

Much Marcle Neighbourhood Development Plan

2017-2031



Much Marcle Neighbourhood Development Plan 2011-2031

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1. INTRODUCTION

The Much Marcle Neighbourhood Development Plan Working Group, under the direction of the Much Marcle Parish Council, has prepared this document.

The Much Marcle Neighbourhood Development Plan (the Plan) sets out the direction of growth in Much Marcle parish until 2031. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area.

The Plan provides a vision and objectives for the future of the community and sets out clear policies to realise them.

The Plan has been developed through extensive consultation with the people of Much Marcle parish and others with an interest in the community.

The Plan gives local people the opportunity to have some control over where new housing and any other new development should be built.

New Development is to be focused within Settlement Boundaries or on allocated sites and through conversion or re-use of redundant buildings.

Settlement Boundaries have been drawn for Much Marcle, Rushall and Kynaston with the principal aims of

- (i) preventing coalescence between the settlements thus preserving their historic separate identity and
- (ii) preventing further incursion into open countryside.

The Plan will allow for some infilling within Settlement Boundaries to enable limited and controlled growth.

Much Marcle contains a conservation area at its core. The character of this area should be preserved.

The Plan will support appropriate development in open countryside only where such proposals meet the policies set out in the Plan and can be proved to be sustainable.

The Plan is designed to be flexible, adaptable and above all sustainable in order to ensure the future wellbeing of our community, meet the needs of a growing population, safeguard our environment and build our local economy.

