



Whitchurch and Ganarew Neighbourhood Plan

Housing Report

1. Introduction

This report describes arrangements taken to identify where housing development should take place through the Neighbourhood Plan and covers: -

- The “Call for Sites”.
- The assessment of land submitted through the Call for Sites
- Identification, assessment and housing allocations
- Defining the settlement boundaries
- Complete the final allocation of dwellings to identified settlement boundaries.

A key requirement for a sustainable Neighbourhood Plan is to satisfy the core requirements of Herefordshire Local Plan Core Strategy to provide a minimum of 65 dwellings, while taking due account of parishioner wishes for the culture and heritage of the parish. At the time of completing this report some 53 new dwellings had been either constructed or had outstanding planning permissions, leaving a residue of a minimum 12 new dwellings to be found.

2. Approach

The following activities describe the tasks undertaken to complete the “Call for Sites” through to final allocation of sites and settlement boundaries. The Neighbourhood Plan must be able to withstand formal evaluation by an external Examiner and Herefordshire Council and be acceptable to the majority of parishioners.

The time line below lists the order, description and timing of all the activities completed to satisfy Neighbourhood Plan requirements and satisfy parishioner wishes, assessed from analysis of questionnaires and feedback from public consultation.

3. Time line

Step / Activity	Description	Start Date	End Date
1	Initiate the Call for Sites	July 2016	September 2016
2	Collate Call for Sites responses – See Map 1 (NB – There are gaps in the sequential numbering reflecting the fact that some submissions did not contain any site or other details but were recorded as having been received)	September 2016	January 2017
3	Complete a desk top review of sites submitted	November 2016	January 2017
4	Carry out assessment of appropriate sites submitted	January 2017	March 2017



5	Evaluate site assessments to establish draft proposals for housing allocations and settlement boundaries.	January 2017	June 2017
6	On-going assessments of sites and settlement boundaries: <ul style="list-style-type: none"> - Meetings with Hereford County Council - Meetings with landowners/developers of sites representing reasonable alternatives - Draft evaluations 	March 2017	June 2017
7	Undertake a review of outstanding allocations to achieve core strategy minimum of 65 new dwellings.	June 2017	September 2017
7	Final evaluation and production of this report.	September 2017	January 2018

4. Assessment Criteria

<p>Suitability</p> <p>Describes whether the site meets a range of critical criteria including topography, to assure the site's development fits with landscape, countryside, scenery and other important considerations. This is of particular importance to a parish with such diversity of scenery and designated an Area of Outstanding Beauty (AONB) with Sites of Special Scientific Interest (Including the River Wye SAC). Further considerations amongst others which assist in differentiating between sites include: proximity to services, community facilities, shops, school, transportation, recreational areas and local employment areas e.g. industrial estates and local businesses.</p>
<p>Achievement and Availability</p> <p>Achievability describes the viability of the proposed site and assesses the level of practicality for construction of dwellings on the land submitted.</p> <p>Availability identifies that sites submitted are deemed to be available although it also needs to consider the potential level of any third-party legal constraints to future progress.</p>
<p>Alignment</p> <p>Describes alignment of the proposed site to parishioner feedback and Whitchurch and Ganarew Neighbourhood Plan Policies and Objectives taken forward which includes that from public consultation meetings and a Neighbourhood Plan questionnaire. Of significant importance within this is the desire by residents to try to accommodate the required level of housing upon small sites, consistent with the requirement to protect the landscape of the Wye Valley AONB.</p>
<p>Concluding Assessment</p> <p>For sites considered reasonable alternatives, a summary has been prepared to show how parishioner feedback and other considerations of suitability, achievability and availability have resulted in a decision whether or not to allocate a site for housing development within Whitchurch and Ganarew Neighbourhood Plan. N.B. an initial trawl was undertaken to remove sites that had received planning permission or did not comply with Core Strategy Policy RA2.</p>



5. Call for Sites Detailed Assessments

- 5.1 An initial trawl of sites submitted was undertaken to identify those sites that would not represent reasonable alternatives because they fell in open countryside and not within the terms of Herefordshire Local Plan Core Strategy Policy RA2 (see Appendix 1, Page 10). This does not mean that planning permission would not be granted, but these sites would normally be considered under Core Strategy policy RA3 and outside of the NDP process. These sites are identified in Table 1.
- 5.2 During the process of assessing sites and preparing the draft NDP, 8 sites submitted received planning permission and/or were built. These are listed in Table 2.
- 5.3 For completion of the required allocation, houses built from 2011 and sites with planning permission outside the “call for sites” arrangements and included as commitments, are listed in Table 4.

