

## The Neighbourhood Plan Policies

### Housing

#### SOWH 1 – New Housing Development

Further permissions for new housing will be supported inside or immediately adjacent to the Staunton village development boundary subject to the following criteria:

- a) That there is a maximum of three dwellings per plot.
- b) That dwellings have a minimum of two bedrooms.
- c) That safe vehicular access and adequate off road parking can be achieved.
- d) That there is no adverse impact on the privacy or amenity of neighbours.
- e) That design and materials are in accordance with policy SOWD2 .

Staunton-on-Wye has been identified in the Herefordshire Core Strategy Policy RA1 as a focus for proportionate housing growth in the plan period 2011-2031 with a growth target of 12% ( Kington Housing Market Area).This will enable the Parish to sustain and hopefully add to a range of services and enhance community vitality.

The principal demand for accommodation in this rural location as identified in the Housing Market and Affordable Housing Surveys is for small to medium sized family dwellings.

There are a number of extant housing permissions which have not been commenced or completed and, whilst these will count towards meeting the 2031 target, they will not be wholly sufficient. (Where appropriate these permissions have been incorporated into the proposed extended village boundary).

Whilst it has a distinct identity focussed on facilities such as the village hall, the old and new schools and the surgery, the village is not of a nucleated form (the Grade 1 Listed church occupies an isolated position to the east of the main built up area) and there are a range of properties dating from the C17th to the C20th with a considerable variation of designs and materials.

In the past some housing has been constructed with 6 units or more, both inside and outside the development boundary, and this is now seen as having been detrimental to the character and integrity of the settlement and its immediate environment.

Policy SOWH1 seeks to allow for limited housing growth in accordance with the Core Strategy, whilst ensuring that it is distributed in a way that maximises integration with the existing fabric.

### SOWH 2- Affordable Housing

Affordable Housing proposals will be supported subject to compliance with policy SOWH1 and the satisfaction of the following criteria:

- a) The satisfaction of local occupancy criteria.
- b) The entering into a Section 106 agreement to ensure continuity of occupancy.
- c) In the first instance the preference will be for the tenure of dwellings to be in the form of affordable purchase.

Herefordshire Council have identified Staunton on Wye as a village where there is to be a mix of housing types (not exclusively affordable dwellings).

The village has 13 Housing Association properties all of which are rented but there is an absence of affordable owner/occupied dwellings. The Local Affordable needs survey, published in March 2010, demonstrated a demand for properties pegged at below market prices or offered for shared ownership. A further survey is to be undertaken shortly and, if necessary, the policy will be modified to reflect the findings relating to demand.

### SOWH3-Rural Exceptions Housing (Non Affordable).

In the parish generally individual houses will only be supported in the following circumstances:

- a) Where it has been demonstrated that there is a functional and financial requirement for an agricultural workers dwelling on an existing holding.
- b) Where it has been demonstrated that there is a viable rural enterprise which requires an on site dwelling.
- c) Where, within the building complex of a farm, there is the opportunity to provide a dwelling for family members who are not wholly engaged in farming activities.

In all the above cases the proposal will need to demonstrate safe access, neutral or positive environmental impact and compliance with policy SOWD2...

In addition consent would only be supported on the basis of the applicant entering into a Section 106 Agreement tying the dwelling to the land holding in perpetuity.

With the exception of land within the Staunton-on Wye village development limit the whole Parish, including the hamlets of Letton, Brobury and Monnington-on-Wye, is classed as open countryside with consequent restrictions on most forms of development.

Policies SOWH2 and SOWH3 seek to encourage, within rigorous limits, the strengthening of the rural community and enterprise and ensure that the younger generation have the opportunity to participate in rural life and economic activity.

## Business and Employment

### SOW B1-Retail Development

Proposals for retail development (Class A1) within the Staunton on Wye village development limits will be supported subject to it being demonstrated that adequate access and parking provision can be achieved and compliance with policy SOWD1&2.

The only retail outlet with a component of A1 uses (food etc.) is at the Oakchurch Farm Shop which is in the open countryside at the eastern end of the parish. Whilst it is acknowledged that modern retailing trends, including on-line shopping, militate against small convenience businesses it would both be advantageous to the local community, and in conformity with sustainability principles, if everyday foodstuffs and other basics could be purchased without having to resort to travel .This policy provides a framework for such a possibility, either by way of a sponsored village enterprise or private business proposal.

Whilst, understandably, Staunton is not identified within the Core Strategy retail hierarchy, this will not preclude proposals being supported if shown to be viable.