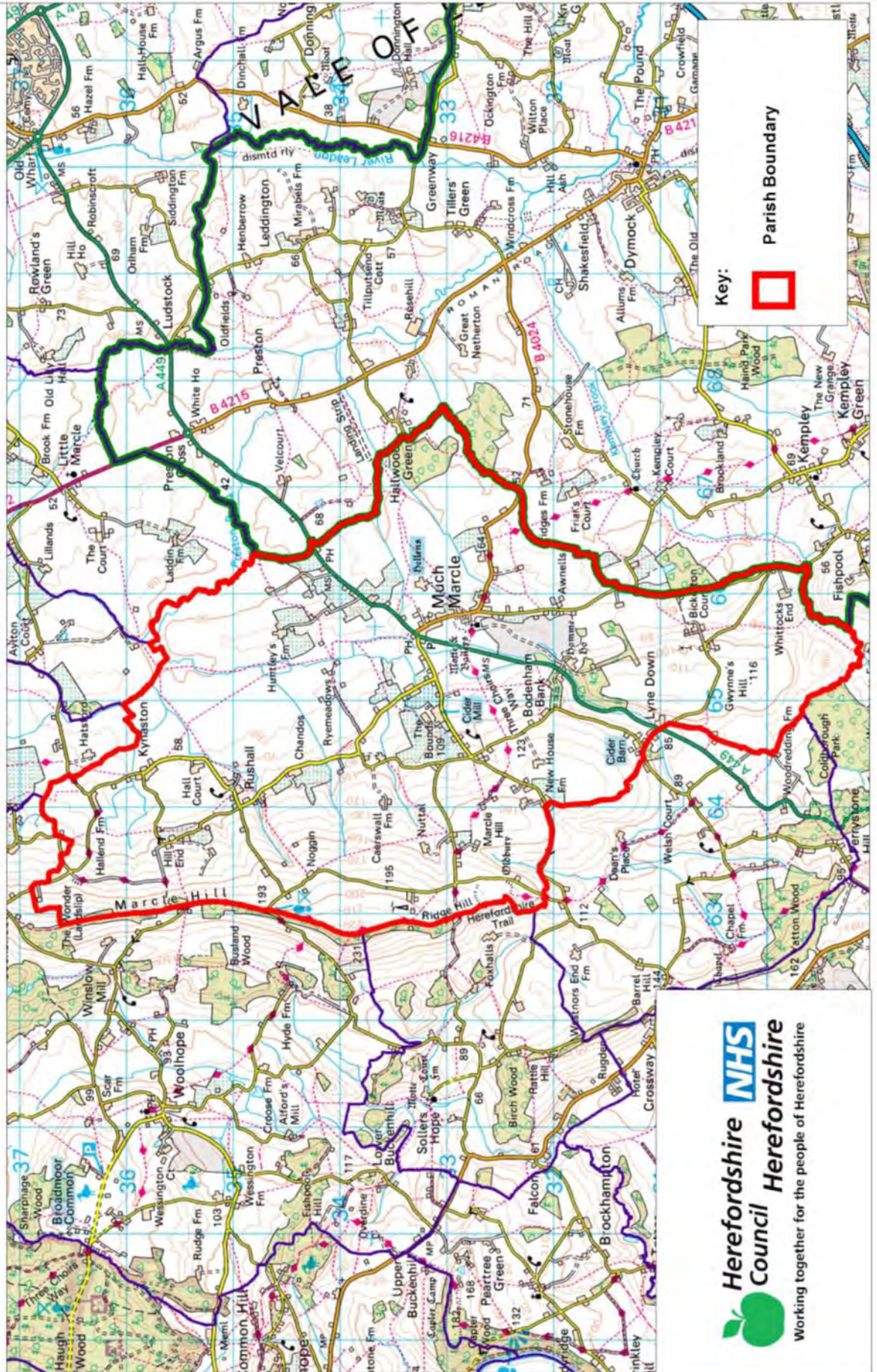


Much Marcle Parish Area

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Scale: 1:50,000



2. NEIGHBOURHOOD DEVELOPMENT PLAN PROCESS

ROLES OF THE PARISH COUNCIL & WORKING GROUP

The Much Marcle Parish Council established a Working Group in September 2013, following an initial public meeting in July that year, to develop the Plan. The Working Group is empowered by, and reports to, the Parish Council. It has met at least monthly to oversee the development of the Plan.

The preparation of the Plan has been made possible by a funding grant from Locality, and support from Herefordshire Council and Foxley Tagg Planning Ltd.

The reports of Working Group meetings and all key documents relating to the development of the Plan are available for scrutiny on the Much Marcle Parish Council website:

www.muchmarcleparishcouncil.org.

THE NEIGHBOURHOOD DEVELOPMENT PLAN AREA

The parish of Much Marcle was formally designated as a Neighbourhood Development Plan Area following an application made under the Neighbourhood Planning Regulations 2012 (part 2 S6), consulted on from 30 August to 10 September 2013, and approved by Herefordshire Council on 11 September 2013.

The Neighbourhood Plan covers 19.62 km² (7.58 square miles), shown on the map at page 2.

PROCESS SUMMARY & TIMELINE

Stage/Task	Start Date	End Date
Stage 1: Initial public meeting & Neighbourhood Plan Area designated	July '13	Sept '13
Stage 2: Review Evidence Base	Sept '13	Nov '15
Stage 3: Review Vision & Objectives	Aug '15	Nov '15
Stage 4: Develop the draft Plan	Nov '15	Aug '16
Stage 5: Regulation 14 consultation	Nov '16	Jan '17
Stage 6: Regulation 15 submission of final Plan to Herefordshire Council	Nov '17	Dec '17
Stage 7: Regulation 16 Draft Plan Consultation	Jan '18	Mar '18
Stage 8: Independent Examination	May '18	May '18
Stage 9: Referendum	Jul '18	Jul '18
Stage 10: Adoption	Sept '18	Sept '18

PLANNING POLICY CONTEXT

Neighbourhood Development Plans are a new type of planning policy document, introduced by the Localism Act 2011, which enable local people to make decisions about development in their towns and settlements.

Neighbourhood Development Plans must accord with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance.



As part of the Local Plan for Herefordshire, the Plan must also be in conformity with the strategic policies of the Herefordshire Core Strategy. Both the Plan and the Core Strategy will remain in force until 2031.

The Plan policies are to be considered as a whole together with the strategic policies of the Core Strategy.

The Plan will guide where new development should go and how the parish should change. The Plan provides the local policy framework for Herefordshire Council to determine planning applications on behalf of the people of Much Marcle parish.

SUSTAINABILITY APPRAISAL

Herefordshire Council, on behalf of the Much Marcle Parish Council, carried out a Strategic Environmental Assessment and Habitats Regulations Assessment, both published in November 2016, which need to be taken into account in developing and delivering the Plan.



THE MUCH MARCLE PARISH DESIGN STATEMENT

A Parish Design Statement was approved by the Much Marcle Parish Council on 13 September 1999, and endorsed by Herefordshire Council on 23 February 2000. An Addendum to the Parish Design Statement was approved in 2014.

Herefordshire Council's Local Development Scheme states such documents *"will not have a statutory basis but where they contain provisions relevant to planning and set out community aspirations, they may influence planning policy and decisions as material considerations, but will not have the formal status and weight of Development Plan Documents or Neighbourhood Development Plans"*.

The Plan therefore takes full account of the Parish Design Statement and carries forward many of its provisions.

CURRENT LOCAL PLANNING SITUATION

The parish of Much Marcle is located in the Ross-on-Wye rural Housing Market Area (HMA) where the Core Strategy **Policy RA1 – Rural housing distribution** seeks an indicative housing growth target of 14% between 2011 and 2031.

Since April 2011, Herefordshire Council has approved planning applications for a net total of 18 new residential dwellings in small scale or windfall developments. These new houses contribute to the 14% housing growth target to be achieved between 2011 and 2031. The Plan may propose more new houses than the 14% growth target requires, but it cannot propose that fewer than this figure are built.

Policy RA1 – Rural Housing distribution

Rural HMA	Approximate no. dwellings 2011-2031	Indicative Housing growth target (%)
Bromyard	364	15
Golden Valley	304	12
Hereford	1870	18
Kington	317	12
Ledbury	565	14
Leominster	730	14
Ross-on-Wye	1150	14
Total	5300	

Much Marcle is identified in the Core Strategy **Policy RA2 – Housing in settlements outside Hereford and the market towns** as one of 31 settlements in the Ross-on-Wye rural HMA which will be

the main focus of proportionate housing development; and Rushall is identified as one of 24 settlements where proportionate housing is appropriate, subject to particular attention to form, layout, character, location and setting of the site and contribution to social well-being.

