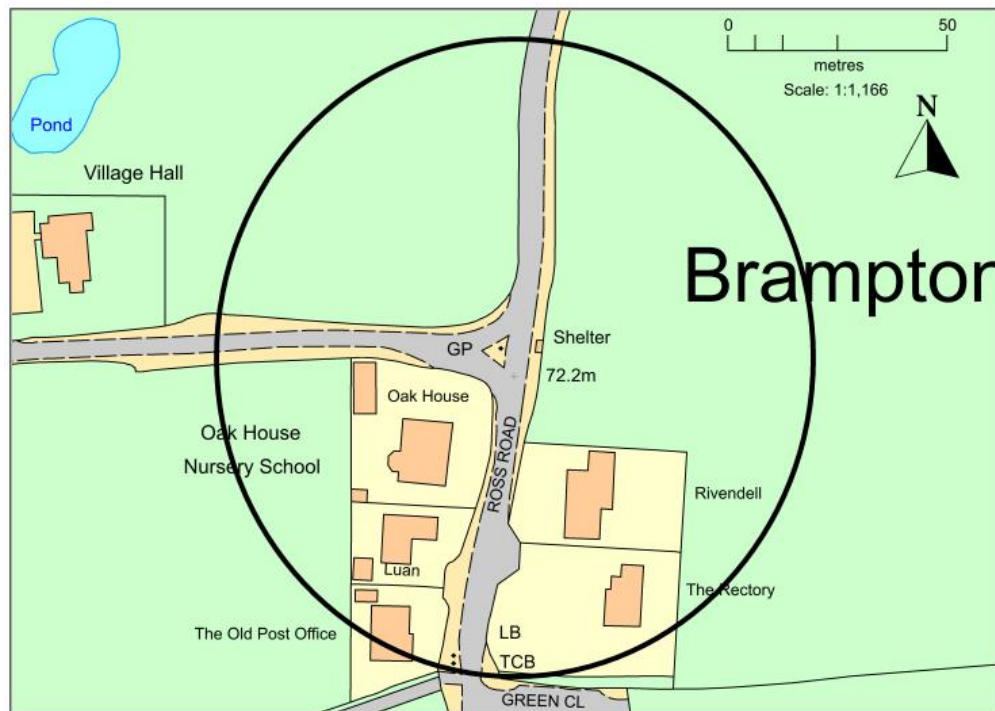
Figure 9a– Gatsford Crossroads (OS Licence Number 1000054349)



Figure 9b– Rudhall Crossroads (OS Licence Number 1000054349)



Figure 9c– Junction at Oak House, Ross Road (OS Licence Number 1000054349)



POLICY BAF9 - PUBLIC SEWERAGE NETWORK AND WASTEWATER TREATMENT WORKS (WwTW)

Development that may result in the capacity of the public sewerage network and/or the Ross-on-Wye wastewater treatment works (WwTW) becoming overloaded will not be supported.

In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).

Background/Justification

- 6.27 Most of Brampton Abbotts settlement is connected to the mains sewer. Welsh Water have indicated that the wastewater treatment works is currently at capacity. To ensure that any new development that could impact on the public sewerage network/wastewater treatment works (WwTW) is capable of accepting the foul flows from new development, in line with Policy SD4 of the Herefordshire Core Strategy, Policy BAF9 will also be used to ensure that new development will only be

permitted where the capacity of the public sewerage network allows or adequate private sewerage arrangements are provided.

POLICY BAF10 – HIGH SPEED INTERNET AND COMMUNICATIONS

The development of new high speed broadband infrastructure to serve the neighbourhood area will be supported:

- a. Where it is sympathetically designed and appropriate suitably camouflaged;**
- b. All new residential and commercial development will be required to facilitate the infrastructure to support high speed broadband.**

Background/Justification

- 6.28 Like many rural areas the neighbourhood area suffers from relatively poor high speed broadband. This can vary considerably from area to area. To offset this shortfall and to support the local economy and quality of life where proposals are made to improve such communications provision they will be supported and where new residential and commercial development is proposed it should include such infrastructure.

7

Review and Monitoring

- 7.1 The plan will be monitored and kept under review by the Group Parish Council twice within any 12-month period during the life of the Council, at meetings pre-determined by councillors, the plan will be an agenda item so that it can be formally reviewed. Additionally, any councillor can request an extra review of the plan by asking the clerk to place it on the agenda of the next meeting. Any parishioner can make the same request.

