

Herefordshire Local Plan Core Strategy 2011 - 2031



Adopted October 2015

Contents	Page No.
Foreword	1
Section 1 – Introduction and Background	2
Section 2 – Herefordshire Context	11
Section 3 – Vision, Objectives and Spatial Strategy	21
- Herefordshire Key Diagram	47
Section 4 – Place Shaping	48
- Hereford	48
- Bromyard	73
- Kington	79
- Ledbury	82
- Leominster	89
- Ross on Wye	96
- Rural Areas	103
Section 5 – General Policies	117
Section 6 – Delivery, Implementation and Monitoring	164
Glossary of Terms	168

Herefordshire Local Plan Core Strategy 2011-2031

Please note: The Appendices to the Herefordshire Local Plan - Core Strategy are contained within a separate document.

Appendix 1 – Saved Unitary Development Plan (UDP) (2007) policies
(including policies to be replaced by the Local Plan – Core Strategy)

Appendix 2 – Evidence Base

Appendix 3 – Implementation, Monitoring and Delivery Plan

Appendix 4 – Detailed Annualised Trajectory

Appendix 5 – SS3: Necessary Infrastructure for Strategic Sites

Appendix 6 – SS5: Key Employment Sites Deliverability and Timescales

Appendix 7 – Housing Value Areas by Postcode

Appendix 8 – Sites with Environmental Designations

8A - Conservation Areas

8B – Scheduled Ancient Monuments (SAMs)

8C – Registered Historic Parks and Gardens

8D – Unregistered Parks and Gardens

8E – Special Areas of Conservation (SACs)

8F – Sites of Special Scientific Interest (SSSIs)

8G – National Nature reserves (NNRs)

8H – Local Nature Reserves (LNRs)

8I – Local Wildlife Sites (LWS)

8J – Local Geological Sites (LGS)

8K – Areas of Ancient and Semi-Natural Woodland

	Page No.
Section 1: Introduction and Background	
1.1 - Structure of Herefordshire Local Plan	3
1.2 - Herefordshire's adjoining authorities and Areas of Outstanding Natural Beauty	7
Section 2: Herefordshire Context	
2.1 - Herefordshire and surrounding Counties	11
2.2 - Map showing the areas of Herefordshire that are amongst the most deprived	13
2.3 - Age structure of Herefordshire and England and Wales from the 2011 Census	14
Section 3: Vision, Objectives and Spatial Strategy	
3.1 - Strategic objectives	23
3.2 - Key strategic decisions that the Core Strategy has taken and reasonable alternatives considered	26
3.3 - Age structure of the population 2011-2031	29
3.4 - Retail hierarchy	40
Section 4: Place Shaping Policies	
4.1 - Hereford Town Profile	49
4.2 - Hereford Key Diagram	51
4.3 - Hereford City Centre	58
4.4 - Bromyard Town Profile	73
4.5 - Bromyard Key Diagram	76
4.6 - Kington Town Profile	79
4.7 - Ledbury Town Profile	82
4.8 - Ledbury Key Diagram	85
4.9 - Leominster Town Profile	89
4.10 - Leominster Key Diagram	92
4.11 - Ross on Wye Town Profile	96
4.12 - Ross on Wye Key Diagram	99
4.13 - Housing Market Areas in Herefordshire	104
4.14 - The settlements which will be the main focus of proportionate housing growth	109
4.15 - Other settlements	110
Section 5: General Policies	
5.1 - Housing Value Areas	120
5.2 - Green Infrastructure Assets	147
5.3 - Green Infrastructure concept diagram	148
5.4 - River Sub-Catchments	162

Herefordshire Local Plan

Core Strategy 2011-2031

Section 3: Vision, Objectives and Spatial Strategy

SS1 -	Presumption in favour of sustainable development	21
SS2 -	Delivering new homes	28
SS3 -	Releasing land for residential development	31
SS4 -	Movement and transportation	33
SS5 -	Employment provision	38
SS6 -	Environmental quality and local distinctiveness	42
SS7 -	Addressing climate change	45