EXCEPTION CASE FOR KYNASTON

Kynaston is not identified in the Core Strategy as a settlement for proportionate growth and is treated within the scope of **Policy RA3 – Herefordshire's countryside**. However, Kynaston is quite clearly a 'settlement' and has been so for generations, with a defined settlement pattern and 12 dwellings within the main settlement area of which 6 are council built houses. It is not part of Rushall, being separated by open country either side of Hall Court and is acknowledged to be a separate hamlet in the Much Marcle Parish Design Statement which was approved by Herefordshire Council.



Therefore, because Kynaston is located in close proximity to Rushall and Much Marcle (both identified in Policy RA2) and the three settlements are connected by road, and to allow a wider range of housing size, type and tenure to meet local need and demand, the Much Marcle Parish Council has decided to treat Kynaston as a 'settlement' within the meaning of Core Strategy **Policy RA2**, rather than rely on the possibility that housing land can be identified within the scope of **Policy H2 – Rural exception sites** where:

- 1) a proposal could assist in meeting a proven local need for affordable housing; and
- 2) affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
- 3) a site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in **Policy RA2**.

Herefordshire Council Strategic Planning 12/9/17)".

The rationale for the Much Marcle Parish Council decision to treat Rushall and Kynaston as a joint settlement within the scope of Policy RA2 is set out in an 'Exception Case' report which has been discussed with Herefordshire Council and is published on the Parish Council website: www.muchmarcleparishcouncil.org

AGRICULTURE, FORESTRY & RURAL ENTERPRISES

Agriculture is the major land use within the parish and so proposals for dwellings associated with agriculture, forestry and rural enterprises may be supported where they comply with the Core Strategy **Policy RA4**.

CONVERSION OF REDUNDANT BUILDINGS

Nineteen sites with redundant or disused buildings with potential for conversion and re-use have been identified throughout the parish of Much Marcle. These fall within the scope of Core Strategy **Policy RA5 – Re-use of rural buildings** and are expected to make a significant contribution to housing growth. There were 33 houses completed in 1996-2011, and all of these were 'windfall development' (Source:

3. ABOUT MUCH MARCLE

The name Marcle is believed to come from the Old English “mearcleah” meaning “boundary wood”. The parish features in the Domesday Book of 1086 (under the Roman name “Marcle Magna”), and has been a significant farming community ever since.

Much Marcle parish is orientated roughly north-south and bisected by the A449 Ledbury to Ross-on-Wye trunk road. It is mainly low-lying but bounded to the west by Marcle Ridge which rises to 231m above sea level and is surmounted by a high telecommunications mast visible from many miles away.

The overall character of the landscape is predominantly rural, and consists of mixed farmland, orchards and hedgerows, with a large number of mature trees.

The parish comprises the village of Much Marcle and the two smaller linear settlements of Rushall and Kynaston, which are locally recognised as hamlets of Much Marcle. Elsewhere the settlement pattern is more dispersed with isolated farms, houses and cottages.

The village of Much Marcle contains most of the dwellings, centred around the A449/B4024 crossroads, including the post office and general store, garage and one of the village’s three public houses.

There is no dominant style of domestic building, many of which are randomly spaced and located at various orientations in relation to neighbouring buildings and along minor roads and country lanes.

Detached dwellings (including bungalows) make up 73% of the housing stock, but overall the parish has a wide choice of properties and a type and size of homes that is broadly in line with the trend for England as a whole.

The parish has a population of 660 people (an increase of 2% since 2001 according to the 2011 census), living in 286 households. The average household size is 2.3 persons, broadly in line with the averages for Herefordshire (2.34) and England (2.40).

The full Evidence Base Summary report is available for scrutiny on:

www.muchmarcleparishcouncil.org



4. COMMUNITY ENGAGEMENT

The Plan has been produced by, and belongs to, the people of Much Marcle parish. It has been informed by the views of local people gathered using a variety of different consultation approaches including a parish-wide questionnaire survey, three Neighbourhood Plan Consultation Events at Much Marcle Memorial Hall and written comments.



In November 2014, a Neighbourhood Development Plan Questionnaire was distributed to more than 500 residents aged 18 or over. It later became apparent that a few residents were unintentionally omitted from the questionnaire distribution.

191 responses were received equating to 39% of the adult population as recorded in the 2011 census.

CONSULTATION FEEDBACK

Who Returned the Residents' Questionnaire?

- More than 33% were aged sixty-five or over.
- Less than 15% were under forty-five.

- More than 50% have lived here for more than 15 years – a settled community?

What People Said About Housing:

- Centre and edge of settlement locations were preferred areas for new homes.
- Conversions of existing buildings and brownfield sites were by far the most popular.
- 85% opted for new homes created from redundant buildings.
- 50% opted for open market properties.
- Between 35% and 44% favoured self-build, social and sheltered housing.
- Strong preference for traditional style buildings.

