

Place Shaping Options

June 2022

Place Shaping Options Context

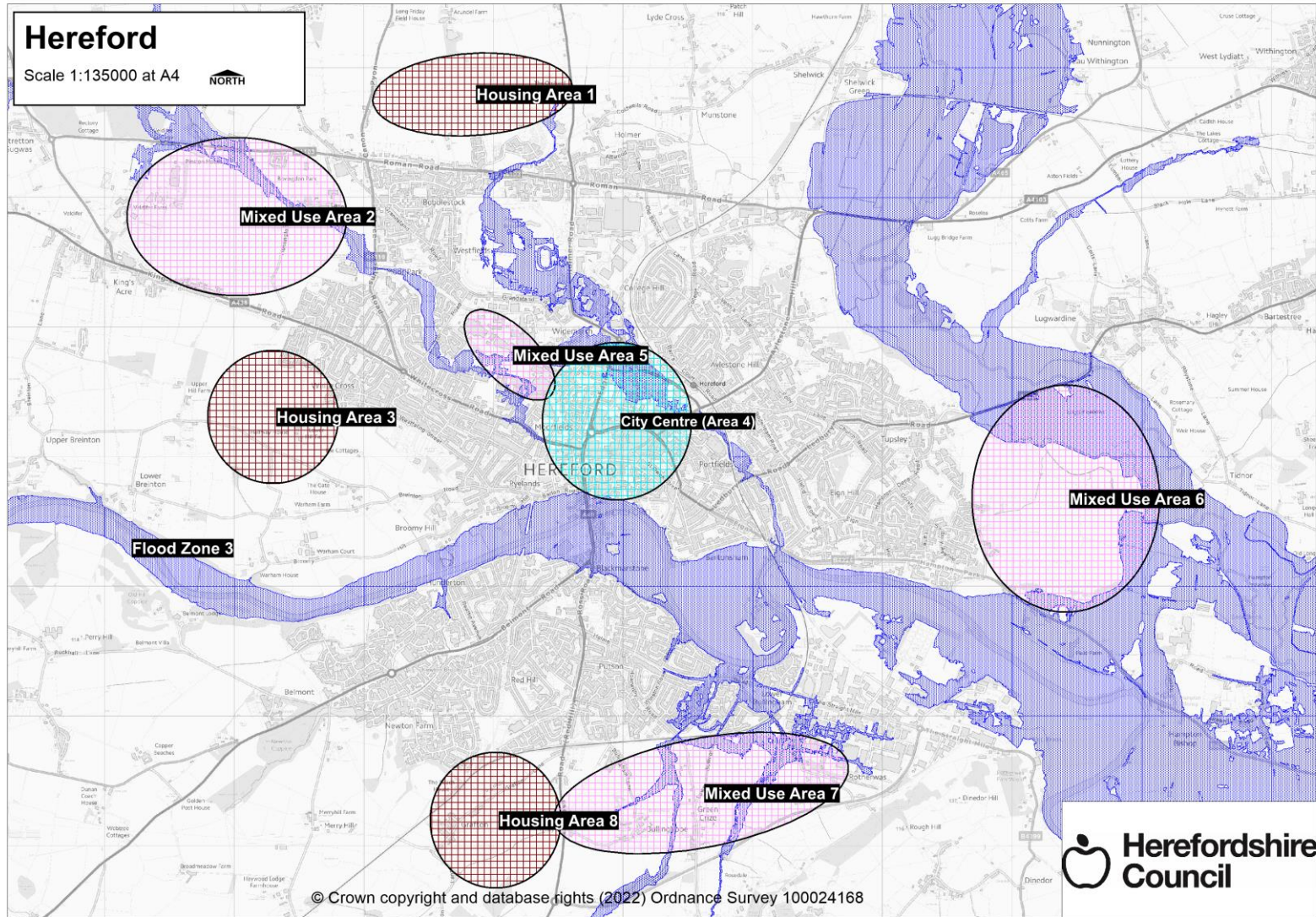
- ❑ Spatial Options Consultation (January 2022)
- ❑ Public favoured Option 3: Focus Growth in Hereford and Market Towns
- ❑ Option 3 indicative housing targets:

Hereford	3,900	Leominster	1,700
Bromyard	650	Ross-on-Wye	1,500
Kington	250	Rural Areas	2,500
Ledbury	600		

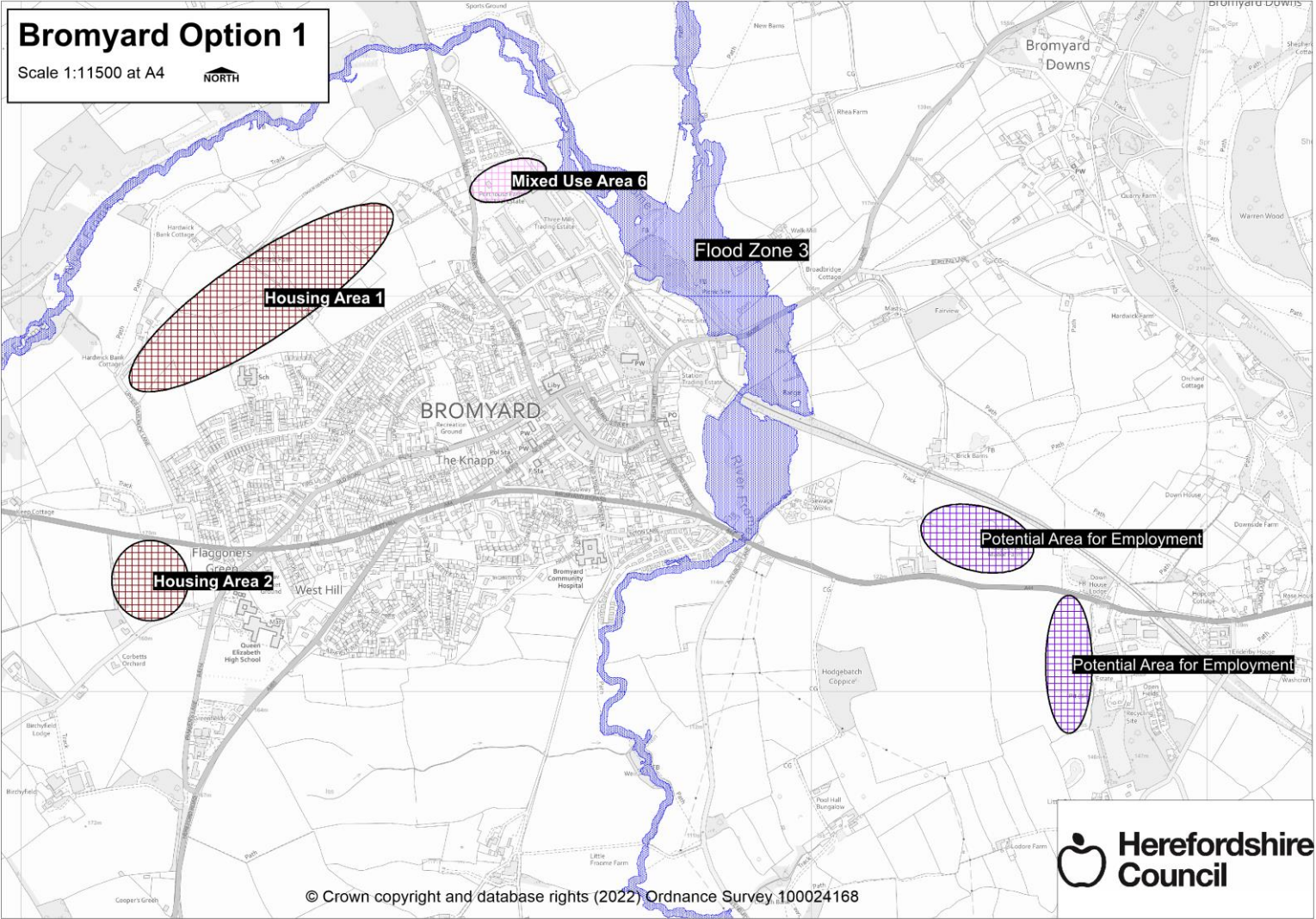
- ❑ River Lugg phosphate issue and emerging evidence base