Section 4: Place Shaping Policies

HD1 -	Hereford	50
HD2 -	Hereford city centre	53
HD3 -	Hereford movement	59
HD4 -	Northern urban expansion (Holmer West)	61
HD5 -	Western urban expansion (Three Elms)	64
HD6 -	Southern urban expansion (Lower Bullingham)	68
HD7 -	Hereford employment provision	71
BY1 -	Development in Bromyard	74
BY2 -	Land at Hardwick Bank	75
KG1 -	Development in Kington	80
LB1 -	Development in Ledbury	83
LB2 -	Land north of the viaduct	84
LO1 -	Development in Leominster	90
LO2 -	Leominster urban expansion	91
RW1 -	Development in Ross on Wye	97
RW2 -	Land at Hildersley	98
RA1 -	Rural housing distribution	105
RA2 -	Housing in settlements outside Hereford and the market towns	108
RA3 -	Herefordshire's countryside	111
RA4 -	Agricultural, forestry and rural enterprise dwellings	112
RA5 -	Re-use of rural buildings	114
RA6 -	Rural economy	115

Section 5: General Policies**Social Progress**

H1 -	Affordable housing - thresholds and targets	119
H2 -	Rural exception sites	121
H3 -	Ensuring an appropriate range and mix of housing	122
H4 -	Traveller sites	123
SC1 -	Social and community facilities	125
OS1 -	Requirement for open space, sport and recreation facilities	128

	Page No.
Section 5: General Policies continued	
OS2 - Meeting open space, sport and recreation needs	128
OS3 - Loss of open space, sport and recreation facilities	129
MT1 - Traffic management, highway safety and promoting active travel	130
Economic Prosperity	
E1 - Employment provision	133
E2 - Redevelopment of existing employment land and buildings	135
E3 - Homeworking	136
E4 - Tourism	137
E5 - Town centres	138
E6 - Primary shopping areas and primary and secondary shopping frontages	140
Environmental Quality	
LD1 - Landscape and townscape	145
LD2 - Biodiversity and geodiversity	146
LD3 - Green infrastructure	149
LD4 - Historic environment and heritage assets	150
SD1 - Sustainable design and energy efficiency	151
SD2 - Renewable and low carbon energy	154
SD3 - Sustainable water management and water resources	155
SD4 - Waste water treatment and river water quality	158
Section 6: Delivery, Implementation and Monitoring	
ID1 - Infrastructure delivery	165

The Herefordshire Local Plan Core Strategy was adopted at the Herefordshire Council meeting on 16 October 2015. It represents the vision for the County to 2031 and provides the context for future work on the preparation of the Hereford Area Plan, the Minerals and Waste Local Plan and the Travellers' Sites Development Plan Document.