Table 1: Site Submissions not falling within Herefordshire Local Plan Core Strategy Policy RA2 (15 sites)

Site Number /Description	Notes
01 – The Green	- Approximate plot size 0.16 hectare
02 – Rock Cottage	- Plot size 0.2 hectare
03a – Sandyway Lane	- Plot size 2.5 hectare
08 – Crockers Ash	- Plot size 0.5 hectare
11 – Ganarew, Near Sellarsbrook	- Plot size 2.3 hectare
12 – Ganarew, South	- Plot size 1.3 hectare
13 - Grey Gables, Old Ross Road, Whitchurch.	- Plot size 1.0 hectare
15a – Delburne Farm, Whitchurch	- Plot size 3.7 hectare
15b – Rear of Daff y Nant House	- Plot size 1.2 hectare
20 – Well Vale Lane, Crockers Ash	- Plot size 2.0 hectare
21a – Land to the West of Elmstead	- Plot size 0.5 hectare



Site Number /Description	Notes
21b – Land to the East of Elmstead	- Plot size 0.5 hectare
34 – Stony Cottage, Well Vale Lane, Crocker’s Ash	- Plot Size 0.15 hectare.
35 – Lilac Cottage, Little Doward	- Plot size 0.2 hectare.
36 – Daff y Nant Bungalow	- Plot size 2.5 hectare

Table 2: Submitted sites built and/or having received planning permission and now counted within commitments (8 sites)

Site Number /Description	Notes	No of Dwellings	Running Total
22 – The Old Nurseries, Crockers Ash	- Plot size 1.0 hectare. Planning permission granted - Application No. P163303/F.	6	6
23 – Stone Eaves, Old Ross Road	- Plot size 0.4 hectare. Site developed - Application No. P130184/F.	1	7
26 – High Croft, Wye View Lane	Plot size 0.16 hectare. Site development progressing - Application No. S120127/F Replacement property, zero impact	0	7
27 – Site Opposite the Primary School, Whitchurch	- Plot size 0.2 hectare. Planning permission granted - Application No. P171044/F	3	10
28 - Old Court Hotel new house.	- Property is completed Detailed planning permission granted - Application No. P150263/F	1	11
29 - Marsden House, Whitchurch	Detailed planning permission granted - Application No. P143823/F (conversion proposal for 12 – less one for original use)	11	22
30 – Mill House, Old Monmouth Road	- Plot size 0.1 hectare. Site developed – Application No. S121610/F	4	26
31a – Llangrove Road (adjacent to Yew Tree Close), Whitchurch. Phase 1.	Plot size 0.99 hectare. Planning permission granted – Application No. P163068/F	9	35



- 5.4 The remaining 7 Call for Site (Sites 04, 06, 19, 24, 31b, 32 and 33) were then subjected to closer analysis to determine whether they might contribute towards the additional houses required to ensure the required minimum level of 65. The criteria listed in Section 4 of this report were used for this purpose. A complete list of all Call for Site assessments pulse a later, more comprehensive, assessment of the remaining 7 Call for Site (Sites 04, 06, 19, 24, 31b 32 and 33) are detailed on the Neighbourhood Plan website www.wagpcnp.org.uk.
- 5.5 Of the 7 sites, five were considered to have insufficient certainty in terms of development potential and/or not being appropriate to form housing allocations. This is not to say that they may not receive planning permission but that one or of the following may be valid:
- It is uncertain whether potential constraints can be overcome such that the site may not be capable of delivery and hence would not count towards the required level of housing required.
 - They were too small to be shown as housing allocations in the NDP.
 - It was uncertain whether they were available.
- 5.6 Table 3 indicates the ranked order of sites, with the site considered most suitable. The requirement is to provide an additional 12 dwellings as a minimum requirement.

