

PETERSTOW NEIGHBOURHOOD PLAN

Consultation on Draft Plan

Herefordshire Core Strategy, prepared by Herefordshire Council, requires parishes with villages to accommodate new housing. A local steering group comprising a number of Parish Councillors and members from the community have prepared a plan for Peterstow parish to try to accommodate the number of houses required in our parish.

Without a plan prepared by community representatives we would have to rely upon either:

- Developers putting forward their own proposals to meet and potentially exceed the Core Strategy targets; or
- Wait until Herefordshire Council prepares a plan for the villages where development is required.

The local steering group has tried hard to meet the housing target set for Peterstow parish in a way that meets the concerns of the community, as identified in our household survey, whilst providing Herefordshire Council with certainty that the required number of houses will come forward.

Currently the draft plan proposes:

- Extensions to the previous Settlement Boundary.
- 3 small housing sites within the village which should enable the required housing target to be met.
- A number of other policies reflecting concerns expressed by the community.

You are invited to comment on the plan which is available on line at www.peterstowparishcouncil.org.uk

Copies are also available at St Peter's Church, the Yew Tree Inn, The Red Lion public house and Peterstow Village Stores and may also be borrowed from the Clerk to the Parish Council during opening hours.

**All comments must be received by 12.00 am. Sunday 21st
January 2018**

NEIGHBOURHOOD DEVELOPMENT PLAN PROCESS

Adoption of NDP concept by Peterstow Parish Council

Committee established of members of Parish Council and local volunteers

Questionnaire survey of residents of Parish

Public meeting to display questionnaire trends and draft vision, objectives and policy options for the Parish

Assessment of potential development sites by independent planning consultant

Drafting NDP with assistance from Data Orchard, independent consultants

Consultation on draft NDP (Regulation 14) – Minimum 6 weeks

Amend NDP if necessary in response to comments received

Formal submission to Herefordshire Council for further 6 weeks consultation

Independent Examiner reviews and reports upon NDP, including amendments

Referendum of Parish Residents

If referendum in favour, the NDP is adopted by Herefordshire Council



MEETING OUR HOUSING TARGET

Housing Commitments 2011- 2017

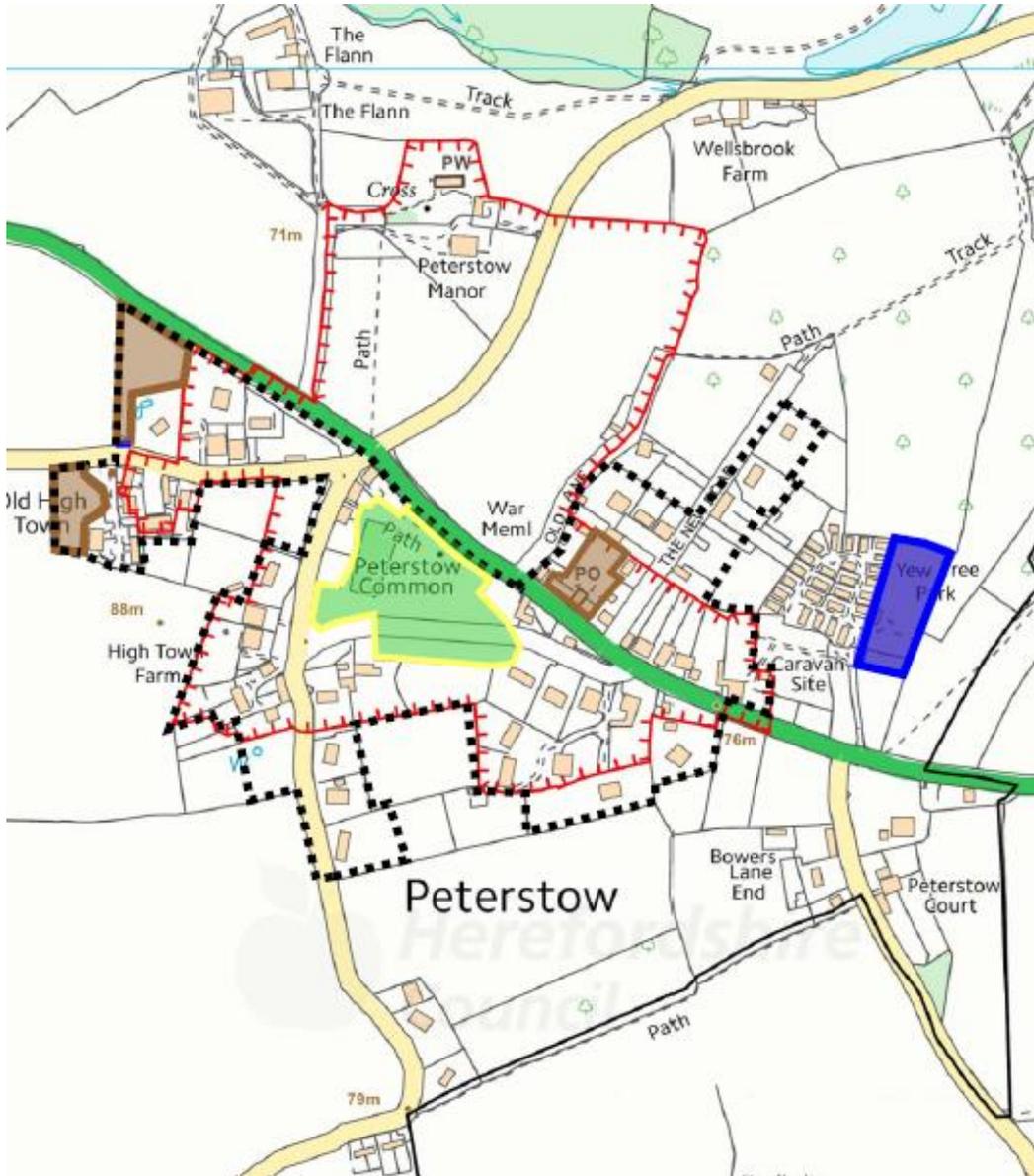
		Number of Dwellings
HC Core Strategy Requirement 2011 – 2031: 27 Dwellings		
1	Number of Completions 2011-2017	6
2	Dwellings with outstanding planning permissions April 2017	5
3	Park homes site (certificate of lawful use)	10
4	Minimum further requirement	6