CLlr Philip Price
Cabinet Member Infrastructure

Herefordshire Council
October 2015



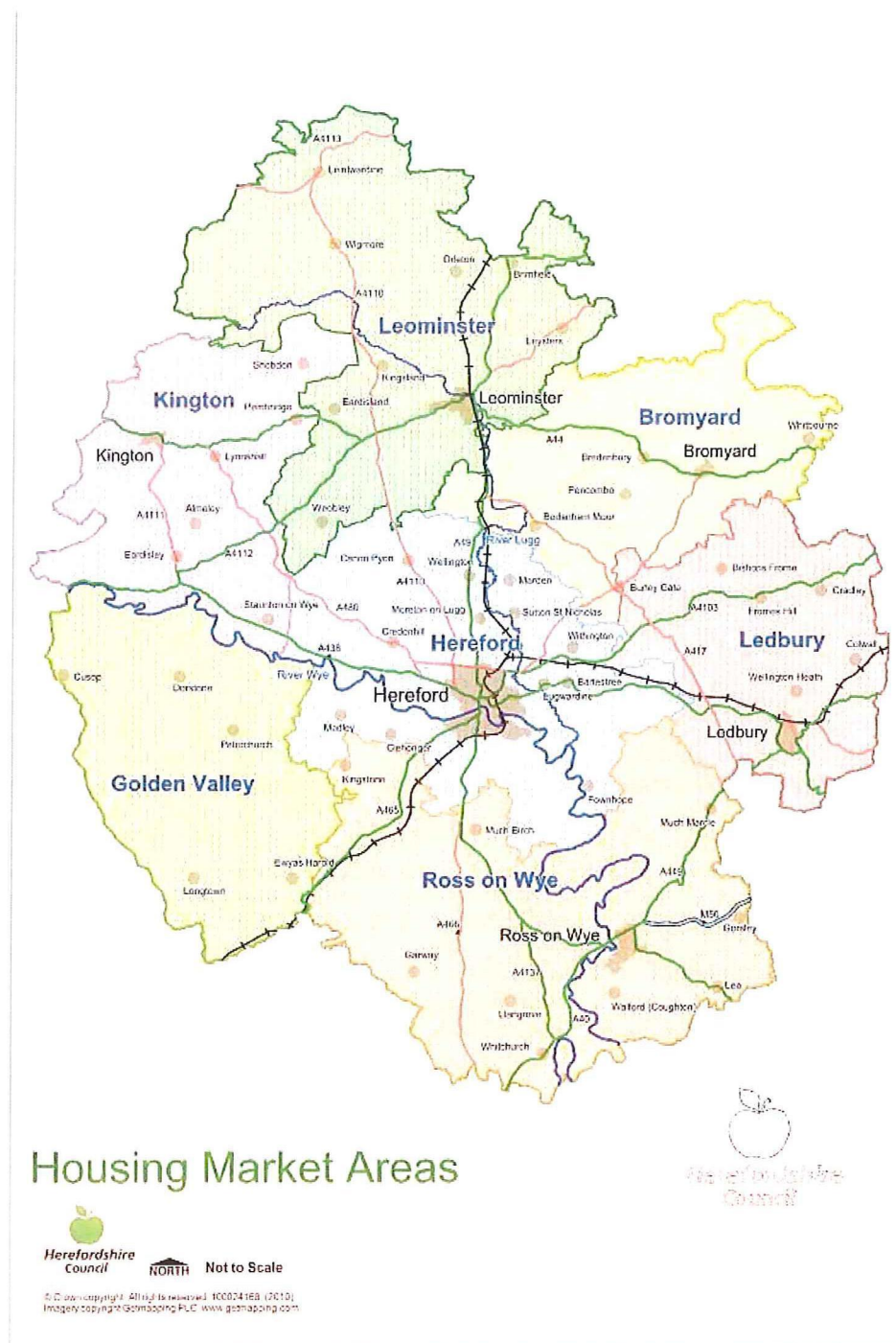
Herefordshire's Rural Areas

- 4.8.1 The council's strategy for the rural areas outside Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as factors such as social fabric reflecting community cohesion, interdependence and commitment.
- 4.8.2 Sustainable development is about positive growth. Improved sustainability is central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, 8a,10 and 12 of the Core Strategy.
- 4.8.3 To achieve this aim, the rural policies seek to enhance the role the county's rural areas have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of settlements through the development of appropriate rural businesses and housing, including affordable housing, that contributes towards their maintenance and strengthening will be supported.

A housing strategy for Rural Areas based on Housing Market Areas (HMAs)

- 4.8.4 Within this large, predominantly rural county, different areas of Herefordshire have their own identities shaped by a variety of factors and affinities that have evolved through time. A significant aspect of this particular local character is the settlement pattern. As the pattern of rural settlements varies, a more localised approach to the rural areas has been developed for the Core Strategy.
- 4.8.5 The approach adopted builds upon work undertaken on Housing Market Areas (HMAs) through the *Strategic Housing Market Assessment 2008*, *Herefordshire Local Housing Market Assessment 2013* and *Local Housing Requirement Study 2012*. These assessments of Herefordshire's housing market have identified that there are spatial variations. The county can be divided into seven areas based upon common housing market characteristics including tenure, house type profile, incomes and affordability, and house prices. It also reflects geographical proximity, patterns of household movement (migration) and travel to work patterns. The seven Housing Market Areas of Herefordshire are illustrated in Figure 4.13.
- 4.8.6 The rural area of each HMA has differing future housing needs and requirements. The approach adopted in this plan sets out to respond to these needs and requirements in a flexible and responsive way. Together with the roll out of the neighbourhood planning agenda, this strategy will empower communities to evolve as sustainable places whilst respecting their fundamental rural character.
- 4.8.7 Herefordshire's seven HMAs are broadly focused on Hereford and the market towns (except for the Golden Valley) and utilise ward boundaries. The term 'rural HMAs' refers only to the rural parts of the defined HMAs.

