

# **Pixley and District Neighbourhood Development Plan 2011-2031**

The parishes of Aylton, Little Marcle,  
Munsley and Pixley

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# **Consultation draft**

**DJN Planning Limited**

September 2017

For Pixley and District NDP Steering Group

## Pre-submission consultation and publicity notice

In accordance with the Neighbourhood Planning (General) Regulations 2012, notice is given that a formal pre-submission public consultation on proposals for the Pixley and District Neighbourhood Development Plan will start at 9.00 a.m. on **Monday, 4 December 2017** for a period of eight weeks, ending at 5.00 p.m. on **Monday 29 January 2018**.

### Where you can inspect the proposed Neighbourhood Development Plan

The proposed Neighbourhood Development Plan may be inspected:

- On the Parish Council website at <http://pixleyanddistrict.org.uk/neighbourhood-plan-documents/>
- At The Nest, or at any of the parish churches (Little Marcle, Pixley, Aylton and Munsley)
- On request from the Clerk to Pixley and District Parish Council, by email to [pixleyclerk@btinternet.com](mailto:pixleyclerk@btinternet.com) or by post to The Clerk to Pixley Parish Council, Mapleside, Ashperton, Ledbury HR8 2RZ
- At the Ledbury Customer Service Centre, The Master's House, St. Katherines, Ledbury HR8 1EA during opening hours.

Supporting documents are available at <http://pixleyanddistrict.org.uk/neighbourhood-plan-documents/>.

### How to make comments on the proposed Neighbourhood Development Plan

Comments should be made in writing, and include the name and address of the person making the comments. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available. This includes the name and address of the person making the comments.

A comments form is available and can be downloaded from the website, requested by email or post from the Clerk, or collected from The Nest and any of the parish churches.

If you wish to be kept updated on the progress of the Neighbourhood Development Plan, please also give an email address (which will not be published).

Send/make your comments:

- by email to: [pixleyclerk@btinternet.com](mailto:pixleyclerk@btinternet.com)
- by post to: The Clerk to Pixley and District Parish Council, Mapleside, Ashperton, Ledbury HR8 2RZ.

**All comments must be received by 5.00 p.m. on Monday 29 January 2018.** These will be considered by Pixley and District Parish Council, and will help shape the Neighbourhood Development Plan.

## CONTENTS

	<b>Page</b>
<b>1. SETTING THE SCENE</b>	<b>1</b>
Introduction	1
Format of the Neighbourhood Development Plan	1
National and local planning policy context	1
<b>2. PIXLEY AND DISTRICT NEIGHBOURHOOD AREA</b>	<b>3</b>
<b>3. VISION, OBJECTIVES AND STRATEGY</b>	<b>9</b>
Vision and objectives	9
Sustainable development	10
<b>4. HOUSING</b>	<b>12</b>
Housing in Pixley and District	12
Rural exception housing	14
<b>5. THE LOCAL ECONOMY</b>	<b>16</b>
Economic development in Pixley and District	16
Polytunnels	17
Economic and social infrastructure	20
<b>6. ENVIRONMENT</b>	<b>22</b>
Natural environment	22
Historic environment	23
Design and access	24
<b>7. COMMUNITY</b>	<b>26</b>
Renewable energy	26
Community facilities	26
<b>8. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN</b>	<b>28</b>
Community actions	28
<b>PLANS</b>	
1 Pixley and District Group Neighbourhood Area	4
2 Pixley and District Group SEA, Heritage and Landscape	7
3 Pixley and District Group SEA, Minerals, Biodiversity and Flood Zones	8
<b>APPENDICES</b>	
<b>A: EVIDENCE BASE</b>	<b>30</b>
<b>B: NATIONAL AND LOCAL PLANNING POLICIES</b>	<b>31</b>

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## **1. SETTING THE SCENE**

### **Introduction**

- 1.1 New planning powers were given to local communities by the Localism Act 2011. These include the ability to prepare Neighbourhood Development Plans, which then form part of the statutory planning framework for development in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Pixley and District Parish Council has decided to prepare a Neighbourhood Development Plan to make use of these new powers and help ensure that decisions on future development are guided locally. A Steering Group has overseen work on the draft Neighbourhood Development Plan.

### **Format of the Neighbourhood Development Plan**

- 1.3 The Neighbourhood Development Plan begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2). In line with national and County-wide planning policies, the Neighbourhood Development Plan seeks to contribute to sustainable development by addressing social, environmental and economic matters together.
- 1.4 The Neighbourhood Development Plan's vision for the future of the Neighbourhood Area up to 2031 is set out in chapter 3, together with more detailed objectives. This chapter provides an overarching policy for the sustainable development of the Area.
- 1.5 The Neighbourhood Development Plan then sets out policies on the development and use of land, for housing (chapter 4); the local economy (chapter 5); the environment (chapter 6); and community services (chapter 7). A concluding chapter 8 explains how the Neighbourhood Development Plan will be delivered, and includes a set of Community Actions to capture local aspirations on non-land use matters.
- 1.6 The Neighbourhood Development Plan has been prepared using evidence gathered from a range of sources. Much information has been taken from reports and other documentation prepared by Herefordshire Council for the Local Plan Core Strategy. This has been supplemented by local sources, including a residents' survey in 2017. A summary of the resultant 'evidence base' for the Neighbourhood Development Plan is at Appendix A.

### **National and local planning policy context**

- 1.7 The Neighbourhood Development Plan's policies need to be read alongside the existing national and County planning policies which apply in the Neighbourhood Area.
- 1.8 National planning policy is set out in the National Planning Policy Framework, published in March 2010. Planning Practice Guidance gives more practical advice as to how national policy is to be implemented.