Achieving the Housing Target 2011-2031

		Number of Dwellings
Outstanding Housing Requirement 2011 – 2031: 6 Dwellings		
1	Site Allocations	
	i) Land amounting to 0.25ha at Peterstow Shop;	4
	ii) Land amounting to 0.2ha at Highgrove, Hightown;	4
	iii) Land amounting to 0.25ha at Hightown Green.	5
2	Further Housing Potential during Plan Period	13

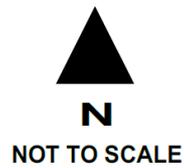
* The estimate of dwellings under each heading is for the purposes of showing how Herefordshire Local Core Strategy target for the parish might be met. It takes into account amenity and other site-specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

Peterstow Village Policies Map



NOTATIONS

- | | | | |
|---|---------------------------------------|---|------------------------------|
|  | Settlement Boundary
(Policy PTS12) |  | Housing Sites (Policy PTS13) |
|  | Conservation Area
(PTS5) |  | Local Green Space (PTS7) |
|  | Committed Site | | |



PROCESS FOR CHOOSING SITES – Part 1

- Herefordshire Council set a minimum target of **27** houses to be built within the parish over the period 2011 to 2031. At April 2017, **6** new dwellings had already been built or were under construction and a further **5** had been granted planning permission.
- In April 2016, Herefordshire Council granted a Certificate of Lawful Existing Use or Development for land at Yew Tree Residential Park Homes site which effectively granted permission for an enlarged area of the park to be used for new residential park homes. It is estimated that this will contribute a further **10** dwellings to our housing target.
- A 'Call for Sites' exercise was carried out during Spring 2017 which resulted in 17 land parcels being submitted to Peterstow Parish Council via its steering group. A further 2 sites were submitted to them by Herefordshire Council following its various 'calls' for sites.
- An additional site was then added to the assessment following a presentation to the Parish Council of a site for which it was expected a planning application was to be made. This made a total of **20** sites to consider.