Table 3: Ranking of Sites (Outstanding Minimum Target up to 12 dwellings)

Rank Order	Site Reference	Number of dwellings	Running Total
1	24	6	6
3	31b	6	12

- 5.7 The settlement boundary for Whitchurch should be based upon that drafted for Herefordshire Unitary Development Plan but with sites granted planning permission on the east side of the A40 where these extend that boundary and also adding site 31b (as amended to a reduced area). In addition, the boundary should be extended to include land on the north-east side of the A40 where planning permission has been granted and the proposed housing site 24 is shown as a housing allocation. The suggested area is shown on Map 2.
- 5.8 Symonds Yat West has not previously had a settlement boundary defined for it. Although the settlement comprises of a loose assemblage of dwellings, a settlement boundary is proposed (Map 3) around the main concentration of dwellings and a policy drafted that would allow for limited infilling where, in particular, it does not adversely affect its special character. It is also acknowledged that development may be restricted by the nature of the local road network. The combination is presented on the basis that Herefordshire Council feels it can successfully comply with both the wording and intention of the policy for the defined settlement area. This will be revealed through the formal consultation process.

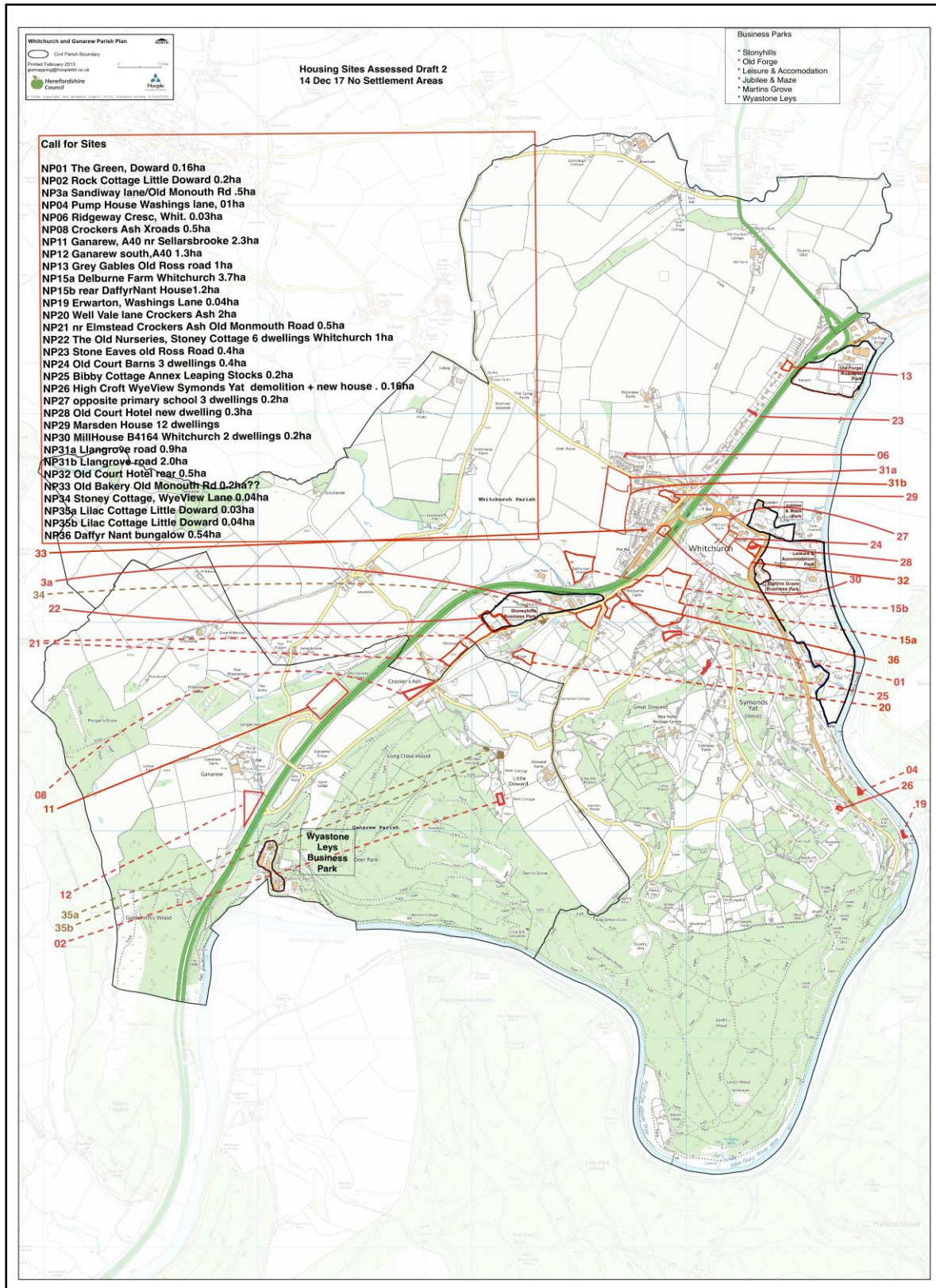


Table 4: Houses built from 2011 and sites with planning permission outside Call for Sites arrangements incorporated in the allocation