What People Said About Employment, Built & Natural Environment:

- Agriculture, tourism, leisure, crafts, holiday accommodation, food and drink employers should be encouraged.
- 76% identified environmental and historic assets that need preserving or enhancing.
- 40% favoured positive options to address climate change, 23% were in favour of mineral extraction with 20% in favour of fracking.

What People Said About Infrastructure:

- Better maintenance of roads, hedges and verges, with less large vehicles.
- Lower speed limits, improved maintenance of footpaths and introduction of cycleways.
- Faster broadband and better mobile phone reception.

Views of Local Businesses, School & Parochial Church Council:

Local businesses were consulted using a paper-based questionnaire survey and the views of the Governing Body of Much Marcle Primary School and the Parochial Church Council (PCC) were sought in separate meetings.

The Governing Body of Much Marcle Primary School was consulted at a meeting in May 2014 about shortfalls in facilities and infrastructure that make it hard for the school to function well, and changes over the next 20 years that would enable the school to do a better job and play an increasing part in the local community. The Governing Body raised the following issues:

- Lower speed limit to 20mph along the B4024 from the Walwyn Arms to St Bartholomew's Church.
- Lack of adequate car parking/hardstanding areas.
- Possible extension of school land to provide sports facilities for use by the wider community as well as the school.
- Possible extension of the school hall and increased use by the community.
- Encouraging young families to return/remain/settle in the village.
- More affordable housing to keep the village vibrant and the school thriving.
- Broadband facilities that are reliable and at a good speed.

Twelve local businesses responded to a questionnaire, which was analysed in June 2015 and produced similar conclusions to the earlier residents' questionnaire:

- Existing buildings should be used wherever possible, either solely for small businesses or live/work premises.

- Broadband speed is not fast enough to meet business requirements.
- Few new/extended business premises are required over the Plan period to 2031.

The PCC was consulted at a meeting in July 2015 and commented as follows:

- Importance of attracting families to the village.
- Affordable housing, particularly for families, is required.
- It was felt desirable that there should be a vicarage in the village.

THE CONSULTATION EVENTS



Three consultation events were held in Much Marcle Memorial Hall in March 2015 and April 2016, having been publicised by posters around the village, in the Mercury magazine and by flyers delivered by the local postman. The following issues were raised:

Sunday 22 March 2015

- The minimum requirement for the parish to have 14% housing growth (following examination and adoption of the Core Strategy) over the Plan period to 2031 was confirmed.
- The minimum size of a single development required to include

affordable housing was given as 10 new houses. A rural exception site could potentially allow affordable housing outside the Settlement Boundaries. [L] [SEP]

- Responses to the residents' questionnaire about potential development of the Slip Tavern and surrounding land had indicated a preference to retain the pub as a community asset.
- Capacity of the sewage works and handling of grey water in developments greater than 10 new houses was a concern. [L] [SEP]
- Three storey housing, popular in some modern developments, is not a style of housing that is consistent with more traditional forms for which responses to the residents' questionnaire preferred.

Monday 23 March 2015

- New houses should be designed to fit into plots of land available.
- Developments already within the planning process would be included in the number of new houses required by 2031. [L] [SEP]
- Peak traffic congestion in Much Marcle village centre could be resolved by moving the school, including other community facilities on the same site, towards the A449 Ross Road.
- Brownfield status of the plot of land opposite the Rushall Club was questioned as no structure or building had ever been at that location.
- A definition of affordable housing was explained.
- As indicated in the residents' questionnaire responses, there was a preference for new developments in each of the settlements in the parish.
- Land opposite Glebe Orchard could potentially accommodate new housing, but this site is outside the proposed Much Marcle Settlement Boundary and has material constraints that would need to be

addressed – a stream, boggy ground and a traditional standard orchard. [L] [SEP]

Written Comments Received After March 2015 Consultation Events

Traffic congestion would be reduced by building a footpath from the A449 crossroads to an entrance at the rear of the school. Parents could drop off children at the crossroads so that the problems close to the school would be relieved. [L] [SEP]

The barn at Swan Cottage was proposed as a potential development site. [L] [SEP]

Monday 11 April 2016

A member of the PCC raised concerns about the capacity of the burial ground at St Bartholomew's Church, and whether an extension to the burial ground and more parking for weddings, funerals and concerts etc., could be addressed by the Plan. Among other issues raised were the small size of the proposed Much Marcle Settlement Boundary, and the need for additional sporting facilities.

Written Comments Received After April 2016 Consultation Event

A number of letters from local residents were received which stated reasons for objection to land identified for possible affordable housing at Old Pike.

The PCC and others wrote letters seeking support for extension of the burial ground and more parking provision.

Consultation in 2017

On Monday 23 January 2017, the Chair and members of the Working Group held a public meeting with Rushall residents at the

Rushall Club, when local residents were invited to establish their own group to consider and propose a revised Settlement Boundary and alternative housing land allocations for Rushall.

The Rushall Group met on 29 January and presented a report to the Working Group on 21 February.

