

BELMONT RURAL

REGULATION 16 CONSULTATION DRAFT

NEIGHBOURHOOD DEVELOPMENT PLAN to 2031



June 1, 2016

Foreword

The Submission Draft Neighbourhood Development Plan (NDP) for Belmont Rural contains policies to help guide decisions on planning applications. The NDP will be used by planning officers alongside the Herefordshire Local Plan Core Strategy and national planning policy (the NPPF).

The Plan builds on the key planning related issues that were raised as part of the Parish Plan 2002/03. In 2012 a Neighbourhood Plan Steering Group was established and have had regular meetings to move forward with the plan. The Plan has been prepared following informal consultation on the vision, objectives and key themes. The Draft Neighbourhood Development Plan was published for 8 weeks' formal public consultation from February 9th – 23rd March 2015. This Submission Draft Plan has been amended following careful consideration of all the responses received.

The Plan has a Vision, Aims and Objectives and includes Policies under the following key themes:

- Open Space
- Protecting Home Farm
- Future Development for Belmont Golf Course
- Community Facilities
- Infill Housing
- Accessibility and Connectivity
- Supporting local businesses

Herefordshire Council are now publishing the plan for consultation. After this, the Neighbourhood Development Plan will then be examined by an Independent Examiner. The Examiner will then decide if the NDP should proceed to a local referendum.

Copies of the draft NDP can be viewed at:

<https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-areas-and-plans>

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Belmont Rural Parish Council gratefully acknowledges a grant awarded by the Supporting Communities in Neighbourhood Planning Programme. This is led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through the My Community Rights Website

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1. Introduction

- 1.1 The Parish of Belmont Rural is located to the south of the City of Hereford with boundaries formed by Newton Brook to the South and East, Ruckhall Lane to the West and the River Wye to the North.
- 1.2 The boundary follows the south side of the River Wye (Special Area of Conservation and Site of Scientific Interest) and Belmont Abbey to the northern boundary and comprises an area of 991 hectares, see Figure 1.