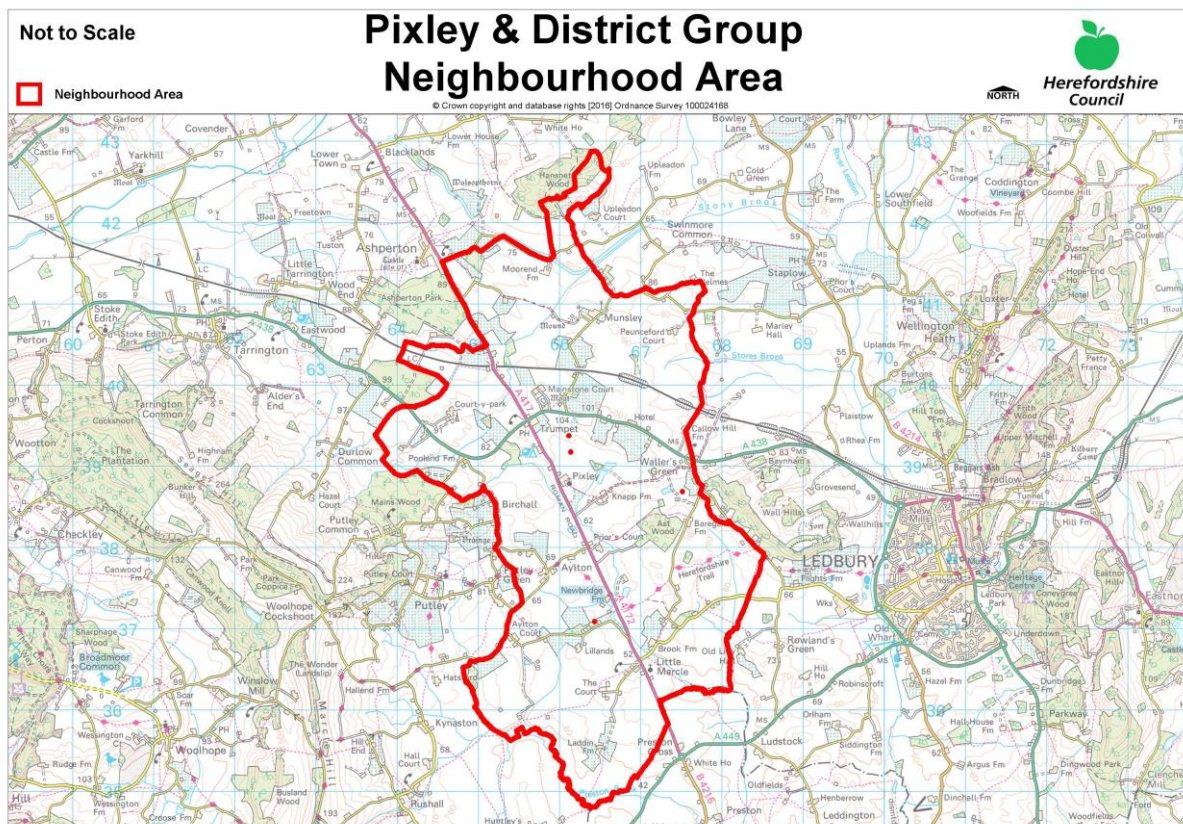
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- 1.9 Herefordshire Council is responsible for preparing the Local Plan. The first document to be produced is the Local Plan Core Strategy. This sets out the strategic planning policies which will govern development in the County from 2011 to 2031. These cover such issues as requirements for new housing, the rural economy, the environment and community facilities. The Neighbourhood Development Plan has been written to complement rather than duplicate these existing policies, which are listed at Appendix B. Reference is made to relevant policies in the text of the Neighbourhood Development Plan.
- 1.10 The Neighbourhood Development Plan, like all development plans, is subject to an assessment process termed Strategic Environmental Assessment (SEA). The Assessment is undertaken independently, by Herefordshire Council. A scoping report in April 2017 concluded that further work would be needed as the Neighbourhood Development Plan proceeds. To this end, an Assessment of the draft Neighbourhood Development Plan is being published as part of this consultation.
- 1.11 Herefordshire Council have also assessed whether there is any European site within or in proximity to the Neighbourhood Area which could be affected by any future proposals or policies. This would include Special Areas of Conservation, of which there are several in and bordering the County. If so, the Neighbourhood Development Plan would need to be subject to Habitat Regulations Assessment. However, the screening concluded that European sites will not need to be further considered in the preparation of the Neighbourhood Development Plan.
- 1.12 A Parish Plan was produced in 2005. Many of the themes and issues explored in the Parish Plan remain relevant to the Neighbourhood Development Plan and these have been taken into account.
- 1.13 The Neighbourhood Development Plan covers the period 2011 to 2031, coterminous with the Local Plan Core Strategy.

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## **2. PIXLEY AND DISTRICT NEIGHBOURHOOD AREA**

- 2.1 This part of the Neighbourhood Development Plan describes the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place.
- 2.2 The Neighbourhood Area was approved in August 2016. The qualifying body is Pixley and District Group Parish Council and the Neighbourhood Area covers the parishes of Aylton, Little Marcle, Munsley and Pixley, some 1885 hectares (Plan 1).
- 2.3 The four parishes lie in the east of Herefordshire. The market town of Ledbury lies a few miles to the east and offers a range of local services, including a railway station, community hospital, schools, employment and shopping. Higher level services are available in Hereford (12 miles), Worcester or Gloucester (both 20 miles).
- 2.4 The Area is crossed by two 'A' class roads – the A438 (Hereford to Ledbury) and the A417/4172, a former Roman Road running north-south. These two main roads form a crossroads junction at Trumpet. They are busy through routes which also serve local traffic and give access to the rural lanes, small businesses and private property. Although they enable local communications and ensure the Area is well-connected, the main roads are a significant cause of concern to local communities in respect of excessive traffic speeds and road safety. This is particularly the case with the A4172 between Trumpet and Preston Cross. There are associated impacts from severance, noise and disturbance. The traffic conditions are such as to inhibit the use of the main roads by pedestrians and cyclists.
- 2.5 Away from the main roads, the Area is served by rural lanes which are generally narrow and winding. There are further road links to Ledbury from Little Marcle, or via the A449 from Preston Cross to the south. The main public transport provision is between Hereford and Ledbury on the A438, where the bus service enables a weekday journey to work to either town. The Area is crossed by the Hereford/Ledbury railway line and by the Herefordshire Trail, a long-distance footpath. Many other public rights of way give access for local use and by tourists.
- 2.6 The settlement pattern has developed organically in the form of hamlets, scattered groups of houses, wayside dwellings and farmsteads, all set amongst pasture and arable farmland, woodland, and orchards. In recent years, the use of polytunnels to aid soft fruit growing has greatly expanded. A range of services and businesses are found along the A438: the Verzon House Hotel, The Nest at Little Verzons Farm, a café and shop selling local produce including staples such as eggs, milk and bread; Newent Garden Centre, also at Little Verzons; Trumpet Garage and an adjoining car sales business; the Trumpet Corner Tea Room and galleries; the Trumpet Inn; and Alexander Park, a golf, gym and spa resort at Court-y-Park. There is a church in each parish, but no village hall as such although the privately-owned Munsley WI Hall is available for community use. There are no Post Office services, the nearest being at

Ledbury save for an outreach service available in neighbouring Putley Parish Hall on Monday afternoons.



### Plan 1: Pixley and District Group Neighbourhood Area

- 2.7 The population of the Area was 554 in 2011, up from 494 in 2001 (an increase of 12%). The number of households increased from 192 in 2001 to 209 in 2011. The average household size also rose slightly in this period from 2.57 to 2.65.
- 2.8 In 2011, the age profile of the population was younger than the County average, with a noticeably lower proportion of older people (12.4% aged 65 and over, compared to 21.3% at County level). Young people aged 0-15 accounted for 19.3% of the population (County 17.1%).
- 2.9 The population density in 2011 was 0.3 persons per hectare, reflecting the rural environs and less than that at County (0.8 ppha) or West Midlands (4.3 ppha) levels. In 2011 78% of homes were owner occupied, well above the County average (67.7%). The Area has little social housing, which stood at 4.8% of the stock in 2011 (County 10.5%). There is a notable preponderance of larger houses, with 42.1% of dwellings having four or more bedrooms in 2011, compared to 24.8% in Herefordshire.
- 2.10 Locally-based employment is largely linked to agriculture on the established farm enterprises. Most of the farmland is rated as best and most versatile, being mainly grade 2 (very good)

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with some grade 1 (excellent) to the south of Little Marcle. Commercial apple, pear and soft fruit growing has been associated with the locality for many years and is a notable feature of the farming economy and land use. In its traditional guise, it is also important to tourism with the area taking part in the 'Big Apple' celebrations at blossom and harvest times in the spring and autumn. The local services noted above also provide employment, together with other small businesses. There are no industrial estates or similar employment areas. The rate of self-employment in 2011 was 23.4%, higher than in the County (14.4%) or the West Midlands (8.5%).