Following further consultations with local residents the Rushall Group agreed a revised Settlement Boundary on 3 March. All the Rushall Group meetings have taken place at the Rushall Club and a full report of their meetings can be found on the Parish Council website:

www.muchmarcleparishcouncil.org

Subsequently, two members of the Rushall Group were co-opted on to the Working Group.

During September and October 2017, the Working Group decided to consult the owners of the 'Garden Plots' behind Monk's Meadow about whether they wished to bring their plots forward for development if identified in the Plan as 'Housing Land Allocations'. All but two owners/residents, who indicated willingness to consider development within 10 years, responded clearly against the possibility of new housing on their plots.

5. VISION & OBJECTIVES FOR 2031

VISION STATEMENT

“Our vision is that we, as the present guardians of our built and natural heritage:

- maintain and enhance the characteristic features which define our particular sense of place and local distinctiveness; and*
- create a sustainable and resilient community where people want to live and work.”*

THE PLAN OBJECTIVES

To fulfil our vision, we have identified the following objectives:

Issue - Sustainable Development

- MM01 - Ensure all new development makes a positive contribution to sense of place and local distinctiveness, has a low carbon footprint and low embedded energy.*
- MM02 - Minimise flood risk to homes, employment and the environment.*
- MM03 - Support renewable energy development in appropriate scale and locations.*



Issue – Housing

- MM04 - Identify housing land allocations, to achieve a minimum of 14% housing growth by 2031, with an appropriate mix of market, social and affordable units.*



Issue – Employment & Economy

- MM05 - Encourage and support employment that is locally based, sustainable and diverse.*
- MM06 - Value and support agriculture as an integral part of our community.*



Issue – Built Environment, Heritage & Historic Assets

- **MM07** - Protect and maintain the setting, fabric and visual character of the Much Marcle Conservation Area, listed buildings and Homme House park and garden.



biodiversity and geodiversity features so that the aggregate level and quality of those features does not decline.

Issue – Community, Sport & Leisure

- **MM11** - Maintain and support existing community facilities and increase the range of activities they provide.



Issue – Natural Environment

- **MM08** - Avoid, or mitigate (to minimize), harm to important landscape views (e.g. the Marcle Ridge and the Malvern Hills) and maintain open views to surrounding countryside.
- **MM09** - Value, protect, maintain and enhance biodiversity and geodiversity features, especially where they provide ecological connectivity.



- **MM10** - Avoid or mitigate (to minimize) harm and compensate to offset residual unavoidable harm to

Issue – Transport & Infrastructure

- **MM12** - Reduce speed limits on parts of the A449 and some adjoining roads.
- **MM13** - Identify a route for a Much Marcle cycle loop/route similar to and linking with the Ledbury and Newent cycle loops by end of 2019, and establish by 2022.
- **MM14** - Research and establish ways to attain the highest practicable broadband speed and mobile reception and coverage for both in the parish.



6. PLAN POLICIES

6.1 Sustainable Development

Sustainable development can be defined in many ways. However, the most frequently quoted definition is from the United Nations World Commission on Environment and Development's *Brundtland Report* which stated that:

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development has continued to evolve as that of protecting the world's resources while its true agenda is to control the world's resources. Environmentally sustainable economic growth refers to economic development that meets the needs of all without leaving future generations with fewer natural resources than those we enjoy today."

The NPPF sets out the basic tenets of planning policy for England and places great importance on sustainability, which it describes as the 'golden thread running through both plan-making and decision-taking'.

Rural communities are particularly at risk of flooding, as well as other risks of climate change and the associated impacts. Mitigation addresses the root causes (e.g. by reducing use of fossil fuels), while adaptation seeks to lower the risks posed by the impacts of climate change.

Siting new development in appropriate locations and sustainable design, combined with mitigation and adaptation measures, can help create a community that is self-reliant, environmentally sustainable and more resilient to the impacts of climate change.

Objective MM01

Ensure all new development makes a positive contribution to sense of place and local distinctiveness, has a low carbon footprint and low embedded energy.

Objective MM02

Minimise flood risk to homes, employment and the environment.

Policy SD1 – Sustainable Development

All development proposals should seek to achieve high standards of sustainable building design and, in particular, demonstrate how the location, scale, density, design, form, construction and operation:

- a) comply with the guidance in the Parish Design Statement;
- b) work with the site and its context, taking account of existing topography, landscape features (including water courses), biodiversity, existing buildings, site orientation and microclimates;
- c) reduce use of fossil fuels, adopt and facilitate low and zero carbon energy infrastructure and promote the production and consumption of renewable sources of heat and electricity;
- d) promote efficient use, re-use and recycling of natural resources;
- e) adopt best practice in sustainable urban drainage;
- f) avoid land which is liable to flood (Flood Zone 3), or which would exacerbate flood risk to adjacent properties.

All new development and alterations to existing buildings and structures should be designed and built to the highest possible standards, taking account of historic details and layouts and maximising the contribution to sense of place and local distinctiveness. This basic requirement does not necessarily promote any particular type or style, or rule out innovation and modern design solutions that are of high quality in their own right or which may add to the visual enjoyment and character of settlements within the parish. It does, however, imply the need to avoid standardised solutions, based on limited range of type, style, size and design; and insensitive, badly detailed and inappropriately scaled buildings.

