

**Walford Neighbourhood Development Plan  
2011-2031**



**Addendum No 4 Report  
Meeting Housing Need and Site  
Assessment Report**

**October 2021**

**Prepared following decisions by Walford Parish Council**



### Version Control

<b>Date</b>	<b>Version</b>	<b>Tasks</b>	<b>Author</b>
4.10.2021	V.1	Document prepared for consideration by the NDP Steering Group	WB
12.10.2021	V.1	Approved by Walford NDP Steering Group without changes	
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# Walford Neighbourhood Development Plan - Housing Land Assessment 2011-2031 – Addendum Report 4

## **Purpose of this Report –**

*To update the main report and Addendums following decisions by Walford Parish Council*

## **1. Introduction**

- 1.1 Previous reports including Walford Neighbourhood Development Plan Meeting Housing Needs and Site Assessment Report (August 2020 assessment) and Addendums 1 to 3 were prepared for consideration by Walford Parish Council as part of the process for preparing Walford NDP, in particular what options were available in terms of delivering the required level of proportional housing growth and the suitability of sites offered for.
- 1.2 Further information has become available, and analysis undertaken since those documents were prepared to inform decisions upon how the minimum required level of proportional housing growth might be met. This includes the results of further public consultation to add to that undertaken at previous stages of preparing the plan.
- 1.3 Walford Parish Council met on 8<sup>th</sup> September 2021 in order to considered, among other matters, whether to allocate any housing sites in the draft NDP and, if so, which sites these should be. The decisions made and background to them are presented in this Addendum so that the decision-making process is clear. For those interested the formal minutes of the meeting can be found on Walford Parish Council website

## **2. Further Information and Analysis**

### **Land at Quabbs Farm, Kiln Green (reference Site 37)**

- 2.1 The owner of site 37 has advised that the site has been withdrawn from consideration under the NDP.

### **Updated Housing Figures**

- 2.2 Previous analysis of need was based upon figures for completions and commitments provided by Herefordshire Council for the period 2011 to 2020 (April). Herefordshire Council carries out surveys over the April period to assess these figures. The figures for the period 2011 to 2021 were subsequently provided and correspondence entered into to ensure these conformed with local knowledge. The relevant figures have now been confirmed as 14 dwellings completed during the 10-year period and a net figure of 39 dwellings commitments as at 1<sup>st</sup> April 2021.
- 2.3 Since April 2021, Herefordshire Council's website indicates a further 9 dwellings have received planning permission (codes P190316/F and P210325/F). As a consequence, 62 dwellings have either been built or have planning permission as at October 2021, leaving a minimum requirement of a further 29 dwellings to be provided to achieve then required level of proportional housing growth within the parish.

## Windfall Allowance

- 2.4 Trend data indicates that some 54 dwellings within the rural parts of the plan area were granted planning permission between 2000 to 2021 indicating an average of nearly 2.6 dwellings per year. On this trend some further 26 dwellings might be expected over the remaining 10 years covered by this NDP. Many of the planning permissions involved the conversion of rural buildings, which by their nature, comprise a diminishing resource, although the ability to gain planning permission for these properties has eased during recent times. For the purposes of the NDP, a modest further allowance for rural windfalls over the remaining 10 years of up to 13 dwellings might be reasonable in terms of a high degree of certainty (50% of the current trend). A modest allowance for additional windfall development within the Parish's three settlements of 5 dwellings is considered reasonable based upon past trends and knowledge of the area<sup>1</sup>. In combination the windfall provision of 18 dwellings is estimated.

## Public Consultation

- 2.5 A public consultation upon work undertaken upon housing sites and options was undertaken during March and April 2021. The analysis of public responses to the associated survey can be found at <https://walford-ndp.co.uk/project-documents/engagement/consultation/>
- 2.6 The results of the consultation, together with a range of other information, was made available to Parish Councillors in order to assist them in determining the approach to housing provision considered most appropriate within the Parish. It was also available to the public.

## 3. Parish Council Review of Site Assessments

- 3.1 The site assessment work undertaken presented 7 sites to the Parish Council for consideration (Table 1(B) reproduced from Addendum 3 below), although one site (site 21) was only available in association with another (site 11R) through which access would be required. In addition, two options were presented for one site (options 11R and 11R1).