- 2.11 The landscape of the Area is important in defining local character and distinctiveness. The rolling topography is typical of lowland Herefordshire, set within higher ground to the west (Woolhope Dome) and east (Wall Hills). The County Landscape Character Assessment distinguishes two landscape types in the area: Estate Farmlands, around Trumpet, and Principal Timbered Farmlands at Aylton and Little Marcle.<sup>1</sup> Estate Farmlands are laid out in an ordered fashion, providing a mixed farming, medium scale landscape with fields defined by hedgerows. Principal Timbered Farmlands are lowland landscapes made up of a mosaic of small to medium sized fields, irregularly shaped woodlands and winding lanes. The key feature of this type is the unifying tree cover in the form of woodlands, often of an ancient semi-natural character; hedgerow trees, and linear cover associated with streams and watercourses.
- 2.12 There are a range of woodland and other habitats within the Neighbourhood Area, including ancient and semi-natural woodland such as Ast Wood and Whitfield Coppice, ancient replanted woodland, deciduous woodland and traditional orchards recorded in the Priority Habitat Inventory<sup>2</sup>, and wood-pasture and parkland. Four of the woodland areas are designated as Local Wildlife Sites, including Ast Wood and Whitfield Coppice, the others being the former Herefordshire-Gloucestershire canal and the roadside verge near Trumpet. There are also Tree Preservation Orders at Haygrove Farm and Hay Grove Coppice. Herefordshire Council's Ecological Network Map shows the blocks of woodlands as core areas, with local watercourses and linking habitats forming corridors and stepping stones throughout the Area. Mains Wood Site of Special Scientific Interest borders the Area to the west, 8.75 ha of mixed woodland which was assessed being in an "unfavourable declining" condition by Natural England in 2010.
- 2.13 The Neighbourhood Area has a range of heritage assets. There are numerous mainly Grade II listed buildings, with clusters at Poolend, Trumpet, Pixley Court, Aylton (including the Grade II\* Parish Church, Barn and Cow House), Aylton Court, Lillands, Laddin Farm, Little Marcle and Brook Farm. The churches at Munsley and Pixley are both grade II\*; the latter is included on Historic England's Heritage at Risk Register. At Little Marcle, the church of St. Michael and All

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<sup>1</sup> Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

<sup>2</sup> The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006.



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Angels is grade II. There are no scheduled ancient monuments. Aylton Conservation Area includes the Parish Church and other buildings. There is an Unregistered Park and Garden at Mainstone Court, north of Trumpet. The short section of the former Herefordshire and Gloucestershire Canal in the Neighbourhood Area, to the north of Munsley, is also of historic interest.

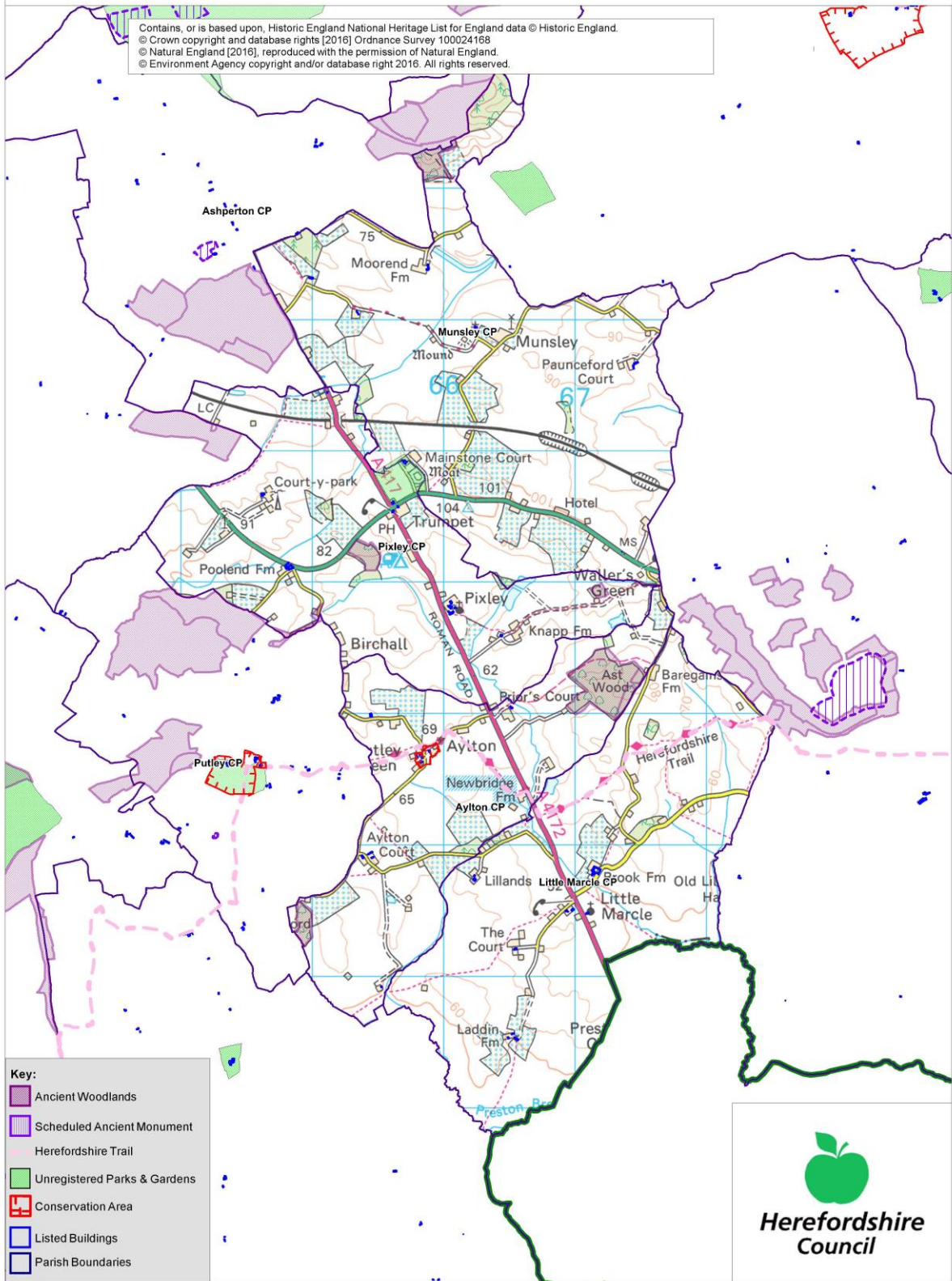
- 2.14 The Neighbourhood Area is in the catchment of the River Leadon which flows to the east. Water quality issues in the Leadon have been identified by the Environment Agency due to elevated levels of phosphorus from diffuse and point sources. There are limited areas of flood risk in the area, associated with the corridors of tributary watercourses such as Stony Brook and Preston Brook.
- 2.15 Plans 2 and 3 are taken from the Environmental Reports produced by Herefordshire Council as part of the SEA process referred to above. The Plans show the many areas of heritage, landscape, minerals and biodiversity interest in the Neighbourhood Area.

# Pixley & District Group SEA Map 1

Scale: 1:25,000



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**Plan 2: Pixley and District Group SEA, Heritage and Landscape.**

# Pixley & District Group SEA Map 2

Scale: 1:25,000



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**Plan 3: Pixley and District Group SEA, Minerals, Biodiversity and Flood Zones.**

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### **3. VISION, OBJECTIVES AND STRATEGY**

3.1 National and local planning policies place the achievement of sustainable development at the heart of the planning system. Sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations.

3.2 This chapter defines a vision and supporting objectives for the Neighbourhood Development Plan, together with an overarching policy on sustainability.

#### **Vision and objectives**

3.3 The Neighbourhood Development Plan has been prepared to deliver the following vision by 2031, as far as is possible through the planning system and in combination with national planning policies and the policies of the Local Plan Core Strategy. A draft was consulted upon in the residents' survey and comments received have informed the vision as now set out:

- Tranquil rural parishes whose landscape, wildlife and historic heritage are identified, protected and sustainably managed;
- A place where the next generation would want to raise their children;
- A location which supports farming, providing local employment;
- A thriving local community meeting the needs of all ages;
- A place that also supports small scale local businesses, tourism, well-designed affordable housing, and other services.