PROCESS FOR CHOOSING SITES – Part 2

- The steering group instructed an independent planning consultant to advise on the suitability of the 20 sites put forward for development based on criteria which he suggested and which were considered to be relevant to the parish in light of the responses received to the parish questionnaire.
- This involved 2 stages; the 1st stage included identifying sites that did not meet a number of critical requirements and the 2nd stage looked at those sites that did meet the criteria in more detail. 9 sites reached the 2nd stage.
- The independent planning consultant then visited each of the 9 sites and, applying the criteria to each, ranked the sites in order of suitability. He also indicated the number of houses he considered each site might make to the required level of housing growth.
- The steering group took the top 3 ranking sites from the list to include in the NDP. These 3 sites are likely to provide sufficient houses to meet the outstanding target set by Herefordshire Council, which number the majority of residents of the parish had indicated in the questionnaire results they considered to be “about right”.
- More details about this process and the sites assessed can be found in the planning consultant’s ‘Meeting Housing Need and Site Assessment Report’, a copy of which can be found here and on the Parish Council’s website.

CRITERIA USED IN SITE SELECTION

- Development should fit sensitively into the setting of the settlement
- Development should not adversely affect the natural environment but enhance biodiversity where possible
- Development should preserve or enhance the built and historic environment
- Development should not detract from landscape character and appearance, retain landscape features and enhance the landscape where possible
- Development should not adversely affect the privacy and general residential amenity that might be expected in relation to existing properties
- Development should not be located where it would be adversely affected by pollution
- The emphasis should be on using brownfield land in preference to greenfield sites.
- Ease of access to parish/community facilities and/or village core/centre as this can encourage greater use and therefore viability
- Development should not have any adverse effects upon use of facilities
- Safe vehicular access should be available onto a public road
- The local road network should have the capacity to accommodate the development
- Development should connect readily to the local footpath/cycle network
- The traffic effects of development should not adversely affect residential amenity
- Will the development contribute to providing the appropriate range of market housing
- Will the development provide the appropriate range of affordable housing
- Preference for small sites

Location/Address:	Peterstow Stores
Submitted By:	Consultation with Parish Council
Site Area:	Approx. 0.25 hectares
Estimated number of dwellings:	+6 indicated in the consultation (proposal includes a flat over a shop which it is assumed already exists at the existing shop – making 7 on site). The site is however constrained suggesting a lower figure would be more appropriate. For the purposes of this assessment a minimum figure of 4 dwellings might be used.
Current Use:	Combination of village shop/post office, car park and vacant land to rear.
Planning History	No application although a presentation to the Parish Council about a possible forthcoming application has taken place that proposes 6 additional dwellings with a relocated shop with flat above.



Fits sensitively into settlement	Site falls within an existing built up area. Effect - Neutral
Natural Environment	Site has little biodiversity value. Effect - Neutral
Built and historic environment	Not within the setting of any Listed Building. Site falls within Peterstow Conservation Area and this may affect the level of development but not the principle. Development should enhance the Conservation area through addressing the current vacant area to the north of the shop car park. Effect – Very Positive
Landscape character and appearance	Will have no effect upon landscape character. No landscape features of value on site. Effect - Neutral

Residential amenity	Site is surrounded by houses on three sides, with that to the north being very close to the boundary. However, this is a design issue that may affect the level of development. Effect - Neutral
Adverse pollution effects on residential amenity	Minor inconvenience only through proximity to A49 but not considered significant. Effect - Neutral
Greenfield/Brownfield	Brownfield site. Effect - Positive
Support for parish facilities/services	Immediately adjacent to footpath providing access to facilities. Consultation proposal includes replacement village shop and car park on site. Effect - Positive
Effect on use of facilities	Shop hours unlikely to be such as to affect residential amenity of new dwellings. Effect - Neutral
Safe vehicular access	Visibility requirement for 40mph – 2.4m (x) by 120m (y). Current proposal says access in excess of 90m (y). Would need to clarify if sight lines acceptable. However, traffic already generated from the site through the shop car park. Effect - Adverse
Effect on highway network	Current shop served by a car park. Will potentially be an increase in traffic generated although this would be the case for development on any junction within the village as a consequence of development. Effect - Neutral
Pedestrian/cycle access and benefits	Footpath runs immediately adjacent to the site. Effect - Positive
Effect of traffic on amenity	Site relatively self-contained and none foreseen. Effect - Neutral
Provide the appropriate range of market housing	The proposal consulted upon provides 2 and 4 bedroomed properties. However, other sites of similar size have been considered unlikely to accommodate a range of market housing because the level of development would reflect the surrounding density. The location of this site is such that a higher density might be expected. However, it cannot be assured. Effect - Neutral
Provide the appropriate range of affordable housing	The site will not be required to provide any affordable housing. Effect - Neutral
Preference for small sites	The site is of a size preferred by the local community. Effect - Positive
Conclusion	
<p>This is a brownfield site that is currently one where a regeneration proposal would benefit the enhancement of the Conservation Area. The site has a number of other notable advantages although ability to achieve suitable visibility for additional traffic generation is questioned. However, the site already generates traffic from the shop car park to which additional development would increase this marginally. Consultation with Highways England through Regulation 14 would identify whether this was a cause for concern.</p>	

