

# **Pencombe Group Neighbourhood Development Plan 2022 – 2041**

## **Draft Plan v1**

Please provide some good quality photos of the Parish and choose one for the front cover or suggest a medley. There are prompts in the text but I'm happy to incorporate any more as suggested. They don't need to be 'photographer' standard – photos from phones are usually fine.

This is very much a first working draft to form the basis of discussions at the SG workshop on 17 October.

The Draft Plan will then be revised and, once the SG and PC are happy with it, it can be published for informal consultation alongside any suitable site allocations for new housing.

Pencombe Group Parish Council

With support from



## Public Consultation

Insert details

le dates of consultation, any public events and how to comment.

You may want to think about an informal consultation first on the emerging Draft Plan Policies alongside the consultation on the housing sites.

Then the Plan would be revised for the formal (Reg 14) consultation for at least 6 weeks.

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## List of Pencombe Group NDP Policies

### NDP Policy

### Page Number

Policy P1: Landscape Character

Policy P2: Wildlife

Policy P3: River Wye Special Area of Conservation (SAC)

Policy P4: Local Character

Policy P5: Sustainable Design

Policy P6: Community Facilities

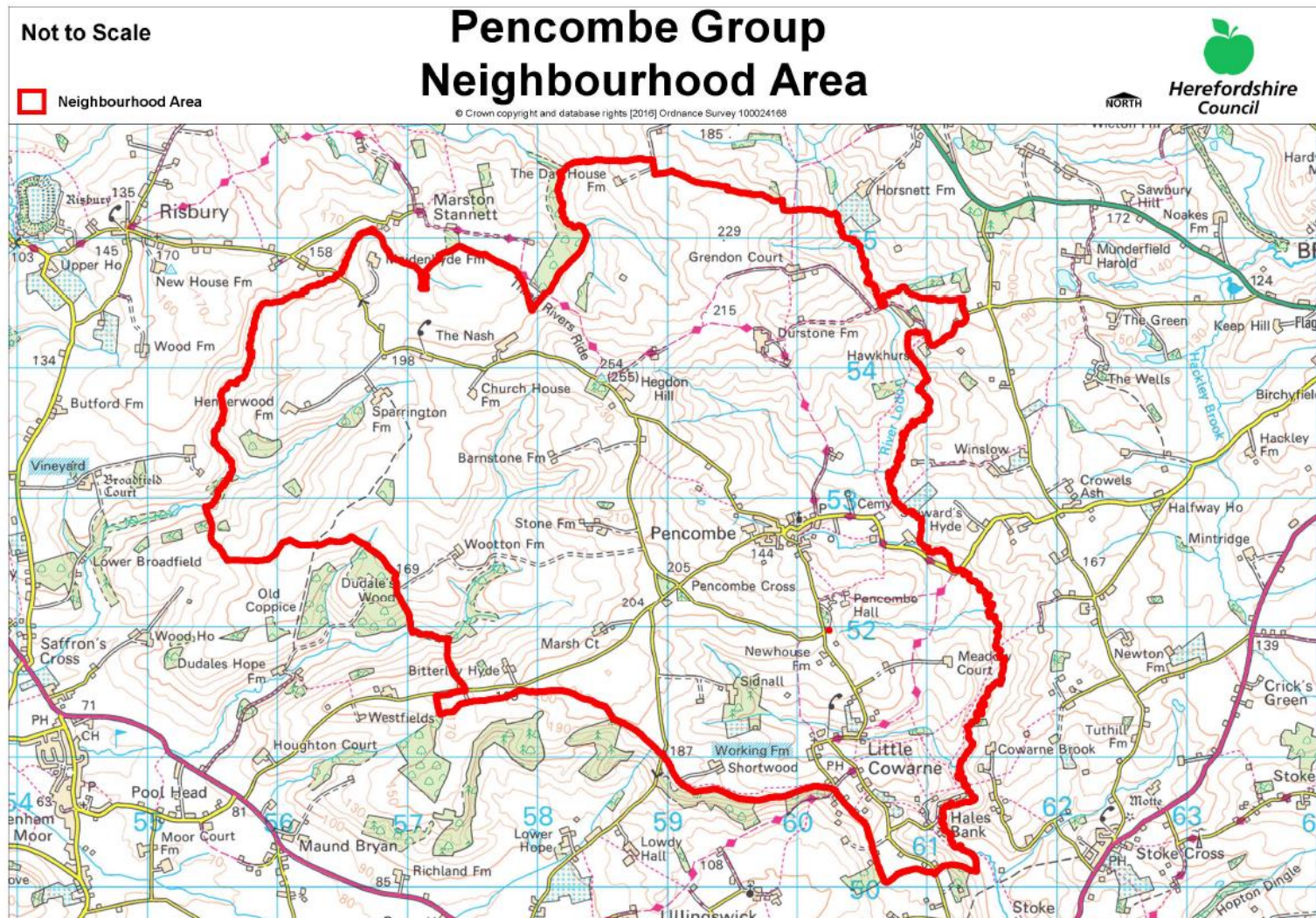
Policy P7: Local Green Space

Policy P8: Housing

Policy P9: Accessibility

Policy P10: Rural Business

Map 1: Pencombe Group Neighbourhood Area and Parish Boundary



# 1. Introduction and Background

## 1.1 What are Neighbourhood Development Plans?

- 1.1.1 Neighbourhood Development Plans (also called 'NDP's or 'Neighbourhood Plans') were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities. The planning policies in NDPs are used to help determine planning applications which may come forward for new development or for changes of use of land and buildings.
- 1.1.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because by law planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.1.3 An NDP can cover a range of planning related issues or just have one, single policy.
- 1.1.4 NDP Policies should not conflict with nor duplicate national or strategic policies but should support these and provide more local detail which reflects the particular issues and local character of the parish (or 'neighbourhood area').
- 1.1.5 Pencombe Group Draft NDP builds on the Draft Vision, Objectives and Key Planning Themes document, which was prepared by the Neighbourhood Plan Steering Group of parish councillors and local residents in early 2022, consulted upon with residents and stakeholders and subsequently approved by the Parish Council as the basis for future work on the Plan on 28<sup>th</sup> June 2022.

## 1.2 Planning Policies and Basic Conditions

- 1.2.1 NDPs cannot be prepared in isolation. They have to be 'in general conformity' with strategic planning policies – in this case those set out in the [Herefordshire Local Plan Core Strategy 2011 – 2031](#) (adopted 16<sup>th</sup> October 2015).
- 1.2.2 Herefordshire Council has commenced work on a new local plan. [The Herefordshire Local Plan 2021- 2041](#) will set out the planning framework for the county for the period to 2041 and will cover issues such as housing provision, the economy, retail and town centres, infrastructure provision and the environment. It will set out high level policies by which planning applications will be determined, in addition to allocating land for housing, employment and other uses. The Plan period for the Pencombe Group NDP is up to 2041 - the same as the new Local Plan.
- 1.2.3 The Pencombe Group NDP is being prepared at the same time as (and just following on from) the new Local Plan. The policies and proposals in the Pencombe Group Draft NDP therefore have been informed by the evidence supporting the emerging new Local Plan, in line with [National Planning Practice Guidance for Neighbourhood Planning](#) which advises:



*‘Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.’*

- 1.2.4 In practice this means that the NDP will be amended at key stages to take account of the evidence informing the emerging draft policies and proposals in the most up to date version of the new Local Plan at that time. There may also be a degree of flexibility built in to ensure that the NDP remains in general conformity with the adopted Local Plan Core Strategy if it is to be tested against this document at examination stage (this is likely if the new Local Plan has not yet been adopted by Herefordshire Council when the NDP goes to examination).
- 1.2.5 NDP Policies also have to 'have regard to' national planning policy, as set out in the [National Planning Policy Framework \(NPPF\)](#) which was updated on 20<sup>th</sup> July 2021, National Planning Practice Guidance and other Government advice.
- 1.2.6 Overall, the Plan has to meet a set of 'basic conditions' set out in national guidance. These include being in general conformity with strategic policies and having regard to national policies as set out above, as well as not breaching European obligations (transposed into UK law) and contributing to the achievement of sustainable development. These will all be considered in detail by an independent examiner towards the end of the Plan process.