3.4 The following objectives have been drawn up to help deliver the Vision.

#### **Objectives for housing**

3.5 The Neighbourhood Development Plan will ensure that any new housing contributes to a thriving and balanced community by:

- Within the strategic policies of the Local Plan Core Strategy, supporting the provision of new housing including through a single rural housing exception site which excludes market housing.
- Requiring new housing to provide a mix of size and type of properties to meet community needs.

#### **Objectives for the local economy**

3.6 The Neighbourhood Development Plan will guide economic development by:

- Supporting rural diversification, tourism and other developments offering employment which are appropriate to their location and setting.
- Establishing a planning policy context for the determination of proposals for polytunnel development which balances economic and environmental factors.
- Working to improve electronic communications such as broadband.

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## Objectives for the environment

3.7 The Neighbourhood Development Plan will ensure that the local environment is protected by:

- Providing for the protection, conservation and enhancement of the landscape, wildlife and historic environment in accordance with Local Plan Core Strategy policies.
- Ensuring that new development is in keeping with its surroundings and appropriately designed and accessed.

## Objectives for the community

3.8 The Neighbourhood Development Plan will help meet community needs by:

- Supporting small-scale renewable energy proposals, particularly those which are community-led.
- Supporting the retention and diversification of existing community facilities and new provision.
- Identifying four Community Actions in respect of matters outside the formal scope of the Neighbourhood Development Plan.

## Sustainable development

3.9 Sustainable development requires planning's environmental, social, and economic aspects to be considered together, as they are mutually dependent. Gains in all three areas are to be sought jointly and simultaneously.

3.10 Responses to the residents' survey show that there are a range of concerns across these three areas: to address local housing needs, encourage local employment, manage the planning issues associated with polytunnels, protect the environment, and improve community facilities and services. Individual development proposals will inevitably entail a mix of costs and benefits when assessed against these differing priorities. The Neighbourhood Development Plan plays an active role in guiding development in the Neighbourhood Area to a sustainable solution. The following policy sets out how the overall contribution of individual development proposals to sustainability will be assessed, to best deliver the Neighbourhood Development Plan's vision and objectives.

### **Policy PIX1: Sustainable development**

**In considering the overall contribution of development proposals to the sustainable development of Pixley and District, the following principles will be sought and balanced:**

- 1. providing for new housing in accordance with the policies of the Local Plan Core Strategy, which demonstrably meets local needs; and**
- 2. supporting proposals for new and diversified employment opportunities which are compatible and in scale with the rural nature of the area and the environment; and**

- 
- 3. retaining and enhancing community facilities and supporting new provision, to meet a range of needs and foster quality of life; and**
  - 4. taking all opportunities to protect and enhance the distinctive natural and historic environments, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity.**

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## 4. HOUSING

4.1 The Local Plan Core Strategy provides that all of the Neighbourhood Area is countryside, with no settlements identified to receive housing growth. Reflecting this, new residential development is to be restricted, to avoid unsustainable patterns of development and in line with national planning policy. Accordingly, the Neighbourhood Development Plan does not identify any land for new housing. The effect of these provisions is to limit the amount of new housing development which will take place in the Neighbourhood Area over the plan period, and hence the opportunities available to meet local housing needs.

### Housing in Pixley and District

- 4.2 Local Plan Core Strategy policy RA3 *Herefordshire's countryside* applies throughout the Neighbourhood Area and sets out the circumstances in which residential development will be permitted. In summary, these are: where required to meet an essential need for a rural worker to live permanently at their place of work, or otherwise support a rural enterprise; where an existing dwelling is proposed to be replaced; the re-use of a redundant rural building; the provision of rural exception housing; where the dwelling is of exceptional quality or innovative design; and as a site providing for the needs of gypsies and travellers.
- 4.3 In respect of the latter, Herefordshire Council are preparing a Travellers' Sites Development Plan Document (DPD) as part of their work on the Local Plan. This will deal with the strategic planning issue of how the need for travellers' accommodation is to be met in Herefordshire, a matter best dealt with in a single County-wide document rather than through individual Neighbourhood Development Plans. Consultation by Herefordshire Council on 'preferred options' for the DPD in 2016 proposed a travellers' site at Whitfield Coppice, Trumpet. Replies to the residents' survey expressed opposition to this proposal. Work on the DPD is ongoing and no further reference to this matter is made here.
- 4.4 This issue aside, under policy RA3 new rural dwellings are mainly expected to arise in Pixley and District through the re-use and conversion of redundant or disused farm and other buildings. Local Plan Core Strategy policy RA5 *Re-use of rural buildings* provides more detail and supports the re-use of individual and groups of redundant or disused buildings for rural businesses and enterprise, including live/work units, or otherwise for residential purposes. Dwellings to meet essential farm, forestry and rural enterprise requirements may also come forward under policy RA4 *Agricultural, forestry and rural enterprise dwellings*.
- 4.5 Policy RA3 allows for rural exception housing. This offers an opportunity for the provision of affordable housing within Pixley and District. Given the restrictions otherwise on new homes, this is the main practical route to provide housing to meet local needs. Further consideration is given to this below.
- 4.6 The Neighbourhood Development Plan is supportive of the overall approach to rural housing set out in the Local Plan Core Strategy. In the residents' survey, the replacement of existing

dwelling and the conversion of redundant buildings were favoured. Both entail no overall increase in built development. The Local Plan Core Strategy also prefers making use of existing buildings through conversion and adaptation in preference to new development. Residents also accepted the need to meet the essential needs of farming and forestry, and to a lesser extent those of rural enterprises, but were less supportive of new dwellings coming forward based on their exceptional quality or innovative design.

- 4.7 When new homes are provided it will be important to make sure that the right kind of housing comes forward to meet local needs and foster social well-being, including by enabling young people to stay in the area. This is all the more pressing given the limited scale of provision which is expected. Comments made to the residents’ survey show that both affordable housing and smaller homes for sale on the open market are needed. This will help deliver a more balanced supply of houses which at present significantly favours larger properties over smaller.
- 4.8 The Local Plan Core Strategy recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities (policy H3 *Ensuring an appropriate range and mix of housing*). Evidence from the Herefordshire Local Housing Market Assessment<sup>3</sup> on the size and type of dwellings needed in the Ledbury Rural Housing Market Area (which includes Pixley and District) is set out in Table 1 and confirms that the main requirements are for one, two and three-bedroom houses. Smaller homes are particularly required in the affordable sector.

House type	Market Housing	Affordable housing
Houses	99.3%	66.9%
Flats	0.7%	33.1%
House size		
1 bedroom	5.2%	29.7%
2 bedroom	37.0%	39.4%
3 bedroom	66.4%	28.4%
4+ bedroom	-8.7%	2.5%

**Table 1: Requirements for house types and sizes, Ledbury Rural Housing Market Area**

- 4.9 Housing developments should be informed by and respond positively to this issue, whilst not being over-prescriptive. Wherever feasible, new housing proposals will be expected to address the local need for smaller accommodation. This will help meet housing market pressures and the locally expressed desire for less expensive open market homes. Live/work developments can readily be accommodated through the re-use of rural buildings and these will also be supported.

<sup>3</sup> Herefordshire Council, Herefordshire Local Housing Market Assessment – 2012 update, November 2013, tables 83 and 84.



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- 4.10 Local community needs also include new housing for older people, to enable downsizing and so the release of existing larger homes for family occupation.