Site Reference No.	Site 10
Location/Address:	Garden at Highgrove
Submitted By:	Landowner
Site Area:	Up to 0.2 hectare (0.5 acre)
Estimated number of dwellings:	For the purposes of contributing to proportional growth a figure of 4 is considered reasonable.
Current Use:	Garden



Fits sensitively into settlement	The site is effectively part of the built-up area of the village, surrounded by trees and hedgerow on its outer edges. Although the western hedge is thin it could be strengthened. Effect - Neutral
Natural Environment	Apart of a number of hedgerows, the site comprising a combination of garden land and mown grassed area has minimal biodiversity value. Effect - Neutral
Built and historic environment	There would be no effect on any known heritage assets. Effect - Neutral
Landscape character and appearance	The enclosed nature of the site and its limited size is such that development would not affect the wider landscape. There are no landscape features within the site. Effect - Neutral
Residential amenity	Although garden land, this is a substantial site. It is possible to design a layout for and access to the site without having any significant adverse effect on the existing house which sits in the south-east part of the garden. Effect - Neutral

Adverse pollution effects on residential amenity	Minor inconvenience should there be seasonal crop-spraying and noise from agricultural machinery associated with the adjacent farmland. Effect - Neutral
Greenfield/Brownfield	Garden land. Effect - Neutral
Support for parish facilities/services	Site is not as close to village facilities as some others and will involve walking along a lane that does not have a public footpath. A more direct access could be provided through creating a gap in the hedge running along the south side of the A49 although pedestrians would have to cross that road to the existing footpath on the opposite side close to the inside of a bend. Effect - Adverse
Effect on use of facilities	Not close to the facilities that might potentially be affected by development. Effect - Neutral
Safe vehicular access	Sufficient space is available to enhance the current private access to the existing house. The junctions at the end of the lane close to Peterstow Common and onto the A49 appear to be sufficient to accommodate the level of development. Effect - Neutral
Effect on highway network	The level of traffic using the lane is unlikely to be increased to a significant degree through development of this site. Although the lane is narrow, passing opportunities are within reasonable distances. Effect - Neutral
Pedestrian/cycle access and benefits	The site does not have access to a public footpath in order to access the village centre. As referred to above a more direct pedestrian access to the footpath network could be created although this might not be in an appropriate location*. Effect – Adverse . * May be benefits to community as part of a wider scheme in which case this could become a positive.
Effect of traffic on amenity	No potential adverse effect on residential amenity. Other amenity implications covered above. Effect - Neutral
Provide the appropriate range of market housing	It should be possible to achieve a limited range of housing types upon a site of this size. Effect - Positive
Provide the appropriate range of affordable housing	The site will not be required to provide any affordable housing. Effect - Neutral
Preference for small sites	The site is of a size preferred by the local community. Effect - Positive
Conclusion	
<p>The owner has confirmed the site will be released during the plan period. The site lies to the north of an existing dwelling, within its very large garden. However, the land to be released is sufficient for an allocation and the location of the existing house on the east side of the site provides ample opportunity for a private drive to be constructed to meet the requirements of Herefordshire Council's design guidance for these without adversely affecting the amenity of the exiting house. Other adverse factors relate to accessibility which is a factor that is common to many submitted sites, yet the level of development is small and would have minor additional effect on the lanes and has been accepted by those living in the same vicinity.</p>	

Site Reference No.	Site 12C (Includes site 12B to which it forms an extension and could not be developed without it).
Location/Address:	Land off drive to Hightown Green
Submitted By:	Landowner (through Herefordshire Council's SHLAA process - 2015)
Site Area:	0.25 hectares (0.6 acre)
Estimated number of dwellings:	5/7 dwellings. For the purposes of contributing to proportional housing growth the figure used is 5.
Current Use:	Agricultural land
Included in Herefordshire SHLAA:	Yes – concluded there is potential for a small development in this location although indicated it to be a site with medium suitability. (HLAA/037/001)