### 1.3 Preparing the Pencombe Group NDP

- 1.3.1 Preparing an NDP is a complex and lengthy process, set out in Government regulations: the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended).
- 1.3.2 NDP policies have to be underpinned by a clear and robust evidence base of technical resources and be informed by extensive public consultation. The Parish Council began the process of preparing the NDP in 2016 but work stalled for several years until 2022 when a new steering group was set up to drive the Plan forward.
- 1.3.3 The Group Parish Council is highly committed to the NDP being a community-led document, overseen and informed by the priorities of local people. The NDP Steering Group therefore comprises a large group of interested local people and parish councillors. The Steering Group has organised workshop-type events in the Parish Hall at all key stages to shape and inform the Plan's supporting text and emerging planning policies. Documents are placed on the Neighbourhood Plan pages of the Parish Council website <https://pencombegrouppc.org.uk/> for consultation and engagement with the wider community.

#### **Neighbourhood Area Designation**

- 1.3.4 The Parish Council decided to prepare a Neighbourhood Plan in early 2016 and the Pencombe NDP neighbourhood area was designated on 12<sup>th</sup> May 2016 by Herefordshire Council – see Map 1. This area is important as the Plan policies can only apply to development within the designated Neighbourhood Area (Pencombe Group Parish).

### Draft Vision, Objectives and Key Planning Themes

- 1.3.5 Following a public meeting with HALC on 20<sup>th</sup> October 2021 in the Parish Hall to re-launch the NDP, a new NDP steering group was set up. A workshop was held on 11<sup>th</sup> January 2022 with planning consultants Kirkwells, members of the Parish Council and around 35 local residents. Following introductory presentations, the residents circulated around themed tables and discussed and recorded their ideas for the key issues that the Pencombe Group NDP should address.



NDP workshop, 11<sup>th</sup> January 2022

- 1.3.6 A first draft of the vision, objectives and key themes for the Parish's NDP was prepared and published on the NDP website (see [Vision, Objectives and Key Themes – First Draft 17.01.21](#)).
- 1.3.7 The document was then sent out to the 80 residents who gave consent for their contact details to be used in NDP consultations. Printed copies were made available for all at the Post Office in the Parish Hall. On the evening of Monday 21<sup>st</sup> February, the Steering Group of residents and parish councillors met again in the Parish Hall to discuss and agree changes to the first draft document.
- 1.3.8 All the comments (Allan – do you have a typed-up record of these? If so please put it on your NDP website as we will need this for the Consultation Statement / evidence) were drawn together and integrated into an amended Vision document which was approved by the Parish Council at its meeting on 28<sup>th</sup> June 2022. The document is available on the NDP pages of the Parish Council website – see [Integrated Vision, Objectives and Key Themes from workshop](#). The comments are published in the document 'XXXX'.

### Call for Sites and Technical Site Assessments

- 1.3.9 At the Parish Council meeting on 28<sup>th</sup> June 2022 the Parish Council agreed that a Call for Sites should be undertaken. Landowners and agents were invited to submit proposed development sites suitable for housing within the Group Parish, focussing on the village of Pencombe (but noting that the focus for development may change depending on the new Local Plan). The Call for Sites was promoted in August 2022 on the Parish Council website and by direct mailing known local landowners.
- 1.3.10 The submitted sites were assessed by consultants AECOM under the Locality technical support programme.
- 1.3.11 Those sites found to be technically suitable for development or suitable subject to constraints being overcome are included in the Draft NDP for public consultation.

### Design Codes

- 1.3.12 Insert some information about these if commissioned from AECOM.



**Next Steps**

- 1.3.13 The Steering Group will consider the responses to the informal public consultation and amend the Draft Plan. The Draft NDP then will be published for 6 weeks formal public consultation, before being revised and submitted to Herefordshire Council.
- 1.3.14 Herefordshire Council will publish the Plan for a further 6 weeks before it proceeds to independent examination. Provided the examiner finds that the NDP meets the required basic conditions (subject to any final recommended modifications) the NDP will be subjected to a local referendum. All those on the electoral role in the Parish will be invited to vote on whether the Plan should be used to help determine planning applications. If there is a majority 'Yes' vote (50% of turnout + 1) then the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the Parish.
- 1.3.15 This process, with estimated timescales for Pencombe Group NDP, is summarised in Figure 1.

**Figure 1: NDP Process**

## 2. A Portrait of Pencombe

Insert nice picture of the Parish

SG please check all this and amend if needed. It should provide a reasonable description of the parish for someone who has never been here.

- 2.1 Pencombe Group Parish comprises Pencombe with Grendon Warren and Little Cowarne Parishes. The Group Parish is in a very rural part of Herefordshire and is located about 4 miles (6.4 km) southwest of Bromyard (its postal town) and 11 miles northeast of Hereford.
- 2.2 The Group Parish had a population of 445 residents in 2011 and XXX in 2021. It extends over 1,714 hectares and is sparsely populated with a density of 0.2 persons per hectare.
- 2.3 The main settlement is Pencombe village where there is a parish church (St John), Pencombe & Little Cowarne Parish Hall (with a post office open on Tuesdays and Thursdays), a primary school (Pencombe Church of England Primary School) and a public house (The Wheelwrights Arms).
- 2.4 In addition to Pencombe village, the smaller settlement of Little Cowarne includes several houses and farms, a church (St Guthlac's) and a public house, The Three Horseshoes Inn. There are small clusters of properties around Pencombe Hall (a residential care home) and Pencombe Cross, and farmsteads, cottages and individual dwellings are scattered across throughout the area.
- 2.5 The topography of the Parish is quite hilly with viewpoints affording attractive views across the beautiful landscape and towards the village of Pencombe which nestles in a valley bottom on a tributary of the River Lodon. The River Lodon forms part of the Group Parish boundary to the east and there are several other small watercourses, ponds, orchards and woodlands, some of which are ancient woodland (at Heydon Wood, Muncroft Coppice and 5 unnamed other areas). In addition to the orchards of apples and cherries much of the Parish is under pasture, and field boundaries are largely comprised of hedgerows. There is Local Wildlife Site at 'Woodland near Banstone Farm'.
- 2.6 The Group Parish is served by a rural road network of largely single-track lanes winding between high mature hedgerows, with many private tracks and driveways providing access to properties. There are several PROW (public rights of way) including a section of The Three Rivers Ride, a long distance (140km) equestrian route from the Brecon Beacons National Park, through Herefordshire to Clifton upon Teme in Worcestershire.
- 2.7 Any bus routes? The nearest train station is at Leominster about 10 miles away, which has services to Hereford. Hereford Station is about 11 miles away.
- 2.8 There are 29 listed buildings in the Group Parish, all Grade II. The distinctive rural character is enhanced by the widespread use of traditional materials in buildings including timber frames, Herefordshire yellow and red brick, local stone and tiled or slate roofs. Modern buildings tend to be of brick and include a number of bungalows.

- 2.9 **The local economy is largely based around agriculture, food and drink, tourism and the care industry (anything else?). Perhaps give some examples of local businesses.** Bromyard, Leominster and Hereford provide other local employment opportunities and in common with many other areas there has been an increase in people working from home in recent years.
- 2.10 Overall, the Group Parish provides a quiet, rural way of life with a strong sense of community; assets which are highly valued by local residents and very appealing to visitors.

### 3. Draft Vision and Objectives

- 3.1 The Draft Vision and Objectives for the NDP were developed by the Steering Group in consultation with the wider community.