Figure 4.13: The Housing Market Areas of Herefordshire



- 4.8.8 Housing development in rural areas will be delivered through Neighbourhood Development Plans, any required Rural Areas Site Allocations Development Plan Document and a combination of existing commitments and windfall development. The council's *Strategic Housing Land Availability Assessment* indicates there is potential for the level of development proposed in this policy.
- 4.8.9 Past rates of housing completions in the rural areas suggest that this level of growth is appropriate and achievable. Historically it is evident that much rural housing has come forward on small sites, often for individual dwellings, being allowed through the application of planning policy rather than the allocation of housing sites. Additionally, significant numbers of new housing continues to be delivered through the conversion of rural buildings, many being redundant agricultural buildings on farmsteads. Paragraph 48 of NPPF indicates that an allowance may be made for windfall if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source. There is clear evidence over many years that such sites have delivered an important element of the county's housing supply and as such a modest windfall allowance for rural areas has been included of 1000 dwellings (50 per annum).
- 4.8.10 The minimum rural HMA target represents a level of growth for parishes, as a percentage and which is proportionate to existing HMA characteristics.
- 4.8.11 The *Rural Housing Background Paper* (March 2013) sets out in its Appendix 2 the assessment of each rural HMA undertaken. The data will be subject to review during the plan period.
- 4.8.12 All settlements identified in Figures 4.14 and 4.15 will have the opportunity for sensitive and appropriate housing growth. The primary focus for this housing will be in those settlements highlighted in Figure 4.14. In the remaining, typically smaller settlements of each HMA, as set out in Figure 4.15, particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned. By virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive.

Policy RA1 – Rural housing distribution

In Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county's housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.

New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA) as illustrated in Figure 4.13. This acknowledges that different areas of Herefordshire have different housing needs and requirements.

The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of Neighbourhood Development Plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.

Policy RA1 – Rural housing distribution continued

Rural HMA	Approximate number of 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	

Housing in Herefordshire's settlements

- 4.8.13 National policy supports a sustainable approach to development in rural areas which is locally responsive, reflecting local housing needs with an emphasis on supporting services, employment and facilities in villages, avoiding new isolated homes in the countryside.
- 4.8.14 As set out earlier in this section, each rural HMA was evaluated through combining the application of a localised benchmark (median settlement size in each rural HMA), together with an assessment of services. This approach will enable settlements in the rural areas to accommodate appropriate and environmentally sensitive sustainable housing development in accordance with the National Planning Policy Framework.
- 4.8.15 One hundred and nineteen settlements have been identified across the county to be the main focus of proportionate housing development in the rural areas. These are listed in Figure 4.14. Within these settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted.
- 4.8.16 Residential development will be located within or adjacent to the main built up area(s) of the settlement. This will ensure that unnecessary isolated, non-characteristic and discordant dwellings do not arise which would adversely affect the character and setting of a settlement and its local environment.
- 4.8.17 Given the importance of the Herefordshire landscape, and particularly the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty¹, new dwellings should make a positive contribution to their rural landscape by being built to a high standard, incorporating appropriate materials and landscaping. High

¹ Malvern Hills AONB Guidance on Building Design

Policy RA1 – Rural housing distribution continued

Rural HMA	Approximate number of 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	

Housing in Herefordshire's settlements

- 4.8.13 National policy supports a sustainable approach to development in rural areas which is locally responsive, reflecting local housing needs with an emphasis on supporting services, employment and facilities in villages, avoiding new isolated homes in the countryside.
- 4.8.14 As set out earlier in this section, each rural HMA was evaluated through combining the application of a localised benchmark (median settlement size in each rural HMA), together with an assessment of services. This approach will enable settlements in the rural areas to accommodate appropriate and environmentally sensitive sustainable housing development in accordance with the National Planning Policy Framework.
- 4.8.15 One hundred and nineteen settlements have been identified across the county to be the main focus of proportionate housing development in the rural areas. These are listed in Figure 4.14. Within these settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted.
- 4.8.16 Residential development will be located within or adjacent to the main built up area(s) of the settlement. This will ensure that unnecessary isolated, non-characteristic and discordant dwellings do not arise which would adversely affect the character and setting of a settlement and its local environment.
- 4.8.17 Given the importance of the Herefordshire landscape, and particularly the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty¹, new dwellings should make a positive contribution to their rural landscape by being built to a high standard, incorporating appropriate materials and landscaping. High

¹ Malvern Hills AONB Guidance on Building Design

quality design that is sustainable and reinforces the locally distinctive vernacular will be particularly encouraged. Innovative and/or contemporary design will also be supported where it is appropriate to its context, it makes a positive contribution to the architectural character of the locality and achieves high levels of sustainability in terms of energy and water efficiency, as set out in Policy SD1. All residential development proposals will need to consider the capacity of the drainage network in the area and the impact of future development on water quality in accordance with Policy SD4.