City and Market Towns Options

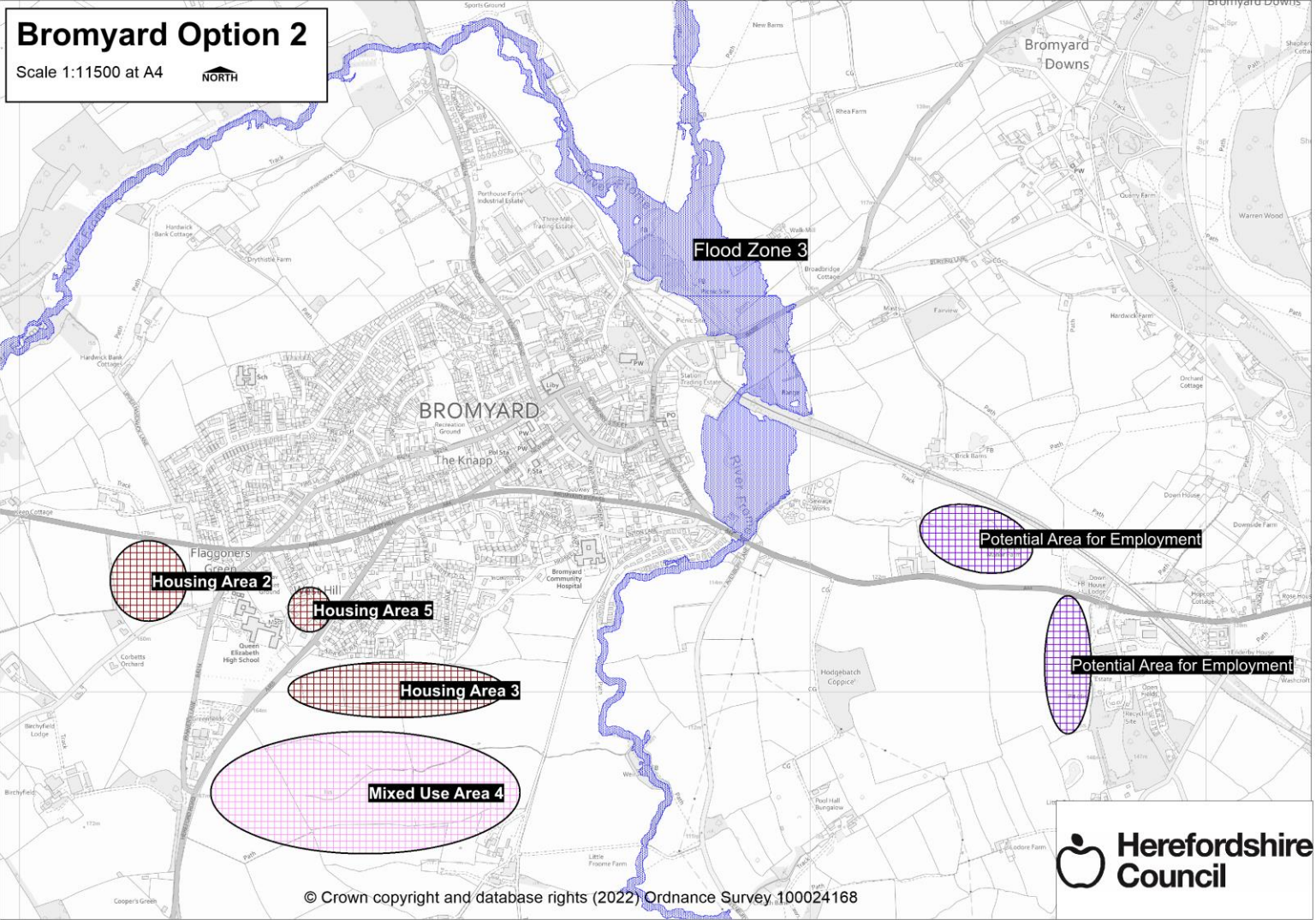
Hereford



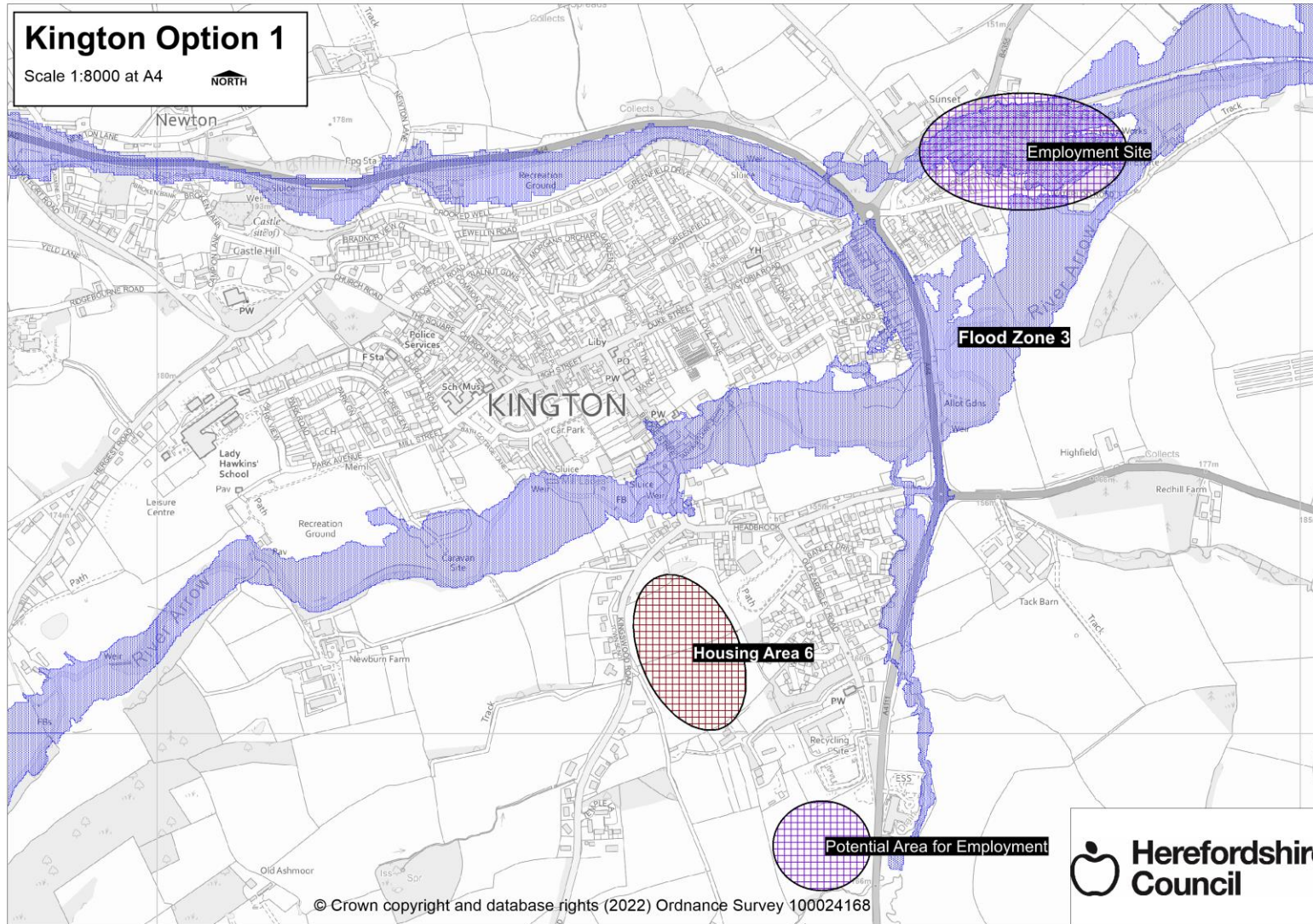
Bromyard 1



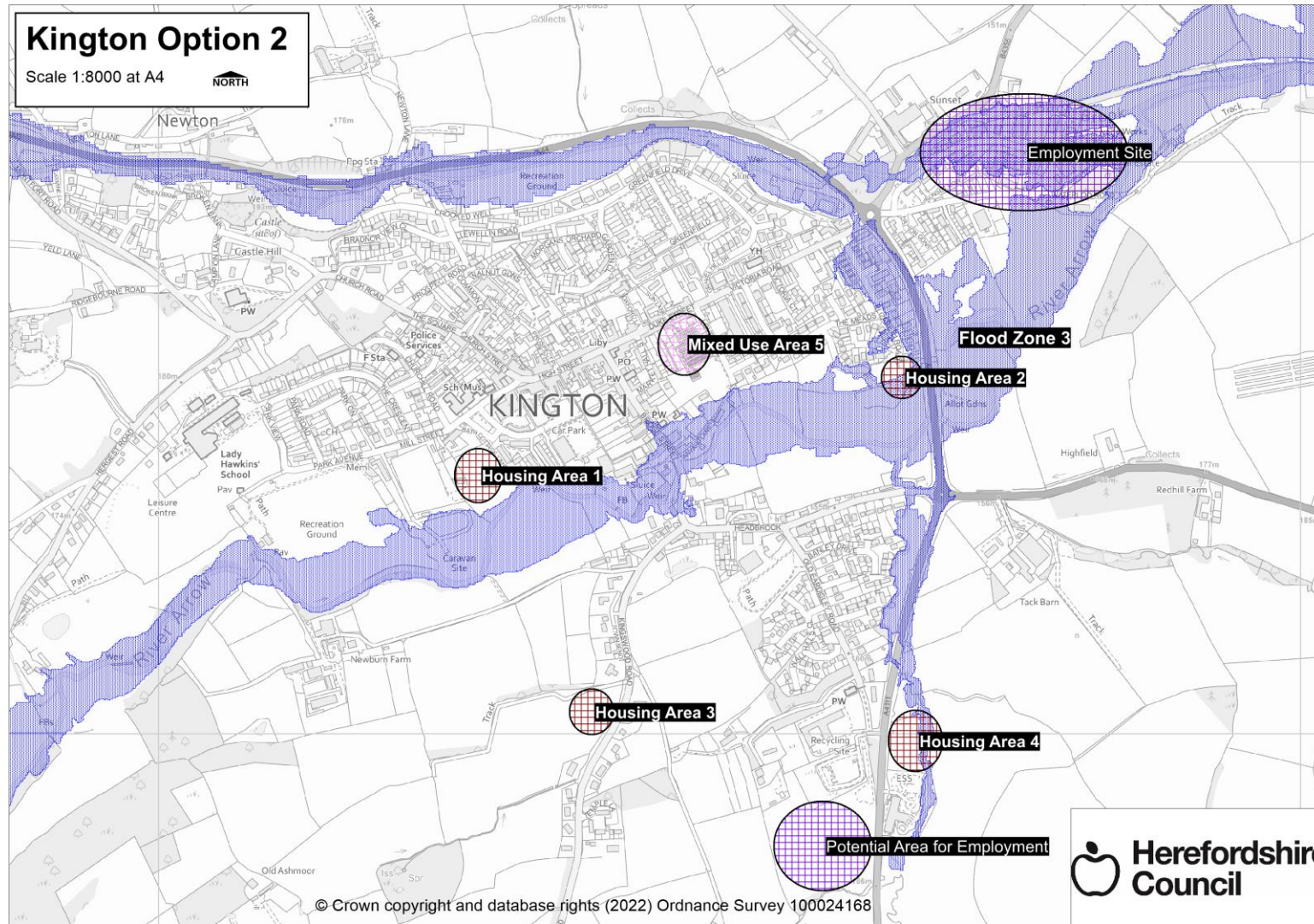
Bromyard 2



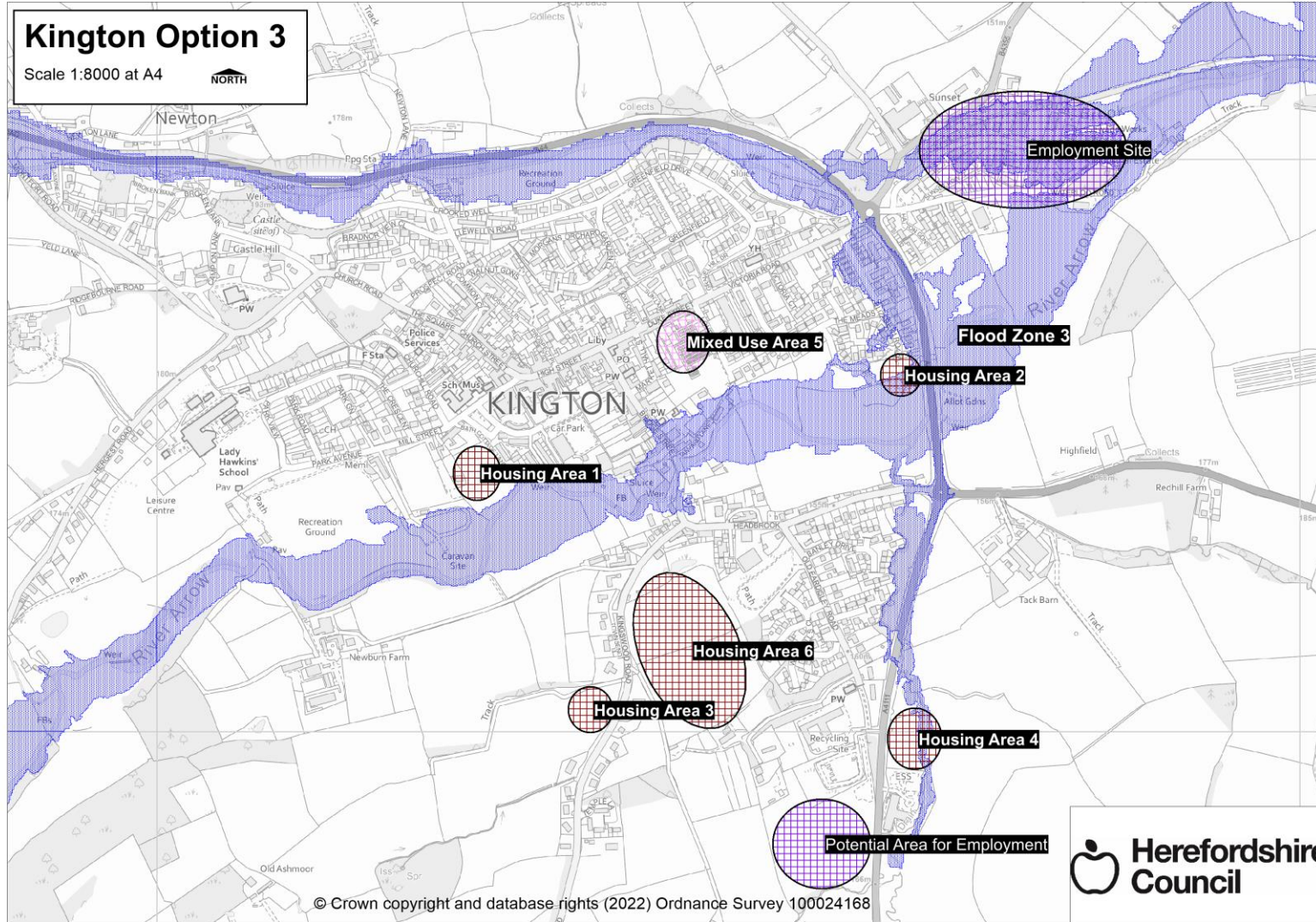