The guidelines in Section 8 of the Much Marcle Parish Design Statement should be followed, unless there are material reasons for not doing so, to ensure that local character and distinctiveness is maintained and, where possible, enhanced.



The Environment Agency Flood Map for Much Marcle shows an extensive area of land within Flood Zone 3 (land assessed as having a 1 in 100 or greater annual probability of river flooding – see map at page 19) and a wider area within Flood Zone 2 (land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding), extending from Bodenham Farm to The Walwyn Arms, Ryemeadows and north to the parish boundary at Kynaston. As such flood risk is

a major issue facing the community and mitigation measures are crucial.

Objective MM03

Support renewable energy development in appropriate scale and locations.

Policy SD2 – Renewable Energy

Development proposals for biomass, geothermal, solar and wind renewable energy resources will be supported in appropriate scale and locations where they:

- a) comply with Policy SD1;
- b) comply with Policy NE1;
- c) comply with Policy NE2; and
- d) comply with Policy CS1.

Reducing the use of fossil fuels is essential for climate change mitigation and moving towards a more sustainable and self-reliant community

The parish has some installed capacity of solar voltaic panels and there is considerable potential for further development of solar, as well as biomass, geothermal and wind renewable energy resources.



6.2 Housing

Much Marcle parish has a population of around 660 who live in 286 households. The vast majority of these dwellings are detached homes and, perhaps not unsurprisingly for a rural area, there are very few flats and apartments in the parish. Properties in the parish tend to be larger than the national average with the effect that there are fewer smaller properties which is at odds with the ageing population.

The Herefordshire Core Strategy indicative housing growth target for the Ross-on-Wye rural HMA is 14%, which means that 41 new homes are required for the Much Marcle Neighbourhood Development Plan Area over the Core Strategy plan period (up to 2031).

The Herefordshire Local Housing Assessment (HLMA) found that in the Ross-on-Wye Housing Market Area, (HMA) within which Much Marcle is located, the greatest need for market housing was for 3 bedroom properties (57%) and 2 bedroom properties (24.7%). Of the additional dwellings required in the Ross-on-Wye HMA over 95% are required to be houses.

In terms of affordable housing, the HLMA found that in the Ross-on-Wye HMA the size of affordable homes required to meet the need was fairly evenly split between 1 bedroom (29%), 2 bedroom (37%) and 3 bedroom (31%) properties. The need for houses (73%) was considered greater than the need for flats (27%).

The HLMA found that the average indicative income required to buy a 2-bed property in the Ross-on-Wye HMA is £32,860 while the average wage in the area is £22,947. The proportion of households unable to afford market housing without subsidy in Ross-on-Wye HMA is 53.4%.

Objective MM04

Identify housing land allocations to achieve a minimum of 14% housing growth by 2031, with an appropriate mix of market, social and affordable units.

Policy HO1 – Housing Sites

Development proposals for good quality market housing, self-build or custom build, and affordable homes for local people will be supported where they:

- a) make best and full use of brownfield sites and identified housing land within Settlement Boundaries, and land identified as rural exception sites in accordance with Core Strategy Policy H2; or
- b) would result in the sustainable conversion and re-use of a redundant or disused building(s) where it complies with Core Strategy Policy RA5; or
- c) meet an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near to their place of work and complies with Core Strategy Policy RA4; and
- d) complement adjacent properties, would not result in loss of amenity for existing residents and comply with Policy SD1;
- e) would achieve BREEAM Home Quality Mark (HQM) standards and, wherever possible, use suitable local materials;
- f) are accompanied by appropriate provisions for permeable off street parking, safe access, storage of waste and recycling, a garden; and
- g) provide an appropriate range of housing size, type and tenure that is required to meet local need and demand.

Number of new dwellings	Much Marcle	Rushall & Kynaston
Built/committed since 2011	15	3
Housing land allocations	6	10
Rural exception sites	8	0
Building conversions	10	0
Total	39	13
Percentage	75%	25%

Community consultation responses indicate that the community strongly support the principle of converting existing buildings and developing previously developed land in order to deliver new homes within the parish.



The rural nature of the parish means that it is important the plan is flexible with regard to ensuring that agricultural workers have opportunities to live close to their work. Indeed, consultation demonstrated strong support for rural businesses such as agriculture and tourism.

The 14% indicative housing growth target for the Plan period 2011-2031 equates to a minimum of 41 new dwellings. A total of 18 new dwellings have been built/committed since 2011 (as at March 2016), leaving a residual figure of 23 new dwellings to be built by 2031.

The Plan has allocated sites for new dwellings within each of the three Settlement Boundaries, exception sites outside the Much Marcle Settlement Boundary, and potential 'windfall' building conversions as shown in the table on this page.

Identified housing land within Settlement Boundaries is shown on the maps on p19, p22 and p23. Land identified as rural exception sites, outside and adjacent to Settlement Boundaries, within the scope of Core Strategy Policy H2 – Rural exception sites as suitable for affordable housing, is also shown on pages 22 and 23.