**Table 1(B): Ranking of Sites presented for consideration**

Rank Order	Site Reference	Ranking Score	Number of dwellings
1	Site 11(R)/11(R1)	81	40/19
2	Site 24(R)	86	5
3	Site 6(R1)	93	16
4	Site 32	97	5
5	Site 34	104	3
6	Site 26	106	3
7*	Sites 11(R) and 21 combined	110	65 to 100

<sup>1</sup> See Meeting Housing Needs and Site Assessment Report at <https://walford-ndp.co.uk/project-documents/the-neighbourhood-plan/>

- 3.2 The approach to site assessment first considered a number of major criteria that would determine whether a site should be considered in more detail although it was not possible to use such criteria in all instances without looking at sites in more detail. This included looking at whether a site might be reduced in area to mitigate any significant adverse effects to a satisfactory degree. The assessments of those sites progressing to the detailed stage utilised criteria suggested by the NDP Steering Group and confirmed through public consultation.
- 3.3 NPPF paragraph 177 contains provisions in relation to 'major development' which is considered relevant to site allocations within a NDP where a plan area includes AONBs<sup>2</sup>. Such a judgment in relation to whether a site is 'major development' is a matter for the Parish Council as the decision maker upon the NDP<sup>3</sup>. In this regard NPPF paragraph 70 was also considered relevant. In considering the sites presented in Table 1(B), Walford Parish Council judged that sites 11R and 21 combined (65 to 200 dwellings) and site 11R (40 dwellings) had the potential to cause a significant adverse effect on the AONB by reason of their sizes and should be rejected on the basis of being 'major development'. No reasons of public interest were identified to suggest an exception should be made; their development would have no effect on the local economy; housing development elsewhere, in particular in Ross-on-Wye and Ledbury, its two nearest market towns, had exceeded their required level of growth by a significant degree; and their development would have significant detrimental environmental effects.
- 3.4 With regard to site 6(R1), the Parish Council considered that greater weight should be given to the potential for development of the site to increase flood risk elsewhere to land and properties. In particular, there is already significant flooding affecting properties just to the south of the site in the vicinity of Daycroft Lane and the B4234. There remains a high degree of uncertainty that measures could be introduced to fully mitigate any effects of increased surface water flooding upon the Castle Brook that flows through that area. In addition, the site is detached from the current built-up area from which it is separated by an area at risk of flooding and the development of the site would reflect the character of the settlement. It would also sit immediately in front of Lower Wythall, a Listed Building sitting prominently on the middle slopes of Bull's Hill.

## 4. Consideration of Options

- 4.1 Walford Parish Council acknowledged that the community had supported producing a NDP that allocated sites (63% in favour) and the option of not allocating sites for housing within its NDP was rejected primarily on this basis.
- 4.2 The effect of the above was to reduce the potential options to:

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<sup>2</sup> This was considered material to the decision about site allocations in an AONB as well as a national park – see [http://www2.westsussex.gov.uk/ssr/ssr\\_osd\\_022.pdf](http://www2.westsussex.gov.uk/ssr/ssr_osd_022.pdf)

<sup>3</sup> See Footnote 60 -

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

- To meet the minimum required housing need through the allocation of suitable and available medium and small sites.
- To utilise all the suitable and available small sites with a reasonable assessment for a windfall allowance based on recent trends.

4.3 The Parish Council considered that it was highly likely that the level of windfall allowance suggested would be exceeded. Given the national importance of the landscape within which the Parish's settlements sat and in light of high level of resident's support for small sites to be utilised (82% of residents), the second option in paragraph 4.2 should be adopted.

## 5. Conclusion

5.1 The effects of the above decisions by the Parish Council and the further information available, the following would result:

**Table 2: Achieving the Housing Target 2011-2031**

		Number of Dwellings
Housing Requirement 2011 – 2031: 91 Dwellings		
1	Dwellings built 2011 to April (Source Herefordshire Council)	14
2	Dwellings with planning permission April 2011 to April 2021 (Source Herefordshire Council)	39
3	Dwellings with planning permission April 2021 to September 2021 (Source Herefordshire Council's website)	9
4	Site Allocations* i) North side of Leys Hill Lane, Bishopswood. ii) Arthur's Dingle adjacent to the B4234, Bishopswood iii) Lower Field at Orchards Heights, Bishopswood. iv) Off Watling Street, Ross-on-Wye	3 5 3 5
5	Windfall allowance	18
6	<b>Estimated Housing Potential during Plan Period</b>	<b>96</b>

\* 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 is possible that the number of dwellings may be higher or lower on some sites/areas than indicated, depending upon the type of dwellings provided and unexpected constraints.

## Appendix 2: Revised Scoring Matrix for Site 6(R1)

<b>High Weighted Criteria</b>									
<b>Criterion No</b>	1.1	1.2	1.3	2.1	5.1	6.1	<b>Total</b>	<b>Weighted Score x 3</b>	
<b>Site Score</b>	4	4	4	1	1	4	18	54	
<b>Medium Weighted Criteria</b>									
<b>Criterion No</b>	2.2	7.1	7.2	7.3			<b>Total</b>	<b>Weighted Score x 2</b>	
<b>Site Score</b>	4	2	3	3			12	24	
<b>Low Weighted Criteria</b>									
<b>Criterion No</b>	3.1	3.2	4.1	4.2	5.2	5.3	<b>Total</b>	<b>Weighted Score x 1</b>	
<b>Site Score</b>	4	4	2	2	2	1	15	15	
<b>Total</b>									<b>93</b>