- 3.2 The NDP Vision is:

*In 2041 the parishes of Pencombe & Little Cowarne will have a high-quality environment which is valued and enjoyed by all. Its beautiful rural character of rolling hills and river valleys, native woodland, arable farmland and pasture scattered farmsteads and cottages will be conserved and enhanced.*

*The area's dark skies will be protected from light pollution. Community facilities and local transport will be improved, with a focus on accessibility for all and reduced reliance on the car.*

*Of the two Parishes Pencombe village will be the focus of any new housing development, with mixed, low density, small scale housing provision which meets the expressed requirements of all age groups and contributes to a robust and sustainable local community.*

*Developments will be sensitive to local character whilst actively embracing resource and energy efficiency as part of measures to contribute to a low or zero carbon future.*

*Of the two Parishes, Pencombe village will be the focus of any new housing development, with mixed low density, small scale provision that meet the expressed requirements of all age groups and contribute to a robust and sustainable local community.*

- 3.3 The Vision is supported by the following NDP Objectives:

**Objective 1** – To conserve and enhance the natural environment by ensuring any new development is sensitive to the Parishes rural landscape character and enhances local biodiversity and wildlife.

**(See NDP Policies P1, P2 and P3)**

**Objective 2** – To protect local built character and heritage by ensuring any new development (including changes to any existing building) and farming practices are sensitive to the local context and is of a suitable scale, density and design.

**(See NDP Policy P4)**

**Objective 3** - To promote a stronger sense of community within the Parishes by protecting valued existing local facilities and supporting provision of new local community facilities. New facilities could include a new public open space / village green including areas for young people and children. Use of existing facilities should be improved including the Parish Hall and the many footpaths in the Parishes.

(See NDP Policies P6 and P7)

**Objective 4** – To provide a suitable, sustainable and affordable mixture of new housing which meets the current and future needs of local residents, particularly family housing, housing for smaller households and self-build opportunities. Innovative approaches such as Community Land Trust can assist in meeting housing needs.

(See NDP Policies P5 and P8 and site allocations)

**Objective 5** – To improve accessibility for all by maintaining public rights of way, improving public transport provision, making rural roads safer and reducing reliance on the private car.

(See NDP Policy P9 and Parish Council Actions)

**Objective 6** – To support appropriate investment in rural diversification, with a focus on small scale local businesses and appropriate tourism. Improvements in digital communications and other infrastructure must continue to ensure community life is sustainable.

(See NDP Policy P10)

## 4. Planning Policies

The following sections set out the draft planning policies for Pencombe Group Parish and these will be used to help determine planning applications for development.

The evidence and rationale behind each Draft Policy are set out in the supporting text. The key themes have been informed by the responses to the Vision, Objectives and Key Themes consultation and other technical documents such as the [Technical Site Assessments and Design Codes](#).

The policies are necessarily wide ranging in their scope and taken together, should help to deliver the future development within the Parish which is both sustainable and appropriate.

The Policies refer to the Pencombe NDP Policies map which is provided on [pXX](#).

## Pencombe NDP Policies Map

Insert

(This will include things like settlement boundaries, local green spaces, important views, housing sites etc)

Kirkwells will digitise it.

## 4.1 Natural Environment

Insert photo of lovely countryside

### Local Landscape Character

- 4.1.1 Pencombe Group Parish is blessed with beautiful countryside. It has an undulating arcadian landscape of pasture, orchards, hedgerows and woodland, with small villages, traditional farmsteads and rural buildings. The area's relative isolation and lack of busy roads contribute to the distinctive peaceful character and a relatively slow pace of life. Some single-track roads are almost entirely enclosed by mature trees arching over from either side and have grass and moss growing down the middle.
- 4.1.2 The lack of streetlights and physical distance from any large urban areas mean that there is little light pollution, and wildlife and residents benefit from extraordinary dark skies. Pencombe is an area where future development will need to be planned carefully to ensure that this special character is protected, and the natural environment is enhanced.
- 4.1.3 At a national level, Pencombe falls within Natural England Landscape Character Area 101 Herefordshire Plateau<sup>1</sup>. *'A deeply tranquil, rural character is one of the treasures of this area, as it has largely escaped the pressures of modern development. It retains much of its historical built character and is sparsely populated with hamlets, isolated churches, small manor houses, local country houses within parks and traditional buildings.'* The document goes on to say, *'Future opportunities and challenges include protecting the area's rural character, wealth of species and habitats, and strong sense of tranquillity, while supporting a working landscape that provides food, homes and recreational opportunities, and which can help to regulate the flow of water into the surrounding valleys and lowlands.'*
- 4.1.4 Within Herefordshire, landscape character is described in Herefordshire Landscape Character Assessment Supplementary Planning Guidance 2004, updated 2009<sup>2</sup>. Pencombe falls within the Landscape Type of Timbered Plateaux Farmlands. *'They are varied, agricultural landscapes of hedged fields, scattered farms, woods and wooded valleys associated with undulating relief ..... woodland cover provides the major structure to the landscape, the hedgerow pattern defining the scale ... The settlement pattern is a variable one of dispersed farms and hamlets with occasional villages or wayside cottages. The land use tends to be a patchwork of mixed farming with pasture often dominating the areas where topography limits intensive cultivation.'*

<sup>1</sup> See <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-west-midlands>

<sup>2</sup> See [https://www.herefordshire.gov.uk/download/downloads/id/2069/landscape\\_character\\_assessment\\_for\\_herefordshire.pdf](https://www.herefordshire.gov.uk/download/downloads/id/2069/landscape_character_assessment_for_herefordshire.pdf)



- 4.1.5 The many water courses in the Group Parish are also a significant feature of local landscape character. The River Lodon flows south along Pencombe's eastern boundary and several smaller watercourses join it from the west. The Group Parish is within the hydrological catchment of the River Lugg and also the River Frome.  
Other streams and brooks include ....
- 4.1.6 There are several important views which the NDO Steering Group have identified. These are:  
  
Insert list of a few – say 4-6 – not too many. They need to be of something important eg the church tower and from a public place eg footpath or seat or top of a hill – not someone's kitchen window. They need to be numbered and described eg 'View 1 looking north west from XX and showing the church tower and village and XX hills in the far distance.' Also we need photos of each one.
- 4.1.7 The Important Views are shown on Map 3 (Kirkwells will digitise this if you hand draw arrows on a base map and label them.)
- 4.1.8 Insert any information from Design Codes if you commission them.
- 4.1.9 Draft Policy P1 Landscape Character has been prepared to help ensure development proposals are sensitive to local landscape character, conserving important features and incorporating them into designs for landscaping schemes. Development should respond to the green and rural context with appropriately designed planting and materials to soften development. Buildings should be sited carefully within plots to 'nestle' within the landscape and not have an adverse impact on the identified important views.

### **Draft Policy P1: Landscape Character**

Development should ensure that the specific landscape qualities of Pencombe Group Parish are conserved and enhanced.

#### **1. Landscape Features**

The following landscape features all contribute to the distinctive local character of the Pencombe neighbourhood area and where they are present within development sites, they should be protected and incorporated into landscaping schemes:

- A. Traditional and ancient hedgerows which are commonly used in field boundaries and which line rural lanes and tracks;
- B. Woodlands (both small groups of trees and wider woodland areas);
- C. Traditional orchards;
- D. Water courses and ponds;
- E. Anything else?

Opportunities should be taken to restore and repair such features where they have been neglected.

## 2. Materials and Boundary Treatments

Hard landscaping should use locally appropriate materials such as Herefordshire old red sandstone and traditional red or yellow brick and boundary treatments should respond to the local context.

## 3. Important Views

Important Views are identified on **Map 3**. Any adverse impacts of development on long distance and open landscape views should be mitigated through consideration of the building's volume, materials, massing and detailing. Siting should make use of the undulating topography to settle buildings into the landscape and boundary edges should be blurred through planting and soft landscaping schemes to provide a sensitive transition into open countryside.

## 4. Dark Skies

In all areas external lighting should be kept to a minimum and only provided where required to minimise impacts on dark skies. New lighting should minimise light spillage into adjoining areas and the sky. Schemes should demonstrate good practice, such as using low energy bulbs, directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage. Motion sensors should be used to avoid permanently lit outside lights.