8

How to comment on the Draft Plan

- 8.1 This is the first draft of the Brampton Abbotts and Foy Neighbourhood Development Plan.

To comment on this draft, you can:

Submit your comments and questions by the following means:

- Send an email to the Clerk on bramptonfoypc@gmail.com
- Mail comments to the Clerk at:
Michaelchurch Cottage, St Owen's Cross, Hereford, HR2 8LD
- Visit our **Parish Consultation open day on Saturday 14th April** from 10am to 4pm at ~~Brampton Abbotts Village Hall~~. **

Venue will be: **Muddy Boots Software, Phocle Green, Upton Bishop, HR9 7UX**

All comments must be received before Monday 16th April 2018.

** PLEASE NOTE: Change of venue due to water damage following snow at Brampton Abbotts Village Hall.

Appendix 1 – Heritage Assets

Please note some of the records may be listed under more than one heading

1) Scheduled Monuments

- Dyke on South side of Yatton Wood - Yatton HE List Entry Number: 1005341
- Churchyard Cross - Brampton Abbots HE List Entry Number: 1016129

Also listed Grade II

2) Historic England Listing

- Church of St Michael - Brampton Abbots

List Entry Number: 1099258 Grade: II* Also:

- Scattered Group of 19 Chest Tombs

List Entry Number: 1099259

Grade: II

- Churchyard Cross

List Entry Number: 1349019

Grade: II

- Rudhall House - (That part in Brampton Parish)

List Entry Number: 1099260 Grade: I

- The Old Rectory - Brampton Abbots

List Entry Number: 1349020

Grade: II

- The Chantry - Foy

List Entry Number: 1099266 Grade: II Also:

- *Garden Gateway and Flanking Wall

List Entry Number: 1157799

Grade: II

*Barn

List Entry Number: 1099267

Grade: II

- Church of St Mary - Foy List Entry Number: 1157820

Grade: I

Also :

- *Base of Churchyard Cross

List Entry Number: 1099268

Grade: II

- *Group of Chest Tombs South of Nave

List Entry Number: 1099269

Grade: II

- *Scattered Group of 8 Chest Tombs North of Church

List Entry Number: 1099270

Grade: II

- *Sundial South of Porch

List Entry Number: 1301401

Grade: II

- The Can & Anchor - Hole in the Wall

List Entry Number: 1099272 Grade: II

- Carthage - Foy

List Entry Number: 1166404 Grade: II Also:

- *East Service Wing

List Entry Number: 1099271 Grade: II

- Foye Court - Foy

List Entry Number: 1166408 Grade: II

- Old Gore War Memorial - Old Gore

List Entry Number: 1099253

Grade: II

3) Royal Commission on Historic Monuments - Inventory of the Historical

Monuments in Herefordshire

- Church of St Mary - Foy
- Barn - Foy
- Court Farm - Hole in the Wall
- Wayside Cottage - Hole in the Wall
- Abrahall Cottage - Hole in the Wall
- Camp - Hole in the Wall
- Dyke south of Yatton Wood - Yatton
- Church of St Michael - Brampton Abbots
- Rudhall House - Rudhall
- Netherton Farm - Brampton Abbots

4) Pevsner - Buildings of England

- Church of St Mary - Foy
- Vicarage - Foy
- Carthage - Foy
- Ingestone - Foy
- Footbridge - Foy
- Can & Anchor - Hole in the Wall
- School - Hole in the Wall
- Church of St Michael including Lychgate - Brampton Abbots
- Old School - Brampton Abbots
- Old Rectory - Brampton Abbots
- Rudhall Manor – Rudhall

5) Herefordshire Sites & Monuments Record (SMR)

Chantry. Farm (The Chantry)

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 62666 29019
49621

Campfield. 1/2 mile E of Church. Foy (Eaton Tregoz Castle?)

FOY, HEREFORDSHIRE

FORT (Undated)

CASTLE? (Medieval - 1066 AD to 1539 AD) so 6054 2820
47410

Oldgore Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 63002 28662
7319

Dyke. W of Perrystone Court, Foy

FOY, HEREFORDSHIRE

DYKE (DEFENCE) (Early Medieval - 410 AD to 1065 AD) so 6208 2963
22127

Foy Bridge

FOY, HEREFORDSHIRE

BRIDGE (Post Medieval - 1540 AD to 1900 AD) so 605 284
49937

Park Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 61864 27330
47407

Underhill, Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 59902 29367

853

Cross, SW of Church. Foy.