Site Description	Notes	No of Dwellings	Running Total
Mill House, Old Monmouth Road	One house built (Query Application number)	1	1
Land adjacent to the Fire station	Four houses built – Application Number S1221222/F	4	5
Land adjacent to the Fire Station	Two houses built – P142183/F	2	7
Apsley House, Old Monmouth Road	One house built – P132509/F	1	8
Maple House, Old Monmouth Road	One house built – S120603/F Originally land next to Windrush.	1	9
Kirby's Yard site, Old Monmouth Road.	Application No. P173665/XA2 Planning permission granted for 9 houses – (Query Application number)	9	18

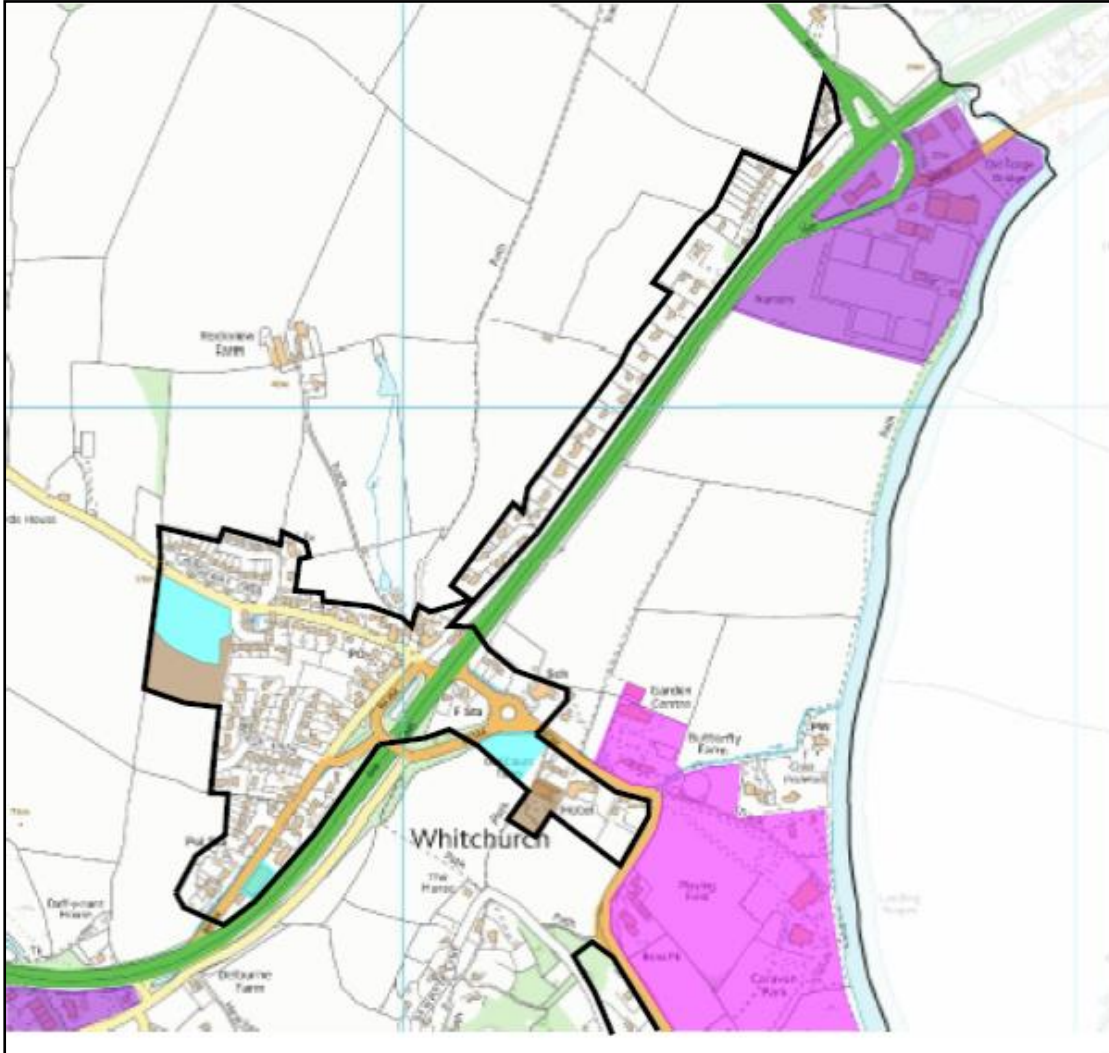