A survey, which identified 19 existing redundant or disused buildings suitable for conversion and re-use for housing, was completed and agreed by the Working Group and Parish Council in June 2015. Locations of convertible buildings identified throughout the parish are shown on the 'dot map' on page 24.

The Settlement Boundaries for Much Marcle, Rushall and Kynaston shown on the maps at pages 19, 22 and 23 were drawn following the guidance and criteria set out in 'Neighbourhood Planning Guide to Settlement Boundaries' (Herefordshire Council), April 2013 – Revised June 2015.

Several alternative housing sites adjacent to the Much Marcle Settlement Boundary were considered. However, Herefordshire Council's 'Assessment of land with housing potential – Much Marcle' (2015) screened out most of the land adjacent to the Much Marcle Settlement Boundary as "Land with No Suitability during the Plan Period".

Only one alternative site was identified in Herefordshire Council's assessment as "Land with Medium Suitability", but this land is unlikely to be brought forward for development because of the charitable purpose and objects of the landowner; and development of this site would obscure one of the key landscape views through to open countryside to the south of the village.

The planning constraints for alternative housing sites in and around the Much Marcle Settlement Boundary have been identified on the map on page 19.

Policy HO2 – Housing Infill

Development proposals on infill sites in an existing developed frontage, within the Settlement Boundaries, will be supported where they:

- a) complement adjacent properties, would not result in loss of amenity for existing residents and comply with Policy SD1;
- b) do not result in inappropriate development of residential gardens;
- c) would achieve BREEAM HQM standards and, wherever possible, use suitable local materials;
- d) are accompanied by appropriate provisions for permeable off street parking, safe access, storage of waste and recycling, and a garden.

Some development may be proposed as infill in an existing developed frontage, within the Settlement Boundaries. A "developed frontage" means setback from, but fronting, the access road with a front garden and parking on the site.

Infill sites between existing dwellings within a developed frontage may provide



appropriate locations for self-build or custom build and affordable housing.

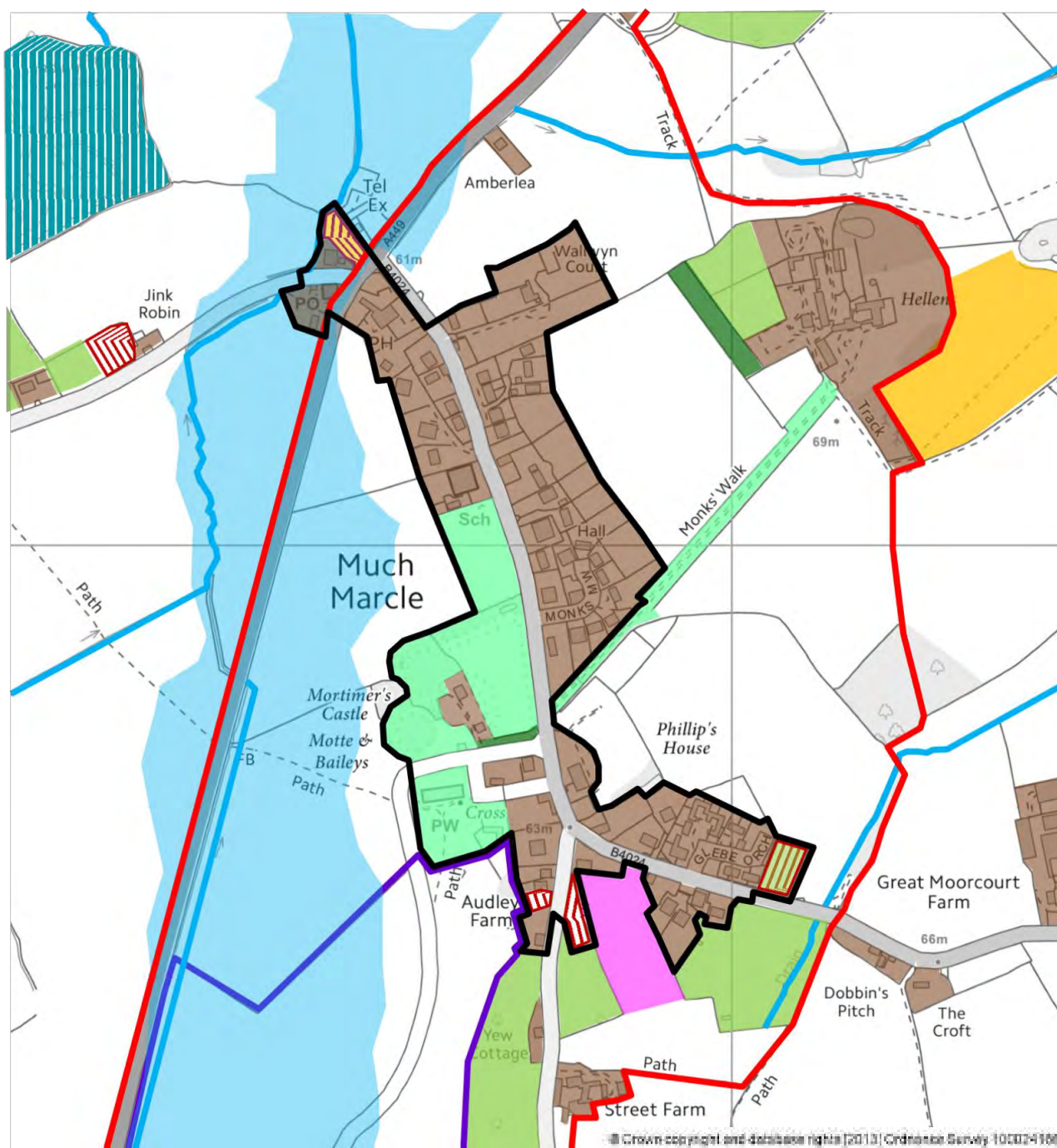
Community consultation demonstrates strong support for new development being directed to each of the existing settlements. Allowing infill development is a good way of ensuring that as much of the required housing in Much Marcle parish as possible is located within the existing settlements.