#### **Policy PIX2: Housing in Pixley and District**

**Proposals for new residential development will need to satisfy the requirements of Local Plan Core Strategy policy RA3 and allied policies. Where new development is proposed, proposals must be able to demonstrate that existing buildings do not provide a reasonable alternative. In all cases, proposals must be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs. This includes smaller properties, live/work accommodation, and dwellings to meet the needs of older people.**

#### **Rural exception housing**

- 4.11 Local Plan Core Strategy policy RA3 indicates that rural exception housing is a possible route for the provision of affordable housing in the countryside. Further detail is set out in policy H2 *Rural exception sites*. The National Planning Policy Framework defines these as small sites used for affordable housing in perpetuity which would not normally be used for housing. They seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.<sup>4</sup>
- 4.12 There is only a limited supply of social housing in the Neighbourhood Area, although there is provision nearby in Putley, Tarrington and Ledbury. There have been no recent surveys of affordable housing requirements in the parishes. The Local Housing Market Assessment estimates the annual need for affordable housing in the Ledbury Housing Market Area as 58 units or 85% of the projected supply overall, a significant requirement.<sup>5</sup>
- 4.13 The residents' survey sought views on the provision of rural exception housing. The majority of respondents (56%) supported a single such scheme on the basis it was composed entirely of affordable housing. National planning policy and policy H2 suggests that at the local authority's discretion some market housing may be included in rural exception schemes, if required to ensure delivery of the affordable units, for instance without grant funding. This possibility was not supported in the residents' survey, with 47% opposed and 40% for. This finding is reflected in the following policy which requires any rural exception scheme to be provided solely as affordable housing.
- 4.14 Rural exception sites are typically brought forward locally, with the active support of the Parish Council. The Neighbourhood Development Plan provides a positive planning policy to

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<sup>4</sup> National Planning Policy Framework, Glossary, p. 55.

<sup>5</sup> Herefordshire Council, Herefordshire Local Housing Market Assessment – 2012 update, November 2013, table 80.

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confirm that a site for rural exception housing will be welcomed in principle, and includes a Community Action (CA1) in chapter 8 in respect of the non-land use aspects.

- 4.15 Local Plan Core Strategy policy H2 requires rural exception sites to have reasonable access to a range of services and facilities normally found in a settlement. The Neighbourhood Area is well-connected to neighbouring villages such as adjacent Ashperton, where there is a primary academy school, and to Ledbury and Hereford.

**Policy PIX3: Rural exception housing**

**The provision of rural exception housing on a single small site to meet a proven local need for affordable housing in perpetuity, which excludes market housing and otherwise meets the requirements of Local Plan Core Strategy policy H2, will be supported in Pixley and District.**

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## 5. THE LOCAL ECONOMY

### Economic development in Pixley and District

- 5.1 Employment in Pixley and District is diverse and includes mixed farming, small businesses, local services and home working. Ledbury and Hereford also provide employment for residents. Respondents to the residents' survey thought that the Neighbourhood Development Plan should particularly encourage farming (93%) and forestry (75%), although agricultural employment in intensive livestock units or under polytunnels was not favoured. Service-based economic activities in tourism and leisure, and hotels, pubs and cafes, were also welcomed. Livery and stabling, offices/knowledge-based creative businesses, and food and drink processing and production were also generally supported.
- 5.2 In making provision for jobs and the local economy, survey replies emphasised the importance of improvements to broadband and mobile phone reception to business development. Facilitating home working, converting existing buildings for business use, extending business premises and providing live/work units were all seen as suitable ways to sustain and grow the local economy.
- 5.3 Overall, continuing support for self-employment, working from home, farm diversification, tourism, the expansion of existing businesses and food and drink production, supported by improvements to broadband and other facilities and services, was seen as the way forward.
- 5.4 The Local Plan Core Strategy recognises the broadly-based nature of the rural economy in Herefordshire. Policy RA6 *Rural economy* gives support for a wide range of employment uses in the County's rural areas including through the re-use of redundant rural buildings (policy RA5), homeworking (policy E3) and tourism (policy E4). Policy E2 *Redevelopment of existing employment land and buildings* safeguards land and buildings which provide employment from redevelopment for other purposes.
- 5.5 Planning requirements to safeguard the character of locations and their settings, residential amenity, highway safety, and water quality are set out in policy RA6. To complement this strategic approach, the following policy positively supports sustaining existing operations and securing more employment in sectors such as farming, business, and tourism and leisure. The aim is to enable small-scale employment in Pixley and District to continue to evolve, with a flexible approach to growing enterprises.
- 5.6 After farming and forestry, replies to the residents' survey favoured encouraging tourism, leisure and crafts (70%). Pixley and District is well-placed in this regard, with an attractive countryside readily accessible by rights of way including the Herefordshire Trail. Existing provision includes the Newbridge Farm Park and the seasonal events of the 'Big Apple'. These celebrate the contribution made by apple and pear orchards to landscape and rural heritage, helping to promote local food and drink producers including of cider and perry. Residents'

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survey replies favoured various forms of low-key and low-impact provision linked in some way to furthering enjoyment and appreciation of the countryside, such as local events, walking, cycling, horse-riding and self-catering; there was little support for a camping site or log cabins. This approach is in line with Local Plan Core Strategy policy E4, which promotes the development of long-distance walking and cycling routes, and food and drink/heritage trails. Policy E4 also safeguards the historic route of the Herefordshire and Gloucestershire Canal in recognition of its recreation and tourism potential.

- 5.7 The Neighbourhood Development Plan does not identify any new employment land. Suitable larger-scale provision is made in the Local Plan Core Strategy at Ledbury, four miles to the east via the A438. Here, there are proposals for 12 hectares of new employment land to the south of Little Marcle Road. Both this allocation and the town's many existing employment areas are readily accessible from the Neighbourhood Area.

#### **Policy PIX4: Economic development in Pixley and District**

**Proposals to generate employment and to support and diversify the rural economy will be supported in Pixley and District where they are of a scale, type and nature appropriate to their countryside location and setting. This includes:**

- 1. the re-use of rural buildings for business use and for the provision of live/work units;**
- 2. the small-scale extension of existing business premises and commercial facilities;**
- 3. extensions to existing dwellings needed to enable home working;**
- 4. the development and diversification of farm, forestry and other land-based rural businesses, including for food and drink processing and production;**
- 5. rural tourism and leisure proposals, particularly those which serve to sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.**

#### **Polytunnels**

- 5.8 The commercial use of polytunnels, mainly for the growing of soft fruit, has greatly expanded in Pixley and District over recent years. As an illustration, land with planning permission for polytunnel coverage extends to up to 18.5% of Pixley parish.<sup>6</sup> For the industry, they extend the growing season and protect crops from inclement weather, pests and diseases. At the same time, there are long-standing concerns about their wider impacts; the Parish Plan, produced in 2005, refers to their visual impact on the landscape and the effect on drainage and soil quality.

- 5.9 The residents' survey has shown that the larger-scale use of polytunnels remains of significant concern to a large majority of respondents. The two issues of greatest importance to

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<sup>6</sup> Area of Pixley parish 265 ha; maximum allowable coverage of polytunnels (with planning permission) in parish 49.12 ha.

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residents were landscape and visual impacts (very important to 71%), and water use, flood risk and run-off (70%). These were followed by transport and the use made of HGV's; biodiversity; the effects on residential amenity; archaeology and heritage, and public rights of way.