Kington 1

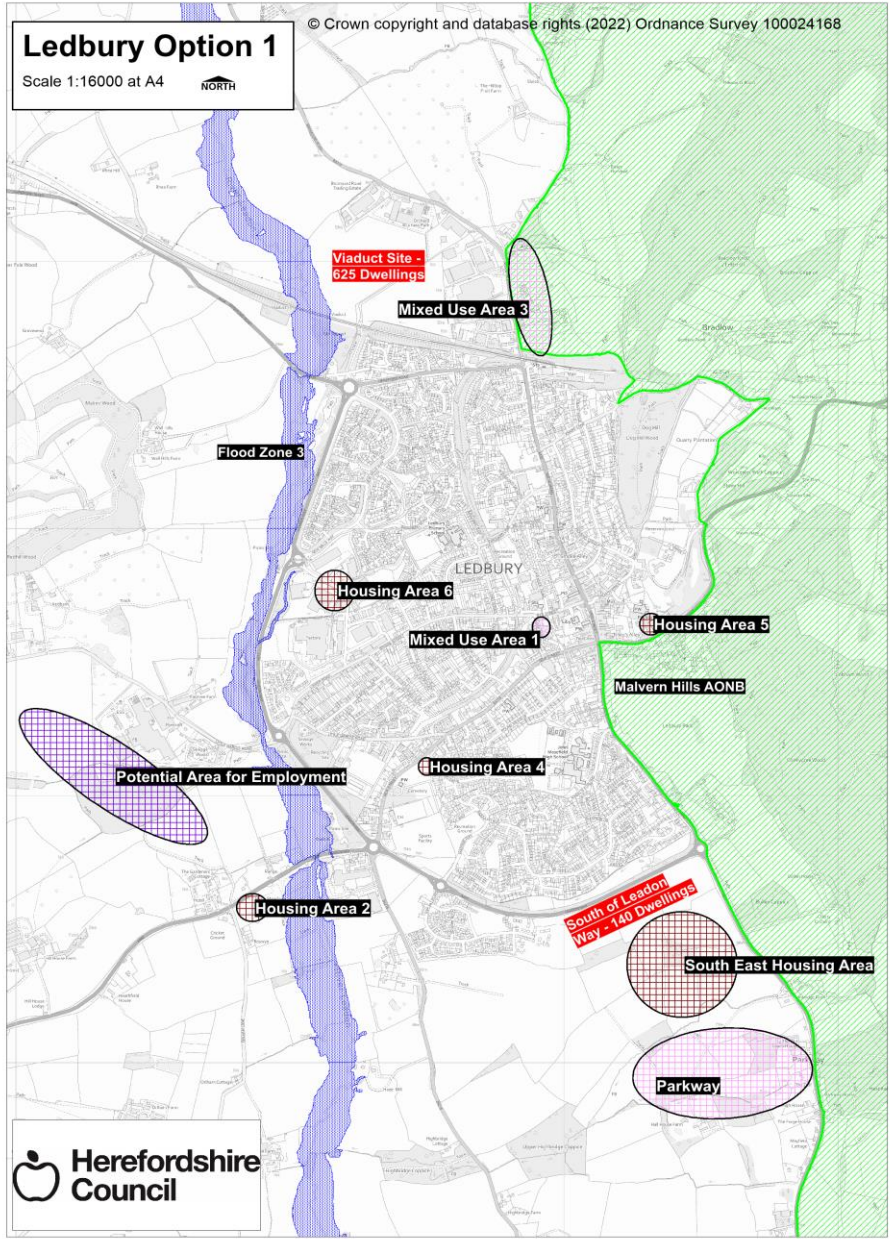


Kington 2



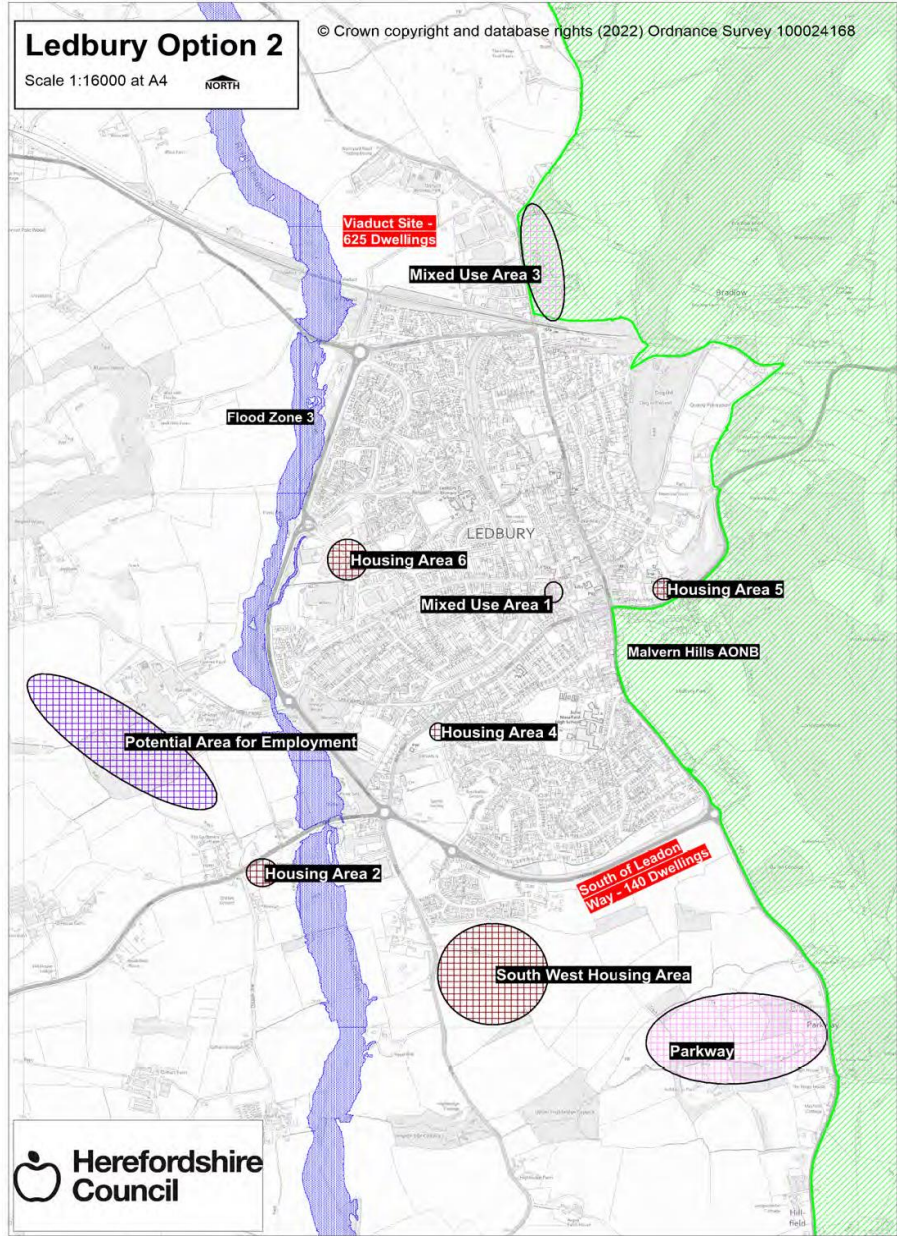
Kington 3





Ledbury 1

Ledbury 2

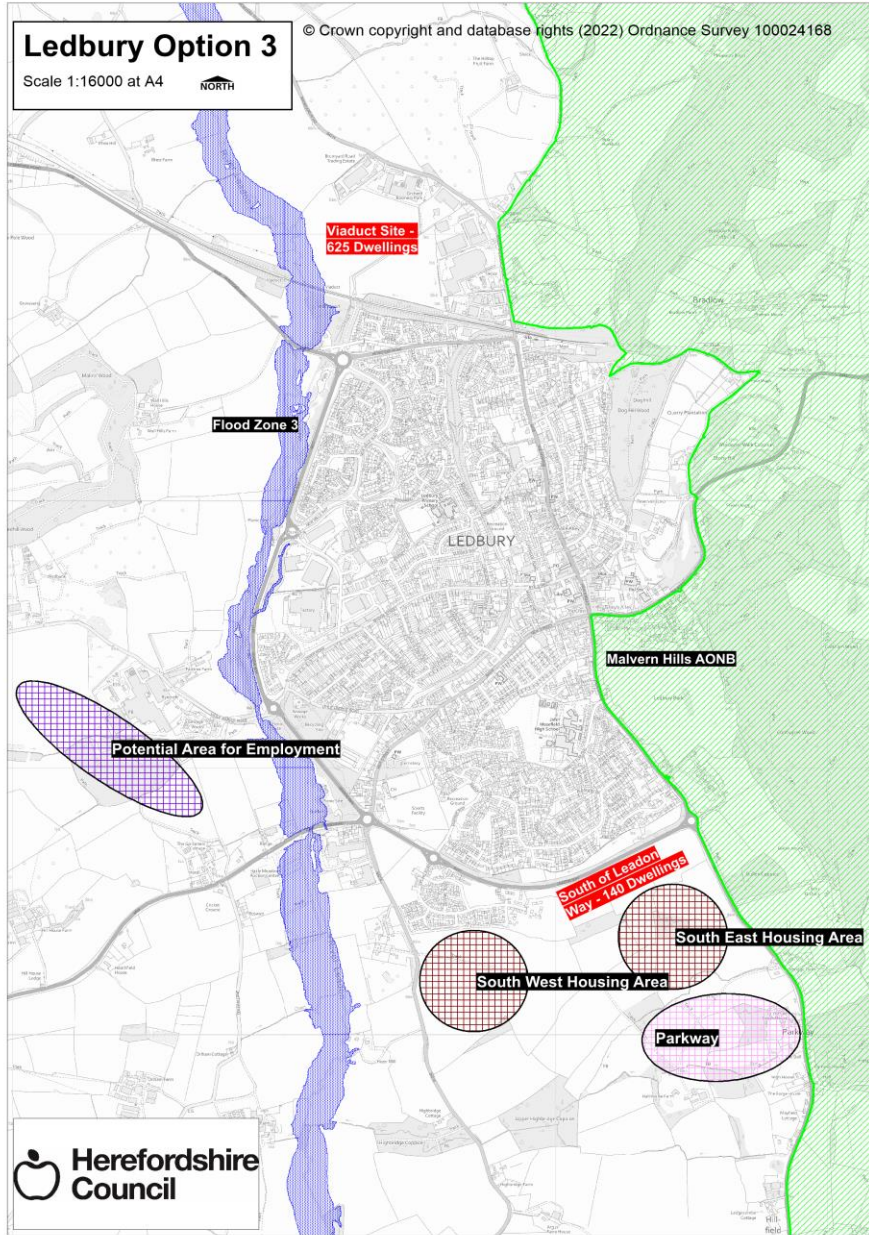


Ledbury Option 3