**Insert Map 3 Important Views**

## Habitats and Wildlife

- 4.1.10 The distinctive rural landscape character of Pencombe Group Parish provides habitats for a range of wildlife.
- 4.1.11 Watercourses are important wetland habitats in their own right and provide wildlife corridors, allowing species to move between areas for foraging and breeding. Other wildlife corridors include traditional and ancient hedgerows and public rights of way such as the Three Rivers Ride and Bromyard Walks, both of which are nature trails. Wildlife corridors are identified on **Map 4**.
- Insert Map 4 Wildlife Corridors (SG please can you map hedgerows or ask wildlife Trust for help with this? They may have records of ancient hedgerows (particularly important) and they might do you a map showing wildlife corridors in the parish. Or farmers and landowners might have records or old maps showing old field boundaries.
- 4.1.12 There are seven areas of ancient woodland (Heydon Wood, Muncroft Coppice and 5 unnamed plots of land in the Group Parish) and a Local Wildlife Site at the Woodland near Banstone Farm. The Group Parish also borders three Sites of Special Scientific Interest (SSSI): River Lugg, Hill Hole Dingle and Dinmore Hill Woods. These sites of biodiversity importance are shown on SEA Maps 1 and 2 reproduced in Appendix 1.
- 4.1.13 SG please provide some local information if you have it about known local wildlife and species which are seen around the parish – eg birds, otters, plants etc. Herefordshire Wildlife Trust or (a local wildlife group?) may be able to help with some information here.
- 4.1.14 Biodiversity net gain is an approach to development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand. The Environment Act 2021 introduced a new legally binding target to halt the decline of nature by 2030 and mandates biodiversity net gain within the planning process (likely to be from Winter 2023). All appropriate developments are required to deliver a minimum 10 per cent net gain in biodiversity. Habitat has to be secured for at least 30 years via obligations/ conservation covenant and can be delivered on-site, off-site or via statutory biodiversity credits, with the priority being on-site delivery.
- 4.1.15 Policy P2: Wildlife sets out how development proposals should conserve and improve wildlife and biodiversity in Pencombe Group Parish.

### Policy P2: Wildlife

Development proposals should conserve and enhance wildlife in Pencombe Group Parish and take opportunities to incorporate biodiversity improvements.

All developments should avoid any impacts from the loss of countryside, wildlife and the natural environment and where avoidance is not possible mitigate or compensate for any impacts. As part of mitigation measures, designs should give consideration to the need to minimise disturbance to wildlife from noise and light pollution (see also Policy P1 Landscape).

As a principle, there should be a measurable net gain enhancement of biodiversity assets, with an aim of achieving a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain should be provided on site, unless it is not technically possible, in which case off-site contributions would be sought. The developer will be responsible for maintaining and ensuring the net gain over 30 years. These requirements will be secured through a S106 planning obligation, biodiversity gain plan or other mechanism required by legislation or regulation.

A biodiversity net gain will be expected from all development by:

1. Managing any habitats retained within the development site to improve quality. This could be done, through for example:
  - A. Retaining mature trees and using traditional local species of trees and hedgerow bushes in landscaping schemes and gardens;
  - B. Improving existing hedgerows where they are retained as boundary treatments, and where wooden fences or stone or brick walls are used on boundaries, incorporating gaps so that hedgehogs can pass through;
  - C. Using green roofs;
  - D. Re-naturalising water courses and retaining and improving any ponds; and
  - E. Incorporating swift bricks and bat boxes in buildings.
2. Securing local off-site habitat management to provide an overall benefit. In particular, contributions will be sought for the following:
  - A. Supporting biodiversity enhancement in the Local Wildlife Site at the Woodland near Banstone Farm or at the SSSIs;
  - B. Contributing to sustainable habitat restoration and water quality improvement schemes on local farms;
  - C. Planting wildflower meadows on verges;
  - D. Tree planting, traditional orchard and woodland restoration; and
  - E. Enhancing local wildlife corridors such as water courses and hedgerows and creating new linkages between corridors (see Map 4).
3. A combination of the above.

**Nutrient Neutrality** (not sure if you will still need this)

- 4.1.16 Herefordshire's rivers have high levels of nutrients entering the watercourses and affecting water quality. These include the Rivers Wye, Frome, Lugg and Clun. High levels of nutrients alter the delicate eco-balance of the watercourse, causing accelerated growth in certain aquatic plants, resulting in algal blooms. These blooms lie on the surface of the water, blocking out light and taking oxygen out of the water thereby creating an environment in which other species struggle to survive. This is known as eutrophication and in extreme cases can result in dead zones where fish, crayfish and other species cannot survive.<sup>3</sup>
- 4.1.17 The Group Parish lies in the River Frome Catchment. The River Lodon flows south from the A44, to the east of Pencombe and west of Stoke Lacy, to confluence with the River Frome which then flows south-west through the east of the county to confluence with the River Lugg east of Hereford.
- 4.1.18 The River Lugg is currently exceeding its limits for phosphates as a result of water pollution from both 'point' source (in particular sewerage outlets) and 'diffuse' source (in particular agricultural run-off). In July 2019, Herefordshire Council concluded that to protect the Lugg Special Area of Conservation (SAC), it was not possible to permit any development on the Lugg, Frome or Arrow catchments that did not demonstrate 'nutrient neutrality' - there being no likely significant effects on the Lugg SAC. This immediately prevented most development proposals across the north of the county from proceeding and neighbourhood plans have stalled. Work is underway to develop an Integrated Wetlands project designed to enable Nutrient Neutral Development in the River Lugg SAC and provide a net river betterment. Alongside this a Phosphate Credit Allocation Process is being prepared.
- 4.1.19 Draft Policy P3 provides wording to help ensure development will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance. This policy has been prepared with the support of Herefordshire Council.

**Draft Policy P3: River Wye Special Area of Conservation (SAC)**

Proposals for development must demonstrate that they protect, conserve and enhance the natural environment in accordance with the principles in Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3 or their replacements.

This includes the following requirements:

1. The development would not have an adverse effect on the River Wye Special Area of Conservation (SAC) and species of European importance. In particular, planning permission will only be granted if clear and convincing evidence is provided which shows that the proposed development would not increase nutrient inputs to the

<sup>3</sup> See <https://www.herefordshire.gov.uk/community-1/reducing-river-nutrients>

SAC. This could include through the delivery of mitigation measures to make a proposal nutrient neutral; and

2. Reference should be made to Herefordshire Council's Phosphate calculator and associated guidance.

**Planning Policy Framework for Natural Environment**

Insert relevant planning policies from NPPF and Local Plan (to do later once have new NPPF and new Local Plan)



## 4.2 Built Character

Insert photo of traditional buildings eg farmhouse?

### Local Character

- 4.2.1 Pencombe Group Parish has a distinctive local character. Buildings are generally of a modest scale and range from modern brick bungalows and detached houses set in large garden plots to historic farm workers' cottages and large farmhouses with traditional and modern agricultural buildings. Prominent larger scale buildings include the two churches, primary school and Pencombe Hall.
- 4.2.2 There is widespread use of traditional local materials including Herefordshire brick and stone in elevations and slate or tiles for roofs. Elevations can be rendered or painted in white, and some older buildings have timber frames and tall chimney stacks. Hard boundary treatments frequently comprise low stone walls.
- 4.2.3 Densities are generally low with many residential dwellings set back from the road in substantial garden plots with mature landscaping and private driveways. Built form is clustered around the two villages of Pencombe and Little Cowarne and elsewhere there are dispersed cottages and farmhouses, with tracks providing access to the rural roads.
- 4.2.4 The Group Parish has many Listed Buildings (see Appendix 2).
- 4.2.5 If the Parish Council decides to commission Design Codes from Locality (through the Technical Support route) then these would include a detailed local character assessment and design codes for new development. The design codes would be used inform detailed NDP policies on design.
- 4.2.6 Draft Policy P4 has been prepared to help ensure new development and conversions are sympathetic to existing character.

### Draft Policy P4: Local Character

Development proposals should ensure that the rural and natural character of Pencombe Parish is conserved.

New development, extensions, additions, adaptations and alterations should respect the distinctive local character of the Group Parish with gardens, rooflines, boundary treatments and massing responding to the immediate setting.