- 5.10 The Local Plan Core Strategy includes a number of policy provisions which are relevant to polytunnel proposals. Herefordshire Council produced a Supplementary Planning Document (SPD) on polytunnels in 2008. This no longer has formal status since it was written to supplement the policies of the former Herefordshire Unitary Development Plan. However, the analysis and guidelines it contains remain relevant. The Core Strategy policies and the SPD have been taken into account together with the survey findings in formulating the following policy, to provide a comprehensive basis for the determination of polytunnel proposals in Pixley and District.
- 5.11 The benefits of polytunnels need to be considered against their potentially harmful impacts when planning proposals are brought forward, to consider whether they represent sustainable development. In particular, the economic and food production benefits need to be weighed against the potential harm to the character and appearance of the landscape, and to visual amenity. Impacts on the historic environment and heritage assets, flood risk and water resources, biodiversity, and highway safety may also arise. As well as the implications of a particular proposal, it is necessary to consider the potential for cumulative impacts, if there are other polytunnels on the same farm or in the locality.
- 5.12 The policy addresses:
- Landscape and visual impacts: polytunnel developments may cause harm to landscape character because of their scale and visibility. Where landscaping is proposed in mitigation, it should be compatible with existing established planting in the locality and the prevailing landscape character, and should normally specify indigenous species.
  - Residential amenity: polytunnel developments have the potential to adversely affect residential amenity through such factors as undue proximity, excessive height, noise, and spillage from external lighting. These may be reduced by careful siting, design, and the incorporation of noise mitigation measures.
  - Highway matters: impacts may arise through an increase in HGV and other traffic on the rural lanes and through the formation of new field/site access points from the highway. Environmental impacts incurred in the creation of new accesses, such as loss of hedgerow, are addressed in policy PIX9.
  - Flood risk and surface water management: this issue was rated second in importance to landscape and visual impacts in the residents' survey, with concerns over the potential of polytunnels to increase surface water run-off and exacerbate flood risk elsewhere. Sustainable drainage systems should be used to manage discharge flows such that the outcome is no worse than the existing position, and to prevent harm to receiving watercourses and habitats, soil erosion and nitrification. Wherever possible, existing run-off rate and volumes should be reduced and new environmental benefits created.

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- Natural and historic environments: the potential impacts of polytunnel proposals on biodiversity and the historic environment, including designated heritage assets and their settings, will be considered. Because of the degree of ground disturbance involved, polytunnel schemes may have archaeological implications.
  - Public rights of way: these are important in promoting active travel, enabling local community access and for recreation and tourism. Polytunnels may adversely impact on the use and enjoyment of public rights of way in a variety of ways, including loss of views.
  - The potential for cumulative as well as individual impacts.

5.13 For proposals to be fully and properly considered in the planning balance, full supporting information on these matters will be needed, as is relevant to the scheme, at the time of submission of a planning application. For the same reason proposals should also include full details of any ancillary or associated development and works, such as vehicle access, staff facilities, staff residential accommodation, areas of hardstanding, reservoirs, tanks and lagoons, and surface water management/sustainable drainage systems. Where appropriate and required, planning conditions may be used to secure mitigation.

#### **Policy PIX5: Polytunnels**

**Proposals for polytunnel and ancillary development will only be permitted where they can demonstrate that the following requirements can be met. In making this assessment, any other existing and permitted polytunnel developments in the locality will be taken into account. The requirements are that:**

- 1. the impacts on the character and visual appearance of the landscape are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and**
- 2. there will be no undue loss of amenity to the occupiers of residential properties, including by way of noise, external lighting, polytunnel design, height and siting; and**
- 3. the proposed means of vehicular access and the local highway network can cater safely for both the volume and type of vehicles anticipated; and**
- 4. sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution, soil erosion and damage to wildlife habitats. There must be no increase in surface water runoff rate and volume over the existing situation, and where possible betterment should be achieved. Flood risk elsewhere must not be increased; and**
- 5. there are no unacceptable impacts on the natural and historic environments, in accordance with policies PIX7 and PIX8; and**
- 6. there are no unacceptable impacts on the utility and enjoyment of public rights of way.**

**Proposals for polytunnel development will be required to provide full quantified supporting evidence in respect of the above as well as in respect of their economic benefits.**

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## Economic and social infrastructure

- 5.14 The residents' survey highlighted several aspects of local life where there were calls for improvement. Many of the matters raised fall outside the planning system and Community Actions are proposed below to capture these issues and set a framework for local action. Other matters are already covered by planning policies in the Local Plan Core Strategy.
- 5.15 A major area of concern for many is the impact that traffic on the A438 and A417/4172 has on community life throughout Pixley and District. The principal issue highlighted in the survey is excessive traffic speed and the implications for road safety for all, including vulnerable road users (pedestrians, walkers, cyclists and horse riders). Several 'hot spots' of concern were identified in the Parish Plan and many of these were referred to again in survey responses. Notably, turning movements needed to be made by local traffic at junctions onto the A4172 at Little Marcle, Aylton and Pixley were seen as particularly hazardous. Positive interventions to improve road safety, to include introducing speed limits and other speed reduction measures, were supported by 88% of respondents. Further issues were mentioned in respect of maintenance, of road surfaces, ditches, drains and watercourses.
- 5.16 Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* sets out Herefordshire Council's requirements on these matters where development is proposed (active travel embraces walking and cycling). Whilst the existing issues of traffic speed, road safety and highway maintenance are outside the scope of the Neighbourhood Development Plan, the Parish Council will continue to work with Herefordshire Council, West Mercia Police and the Safer Roads Partnership to identify and implement relevant measures such as traffic calming and the further introduction and enforcement of speed limits (Community Action CA2).
- 5.17 In respect of foul drainage, development proposals will need to satisfy Local Plan Core Strategy policy SD4 *Wastewater treatment and river water quality* when specifying non-mains foul drainage options, and supply the required information on the implications for the water quality of receiving watercourses. The Neighbourhood Area is in the catchment of the River Leadon, where elevated levels of phosphorus have been recognised by the Environment Agency as an issue to be addressed.<sup>7</sup>
- 5.18 Local Plan Core Strategy policy SD3 *Sustainable water management and water* sets out a range of requirements to be followed regarding flood risk and water resources. Areas of flood risk in the Neighbourhood Area are limited to the immediate corridors of local watercourses. However, compliance with policy SD3 will ensure that development respects open watercourses; avoids culverting, and opens up existing culverts wherever possible; includes sustainable drainage, with no increase in surface water runoff and if feasible, achieves betterment; incorporates water conservation and efficiency measures to the standards given; and meets other requirements for water resources and quality.

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<sup>7</sup> Environment Agency and Natural Resources Wales, Severn river basin management plan, 2016.

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- 5.19 Responses to the residents' survey emphasised that improvements to broadband services and mobile phone reception would encourage new businesses in the parish, as well as allowing effective home working. Broadband services are subject to a County-wide investment programme under the Fastershire project, with work in the Neighbourhood Area already underway. The Parish Council will continue to welcome and support these enhancement programmes (Community Action CA3).
- 5.20 Such infrastructure improvements will support the Neighbourhood Development Plan's policy on local business and economic activity, including enabling working from home, as well as many other aspects of community life, and are welcomed for these reasons. New residential and business development should be future-proofed by making advance provision for connectivity, such as ducting. Provision for this is made in policy PIX9. Communications infrastructure needing planning permission should be in keeping with the rural environment and character of Pixley and District.