Scale 1:16000 at A4



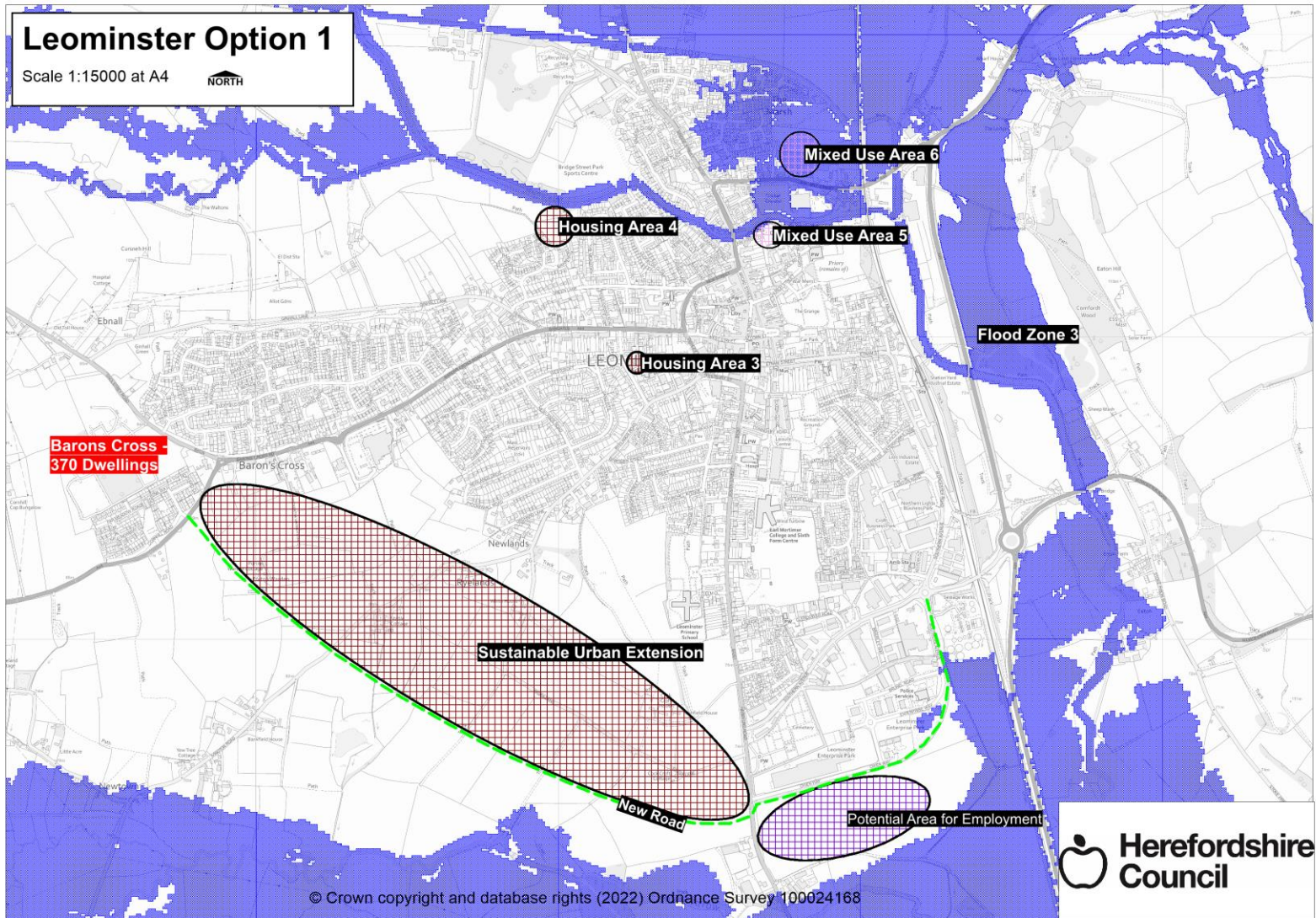
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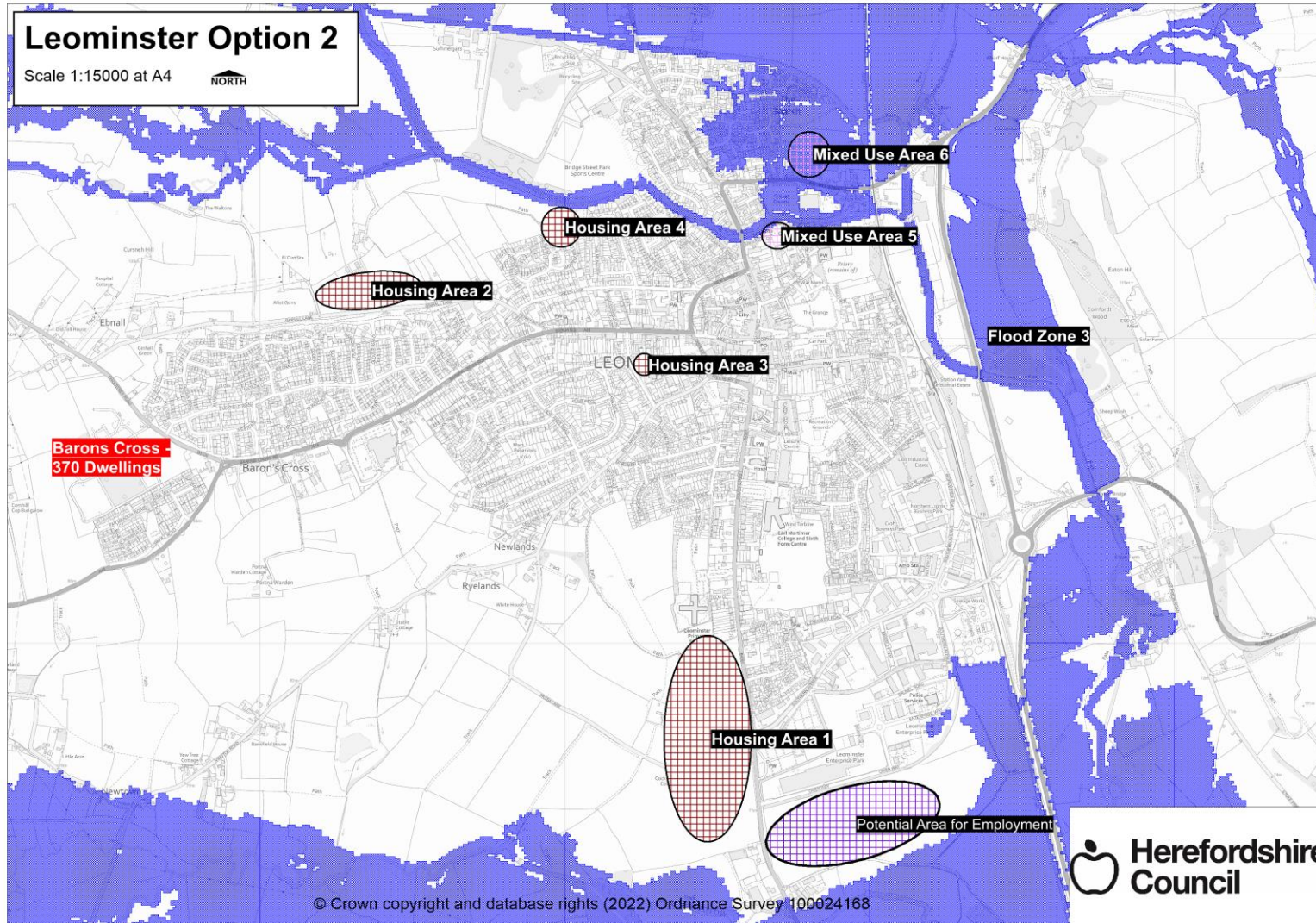
 Herefordshire Council

Ledbury 3

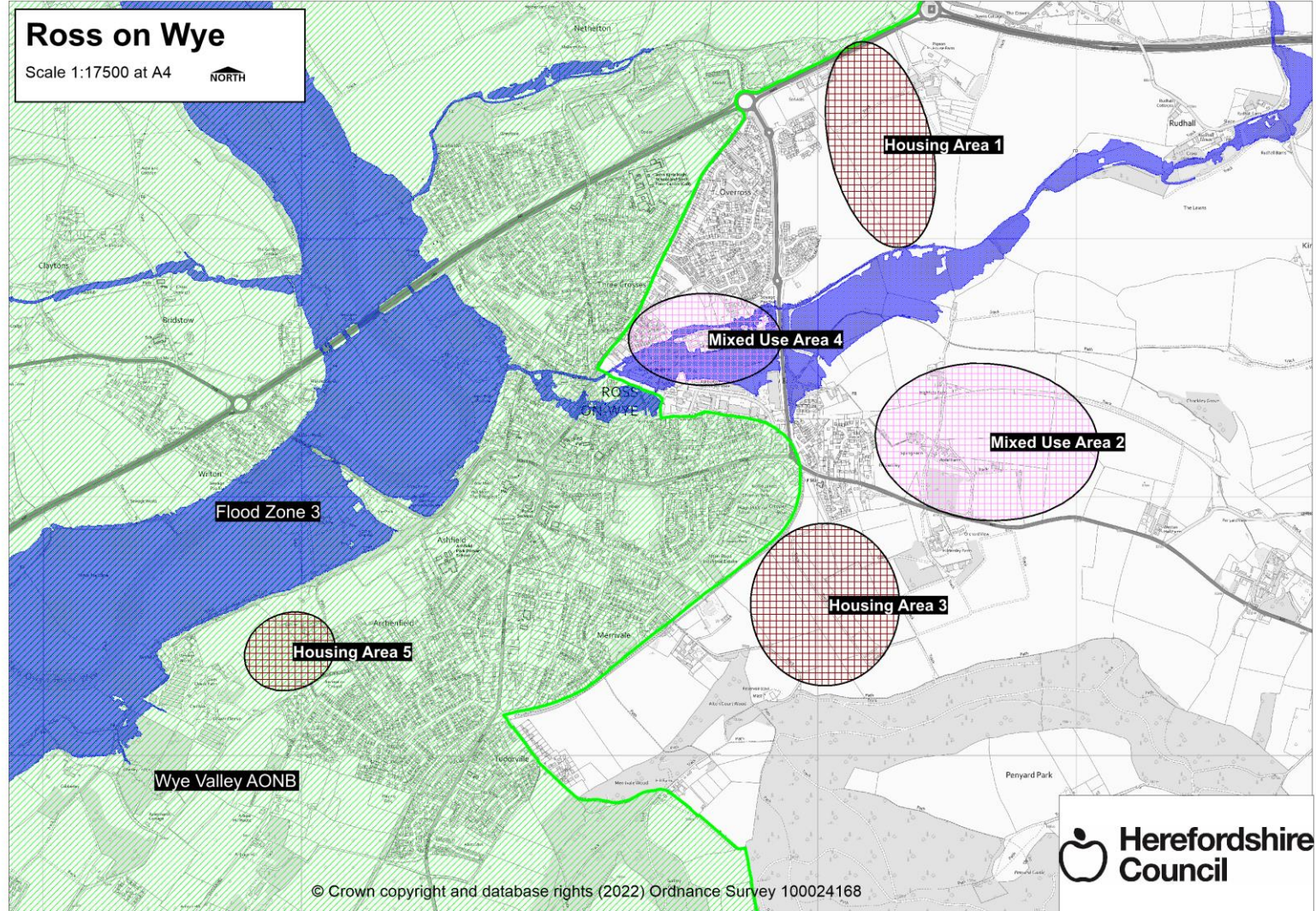
Leominster 1



Leominster 2



Ross-on-Wye



Workshop/Discussion Break

Rural Areas Options

Rural Areas Place Shaping Options

Option 1. Settlement Hierarchy Options

Where rural housing will be distributed

Options 2 and 3. Responsive to local circumstance Options

How can special circumstance be taken into account

Option 4. Proportionate Growth Options

The amount of rural housing
to deliver

Where rural housing will be distributed?