Designs should have regard to the Pencombe Design Codes by:

1. To be completed if have design codes – will have details for things like scale, massing, materials, density, boundary treatments etc

## Sustainable Design

- 4.2.7 Human induced climate change resulting from burning fossil fuels is causing increased frequency of severe weather events such as extreme heat, cold, flooding and drought. Reports from the IPCC<sup>4</sup> show that if we fail to limit global warming to 1.5°C above pre-industrial levels, the floods and fires seen around the world will become more frequent and fiercer, crops will be more likely to fail, and sea levels will rise, driving mass migration as millions are forced from their homes. Above 1.5°C we risk reaching climatic tipping points like the melting of arctic permafrost – releasing millennia of stored greenhouse gases – meaning we could lose control of our climate for good.
- 4.2.8 **Pencombe Group Parish is not immune from more frequent extreme weather events and has seen give examples eg heat and drought in summer 2022, flooding?, storms etc in recent years.** The NDP provides an opportunity for the Group Parish to plan for development which is both climate resilient (to extreme heat, cold, water shortages and flooding for instance) and which does not contribute to further greenhouse gas emissions, resource depletion and flood risk to other properties.
- 4.2.9 In response to the climate emergency the UK Government has set a legally binding commitment to a 68% cut in Green House Gas (GHG) emissions by 2030 and 78% reduction by 2035 compared to 1990 levels, and to achieving Net zero by 2050. Net zero carbon is a reduction in the demand for energy and materials to a level that can be met solely by sources that do not emit greenhouse gases.
- 4.2.10 In order to achieve net zero in new builds there will need to be an average 68% reduction in operational carbon (emitted during a building's 'in-use' lifetime due to the building's use of energy and water) by 2030 for non-domestic buildings and an average 59% reduction by 2030 for domestic buildings. All new buildings will have to have low carbon heating systems from 2025 (gas boilers have been banned for new homes by the UK government from 2025). In addition, there will need to be a 44% reduction in non-domestic buildings by 2030, and a 46% reduction in domestic buildings by 2030 in embodied carbon (emitted from the construction processes and materials used to construct and maintain the building throughout its lifespan)<sup>5</sup>.
- 4.2.11 NDP Policy P5 sets out how development in Pencombe Group can be designed to minimise carbon and resource consumption, maximise energy efficiency and be resilient to climate change over the Plan period.

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<sup>4</sup> The Intergovernmental Panel on Climate Change (IPCC) prepares comprehensive Assessment Reports about the state of scientific, technical and socio-economic knowledge on climate change, its impacts and future risks, and options for reducing the rate at which climate change is taking place. See <https://www.ipcc.ch/>

<sup>5</sup> UK Green Building Council (UKGBC) Net Zero Whole Life Carbon Roadmap <https://www.ukgbc.org/ukgbc-work/net-zero-whole-life-roadmap-for-the-built-environment/>

**Draft Policy P5: Sustainable Design**

Development proposals are required to incorporate measures to ensure designs are sustainable, resource and energy efficient and resilient to climate change.

This will be achieved by:

1. Orientating buildings to within 30 degrees of south (both main fenestration and roof plane) to maximise solar gain and natural daylight;
2. Incorporating natural and zero carbon energy schemes such as ground and air source heat pumps, biomass and wind whilst ensuring these technologies are sited and designed to harmonise with the buildings and landscape setting;
3. Incorporating energy conservation and efficiency measures in line with the Government's Future Homes standard<sup>6</sup>
4. Maximising water efficiency through storage and re-use of grey water and using appropriate climate resilient planting in landscaping schemes;
5. Using sustainable drainage schemes where appropriate to manage surface water on site and enhance local wetland habitats and using green to minimise run-off; and
6. Providing sufficient garden areas to provide space for food growing and wildlife.

Again may change if design codes commissioned.

**Planning Policy Framework for Natural Environment**

Insert relevant planning policies from NPPF and Local Plan (to do later once have new NPPF and new Local Plan)

<sup>6</sup> See <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

## 4.3 Community Facilities and Open Space

Insert a picture eg of village hall or church

- 4.3.1 As a small rural community, Pencombe Parish has limited but highly valued community facilities which are well used by local people. The location of the community facilities is shown on **Map 5 Community Facilities**.
- 4.3.2 Pencombe and Little Cowarne Parish Hall in Pencombe village is used for a wide range of activities. **These include insert list. Insert something about recent improvements eg the cinema screen. Insert a sentence about the Post Office is this community run?). How was it used in Covid – was it a support hub or similar? Are there any parish needs going forward eg information hub / food bank / meals etc?**
- 4.3.3 The Group Parish has two churches. These are the Church of St John, Pencombe, which is located in the village centre next to the school and the Church of St Guthlac, Little Cowarne. **Do you want to say anything about the churches eg congregations, services, buildings used for other things eg play groups? (Are there any others eg Methodist / other denomination?).**
- 4.3.4 Pencombe Church of England Primary School is a small rural school with around **XXX pupils and admissions of just 8 pupils per year in 4 classes**. The school is part of the Herefordshire Marches Federation Academies Trust. **Check with the school – do they have any plans eg to expand / improve facilities?**
- 4.3.5 **Anything else? Eg allotments or other community facilities?**
- 4.3.6 Service provision can help build stronger communities and the Parish Council is aware that there are gaps in existing provision which the NDP could help to address. **Insert more information about this eg the lack of car parking spaces at the Parish Hall which constrains activities and use for events such as weddings, lack of local shop etc.**
- 4.3.7 [Herefordshire Open Spaces Study, 2006](#) reveals that within the Bromyard area, within which Pencombe Group Parish falls, there is:
- Extensive under provision of parks and gardens
  - Extensive over provision of natural and semi natural greenspace
  - Under provision of amenity greenspace and outdoor sport
  - Average provision for children and young people.
- The open space audit and assessment of does not give a specific indication of open space shortfalls and surpluses in Pencombe Group **but there is no public open space in the Parish such as a children's play area or other formal provision.**
- 4.3.8 The Parish Council would like to support the provision of a new play area, if a suitable site could be found, possibly as part of a new housing development, or on land close to the Parish Hall, school and church. **Steering Group – ideas and input needed. What about other open space eg provision for teenagers, older people / community garden / allotments etc.**
- 4.3.9 Draft Policy P6 identifies the community facilities in the Group Parish for protection and supports suitable improvements to existing provision, which could be provided

through developer contributions and / or other sources of funding such as grants and fund raising.

### **Draft Policy P6: Community Facilities**

Community facilities in the Parish are identified on **Map 2 Pencombe NDP Policies Map and Map 5 Community Facilities**.

These are:

1. Pencombe and Little Cowarne Parish Hall;
2. St John's Church, Pencombe;
3. St Guthlac's Church, Little Cowarne; and
4. Pencombe Church of England Primary School.

In order to maintain the community's ability to meet its day-to-day needs any loss of these facilities through change of use or redevelopment or development will not be supported, unless it can be demonstrated that the facility is unlikely to be needed in the foreseeable future.

Proposals for uses which will enhance the viability of these community facilities will be supported. Such uses could, for instance, include **food and drink / catering provision for visitors, a community shop and additional car parking spaces with payable charging points for electric vehicles and cycles**.

Proposals for a new public open space to provide **a play area, community garden and allotments etc** will be supported on a site which is located close to existing community facilities and which is accessible to all. **Developer contributions towards, or provision of, a new public open space such as a play area will be sought** as part of development contributions from new housing or other development.

**Insert Map 5 Community Facilities**

Do you want to identify and protect any areas of important open space? If so you can identify such spaces as Local Green Space but you will need to assess any candidates / suggestions according the following criteria in the NPPF. (They can be in private ownership but you need to consult with landowners)

To be discussed at SG meeting. List any and assess against criteria a), b) and c) below.