Fits sensitively into settlement	Very small extension to an existing development. Site highly visible from lane leading south from Winter's Cross. Existing development in this vicinity already compromises settlement's setting. Existing effects could be mitigated through structural tree planting that would also screen current development. Effect - Positive
Natural Environment	There are well maintained native hedgerows approximately 1m high, parallel and adjacent to the Northern boundary although there is no need for this to be removed. No other notable biodiversity features. Field in arable cultivation. Some potential for benefits through tree planting as indicated above, although marginal. Effect - Neutral
Built and historic environment	There would be no effect on any known heritage assets. Effect - Neutral
Landscape character and appearance	There are long distance views to and from the South and West. Landscape conditions should ensure the development of this site would not have any significant effect on the wider landscape, it's character or features. Existing effects could be mitigated through structural tree planting that would also screen current development. Effect - Positive
Residential amenity	It is possible to develop the site without having any significant adverse effect on neighbouring property, including those under construction. Effect - Neutral

Adverse pollution effects on residential amenity	Minor inconvenience should there be seasonal crop-spraying and noise from agricultural machinery associated with the adjacent farmland. Effect - Neutral
Greenfield/Brownfield	This is a greenfield site. Effect - Adverse
Support for parish facilities/services	Site is not as close to village facilities as some others and will involve walking along a lane that does not have a public footpath. Effect - Adverse
Effect on use of facilities	Not close to the facilities that might potentially be affected by development. Effect - Neutral
Safe vehicular access	Potential access onto 'C' class road at north east of the site, visibility good. Effect - Neutral
Effect on highway network	The level of traffic using the lane is unlikely to be increased to a significant degree through development of this site. Although the lane is narrow, passing opportunities are within reasonable distances. Effect - Neutral
Pedestrian/cycle access and benefits	The site does not have access to a public footpath in order to access the village centre. Effect - Adverse
Effect of traffic on amenity	No potential adverse effect of traffic on residential amenity. Effect - Neutral
Provide the appropriate range of market housing	The site is small and unlikely to accommodate a range of market housing. However, dwellings opposite are at a relatively high density and it would be expected that this would guide the form of this extension to the small development. Effect - Neutral
Provide the appropriate range of affordable housing	The site will not be required to provide any affordable housing. Effect - Neutral
Preference for small sites	The site is of a size preferred by the local community. Effect - Positive
Conclusion	
<p>The combined site would be visible in the landscape although the current development adjacent to the submitted area is already visible and this development would enable mitigation to reduce the current impact. There are no significant disadvantages except for the factors relating to accessibility which are common to many submitted sites. The level of development is small and would have minor additional effect on the lanes and has been accepted by those living in the same vicinity.</p>	

Peterstow's NDP Vision and Objectives

The Vision

“Our community will be a place where people can enjoy living and working in a rural setting. The predominantly quiet, small scale nature of our Parish will be preserved whilst accommodating the growth and development needed to meet the needs of the community and promote a sustainable and thriving community life.”

During the plan period up to 2031 this will mean: • Conserving and enhancing the natural and historic environment of the Parish.

- New homes will be built in manageable numbers and density, and will be designed to respect and enhance the character of the Parish and be in keeping with its rural and peaceful nature.**
- The local infrastructure – Common, roads, paths, drains, etc., will be maintained in good condition.**
- Promoting measures for pedestrian and cyclist safety and ensuring there is no detrimental impact on highway safety for all road users.**
- Community facilities will be retained and enhanced as much as possible, and community spirit and involvement will be actively encouraged.**
- Encouraging the use of favourable privately funded sustainable energy.**
- Supporting and encouraging the development of small and home-based businesses.**

Peterstow's NDP Vision and Objectives

The Objectives

1. New Housing:

The Plan will seek to ensure the provision of energy efficient housing in the Parish, in manageable numbers and density, appropriately designed to meet the needs of all sectors of the Community. The scale, design and location of the dwellings should as far as possible reflect and respect the character of the Parish and meet local needs in particular.

2. Local Environment:

The plan will provide measures to protect and enhance the landscape setting and character of the Parish including conserving woodlands and important heritage assets and the protection of the wider countryside. The Plan will address community concerns about the high water table and the potential for flooding and its effect on individual sewage systems.

3. Infrastructure and Roads:

The Plan will seek to promote measures for pedestrian and cyclists' safety and ensure there is no detrimental impact on highway safety for all road users. The need for safer access by pedestrians and cyclists to local services and facilities will be pursued. The Plan will aim to address community concerns about the amount and speed of traffic and to ensure traffic generated by development can be accommodated successfully. Wherever possible the Plan will encourage and support the use of public transport.