Background

Rural Settlement Hierarchy 318 settlements reviewed.

For full details can be found in the Rural Background Paper.

The settlements listed in the following options have been identified from evidence gathered, there are four focus areas as to how weighting is applied.

A sustainable balanced approach has been taken

- Environmental designations and constraints
- Services and facilities
- Large employment sites
- Public transport provision trains/buses
- Road and water infrastructure



Option 1a: The housing to be distributed through the most sustainable settlements across the county;

OPTION 1A COUNTYWIDE

Almeley	Credenhill	Llangrove	Shobdon
Bartestree	Cusop	Longtown	Staunton on Wye
Bishops Frome	Dilwyn	Lugwardine	Stretton Sugwas
Bodenham	Eardisley	Lyonshall	Tarrington
Bosbury	Ewyas Harold	Madley	Wellington
Bredenbury	Fownhope	Marden	Weobley
Bridstow	Fromes Hill	Mordiford	Weston under Penyard
Brimfield	Goodrich	Moreton on Lugg	Whitchurch
Burghill	Kimbolton	Much Birch	Wigmore
Canon Pyon	Kingsland	Orleton	Withington
Clehonger	Kingstone	Pembridge	Wormbridge
Colwall	Lea	Peterchurch	Yarpole
Cradley	Leintwardine	Pontrilas	

Option 1a: List of identified settlements

Pros

- Targets housing to the most sustainable settlements
- Reduce the need to travel
- Supports rural services and facilities
- Enables affordable housing opportunities

Cons

- Some areas of the county have limited housing growth
- Some areas in the county have no settlements listed
- Some existing rural services and facilities will not see increased growth to support their viability
- Lack of opportunities for affordable housing

Option 1b: Housing to be distributed to the most sustainable settlements in each Housing Market Area.

OPTION 1B HMA			
BROMYARD HMA	GOLDEN VALLEY HMA	HEREFORD HMA	KINGTON HMA
Bodenham	Cusop	Bartestree	Almeley
Bredenbury	Ewyas Harold	Credenhill	Eardisley
Brockhampton (N)	Longtown	Fownhope	Lyonshall
Burley Gate	Michaelchurch Escley	Madley	Pembridge
Edwyn Ralph	Peterchurch	Marden	Shobdon
Hope under Dinmore		Moreton on Lugg	Staunton on Wye
Stoke Prior		Wellington	Titley
LEDBURY HMA	LEOMINSTER HMA	ROSS ON WYE HMA	
Ashperton	Brimfield	Goodrich	
Bishops Frome	Kimbolton	Kingstone	
Bosbury	Kingsland	Little Dewchurch	
Colwall	Leintwardine	Llangrove	
Cradley	Orleton	Much Birch	
Fromes Hill	Weobley	Peterstow	
	Wigmore	Pontrilas	
		St Weonards	
		Weston under Penyard	
		Whitchurch	
		Wormbridge	

Option 1b: List of identified settlements

Pros

- Responsive to the different character of rural areas across the county
- Even distribution across the rural area
- Supports vital services in remote areas of the county
- Enables affordable housing opportunities

Cons

- Still a need to travel by private car
- Some settlements identified have a smaller range of services and facilities
- Some larger settlements in the Hereford HMA will not be identified for growth

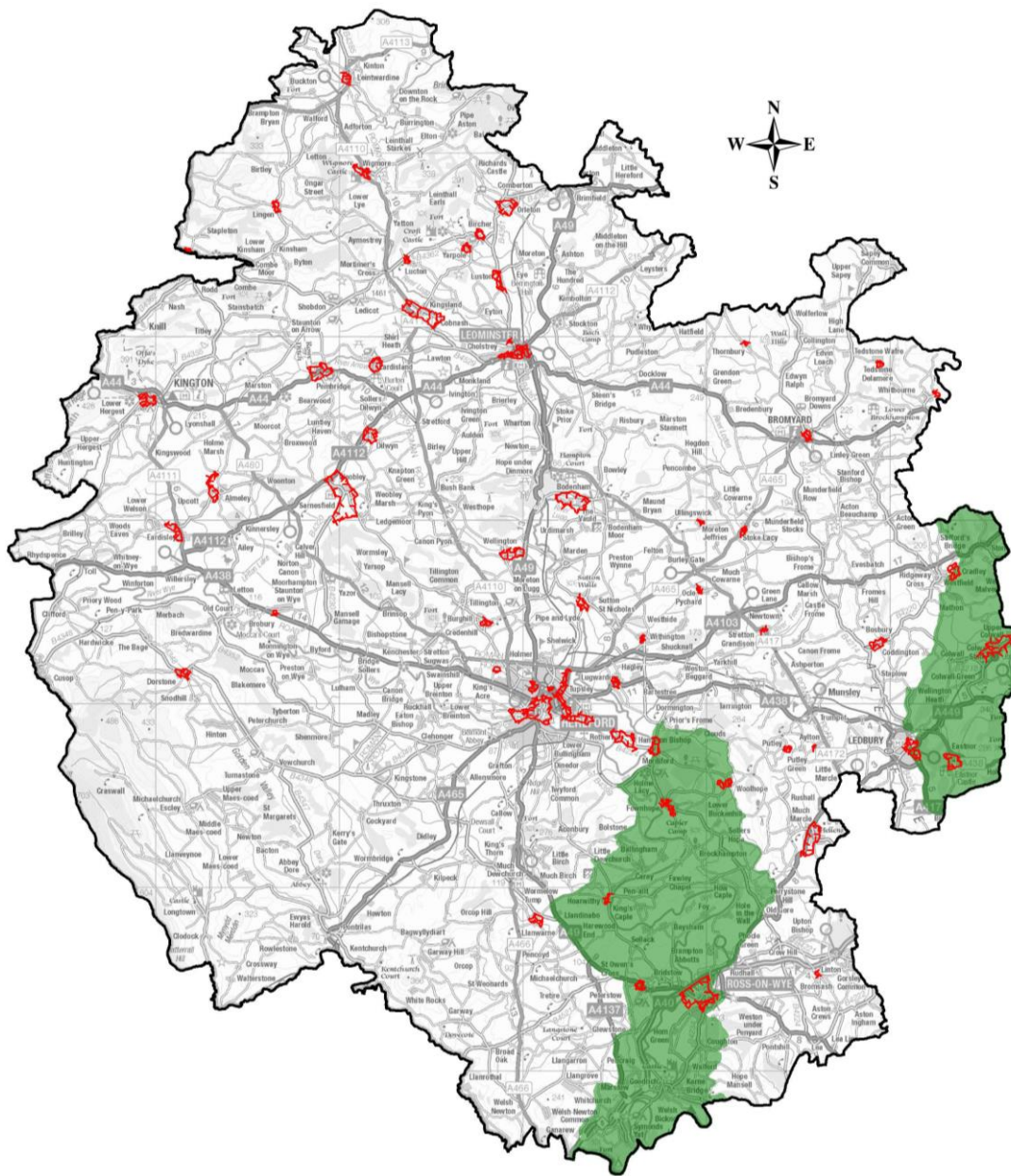
Option 2: Taking account of Conservation Areas and Areas of Outstanding Natural Beauty

The preferred option was reduced growth in AONBs and Conservation Areas.