### Local Green Space

- 4.3.10 The NPPF allows local communities to identify Local Green Spaces for protection provided they meet certain criteria. These criteria are set out in paragraph 102 which advises that the Local Green Space designation should only be used where the green space is:

*'a) in reasonably close proximity to the community it serves;*

*b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*

*c) local in character and is not an extensive tract of land.'*

- 4.3.11 The following areas meet the criteria for Local Green Space as follows:

Insert eg

**Table 1 Local Green Spaces**

|                                     |             |
|-------------------------------------|-------------|
| <b>1. Name</b><br>(Include photo)   |             |
| a) close proximity to the community | Insert text |
| b) demonstrably special             | Insert text |
| c) local in character               | Insert text |
| <b>2. Name</b><br>(include photo)   |             |
| a) close proximity to the community | Insert text |
| b) demonstrably special             | Insert text |
| c) local in character               | Insert text |



(You will also need to consult any landowners.)

### **Draft Policy P7: Local Green Spaces**

The areas of land identified on Map 2 Pencombe NDP Policies Map and Map 6 Local Green Spaces are protected as Local Green Spaces. These are:

1. Insert

Proposals for development on these sites will only be allowed in very special circumstances.

Insert Map 6 Local Green Spaces

### **Planning Policy Framework for Natural Environment**

Insert relevant planning policies from NPPF and Local Plan (to do later once have new NPPF and new Local Plan)

## 4.4 Housing

Insert picture of a house

### Planning Context

- 4.4.1 The Herefordshire Core Strategy Local Plan identifies the village of Pencombe as suitable for new market housing (see Fig 4.14 p109). Pencombe Group Parish lies within the Bromyard rural Housing Market Area where there is an indicative housing growth target of 15% up to 2031 equating to a net figure of **21 dwellings** (Policy RA1 – Rural housing distribution).
- 4.4.2 Outside Pencombe village, the rest of the Parish is identified as ‘Herefordshire’s countryside’ or the ‘rural area’. Core Strategy policies RA3, RA4, RA5, RA6 and H2 set out the limited circumstances where new development (including housing) may be acceptable in these areas.
- 4.4.3 The smaller settlement of Little Cowarne is not identified as a settlement suitable for market housing in the Core Strategy, but some types of housing and other development may be acceptable where proposals meet the policy criteria for rural areas.
- 4.4.4 **The new Local Plan proposes .....**

### Call for Sites and Site Assessment

- 4.4.5 As some growth is anticipated in Pencombe village over the Plan period, the Group Parish Council publicised a Call for Sites in August 2022. Landowners and agents were invited to submit sites for consideration in and around the village of Pencombe. **XXX sites** were submitted by local landowners and these were subjected to a technical site assessment by consultants AECOM under the Locality Technical Support programme for NDPs. These sites were:

Insert list

- 4.4.6 **XX sites** were considered suitable for development or suitable subject to constraints being overcome. These were:

Insert list

- 4.4.7 The consultation on the emerging draft plan includes public consultation on these ‘preferred’ potential sites.
- 4.4.8 The NDP Steering Group has identified a proposed Settlement Boundary for Pencombe village. Development within the Settlement Boundary will be considered acceptable in principle, subject to other planning policies. Any site allocations in the NDP will be within the Settlement Boundary.

**Steering Group to consider Settlement Boundary for Pencombe and possibly Little Cowarne (in case this is included in new Local Plan)**

### Meeting Local Housing Need

4.4.9 The [Herefordshire Housing Market Area Needs Assessment, July 2021](#) identifies a minimum Local Housing Need for 846 dwellings per annum, which would equate to 16,920 (17,000 rounded) over the 2020 - 41 period across Herefordshire. This includes an annual need of 22 dwellings (2.6% of total need) across the Bromyard Housing Market area (within which the Group Parish is located).

4.4.9 The study recommends the following for the Bromyard HMA up to 2041 (see Section 14):

- A need for 18 units of rented affordable housing per annum in rural locations (Fig .8)
- A significant increase in accommodation suitable for older people including 12 Age-Exclusive spaces, 234 Housing with Support spaces, 92 Housing with Care spaces and 98 care bed spaces (Fig 14.10).
- A higher proportion of smaller units than large units across all tenures. Table 14.11 Bromyard HMA Recommended Housing Mix by Tenure by Size shows the following mix is needed for the rural area:

|       |                           | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4+Bedrooms |
|-------|---------------------------|-----------|------------|------------|------------|
| Rural | Market                    | 5%        | 25%        | 50%        | 20%        |
|       | Affordable home ownership | 20%       | 35%        | 40%        | 5%         |
|       | Affordable rented housing | 30%       | 30%        | 35%        | 5%         |

4.4.10 **Census 2021 figures show that ... insert information about population make up, house sizes and tenures in Group Parish when available.**

4.4.11 The consultation on the Vision and Objectives document showed that there was support from local people for the NDP to include the following as preferred house types and tenures:

- Affordable homes
- Shared ownership - 2/3 bedrooms
- Self-build for local people
- 1 or 2 bedroom for first time home owners
- Conversions
- More housing for young people
- Balancing an ageing population wanting to downsize vs. younger population.

4.4.12 The Pencombe NDP therefore should support a sustainable housing mix which includes provision for older people and a focus on smaller units (1-3 bedrooms) for both market and affordable dwellings. Policy P8 sets out the types of housing which should be provided in the Gorup parish over the plan period to meet local needs.

#### **Draft Policy P8: Housing**

**New housing development will be supported within the Settlement Boundary of Pencombe village as identified on Map 2 Pencombe Policies Map / Inset map.**

Housing schemes should demonstrate that they contribute to a sustainable mix of house types and tenures in the Group Parish and meet local housing needs as identified in the most up to date local housing needs assessment.

Wherever possible new developments and conversions should provide one or more of the following house types and tenures:

1. Smaller housing (1-2 bedrooms) for older people so that local residents can downsize whilst remaining in the community;
2. Smaller market and affordable homes (1-3 bedrooms) suitable for young people and their families;
3. Starter homes; and
4. Opportunities for self-build projects.

Schemes of 10 or more dwellings will be required to provide affordable housing in line with Core Strategy Policy H1 - Affordable housing – thresholds and targets (or Local Plan). Wherever possible and viable affordable housing should be integrated into market housing sites and be designed to be 'tenure blind'.

Proposals for conversions of rural buildings into residential use will be supported where:

1. Designs are sensitive to local character and respect historic farm layouts;
2. Suitable and safe access is provided particularly where this encourages active travel;
3. Occupiers can be protected by screening from nearby agricultural land uses in terms of noise, disturbance, odours and light pollution;
4. Proposals bring back otherwise redundant or abandoned buildings into viable and sustainable housing which meets local needs.

## Site Allocations

The following sites are identified as site allocations for new housing:

**P8/1**

**P8/2 etc**

## Planning Policy Framework for Natural Environment

Insert relevant planning policies from NPPF and Local Plan (to do later once have new NPPF and new Local Plan)

## 4.5 Accessibility

Insert picture of lane / footpath sign / footpath etc

- 4.5.1 Pencombe Group Parish has a limited transport network and many residents are reliant on private cars. The Group does not have any major roads and lanes are largely single track, winding and with few passing places. **Then rural lanes contribute to the area's rural character but can lead to conflicts between pedestrians and cyclists and cars, vans and farm vehicles as there are few / any pavements and no segregated cycle lanes?**
- 4.5.2 Public Rights of Way (PROW) are concentrated in the north, east and south of the Parish linking to and around the villages of Pencombe and Little Cowarne. A section of The Three Rivers Ride, a long distance (140km) equestrian route from the Brecon Beacons National Park, through Herefordshire to Clifton upon Teme in Worcestershire winds through the Parish from Little Cowarne, through Pencombe village and up towards Marston Stannett. There is also a public footpath along part of the River Lodon **(where does this link to eg could you get to Bromyard or is there a cycle route?)**
- 4.5.3 These routes through the pretty countryside attract walkers and cyclists and provide opportunities for healthy informal recreation for local residents. **Do residents cycle now to get to local towns or is it leisure based rather than seen as a viable local transport choice?**
- 4.5.4 **Describe any public transport – buses, community transport, etc?**
- 4.5.5 NDP policies can do little to improve issues such as speeding or dangerous traffic but developments can be steered to the most accessible locations close to existing community facilities and public transport, and where possible linked to PROW. The NDP has a role in ensuring the Parish is as accessible as possible to everyone - in terms of improving existing public rights of way, encouraging walking and cycling, and ensuring access to reliable, frequent and safe public transport. There is also a need for wider recognition of a hierarchy of road users which prioritises the safety and wellbeing of pedestrians, cyclists and horse riders.
- 4.5.6 In addition to encouraging walking and cycling as health and leisure activities, 'active travel' and use of public transport should be viewed as a viable and attractive alternative to car use wherever possible. Policy at a national and international level is driven by the need to tackle climate change and reduce carbon emissions as a matter of urgency. It is highly likely that when and how people travel will change dramatically over the plan period as transport is de-carbonised.
- 4.5.7 The Group Parish Council would like to support proposals which reduce reliance on the private car and provide a better environment for walkers, cyclists and horse riders. Policy P9 recognises the important role the Parish has in terms of providing opportunities for active lifestyles and attracting visitors from elsewhere and supports initiatives which will help to make the Parish a better place for everyone. Policy P9 also aims to support a transition to active travel wherever possible by improving accessibility to walking and cycling routes for everyone and reducing conflicts with vehicular traffic on the rural road network.