- 4.8.18 Residential development will be expected to contribute to the future housing needs of each HMA by providing an appropriate mix of dwelling types and sizes having regard to the *Local Housing Market Assessment* and other relevant evidence sources. Developments should be sensitively and inclusively designed to reflect the lifelong housing needs of the local community. They should also contribute, where appropriate, to the provision of infrastructure, affordable homes and improving community cohesion.
- 4.8.19 Housing affordability is a significant issue in rural Herefordshire. This situation is exacerbated by an existing housing mix that is heavily skewed towards higher value properties, together with demand from people moving to rural areas and restricted scope for new house building. As a result there is a need for market housing priced at a level that can be afforded by local people.
- 4.8.20 On this basis, housing proposals will be expected to reflect the range that is required for the settlement concerned. In relation to proposals that seek specifically to meet identified local housing needs, those proposed developments must be based on appropriate, compelling evidence of how the proposal meets that need. A planning obligation will restrict the occupation of dwellings on this basis to ensure their long term availability for those with local housing needs.
- 4.8.21 A proactive approach has been taken to neighbourhood planning within the county. At February 2015, there were 88 designated neighbourhood areas in the county and significant progress is being made in the production of Neighbourhood Development Plans. These plans will be the principal mechanism by which new rural housing will be allocated. The proportional growth target within policy RA1 will provide the basis for the minimum level of new housing that will be accommodated in each Neighbourhood Development Plan. The target represents a level of growth for parishes, as a percentage, that is proportionate to existing HMA characteristics. The main focus for development will be within or adjacent to existing settlements indicated within fig 4.14 and 4.15. In parishes which have more than one settlement listed in Figure 4.14 and 4.15 the relevant Neighbourhood Development Plan will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors. This approach will accord with paragraph 55 of the NPPF which indicates that where there are groups of smaller settlements in rural areas, the development in one location may support services in a location nearby. The adoption of this approach will allow distinctive solutions which reflect the varied geographies in the county.

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.

Figure 4.14: The settlements which will be the main focus of proportionate housing development

HMA			
Bromyard	Golden Valley	Kington	Ledbury
Bodenham Bodenham Moor Bredenbury Bringsty Burley Gate Hope under Dinmore Linton Pencombe Risbury Stoke Cross/Stoke Lacy Stoke Prior Whitbourne	Bredwardine Clifford Cusop Dorstone Ewyas Harold Longtown Michaelchurch Escley Moccas Peterchurch Preston on Wye Vowchurch	Almeley Brilley Eardisley Lyonsall Norton Canon Pembroke Staunton on Wye Shobdon Titley Whitney on Wye Winforton	Ashperton Bishops Frome Bosbury Colwall Cradley Eastnor Fromes Hill Lower Eggleton/Newtown Putley Wellington Heath
Leominster	Hereford	Ross-on-Wye	
Adforton Bircher Brampton Bryan Brimfield Bush Bank Dilwyn Eardisland Kimbolton Kingsland Leintwardine Leysters Lingen Lucton Luston Monkland Orleton Richards Castle Shirlheath Weobley Wigmore Yarpole	Bartestree/Lugwardine Bishopstone Burghill Canon Pyon Cleghonger Credenhill Eaton Bishop Fownhope Hampton Bishop Holme Lacy Little Dewchurch Madley Marden Mordiford Moreton on Lugg Stretton Sugwas Sutton St Nicholas Swainshill Tarrington Tillington Wellington Westhope Withington	Bromsash Brampton Abbots Bridstow Crow Hill Garway Goodrich Gorsley Hoarwithy Kingstone Kingsthorpe Kings Caple Lea Linton Little Birch Llangrove Much Birch Much Dewchurch Much Marcle Orcop Hill Peterstow Pontrilas Pontshill St Weonards Weston-under-Penyard	Walford (Coughton) Whitchurch Wilton Winnal Woolhope Wormbridge Wormelow

Figure 4.15: Other settlements where proportionate housing is appropriate.