Map 1: Sites Submitted through the 'Call for sites'



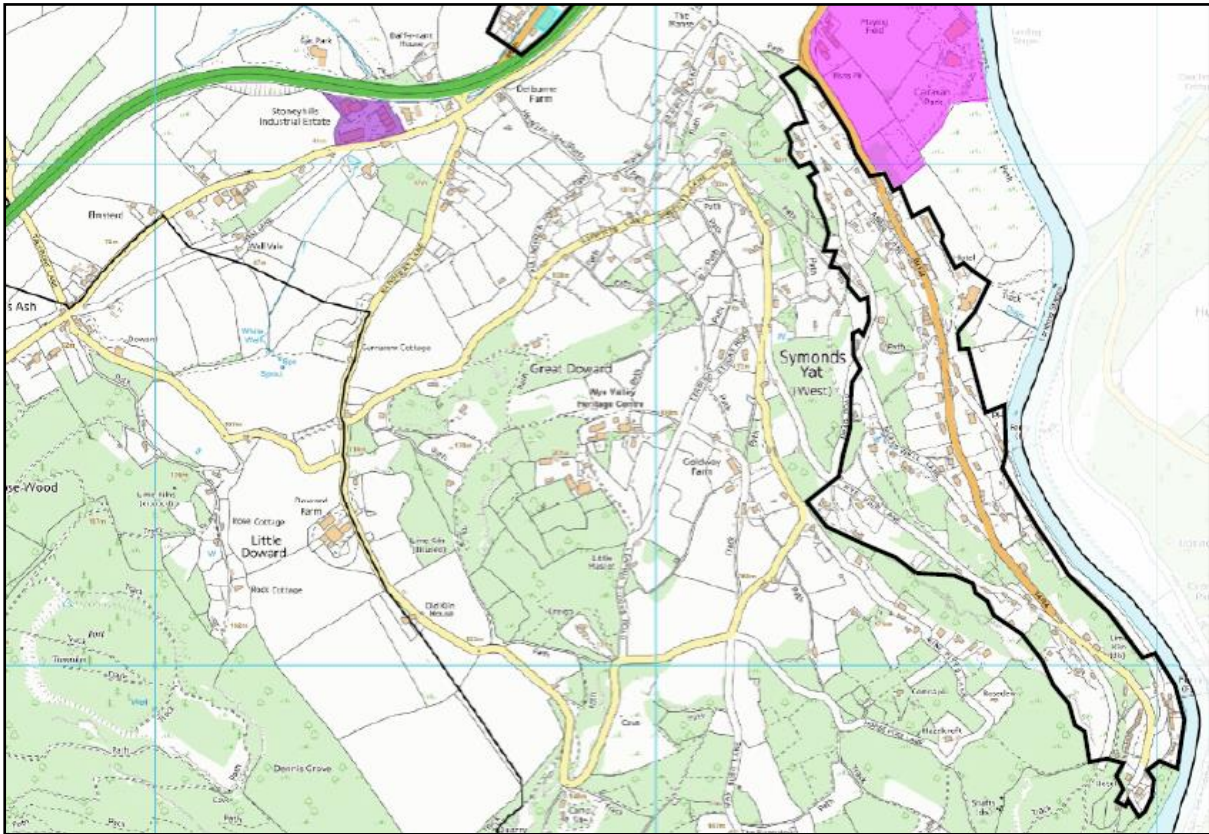


Map 2: Proposed Whitchurch settlement boundary





Map 3: Proposed Symonds Yat West Settlement Boundary





Appendix 1: Herefordshire Local Plan Core Strategy Policy RA2

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to, or is essential to the social well-being of the settlement concerned;**
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;**
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and**
- 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.**

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.