### SOWB2- Expansion of Existing (Non Agricultural) Businesses

Proposals for the expansion of established enterprises will be supported subject to the following criteria:

- a) Access and parking provisions being sufficient to accommodate any increase in traffic.
- b) Any impacts on the amenity of neighbours being acceptable.
- c) The development can be accommodated without any significant additional impacts on the landscape and environment.
- d) The proposals comply with policy SOWD 1&2.

There is a mix of businesses in the Parish ranging from home working enterprises employing 1 person to the largest employer Oak Church Farm Shop and Garden Centre which, ( at the time of survey), had 35 permanent and 7 part-time employees.

Of the 16 businesses who returned the Council's questionnaire 10 indicated an aspiration to expand and the policy seeks to facilitate such growth with appropriate safeguards.

SOWB3- Agricultural/Horticultural Diversification and Expansion

Proposals for development on agricultural/horticultural enterprises (including building conversion and poly tunnels) will be supported subject to the following criteria:

- a) Access arrangements being adequate to accommodate any increase in traffic generated by the proposal.
- b) Any landscape, environmental and amenity impacts being acceptable.
- c) Changes of use of existing buildings can be achieved in compliance with policy SOWD.

Staunton-on Wye Parish is characterised by a mix of rural land uses including extensive orchards (associated with the cider brewing business), large areas of poly tunnel coverage (associated with fruit cultivation) and mixed arable and livestock farms which create a landscape which combines both traditional and modern characteristics. This is indicative of an industry with significant range and vitality and within which innovation needs to be supported subject to acceptability of impacts.

SOWB4 -New Business Enterprises.

Proposals for new employment generating enterprises will only be supported within the village of Staunton-on Wye and in its proximity subject to the following criteria:

- 1) That the proposal falls within the B1 Use Class category.
- 2) That access and parking standards are adequate.
- 3) That the proposal is on a 'brown field' site.
- 4) That any proposal for a green field development must:
  - i. Be accessed from the A483 to the satisfaction of the highway authority.
  - ii. Demonstrate that the proposal will provide employment for the local community.
  - iii. Either be served with pedestrian access and be within reasonable walking distance of the village or provide a travel plan showing that transport will be arranged for local employees to go to and from work without having to use individual transport.
  - iv. Demonstrate that landscape , environmental and amenity impacts are acceptable.

Whilst it is accepted that the Herefordshire Core Strategy rightly focusses on the provision of major employment in the larger centres it is also the case that, nearly all of the County, (including Staunton-on-Wye Parish), is within the 'Rural Regeneration Zone' .A key objective for the plan period is to develop a strong, diverse and sustainable rural economy. The challenge for the zone is to invest in activity that supports the diversification of the economy towards higher waged, knowledge intensive employment whilst continuing to develop the more robust aspects of the existing economies of food

and farming, tourism and creative industries. It is acknowledged that it is not a matter that can be directly translated into policy but the business survey responses highlighted the lack of high speed broadband provision in the Parish and the Council will encourage and support infrastructural improvements in this regard whenever possible.

Whilst recognising that Staunton-on –Wye village must be the focus for any new development, the Council are acutely aware of the severely substandard nature of the village highway network and its accesses onto the A483. It is for this reason that the Council are prepared to consider 'green field site' development. Oakchurch have indicated a willingness to accommodate units in the vicinity of the existing farm shop enterprise but, given its distance from the village, particular consideration would need to be given to the likelihood of such development providing local employment opportunities and a commitment to the provision of means of transport which would reduce the reliance on private transport.

### Community Facilities

#### SOWC1- Retention of existing Community Facilities

Proposals to change the use of the following facilities will be resisted unless it can be shown that the facilities are no longer needed or viable or where acceptable alternative provision exists or is proposed concurrently:

- a) Staunton Village Hall.
- b) Staunton Church.
- c) Monnington Church.
- d) Staunton Doctor's Surgery.
- e) Staunton New School.
- f) Staunton Pub.
- g) Portway Pub

Whilst the Parish does not contain a settlement with the full range of facilities it does have a number of facilities which are very important to community cohesion and life and whose loss would have a detrimental impact on the community and its future.

#### SOWC2- Retention and Extension of Recreational Facilities

Any development proposal likely to affect the designated recreational facility will be strongly resisted.

The Council will action/ support consideration of further, informal recreational facilities, within Staunton on Wye Village during the plan period.