**Policy PIX6: Communications and broadband**

**Proposals for the provision of communications and broadband infrastructure for home and business purposes will be supported. Consistent with technical and operational requirements and the delivery of service improvements, development for communications and broadband services must be designed and sited to ensure compliance with policy PIX9.**



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## 6. ENVIRONMENT

### Natural environment

- 6.1 There are a range of natural environment features in or adjacent to the Neighbourhood Area (Plans 1 and 2):
- Mains Wood Site of Special Scientific Interest, outside but bordering the Area to the west;
  - Local Wildlife Sites;
  - Ancient woodlands.
- 6.2 Other habitats of importance, listed in Natural England's Priority Habitat Inventory, are deciduous woodland, traditional orchards, and wood-pasture and parkland. As well as these recognised habitats, trees, hedgerows, ponds and watercourses throughout the Area also have value to wildlife.
- 6.3 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in Pixley and District. The Map is based on ecological data held by the Herefordshire Biological Records Centre and is a dynamic resource, to be updated in the light of new information as this becomes available. The Map identifies the role that individual wildlife habitats play in the network, as core areas, corridors and stepping stones, and shows how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.<sup>8</sup> Policy PIX7 ensures that the evidence base that the Ecological Map represents will be addressed in planning decisions. This includes consideration of connectivity within an environment which is becoming increasingly fragmented from a wildlife point of view.
- 6.4 Pixley and District offers a varied rural landscape of orchards, hedged fields, and scattered dwellings and farmsteads. There is no formal designation, but the landscape is valued locally. This is shown by responses to the residents' survey which emphasise the importance of protecting landscape character, views, features such as trees, woodland, copses and orchards, and wildlife habitats such as ponds and traditional orchards.
- 6.5 The Local Plan Core Strategy includes policies to protect landscape and townscape (policy LD1), biodiversity and geodiversity (policy LD2), and green infrastructure (policy LD3). These policies, together with national policy and guidance, give an overall framework for environmental protection which is proportionate to the status and significance of the features involved. These provisions do not need to be repeated here, but are given local focus in the following policy.

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<sup>8</sup> [https://www.herefordshire.gov.uk/downloads/download/77/ecological\\_network\\_map](https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map)

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### **Policy PIX7: Natural environment**

**Proposals must be able to demonstrate that they protect, conserve and enhance the natural environment of Pixley and District in accordance with the principles in Local Plan Core Strategy policies LD1, LD2 and LD3. This includes the following, as is relevant to the proposal:**

- 1. the protection and recovery of European and nationally protected species; and**
- 2. conserving, restoring and enhancing sites and features of biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, woodland, veteran trees, hedgerows, ponds and watercourses; and**
- 3. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure; and**
- 4. the creation of new wildlife habitats; and**
- 5. ensuring that proposals respect the prevailing landscape character, as defined in the County Landscape Character Assessment, including associated views, trees and hedgerows and local features of interest.**

### **Historic environment**

- 6.6 Plan 2 identifies designated heritage assets in the Neighbourhood Area, which comprise:
- Listed buildings, including all the parish churches, three of which are Grade II\*; and
  - Aylton Conservation Area.
- 6.7 Mainstone Court, north of the Trumpet crossroads, is an Unregistered Park and Garden identified by Herefordshire Council and the Hereford and Worcester Gardens Trust as being of local significance. The historic route of the Herefordshire and Gloucestershire Canal runs through the Neighbourhood Area north of Munsley.
- 6.8 Local Plan Core Strategy policy LD4 *Historic environment and heritage assets*, together with national planning policy and guidance, gives an overall framework for the protection of the historic environment. Policy LD4 applies to the County's designated and non-designated heritage assets, such as archaeological sites listed in the Herefordshire Historic Environment Record. It is given local focus in the following policy.

### **Policy PIX8: Historic environment**

**Proposals must be able to demonstrate that they protect, conserve and where possible enhance the historic environment and the heritage assets of Pixley and District, including their settings, in accordance with the principles in Local Plan Core Strategy LD4. This applies to the following, as relevant to the proposal:**

- 1. listed buildings; and**

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2. **the character and appearance of the Aylton Conservation Area; and**
  3. **the Mainstone Court Unregistered Park and Garden; and**
  4. **the historic route of the Herefordshire and Gloucestershire Canal and associated features; and**
  5. **other undesignated heritage assets including archaeological sites.**

### **Design and access**

- 6.9 The design of individual buildings and their relationship to each other and their surroundings is a further important aspect of the local environment. The amount and scale of building in Pixley and District will be limited over the period of the plan because of its countryside location, making it more important that new development contributes positively to its surroundings. Local Plan Core Strategy policies SD1 *Sustainable design and energy efficiency* and SD3 *Sustainable water management and water resources* detail a wide range of factors to be assessed, including safeguarding residential amenity for existing and proposed residents.
- 6.10 Replies to the residents' survey emphasised that traffic from new development should be compatible with the local roads. Proposals should also avoid significant impact on the landscape and views, be in keeping with their surroundings, avoid creating noise and light pollution, and make provision for wildlife. New development should be constructed in vernacular style and using traditional local materials. Policy PIX9 identifies aspects of local concern to supplement the Local Plan Core Strategy policies, and is applicable to all forms of development as relevant. This includes reference to protecting the amenity of future occupants of new housing from the impact of existing farm and business operations.
- 6.11 The creation of new points of access to serve development will be carefully considered. Whilst Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* deals with technical highway requirements, such accesses can also have notable environmental impacts. For example, achieving the required sightlines for new or improved junctions may lead to undue impacts on local character through the loss of roadside vegetation, with a general "opening up" of what may have been a relatively closed landscape setting. This applies to accesses onto both the main roads and the rural lanes. Proposals which cannot satisfactorily mitigate such environmental impacts will not be permitted.
- 6.12 Minimising noise and light pollution is of importance to local communities, contributing to tranquillity and the protection of dark skies, important aspects of the rural character and local distinctiveness of Pixley and District. External lighting should be kept to a minimum and be designed to avoid light spillage.

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**Policy PIX9: Design and access**

**Development proposals must:**

- 1. respect the character of adjoining development and the wider landscape, having regard to siting, scale, height, massing, detailing, means of enclosure and the use of traditional materials; and**
- 2. incorporate relevant sustainability measures to include building orientation and design, energy and water conservation, the use of sustainable construction methods and materials, provision for the recycling of waste, cycle storage, communications and broadband technologies, and the generation of renewable energy; and**
- 3. in the case of proposals for new housing, be sited and designed to avoid adverse impacts on the amenity of future occupants from the operation of existing uses, including agricultural and business operations; and**
- 4. be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access should include provisions for pedestrians and cyclists to encourage active travel; and**
- 5. avoid creating unacceptable impacts on existing residential amenity and the tranquillity of the countryside from noise, volume and nature of traffic generated, dust or odour; and**
- 6. where external lighting is proposed, avoid adverse amenity and environmental impacts occurring through light spillage; and**
- 7. retain and incorporate existing site features of amenity and biodiversity value, such as trees, ponds and hedgerows, as far as practicable; and**
- 8. provide for new landscaping which is in keeping with the prevailing landscape character, to integrate new buildings within their surroundings and to support green infrastructure and the Ecological Network.**

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## 7. COMMUNITY

### Renewable energy

- 7.1 National planning policy and guidance supports positively expressed and balanced policies in Neighbourhood Development Plans that allow the need for renewable or low carbon energy to be considered alongside environmental factors, cumulative impacts and the implications for heritage assets and local amenity. Local Plan Core Strategy policy SD2 *Renewable and low carbon energy generation* includes protection for amenity and the natural and historic environment including landscape character.
- 7.2 The residents' survey canvassed opinion about the scope for renewable energy schemes. Support was shown for solar panels (but not for larger-scale solar farms) and for ground and air source heat pumps. Wind turbines received little support, particularly as wind farms (67% opposed).
- 7.3 In supplementing the County-level approach reference is made below to highway safety and capacity as another issue to be considered (because of the narrowness of many of the rural lanes in Pixley and District), and to cumulative impacts. Renewable energy micro-generation, through for instance photo-voltaic panels, should be included in new development as part of the overall approach to a scheme's sustainability (see policy PIX9). Considering the results of the survey consultation and the lack of backing for wind energy from the local community, the Neighbourhood Development Plan does not identify any sites or areas as suitable for wind energy development.