### **Draft Policy P9: Accessibility**

Development proposals should promote a transition to active and zero carbon travel. This should be achieved by:

1. Locating development close to existing bus stops and providing safe pedestrian access to them; (delete if no bus stops)
2. Including linkages to existing footpaths, cycle routes and bridleways where opportunities exist in order to improve connectivity between existing networks and enhance the attractiveness of walking and cycling in the area;
3. Retaining and improving any existing Public Rights of Way (PROW) including footpaths, cycle routes and bridleways, which cross or adjoin development sites;
4. Including adequate and safe storage provision for bicycles; and
5. Providing electric vehicle charging points, preferably under cover, within car ports and garages.

4.5.8 To compliment the NDP policies, the Parish Council will work with the community, Herefordshire Council and other partners such as bus companies to tackle transport problems in the area. This will include the following Parish Council Actions:

1. Encouraging car sharing for commuting to Bromyard, Hereford and Leominster.
2. Slowing traffic down through improved signage and awareness raising.
3. Providing white gates on entry points to the villages to increase driver awareness of the built-up areas.
4. Improving local bus services in terms of frequency and reliability and providing bus shelters at bus stops.
5. Promoting community transport schemes for those without access to private cars.
6. Anything else?

### **Planning Policy Framework for Natural Environment**

Insert relevant planning policies from NPPF and Local Plan (to do later once have new NPPF and new Local Plan)



## 4.6 Business and Infrastructure

Insert picture of local business eg pub?

- 4.6.1 Businesses and employment in Pencombe Group Parish are largely focused on farming and tourism. There are two public houses - The Wheelwrights Arms at Pencombe and The Three Horseshoes Inn at Little Cowarne. (Do these serve food and / or provide accommodation?). In addition the care home at Pencombe Hall is a significant local employer – is it? Anything else?
- 4.6.2 Describe local farms – what do they produce? Do any have packing facilities / polytunnels / large poultry sheds. Any problems that you want the NDP to address?
- 4.6.3 The Parish has a small but growing visitor economy. Describe local accommodation – are there B&Bs, holiday cottages, rooms at the pubs, camping or glamping? There could be further business opportunities for farm diversification linked to the tourist economy such as hospitality, food and drink, farm shops etc.
- 4.6.4 In common with many other areas there has been an increase in residents working from home and utilising more flexible work practices. Over time this could lead to increased demand for local facilities such as village pubs and shops whilst reducing the need for travel to local towns. This would allow the Group Parish to grow into a more sustainable local community where employment, social amenities and day to day needs are provided for on the doorstep.
- 4.6.5 However to support Pencombe's sustainable economic future, good mobile telephone signals and highspeed broadband are essential. Insert something about what this is like in Pencombe Group Parish – problems?
- 4.6.6 Any other infrastructure problems – water, sewage, power eg?
- 4.6.7 In addition to infrastructure requirements, this restructuring of the local economy and work practices may lead to increased demand for small business units and flexible and temporary accommodation for occasional face to face meetings with clients. Redundant or underused farm buildings may offer opportunities for sensitive conversion to provide attractive business accommodation.
- 4.6.6 There is a need to ensure appropriate rural businesses thrive and continue to provide local employment opportunities as part of the sustainable future of the community. NDP Policy P10 supports suitable businesses which provide rural diversification and help to grow the local economy.

### **Draft Policy P10: Rural Business**

Development proposals for business uses that provide appropriate rural diversification opportunities will be supported. Such proposals could include for instance food and drink establishments, farm shops, flexible business uses and tourist accommodation.

New residential and business development and conversions of rural buildings should:

1. Incorporate suitable provision for new communications technologies including mobile phone infrastructure and connections to high-speed broadband;
2. Not have an unacceptable adverse impact on local residential amenity in terms of noise, odours, lighting or other disturbance;
3. Promote active and sustainable travel by incorporating cycle storage facilities, Electric Vehicle charging points and linking to PROW wherever possible; and
4. Not lead to a detrimental impact on the local road network in terms of additional vehicular traffic.

#### Planning Policy Framework for Natural Environment

Insert relevant planning policies from NPPF and Local Plan (to do later once have new NPPF and new Local Plan)