FOY, HEREFORDSHIRE

CROSS (Medieval - 1066 AD to 1539 AD) so 5976 2832

47414

Hill of Eaton, Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 60561 27622

47409

Coutt Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 60920 28545

7320

St Mary: Church. Foy

FOY, HEREFORDSHIRE

CHURCH (Medieval - 1066 AD to 1539 AD) so 5977 2833

6628

Park. Eaton Tregoz

FOY, HEREFORDSHIRE

DEER PARK (Medieval - 1066 AD to 1539 AD) so 61 27

5710

Ingestone Court

FOY, HEREFORDSHIRE

HOUSE (1 7th Century - 1601 AD to 1700 AD) FARM (Post Medieval - 1540 AD to 1900 AD) so 60930 29176

47408

Cole's Farm. Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 59713 28425

6629

Coppice Farm

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 62698 28099

47406

Home Farm (Snog's Ash Farm)

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 62191 29904

23785

Court Farm. Hole-in-the-Wall. Foy

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 6000 2855

851

Dyke. S side of Yatton Wood. Foy

FOY, HEREFORDSHIRE

DYKE (DEFENCE) (Early Medieval - 410 AD to 1065 AD) so 6261 2953

47412

New Barn

FOY, HEREFORDSHIRE

FARM (Post Medieval - 1540 AD to 1900 AD) so 61428 28035

24539

Eaton Park, Foy

FOY, HEREFORDSHIRE

LANDSCAPE PARK (Post Medieval - 1540 AD to 1900 AD) so 624 282

31553

Brickend. Foy

FOY, HEREFORDSHIRE

BRICK KILN (Post Medieval - 1540 AD to 1900 AD) so 6017 2887

30006

House and Garden. Perrystone. Foy

FOY, HEREFORDSHIRE

HOUSE (18th Century - 1701 AD to 1800 AD) GARDEN (Medieval - 1066 AD to 1539 AD) so 6244 2952

33629

Site of possible hillfort, Hill of Eaton. Brampton Abbotts

FOY, HEREFORDSHIRE

HILLFORT (Iron Age - 800 BC to 42 AD)

SO 6030 2780SMR No

35419

Foy Halla vicarage, Foy

FOY, HEREFORDSHIRE

VICARAGE (Post Medieval - 1540 AD to 1900 AD) so 5973 2834

31220

Carthage Landscape Park

FOY, HEREFORDSHIRE

LANDSCAPE PARK (Post Medieval - 1540 AD to 1900 AD) so 6001 2853

31221

Eaton Tregoz Landscape Park

FOY, HEREFORDSHIRE

LANDSCAPE PARK (Post Medieval - 1540 AD to 1900 AD) so 6166 2831

48563

Townsend Farm. Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD to 1900 AD) so 59923 26799

6624

Churchyard cross. Brampton Abbots.

BRAMPTON ABBOTTS, HEREFORDSHIRE CROSS (Medieval - 1066 AD to 1539 AD) so 6010 2639

2425

Netherton Farm, Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE

HOUSE (16th Century - 1501 AD to 1600 AD) FARM (Post Medieval - 1540 AD to 1900 AD) so 60027 25889

6834

St Michael & All Angels. Church. Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE CHURCH (Medieval - 1066 AD to 1539 AD) so 6010 2641

48561

Overton Farm

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD to 1900 AD) so 60927 26977

48565

The Old House (New House). Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD to 1900 AD) so 60675 26674

- Gatsford Farm (Gatsford)

BRAMPTON ABBOTTS, HEREFORDSHIRE FARM (Post Medieval - 1540 AD to 1900 AD) so 61641 26365

51387

Earthworks of medieval settlement. 250m southeast of Townsend Farm. Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE

DESERTED SETTLEMENT (Medieval to 19th Century - 1066 AD to 1900 AD)
so 60134 26588

6625

Rudhall House

BRAMPTON ABBOTTS, HEREFORDSHIRE

MANOR HOUSE (Medieval - 1066 AD to 1539 AD) CHAPEL (Medieval - 1066
AD to 1539 AD) so 6255 2537

30907

Backney viaduct

BRAMPTON ABBOTTS, HEREFORDSHIRE

RAILWAY VIADUCT (Post Medieval - 1540 AD to 1900 AD) so 5838 2711

35379

The Old Rectory. Brampton Abbots

BRAMPTON ABBOTTS, HEREFORDSHIRE VICARAGE (Post Medieval -
1540 AD to 1900 AD) so 5999 2664