#### **Policy PIX10: Renewable energy**

**Proposals for small-scale renewable energy generation will be supported where it is shown that the individual and cumulative impacts on the natural and historic environment, amenity and highway safety and capacity are or can be made acceptable. Community-led renewable energy proposals where benefits can be demonstrated are encouraged.**

### Community facilities

- 7.4 Local community facilities are important in meeting the current and future needs of residents. The survey showed that there was a perceived need for a better community hub or focus for parish meetings, local events and the like, reflecting the absence of a village hall. Suggestions were made for improvements to the Munsley WI Hall or that the churches could be made available for a wide range of community uses. The Neighbourhood Development Plan supports proposals for the enhancement of community facilities. In the case of the parish churches, proposals for their wider use offer the prospect of both enhancing community services and of helping to maintain the fabric of these heritage assets by extending their beneficial use. Community Action CA4 provides for the potential of such a scheme to be investigated.

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- 7.5 Where development and land use proposals arise, local facilities will be retained, and enhancements and proposals for new provision supported, all in line with Local Plan Core Strategy policy SC1 *Social and community facilities*. This provides that existing facilities will be retained unless an equivalent alternative is available, or that the facility is no longer required, viable or fit for purpose. Where appropriate, it must have been vacant and marketed for community use without success.
- 7.6 Local Plan Core Strategy policy ID1 *Infrastructure delivery* proposes a co-ordinated approach to the delivery of infrastructure to support development and sustainable communities. This is to be undertaken by securing developer contributions through legal section 106 agreements and a future Community Infrastructure Levy (CIL). The CIL can be used to fund a wide range of infrastructure needed to support the development of the area. This may be new provision or improvements to the capacity of existing infrastructure. However, the limited amount and nature of development anticipated in the Neighbourhood Area, coupled with thresholds below which developer contributions are not payable, suggest that the funds arising for community use are not likely to be significant. Section 106 agreements will still be used for site-specific matters where necessary to make individual schemes acceptable in planning terms.

**Policy PIX11: Community facilities**

**Proposals for the enhancement of community facilities, and for new provision which is accessible by a choice of transport modes, will be supported. Proposals should take account of the potential for the co-location of services in achieving viability. Support will be given to diversification proposals where these can be shown to enable or increase the viability of existing and proposed services and facilities.**

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## **8. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN**

- 8.1 The Neighbourhood Development Plan is a long-term planning document which will be implemented in the period up to 2031. Pixley and District Parish Council will seek to implement the objectives of the Neighbourhood Development Plan in delivering the sustainable development of the Neighbourhood Area.
- 8.2 The principal route will be through decisions on planning applications, taken by Herefordshire Council as local planning authority in accordance with the development plan unless material considerations indicate otherwise. The Neighbourhood Development Plan will, when made, form part of the overall 'development plan'.
- 8.3 The Parish Council will seek planning decisions which accord with the Neighbourhood Development Plan through such routes as replying to consultations on planning applications. This includes supporting proposals which meet the policies of the Neighbourhood Development Plan, and opposing proposals which do not.
- 8.4 Wherever possible, the Parish Council will work pro-actively with applicants and the local planning authority to allow planning permission to be granted for development that is in accordance with the policies of the Neighbourhood Development Plan.

### **Community actions**

- 8.5 The formal role of the Neighbourhood Development Plan is the setting of planning policies which deal with land use and development. However, the process of preparing the Neighbourhood Development Plan has identified ways of improving the local Area which extend beyond this remit. These cannot be addressed through the land use planning policies of the Neighbourhood Development Plan, but may be expressed as Community Actions to be undertaken by the Parish Council (PC). Several Actions have their roots in the aspirations and objectives of the Parish Plan, with the residents' survey showing they remain relevant today. The Community Actions are referred to throughout the Neighbourhood Development Plan and are collected together in Table 2, overleaf.

Ref.	NDP policy or topic area	Community Action
CA1	Policy PIX3 Rural exception housing	The PC will work with Herefordshire Council, landowners, housing associations and other stakeholders to investigate the potential to bring forward a single small site for rural exception housing in Pixley and District, which excludes market housing. An initial step will be to confirm whether a local need for affordable housing can be proven.
CA2	Traffic and transport – main roads	The PC will continue to press Herefordshire Council (as highway authority responsible for the A417, A4172 and A438), West Mercia Police and the Safer Roads Partnership as relevant to address issues of excessive traffic speed, road safety and highway maintenance, with reference to the views of the local community set out in responses to the residents’ survey.
CA3	Policy PIX 6 Communications and broadband	The PC will promote and support improvements to communications infrastructure by working in partnership with Herefordshire Council and network operators.
CA4	Policy PIX11 Community facilities	The PC will work with local community and voluntary organisations to investigate the scope to provide a community hub through the joint or diversified use of existing buildings in Pixley and District, including the Munsley WI Hall and the parish churches.

**Table 2: Pixley and District Community Actions**



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## APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the draft Neighbourhood Development Plan.

### National level evidence

Department for Communities and Local Government, National Planning Policy Framework, March 2012.

Department for Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.nomisweb.co.uk/>

Natural England, National Character Area profiles, 100: Herefordshire Lowlands, 2013, and 104: South Herefordshire and Over Severn, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, updated December 2015, 2016.

Environment Agency, Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

### County level evidence (HC = Herefordshire Council)

HC, Herefordshire Unitary Development Plan, 2007.

HC, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

HC, Polytunnels Supplementary Planning Document, 2008.

HC, Green Infrastructure Strategy, 2010.

HC, Herefordshire Ecological Network Map, 2013.

HC, Herefordshire Local Housing Market Assessment 2012 update, 2013.

HC, Herefordshire Local Plan, Core Strategy 2011-2031, 2015.

HC, Strategic Housing Land Availability Assessment, Rural Report, 2015.

### Parish and local level evidence

Pixley and District Parish Council & Parish Plan Steering Group, Pixley Parish Plan, 2005.

HC, Strategic Environmental Assessment, Scoping Report, 2015.

Reports by DJN Planning Limited for NDP Steering Group:

- Evidence base listing and strategic planning policy review, 2017
- Resident's questionnaire survey, Results report and comment listings, 2017.

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## **APPENDIX B: NATIONAL AND LOCAL PLANNING POLICIES**

B.1 A number of planning policies apply to the Neighbourhood Area, courtesy of the National Planning Policy Framework and County-level plans. The principal documents and their provisions are summarised below.

### **National Planning Policy Framework**

B.2 The Framework sets out national policy statements on the full range of planning matters, including both development and environmental protection. Relevant chapters are:

- Supporting a prosperous rural economy (Chapter 3)
- Delivering a wide choice of high quality homes (6)
- Requiring good design (7)
- Promoting healthy communities (8)
- Meeting the challenge of flooding (10)
- Conserving and enhancing the natural and historic environment (11,12)

B.3 The Framework is supported by Planning Practice Guidance which sets out more detail on how the national policies should be implemented.

### **Herefordshire Local Plan, Core Strategy 2011-2031, 2015**

B.4 This sets out a County-level spatial strategy and policies on a wide range of planning matters, with the following of particular relevance and importance to the Neighbourhood Development Plan:

- SS1 Presumption in favour of sustainable development
- RA1 Rural housing distribution
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire's countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- RA5 Re-use of rural buildings
- RA6 Rural economy
- H1 Affordable housing
- H2 Rural exception sites
- H3 Ensuring an appropriate range and mix of housing
- SC1 Social and community facilities
- OS1 Requirement for open space, sports and recreational facilities
- MT1 Traffic management, highway safety and promoting active travel
- E3 Home working
- E4 Tourism
- LD1 Landscape and townscape
- LD2 Biodiversity and geodiversity

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- LD3 Green infrastructure
  - LD4 Historic environment and heritage assets
  - SD1 Sustainable design and energy efficiency
  - SD2 Renewable and low carbon energy generation
  - SD3 Sustainable water management and water resources
  - SD4 Wastewater treatment and river water quality
  - ID1 Infrastructure delivery