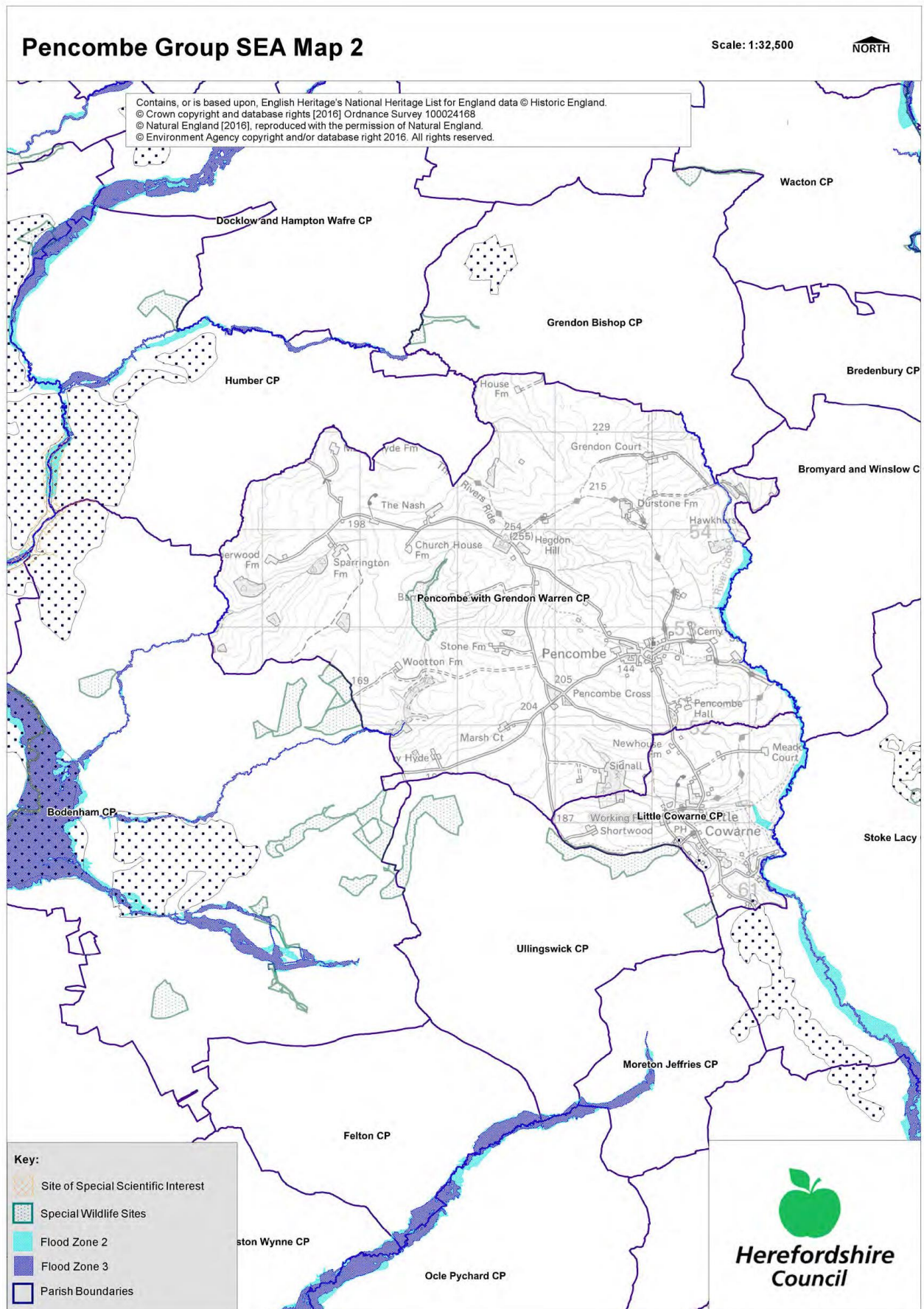
## 5. Next Steps

- 5.1 Following formal and informal public consultations on the proposed site allocations and emerging draft policies, the Steering Group and Group Parish Council will consider the responses carefully and amend the NDP.
- 5.2 The Plan will then be submitted to Herefordshire Council along with a consultation Statement detailing the various stages of public consultation and how responses have helped to shape the policies and proposals and a Basic Conditions Statement setting out how the Plan meets the required basic conditions.

## Appendix 1: SEA Maps







## Appendix 2: Listed Buildings

### Historic England Records<sup>7</sup>

Pencombe with Grendon Warren - 20 entries

#### OUTBUILDING NORTH EAST OF GRENDON COURT

List Entry Number: 1234311

Heritage Category: Listing

Grade: II

Location: OUTBUILDING NORTH EAST OF GRENDON COURT, GRENDON WARREN, Pencombe with Grendon Warren, County of Herefordshire

#### TALLY HO

List Entry Number: 1234314

Heritage Category: Listing

Grade: II

Location: TALLY HO, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

#### MASON'S COTTAGE

List Entry Number: 1234315

Heritage Category: Listing

Grade: II

Location: MASON'S COTTAGE, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

#### COTSWOLD HOUSE

List Entry Number: 1234316

Heritage Category: Listing

Grade: II

Location: COTSWOLD HOUSE, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

#### NORBROOK COTTAGE

List Entry Number: 1234318

Heritage Category: Listing

Grade: II

Location: NORBROOK COTTAGE, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

#### SIDNALL

List Entry Number: 1234341

Heritage Category: Listing

Grade: II

Location: SIDNALL, Pencombe with Grendon Warren, County of Herefordshire

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<sup>7</sup> <https://historicengland.org.uk/listing/the-list/>

Barn attached to the east of Sidnall Farm House

List Entry Number: 1234343

Heritage Category: Listing

Grade: II

Location: Barn attached to the east of Sidnall Farm House, Pencombe, Bromyard, HR7 4RP, Pencombe with Grendon Warren, County of Herefordshire

NASH FARMHOUSE

List Entry Number: 1234345

Heritage Category: Listing

Grade: II

Location: NASH FARMHOUSE, Pencombe with Grendon Warren, County of Herefordshire

CHURCH HOUSE FARMHOUSE

List Entry Number: 1234346

Heritage Category: Listing

Grade: II

Location: CHURCH HOUSE FARMHOUSE, Pencombe with Grendon Warren, County of Herefordshire

HENNERWOOD FARMHOUSE

List Entry Number: 1234348

Heritage Category: Listing

Grade: II

Location: HENNERWOOD FARMHOUSE, Pencombe with Grendon Warren, County of Herefordshire

BARN ADJOINING NORTH OF HENNERWOOD FARMHOUSE

List Entry Number: 1234349

Heritage Category: Listing

Grade: II

Location: BARN ADJOINING NORTH OF HENNERWOOD FARMHOUSE, Pencombe with Grendon Warren, County of Herefordshire

MAIDENHYDE FARMHOUSE

List Entry Number: 1234350

Heritage Category: Listing

Grade: II

Location: MAIDENHYDE FARMHOUSE, Pencombe with Grendon Warren, County of Herefordshire

K6 TELEPHONE KIOSK TO SOUTH WEST OF WAR MEMORIAL (NOT INCLUDED)

List Entry Number: 1275508

Heritage Category: Listing

Grade: II

Location: K6 TELEPHONE KIOSK TO SOUTH WEST OF WAR MEMORIAL (NOT INCLUDED), PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

CHURCH OF ST JOHN

List Entry Number: 1276162

Heritage Category: Listing



Grade: II

Location: CHURCH OF ST JOHN, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

[DURSTONE FARMHOUSE](#)

List Entry Number: 1276168

Heritage Category: Listing

Grade: II

Location: DURSTONE FARMHOUSE, Pencombe with Grendon Warren, County of Herefordshire

[OUTBUILDING IMMEDIATELY NORTH WEST OF COURT FARMHOUSE](#)

List Entry Number: 1276189

Heritage Category: Listing

Grade: II

Location: OUTBUILDING IMMEDIATELY NORTH WEST OF COURT FARMHOUSE, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

[THE WHITE HOUSE](#)

List Entry Number: 1276190

Heritage Category: Listing

Grade: II

Location: THE WHITE HOUSE, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

[CAUSEWAY COTTAGE](#)

List Entry Number: 1276191

Heritage Category: Listing

Grade: II

Location: CAUSEWAY COTTAGE, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

[OLD CROSSES](#)

List Entry Number: 1276192

Heritage Category: Listing

Grade: II

Location: OLD CROSSES, PENCOMBE, Pencombe with Grendon Warren, County of Herefordshire

[Pencombe War Memorial](#)

List Entry Number: 1462265

Heritage Category: Listing

Grade: II

Location: Village Green, Pencombe, Herefordshire, HR7 4SH, Pencombe with Grendon Warren, County of Herefordshire

Little Cowarne - 9 entries

[THREE ELMS](#)

List Entry Number: 1082234

Heritage Category: Listing

Grade: II

Location: THREE ELMS, LITTLE COWARNE, Little Cowarne, County of Herefordshire

WHITE HOUSE

List Entry Number: 1082235

Heritage Category: Listing

Grade: II

Location: WHITE HOUSE, LITTLE COWARNE, Little Cowarne, County of Herefordshire

LOWER HOUSE

List Entry Number: 1082236

Heritage Category: Listing

Grade: II

Location: LOWER HOUSE, LITTLE COWARNE, Little Cowarne, County of Herefordshire

HOP KILNS NORTH OF LITTLE COWARNE COURT

List Entry Number: 1177678

Heritage Category: Listing

Grade: II

Location: HOP KILNS NORTH OF LITTLE COWARNE COURT, LITTLE COWARNE, Little Cowarne, County of Herefordshire

RAMSDEN COTTAGE

List Entry Number: 1177693

Heritage Category: Listing

Grade: II

Location: RAMSDEN COTTAGE, LITTLE COWARNE, Little Cowarne, County of Herefordshire

BANK COTTAGE

List Entry Number: 1177702

Heritage Category: Listing

Grade: II

Location: BANK COTTAGE, LITTLE COWARNE, Little Cowarne, County of Herefordshire

MEADOW COURT

List Entry Number: 1307295

Heritage Category: Listing

Grade: II

Location: MEADOW COURT, LITTLE COWARNE, Little Cowarne, County of Herefordshire

CHURCH OF ST GUTHLAC, LITTLE COWARNE

List Entry Number: 1307315

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST GUTHLAC, LITTLE COWARNE, HR7 4RH, Little Cowarne, County of Herefordshire

LITTLE COWARNE COURT

List Entry Number: 1349677

Heritage Category: Listing

Grade: II

Location: LITTLE COWARNE COURT, LITTLE COWARNE, Little Cowarne, County of Herefordshire

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