Infill development can help prevent urban sprawl into the open countryside. However, it is important all new infill development proposals demonstrate that they will not negatively affect the amenity of neighbouring properties.

Whilst some gardens may be suitable for development, many will not be and this policy is not designed to support the principle of development of gardens. As such only very large gardens where development will not negatively affect neighbouring properties or the overall character of the area will be considered suitable.



Much Marcle—Constraints to Development



Key			
Settlement boundary		Streams	
Developed land (inc. gardens)		Flood Zone 3	
Lowland meadow & pasture		Conservation Area boundary	
Mixed deciduous woodland		NP Housing Allocation	
Traditional Orchard		NP Employment Land	
Reed bed		Land with medium suitability for housing	
Local Green Space		(as per Herefordshire Council's Assessment of land with housing potential – Much Marcle (2015) – all other land immediately outside/adjacent to the Settlement Boundary was identified as having “no suitability during the Plan Period”)	
Homme House Park			

Policy HO3 – Householder Extensions

Development proposals for extensions to existing dwellings and new development within residential curtilages will be supported where they:

- a) do not result in an increase in the size, volume or footprint of the existing dwelling(s) of more than 30%; complement adjacent properties, would not result in loss of amenity for existing residents and comply with Policy SD1;
- b) do not result in inappropriate development of parking, amenity and garden areas; and
- c) would achieve BREEAM HQM standards and, wherever possible, use suitable local materials.

The provision and retention of a mix of dwelling sizes is an important part of this Plan's purpose. Extensions to dwellings have the potential to affect the balance of dwelling sizes available, and can reduce parking, amenity and garden areas. Inappropriate extensions may also have a detrimental visual impact on local character and landscape. As such, development proposals should seek to ensure that extensions are the subordinate part of the overall finished structure and are not dominant or intrusive.



Policy HO4 – Allocated sites within Settlement Boundaries

The sites identified on the map on pages 22 & 23 are allocated for housing within the plan. Applications that comply with the Core Strategy policies and the policies within this Plan will be supported.

Much Marcle (6 dwellings on 3 sites):

- Land adjacent to Audley Farm (2)
- Land beside Glebe Orchard* (3)
- Plot between Hardwick Oaks and Audley Cottage (1)

Rushall & Kynaston (10 dwellings on 4 sites)

- Old Chapel Site (5)
- Land at Stoney House Farm (1)
- Land and barns around Gatchapin (2)
- Land adjacent to No. 10 Orchard View (2)

*Allocation subject to provision of an equivalent area of priority BAP habitat (traditional standard orchard) to compensate for the area lost to development of this site (as per Policy NE2).

Policy HO5 - Exception Sites outside Much Marcle Settlement Boundary

Land allocated as rural exception sites (8 dwellings on 5 sites) outside the Much Marcle Settlement Boundary and within the scope of *Core Strategy Policy H2 – Rural exception sites* as suitable for affordable housing, is shown below and on the map on page 22:

- Hazerdine (1)
- Land adjacent to Jink Robin* (2)
- Old Pike (2)
- Rye Meadows - plot between Farley and New Normandy (1)
- The Slip and area around gardens of houses at Watery Lane (2).

*Allocation subject to provision of an equivalent area of priority BAP habitat (traditional standard orchard) to compensate for the area lost to development of this site (as per Policy NE2).

Policy HO6 – Windfall building conversions

A survey, which identified 19 existing redundant or disused buildings suitable for conversion and re-use for housing, was completed and agreed by the Working Group and Parish Council in June 2015. Locations of convertible buildings identified throughout the parish are shown on the dot map at page 24.

Consultation responses indicated that the community strongly supports the principle of converting existing buildings and developing previously developed land in order to deliver new homes within the parish.

The rural nature of the parish means that it is important that the plan is flexible with regard to ensuring that agricultural workers have opportunities to live close to their work. Indeed, consultation demonstrated strong support for rural businesses such as agriculture and tourism.