Although the Parish has a high quality rural environment and an extensive public footpath system ,the village open spaces provide an opportunity for community play and recreation and are a valuable asset which should be retained and, where possible, enhanced and extended.

### Design Principles

#### SOW D1-Change of Use

- a) In the case of traditional buildings proposals for change of use will be supported where it can be demonstrated that the new use can be accommodated without substantial extension and that existing materials and features have been retained and enhanced.
- b) In the case of modern buildings any extension will be resisted and, if alterations to features and material are proposed, their type and colour must ensure that there is no additional visual impact over and above that which exists.

It is in the interests of the local environment and economy that, where they provide a valuable link with the past and/ or can be utilised to continue to provide value, buildings should be able to accommodate new uses and retained as part of the existing stock , reducing the overall need for new building in a predominantly rural environment.

#### SOWD2-New Building

Subject to compliance with the other policies in the Neighbourhood Plan the erection of new buildings will be supported if they comply with the following criteria:

- a) Dwellings and other non –agricultural/business buildings.
  - i. Unless it can be demonstrated that the design and use of materials will result in a building of exceptional and unique architectural merit the new building will be of one or two storeys and of a scale which matches its surroundings.
  - ii. With the exception of buildings of exceptional design roofing will be of slate and walls of white render, stone or ‘mellow’ brickwork or a combination. Where weather boarding is proposed this will be of a traditional rough (but not wavy edged) type.
  - iii. The incorporation of renewable energy components will be encouraged and where they are to be incorporated in the roof these should, whenever possible, be of a low profile.
- b) Agricultural and Business Buildings.
  - i. The building/buildings will, unless function requires otherwise, be of low profile.
  - ii. Unless the building/buildings are of exceptional design, reflective of the enterprise, the external materials will be of a colour and type that reduces visual impact.
  - iii. Renewable energy installations are encouraged but, where visible in the landscape, be designed to reduce impact (e.g. insertion in line with roof slopes, use of solar slating, minimisation of reflective materials).

Whilst the existing building stock in the Parish is varied, ranging from listed buildings to C20th housing estates, ( most clearly evidenced in Staunton on Wye village itself), good design is an important contributor to environmental quality and well-being .In addition, it is now recognised that it is important, in the case of housing , that affordable units should be indistinguishable from open market housing and a combination of reduction in the number of units and good quality design and materials can achieve this.

### The Old School and Staunton-on-Wye Conservation Area

#### SOWE- Development and Design Principles

- a) The Old School Listed Building  
Proposals for reuse of the Old School will be supported subject to their being sympathetic to the external and internal fabric of the building and its setting and include improved access to the A483 to the satisfaction of the Highway Authority.
- b) Staunton on Wye Conservation Area  
Proposals for development based on enabling retention/reuse of the Old School will be supported provided that:
  - i. They are of a scale which does not affect the setting of the Old School and the various listed buildings associated with it.
  - ii. They employ the use of materials, fenestration, proportion, boundary treatments and detailing which complement the existing buildings within the Conservation Area.
  - iii. They have vehicular access by way of an improved entrance/exit onto the A483 which will also serve the Old School and dwellings within the Conservation Area.

The Old School is an imposing C19th red brick structure in Tudor Gothic style erected by the Jarvis Educational Foundation (as were the other Grade 11 listed buildings in the vicinity). Its size and rural location have militated against continued use and it currently lies empty. The Conservation Area boundary is based on the extent of the Jarvis project and has recently been the subject of an application for a nursing home which remains undetermined. As well as it being of importance to protect and enhance the Conservation Area any new uses have the potential to have a positive effect on the village and wider community if they are of an appropriate type.

[Documents/Evidence used in Policy Preparation](#)General

National Planning Policy Framework 2012.

Herefordshire Council Core Strategy Objectives 2013.

Housing

Core Strategy Policies: RA1, RA2, H1, H2, H3,LD3

Local Affordable Needs Survey- Staunton on Wye, March 2010 (includes Norton Canon).

Herefordshire Update to Local Housing Requirement, March 2012.

Herefordshire Affordable Housing Viability Study, February 2012.

Herefordshire Local Plan-Core Strategy, Rural Housing Background Paper, March 2013.

Business and Employment

Core Strategy Policies: E1, E2, E3, RA3, RA5, RA6, SS5, LD3.

Herefordshire Employment Land Study, 2012.

Community Facilities

Core Strategy Policies: SC1, OS2, OS3.

Design Principles

Core Strategy Policies: RA4, RA5, LD1, LD2.

Old School and Conservation Area

Core Strategy Policies: LD2, LD5.