4. Community Facilities:

The Plan will seek to protect and improve existing community facilities and services such as the Common, footpaths and other open spaces, together with other centres of community such as the village shop, post office and pubs.

5. Energy:

The Plan will encourage the use of favourable privately funded sustainable energy whilst seeking to ensure there is no detrimental impact on the character of the area or the people who live in the Parish.

6. Economic Development and Employment:

The Plan will include proposals and policies to support and encourage the development of small and home-based businesses, provided such businesses do not adversely affect the residential and environmental amenity of the Parish.

Some of the Policies in the NDP

Policy PTS2: Conserving the Landscape and Scenic Beauty of the Parish

Development proposals should preserve or enhance the landscape within the parish especially its important landscape features that are identified as contributing to the principle settled farmlands landscape character type described in Herefordshire Landscape Character Assessment Supplementary Planning Guidance. Development proposals should ensure that the effect on the landscape and setting of Peterstow settlement, as appropriate, are reduced and mitigated and measures are included, where appropriate, to restore and enhance landscape features such as trees, vistas and panoramic views. To achieve this, landscape proposals should form an integral part of the design for the development, retaining as many natural features within or surrounding the site as possible.

For proposals within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its wildlife or cultural heritage and these should be preserved and enhanced. Planning permission will be refused for major development unless there is a proven public interest, no viable alternative sites are available to accommodate this development elsewhere, and its environmental effects can be mitigated to a satisfactory degree. In determining whether a proposal is major development the following considerations should be taken into account:

- a) the significance of the detrimental effect on landscape character and features;
- b) where development is adjacent or close to Peterstow village, the scale of development should not be excessive in relation to that which comprises the current size of this settlement;
- c) for development elsewhere, the scale in relation to the locality; and
- d) the effect upon wildlife, cultural heritage and recreational opportunities.

Some of the Policies in the NDP

Policy PTS6: Foul and Storm Water Drainage

For developments within Peterstow village, developers should show, through appropriate evidence, that foul and storm water drainage can be accommodated without causing pollution or flooding to other properties and land. In addressing the management of drainage, developers should ensure any proposed scheme that meets the above requirement is fully implemented before development is brought into use. Developers should utilise or contribute to sustainable drainage systems (SUDs) and wet systems where this is practicable, including measures to support biodiversity.

Where appropriate, new development shall be subject to the Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and housing development will not be permitted in areas identified as flood zones 2 and 3.

Policy PTS11: Highway Design Requirements

Where development proposals are advanced, these should ensure:

- a) the safety of pedestrians and of cyclists is protected and enhanced where possible, especially where there are no public footpaths or cycleways;
- b) there is safe access onto and from the adjacent roads. New accesses on the A49 should be avoided;
- c) proposals should not lead to a significant increase in speed or the volume of traffic travelling on roads that do not have sufficient capacity;
- d) the amenity of residents is not adversely affected by traffic;
- e) proposals should not result in indiscriminate or on-street parking but should provide adequate off-street parking in accordance with Herefordshire Council's parking standards, and preferably address the reduction of any on-street parking problems that may exist within the vicinity;
- f) internal road layouts should comply with Herefordshire Council's Design Guide for New Development and ensure the safety of pedestrians, cyclists and of children in areas designed and located for their play. The requirements of service vehicles such as refuse lorries, should be accommodated;
- g) the nature of the development does not lead to pressure for the provision of street lighting where this is not currently present within the area concerned; and
- h) development proposals do not detract from the public rights of way network within the parish.

Some of the Policies in the NDP

Policy PTS8: Design and Appearance

New development, including alterations or extensions to buildings, will be required to achieve good standards and variety of architecture and design particularly where there is a need to respect local distinctiveness and the traditional qualities and characteristics of the rural area or part of Peterstow within which it is to be located. This will be achieved by requiring development to:

- a) respect the traditional character, where appropriate, by adopting a design approach utilising a range of materials and architectural styles that are sympathetic to the development's surroundings, and incorporating appropriate locally distinctive features;**
- b) with regard to new innovative design or features, these will not necessarily be resisted but should be of high quality and fit sensitively within the area concerned;**
- c) respect the scale, density and character of existing properties in the vicinity;**
- d) where appropriate, be similar to established building heights, frontages, massing and plot sizes;**
- e) avoid the subdivision of gardens where this would result in an uncharacteristic form of development;**
- f) protect the amenity and privacy of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent uses;**
- g) provide sufficient space for each property to maintain a functioning garden;**
- h) ensure there is no net loss of biodiversity by preserving existing trees, boundary hedges, ponds, orchards and hedgerows and, should there be any losses of such features, offsetting for this loss. In addition, the natural assets of the parish should be added to where opportunities are available;**
- i) where appropriate, undertake visual landscape assessments in order to retain important views, vistas and panoramas; and**
- j) fit sensitively into the landscape, incorporating high quality landscape design which should integrate fully with building design and layout, ensuring hard and soft landscape proposals do not result in a suburbanised appearance and making provision for tree planting with native species.**

Some of the Policies in the NDP

Policy PTS14: Protection and Enhancement of Community Facilities and Services

Existing community facilities shall be retained and protected from development that might restrict unnecessarily their current use unless alternative provision is made in accordance with this policy. The retention of key services will be supported where possible through enabling development that would enhance their viability.

Proposals to enhance existing or provide new or additional community facilities and services within the parish will be supported where:

- a) they fit within the rural setting and do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties;
- b) they do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads;
- c) access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses; and
- d) they include measures that encourage and promote active travel to and from the facility.

The loss of key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.

Policy PTS4: Protecting Heritage Assets

The significance of heritage assets and their settings within the parish shall be preserved and enhanced through:

- a) requiring appropriate development proposals to be accompanied by full archaeological investigations and in the event of significant and/or extensive remains being found they should be preserved in-situ;
- b) resisting development that adversely affects features or the setting of listed buildings and other similar heritage assets; and
- c) ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, especially historic farmsteads and other traditional rural buildings through allowing sensitive conversions and regeneration proposals where appropriate.

Some of the Policies in the NDP

Policy PTS17: Polytunnel Proposals

Proposals for polytunnels should comply with the following requirements:

- a) they should not amount to major development within the Wye Valley AONB unless they meet the requirements for exceptions set out in policy PTS2;**
- b) where proposals are not considered major development, they should not adversely affect the natural beauty, landscape character or important features within the landscape, including through the cumulative effect in association with other proposals;**
- c) they should not adversely affect the rural character or setting of Peterstow;**
- d) they should not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;**
- e) they should not adversely affect biodiversity, especially features that contribute towards the local ecological network;**
- f) local and residential amenity should be protected, in particular, from noise and air pollution;**
- g) any traffic that is generated must be capable of being accommodated safely upon the local road network; and**
- h) they should not result in additional flood risk to nearby properties.**

Policy PTS18: Renewable and Low Carbon Energy

Renewable or low carbon energy proposals will be encouraged where:

- a) they comprise small-scale operations serving individual or local community needs;**
- b) they will not adversely affect landscape character or features;**
- c) they respect the rural and/or settlement character;**
- d) they do not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;**
- e) they will not adversely affect biodiversity, especially features that contribute towards the local ecological network;**
- f) local and residential amenity is protected;**
- g) any traffic that is generated can be accommodated safely upon the local road network;**
- h) with regard to community projects, their scale reflects the community's needs; and**
- i) with regard to local businesses, proposals are ancillary to the business operation.**

Large and medium scale renewable or low carbon energy generation proposals that amount to major development within the Wye Valley AONB will not be permitted.

Some of the Policies in the NDP

Policy PTS7: Protection of Peterstow Common as Local Green Space

Peterstow Common is designated as Local Green Space. Development that would result in the loss or diminution of its use, quality as open space, or characteristics, including in association with adjacent development, will not be permitted.

Policy PTS16: Small and Home-based businesses

Development proposals for small and home-based enterprises, including the erection of an extension to a property, or a new building, or use of an existing building within the curtilage, all of which should respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity, including from traffic generation, noise, smell or light pollution.

Development proposals for new live/work units which respect the scale, setting and nature of the area in which they are located, where they have no adverse effects on residential amenity, including from traffic generation, noise, smell or light pollution and which do not involve greenfield sites can neither be encouraged nor discouraged, but planners and decision-makers will need to take into account the provisions of the Herefordshire Local Plan Core Strategy which puts positive emphasis on such rural developments.

Development proposals for tourism which respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity, including from traffic generation, noise, smell or light pollution.

Development of high-speed broadband, mobile communications and any other communications systems current or future which respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential amenity in order to promote high quality remote employment opportunities and to reduce the need for vehicle movements.