2a: Focus growth only within sustainable settlements outside of the AONB (in green) and Conservation Areas (in red);

or

2b: Reduce amount of growth within settlements in the AONBs and Conservation Areas.



Option 2a: Focus growth only within sustainable settlements outside of the AONB and Conservation Areas

Pros

- Protect landscape and townscape of AONBs and conservation areas
- Retain and enhance high quality places
- Enhances tourism

Cons

- Some of the most sustainable settlements are within a AONB or have a conservation area
- Impact viability of services and facilities
- Identified settlements subject to growth restrictions
- Growth concentrated on fewer sustainable settlements

Option 2b: Reduce amount of growth within settlements in the AONBs and Conservation Areas.

Pros

- Responsive to environmental character
- Retain viability of services and facilities
- Reduce the amount of development
- Protect the landscape and townscape

Cons

- Affect the ability to provide affordable housing and community facilities
- Growth would be concentrated on the settlements outside of AONB and Conservation Areas
- Development close to conservation areas may impact on historic character

Option 3: Additional settlements to meet local needs, to include affordable housing, self build and custom built housing.

Option 3a: Support growth with a **second tier** of sustainable settlements, allowing for affordable housing and local need self-build and community led housing only.

OPTION 3

Brampton Abbotts

Holme Lacy

Monkland

Vowchurch

Burley Gate

Hope under Dinmore

Much Marcle

Walford (s)

Clifford

Kilpeck

St Weonards

Woolhope

Crow Hill

Little Dewchurch

Stoke Prior

Dorstone

Luston

Sutton St Nicholas

Gorsley

Michaelchurch Escley

Titley

Additional settlements to meet local needs Option 3b: Neighbourhood Development Plan allocations

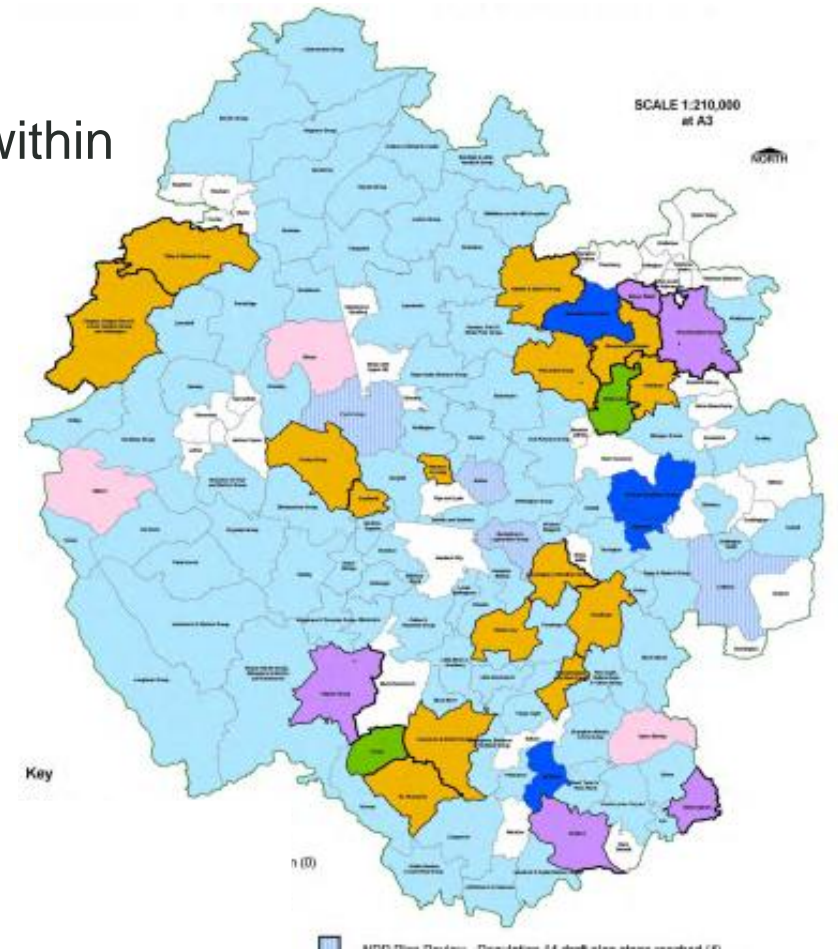
Provide policy framework to support parish councils/communities within their own Neighbourhood Development Plans to

Make the case to allocate sites for

- Affordable housing
- Self build
- Custom-build and community led housing schemes.

Settlements not indicated within the Local Plan list for growth could make a reasoned argument within their NDPs where there is a specific need or requirement.

This supports communities to provide local needs housing within their area within a local development plan led approach.



Option 3a/b: Provision of additional tier of settlement for affordable housing, self-build and custom build housing only

Pros

- Address local needs
- Opportunities for affordable housing in areas where market housing would be limited
- Limited development would protect settlement landscape/townscape character

Cons

- Encourages some growth in less sustainable areas
- Still a need to travel by private car
- Not sustain rural services and facilities
- Require robust definitions of local needs, 'self-build' and community led housing

Option 4: Proportionate Growth Options in the rural areas

The amount of rural housing to be distributed



Rural Area Proportionate Growth Option 1

- Proportional growth based on the size of the existing settlement.

Size of settlement x % Proportional Growth = Future Growth



Rural Area Enhanced Growth Option 2

- Proportional growth based on the viability of development sites. Overall rural growth distributed evenly to named sustainable settlements regardless of settlement size.

Rural Housing divided by No. of settlements = Settlement growth

Rural Employment

There are a number of large employment sites within the rural area which could be identified for safeguard. Further guidance will be provided within the Employment Land Study.

- Kingstone / Madley Airfield
- Moreton on Lugg
- Shobdon Airfield
- Whitestone Business Park, Withington



- Outside of any existing employment sites, should new larger scale employment provision be directed towards those settlements named within the options above?
- Are there instances where large scale employment will be situated within the 'open countryside'?

Transport and connectivity

- There are a number of potential opportunities to improve connectivity and transport in and around the rural area, enabling commuter and leisure travel to be made within the use of private cars.
- These could include:
- Long distance cycleways/greenways along old railway lines
- Additional footpaths/rights of way along field edges connecting rural settlements
- Safeguarding the former Herefordshire Gloucestershire canal route
- Are there any known long distance routes which could be safeguarded within the Local Plan?



Workshop/Discussion Break

Next Steps

Next steps (draft)	Dates
Place shaping consultation period	13 th June – 25 th July
Members and Parish Council presentation	w/c 13 th June
Roadshow events	20 th June – 8 th July

Any other questions?

Place Shaping Consultation Roadshows

LOCATION	VENUE	DATE	TIME
Ledbury	Market Place	Tues 28 June	10:00 – 12:00
Bishops Cleeve	Village Hall	Tues 28 th June	14:00 – 16:00
Hereford	High Town Market	Wed 29 June	09:30 – 12:30
Fownhope	Village Hall	Wed 29 June	14:00 – 16:00
Ross-on-Wye	Market Place	Thurs 30 June	10:00 – 12:00
Lea	Village Hall	Thurs 30 June	14:00 – 16:00
Leominster	Market Place	Fri 1 July	10:00 – 12:00
Wigmore	Community Hall	Fri 1 July	14:00 – 16:00
Ewyas Harold	Memorial Hall	Mon 4 July	14:00 – 16:00
Bromyard	Country Market	Thurs 7 July	10:00 – 12:00
Bartestree	Village Hall	Thurs 7 July	14:00 – 16:00
Kington	Market Hall	Fri 8 July	10:00 – 12:00
Weobley	Village Hall	Fri 8 th July	14:00 – 16:00