

GOODRICH & WELSH BICKNOR GROUP PARISH COUNCIL

HEREFORDSHIRE LOCAL PLAN 2021 – 2041

PLACE SHAPING CONSULTATION

BRIEFING NOTE

This information has been provided to assist parish councillors and residents to understand the basic fundamental decisions that Herefordshire Council need to make in order to finalise the Local Plan 2021 – 2041.

The consultation process is the only opportunity for both parish councils and parishioners to make their views known, and influence the final plan.

The Parish Council urges all residents to take part in this consultation, as the final plan will potentially impact on this parish.

This guidance is designed to provide you sufficient information to understand the options contained within the consultation, in an easy to understand format, but it is for individuals to decide how they want to respond to the consultation.

- 17,000 houses are required to accommodate housing growth in Herefordshire between 2021 and 2041. This figure has been calculated by HC using the Government methodology. There are indications that the Government could change the methodology which would affect the UK housing target, but the final decision would rest with HC on housing numbers in the county.
- Earlier consultation identified a public preference for growth to be accommodated in Hereford and the market towns.
- The options being consulted on are set out in the attachment *Place shaping options presentation Parish Information Evening 20 June 2022.pdf*.
- Detailed information and data used to arrive at these options are set out in the attachments *Rural Areas Background_June 2022.dpf* and *Rural Areas Background_Ross on Wye_June 2022.pdf*. Background papers on other market towns in the county are available on the HC and Commonplace websites, as well as other information.
- 2,500 homes are earmarked for rural areas plus an unquantified number from reallocated shortfalls from elsewhere in the county. No plan exists at present on how to reallocate the shortfalls.
- The number of shortfalls to be reallocated could be significant. For example, one site in Leominster is identified for 1,200 homes and is dependent on the landowner still being interested (it has been delayed for many years) and the River Lugg phosphate issue being resolved. HC say that the phosphate issue can be resolved, but it has still to be resolved. Problems could arise in Ledbury which has been allocated 700 houses. There are other examples around the county. The majority of landowners, but not all, have agreed to their site being included.
- Option 1 (it is split into two sub-options) allocates all the rural house requirement to around 50 villages that HC identifies as being sustainable communities. Goodrich is included in both sub-options. The remaining around 100 parishes/villages in the county would have

no requirement to make a contribution or would be counted towards the housing target, but they could choose to allow housing growth.

- Option 1(a) allocates the rural housing target to the highest scoring sustainable villages across the county.
- Option 1(b) allocates the rural housing target to the highest scoring sustainable communities within each housing area thus spreading the allocation across the county.

It is fair to say that there was differing opinions over the definition of a sustainable community and the data quality used to inform the process at the HC Parish Information meeting on 20 June.

- Option 2 (with its two sub-options) is about the level of growth of 'sustainable' villages, such as Goodrich, located within an AONB or a Conservation Area. The sub-options being
 - Option 2(a) that sustainable villages located within an AONB or Conservation Area should be removed from the sustainable villages list
 - Option 2(b) have no reduction made relating to AONB or Conservation Area status.
- Option 3 concerns affordable housing and self-builds, and Goodrich is not listed in this option.
- Option 4 (with two sub-options) relates to using a proportionate calculation to allocated the rural housing target across the county.
 - Sub-Option 1 (this is the methodology used for the current HC Core Strategy):
Rural Area Proportionate Growth
Proportional growth based on the size of the existing settlement.
 $\text{Size of settlement} \times \% \text{ Proportional Growth} = \text{Future Growth}$
 - Sub-Option 2 Rural Area Enhanced Growth
Proportional growth based on the viability of development sites. Overall rural growth distributed evenly to named **sustainable settlements regardless of settlement size**.
 $\text{Rural Housing divided by No. of settlements} = \text{Settlement growth}$
- The Parish Council has until 29 July to make a response. Individual parishioners can also make their own response on the Commonplace website and are encouraged to do so - [Have Your Say Today - Herefordshire Local Plan 2021-2041 - Commonplace](#)
- HC expect to have the Local Plan ready for public examination in early 2023 (known as the Regulation 19 stage). It can then start to inform planning decisions and in the build up to this it will be necessary to start reviewing the Goodrich and Welsh Bicknor NDP (when we know what the extent of NDPs will be and the contents of the new Local Plan).
- The response to the consultation is in form of a questionnaire. The Ross on Wye and Rural Areas part of the questionnaire is copied below as an Annexe to this note.

ANNEXE

PART OF THE HC QUESTIONNAIRE RELATING TO ROSS ON WYE AND THE RURAL AREAS

Ross-on-Wye

Rank the strategic areas in order of preference – Number from 1-5

- Area 1 – Land to the north
- Area 2 – Land to the east
- Area 3 – Land to the south
- Area 4 - Brownfield land
- Area 5 – Land to the south west

Are there any other options or areas which have not been included that should be considered?

Yes ☐

No ☐

Not sure ☐

If so, where?.....

What makes this area suitable for development?

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What type of development is it suitable for?

Housing ☐

Employment ☐

Mixed ☐

Rural Areas

Distribution of settlements

How should housing be distributed to the settlements within the county?

The most sustainable across the whole county (Option 1a) ☐

The most sustainable within each Housing Market Area (Option 1b) ☐

Are there any settlements on list 1a or 1b which you consider should not be included?

Yes ☐

No ☐

Not sure ☐

If so, please tell us why?.....

.....

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Are there any settlements missing for list 1a or 1b which you consider should be included?

Yes ☐

No ☐

Not sure ☐

If so, please tell us why?.....

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Settlements in Areas of Outstanding Natural Beauty and Conservation Areas

Should settlements within the above areas be removed for the settlement hierarchy (Option 2a)?

Yes ☐

No ☐

Not sure ☐

Should there be reduced growth target for these settlements, allowing for some scale growth (Option 2b)?

Yes ☐

No ☐

Not sure ☐

Affordable housing, self-build and custom built Housing

Should there be a second tier of settlements, with new development limited to specific circumstances e.g for affordable housing, self-build or custom built housing?

Yes ☐

No ☐

Not sure ☐

Should a policy be included within the Local Plan to support Neighbourhood Development Plans allocating sites for affordable housing, self-build, custom build and community led housing where robust evidence can be provided.

Yes ☐

No ☐

Not sure ☐

Proportional growth – housing number distribution

Should the overall rural growth be distributed to settlements by:

- Proportional growth (option 1) ☐
- or
- Enhanced growth (option 2) ☐

Rural Employment

Outside of any existing employment sites, should new larger scale employment provision be directed towards those settlements named within the options above?

- Yes ☐
- No ☐
- Not sure ☐

Are there instances where large scale employment will be situated within the ‘open countryside’

- Yes ☐
- No ☐
- Not sure ☐

If yes, please explain what those instances would be

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Rural Transport Options

Are there any known long distance routes which could be safeguarded within the Local Plan?

- Yes ☐
- No ☐
- Not sure ☐

If yes, please give details

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