HMA			
Bromyard	Golden Valley	Kington	Ledbury
Docklow Edwyn Ralph Hatfield Munderfield Ocle Pychard Pudleston Steensbridge Ullingswick	Abbeydore Bacton Blakemere Lower Maes-coed Priory Wood Rowlestone Tyberton	Hergest Holme Marsh Kinnersley Letton Staunton on Arrow Woonton	Canon Frome Coddington Eggleton Mathon Monkhide Much Cowarne Stretton Grandison
Leominster	Hereford	Ross-on-Wye	
Ashton Aymestrey Brierley Cobnash Combe Moor Eyton Ivington Kinsham Leinthall Earls Leinthall Starks Little Hereford Moreton Mortimers Cross Middleton on the Hill Stapleton Upper Hill Walford Wharton Yatton	Burmarsh Breinton Byford Dinedor Dormington Grafton Kings Pyon Ledgemoor Little Tarrington Litmarsh Mansel Lacy Moorhampton Munstone Pipe and Lyde Preston Wynne Priors Frome Ruckhall Shelwick Shucknall Stoke Edith Twyford Common Vauld Westhide Weston Beggard Withington Marsh Yazor	Aconbury Allensmore Aston Ingham Bishopswood Broad Oak Brockhampton Cobhall Common Didley Glewstone Harewood End Howle Hill Kilpeck Llancloudy Llangarron Llanwarne Much Birch/The Axe and Cleaver Orcop Rushall St Owens Cross Symonds Yat (West)	Three Ashes Thrupton Upton Crews Welsh Newton Common

Housing in Herefordshire's countryside

- 4.8.22 National guidance emphasises the importance of not promoting unsustainable patterns of development in rural areas and avoiding the provision of new isolated homes.
- 4.8.23 Where appropriate, settlement boundaries (or a reasonable alternative) for those settlements listed in Policy RA2 will be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocation DPD. In the period leading up to the definition of appropriate settlement boundaries the Council will assess any applications for residential developments in Figure 4.14 and 4.15 against their relationship to the main built up form of the settlement. Outside of these settlements new housing will be restricted to avoid unsustainable patterns of development. Residential development will therefore be limited to those proposals which meet the criteria listed in Policy RA3. Proposals should seek to make use of existing buildings through conversion and adaption in preference to new development. This approach accords with Paragraph 55 of the NPPF.

Policy RA3 – Herefordshire's countryside

In rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
5. is rural exception housing in accordance with Policy H2; or
6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

- 4.8.24 Occupancy controls will be applied to dwellings arising from the expansion of rural business enterprises, as well as to agricultural and forestry dwellings (Policy RA4) and will be secured from the start by a Section 106 Agreement.
- 4.8.25 Replacement dwellings will only be permitted provided that the existing building has established and continuing residential use rights and has not been abandoned. Proposals should ordinarily be sited in a similar position as the original dwelling unless there is technical justification to consider an alternative location within the existing lawful domestic curtilage. To safeguard the character and appearance of the rural landscape from the visual impact of large buildings, the size of any replacement dwelling will be of a comparable total cubic volume (measured externally) to the existing dwelling. To minimise the impact of the proposal on the surrounding area, the design of the dwelling and any associated development should respect the local character of the area and/or make a positive contribution to the rural landscape. As such the mass, scale, height and external appearance of the resultant development should be taken into account. Permitted development rights may be removed from replacement dwellings.

- 4.8.26 All residential development proposals will need to take account of capacity of the drainage network in the area and the impact of future development on water quality in accordance with Policy SD4.

Rural enterprise dwellings in Herefordshire's countryside

- 4.8.27 One of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or in the immediate vicinity of, their place of work to provide essential supervision and management. The need to make an exception to the general policy approach to development in the countryside in order to meet the requirements of rural businesses has long been recognised and this approach to rural workers has been endorsed by the National Planning Policy Framework (2012).

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. demonstrate that the accommodation could not be provided in an existing building(s);
2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings; and
3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape.

Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise is not yet established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings.

Dwellings permitted in accordance with this policy will be subject to occupancy controls secured through a Section 106 Agreement. In some situations it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit.

Applications for the removal of occupancy conditions (or section 106 Agreements) will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price (for rent or sale) which has been independently verified.

- 4.8.28 Applications for planning permission for new dwellings advanced through this policy will be based on an accurate assessment of the needs of the rural enterprise. Rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services, tourism and leisure enterprises. The sustainability of the business will be scrutinised to ensure any essential need established can be sustained so the criteria set out in Policy RA4 are not abused.
- 4.8.29 Therefore, in terms of agricultural or forestry dwellings it will be essential to firstly establish that stated intentions to engage in agriculture are soundly based, reasonably likely to materialise and capable of being sustained for a reasonable period of time. Where proposals are advanced in association with