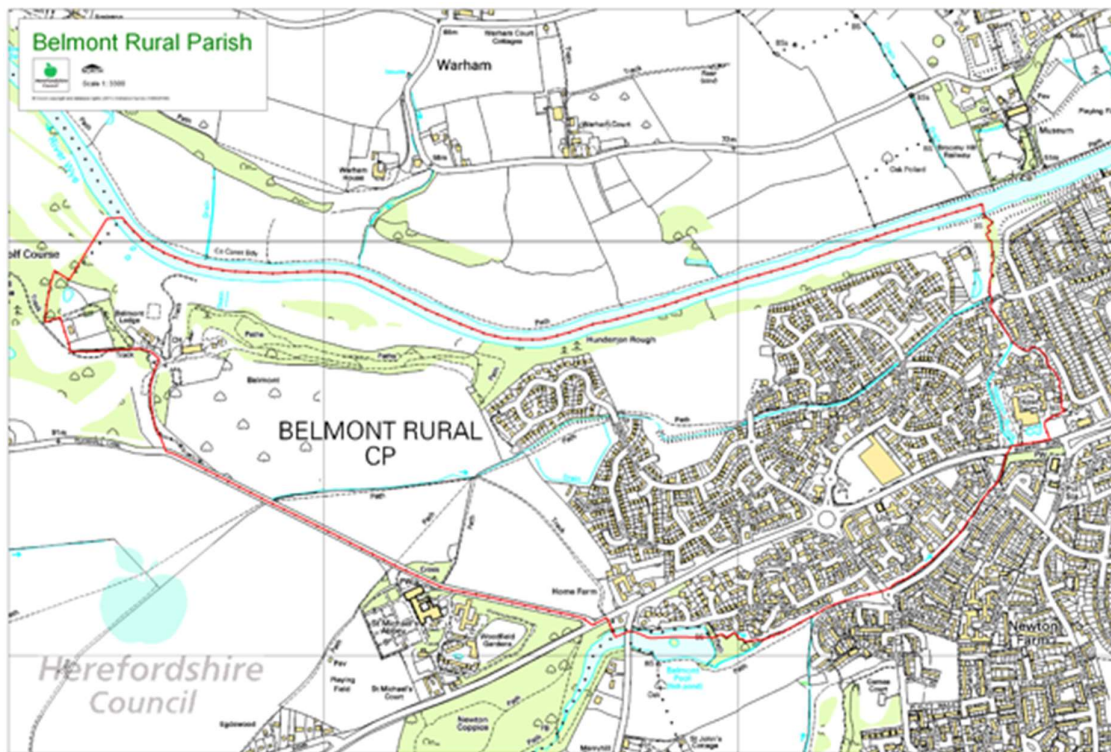


Figure 1 - The designated Belmont Rural Neighbourhood Plan area

- 1.3 The Parish of Belmont Rural was established in April 2000, and from May 2015 became a Ward within its own right.
- 1.4 The parish is divided by the A465. There is a clear distinction from the urban to the rural. The last properties on Dorchester Way mark the end of the urban boundary as the open fields and parklands surrounding Home Farm and Belmont Parklands stretches out to the west.
- 1.5 Facilities include Belmont Community Centre (incorporating a small public library¹) and Northolme Community Centre. Other local services and facilities include a doctor's surgery, a health centre and a pharmacy (all near the Belmont Community Centre) and on the A465 is a Tesco

¹ The long term future of the library is currently being considered by Herefordshire Council. Consultation on the budget of the Council has indicated that one option is that Belmont Library will no longer be supported by Herefordshire Council.

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supermarket, the Three Counties Hotel and a McDonalds.

- 1.6 Belmont is an attractive Parish to live in, being only 2.5 miles from Hereford city whilst at the same time having excellent links with and in close proximity to the surrounding countryside, giving the parish its name Belmont Rural.
- 1.7 There are a total of 6 Listed Buildings within the area (see Appendix A, page 44). The listed buildings are concentrated to the western part of the parish and just beyond the parish boundary lies the grade II* Abbey Church of St Michael and all Angels which dates back to 1854. The Church and Abbey is home to the Benedictine community.
- 1.8 The area directly to the north of the Church and Abbey, is an area of land around Home Farm which was heavily discussed as part of a planning inquiry made in 2013 for residential development on land at Home Farm. The Almshouse and Chapel are Grade II listed buildings, which lie on the most westerly boundary of the existing Belmont Rural residential area.
- 1.9 A large area of open parkland runs along Ruckhall Lane, which was designed by Humphry Repton. Whilst the parkland is not formally registered, it forms part of the 'Herefordshire Lowlands' national landscape character area (LCA) such historic parks form a key component of this LCA.
- 1.10 Belmont House II* (dating from 1788 – 1790) is accessed from Ruckhall Lane and has associations with James Wyatt, an architect of national importance. The House has been modified over the years and most recently was used as a golf club house which has now closed.

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Picture 1 - Grade II* Abbey Church of St Michael and all Angels

- 1.11 Figure 1 clearly shows the parish has two distinctive parts; to the east the suburban housing developments either side of the A465 and to the west the tranquil parkland setting taking in a section of the former golf club, Belmont House and land associated with Home Farm.
- 1.12 A number of our neighbouring parishes are preparing Neighbourhood Development plans, as of September 2015:
- Breinton (to the north) submitted plan to Hereford Regulation 16
 - Callow & Haywood (to the south) at submission
 - Clehonger (to the west) have plans for developing a NDP

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2. Why are we preparing a Neighbourhood Development Plan for Belmont Rural?

- 2.1 Neighbourhood Development Plans are part of the statutory development planning system. Local authorities, such as Herefordshire Council, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. Parish councils now have the ability to do the same in the form of a neighbourhood plan.
- 2.2 Neighbourhood Development Plans, when complete, form part of the development plan for an area. They will be used to promote and guide what type of development goes where, and more importantly, will be used to help determine planning applications.
- 2.3 In 2012 a Neighbourhood Development Plan Steering Group was established and have had regular meetings to move forward with the NDP. Belmont Rural was one of the first parishes in Herefordshire to get formal designation in June 2013, following a 6-week consultation period on the area from May –June 2013.

Belmont Rural Parish Plan²

- 2.4 Belmont Rural is an active parish that developed a Parish Plan in 2002/03. The Parish Plan has been the focus for the group, trying to deal with local issues and help achieve the objectives set within the plan. In Summer 2002, a 'Planning for Real' exercise was held to encourage local people to be involved and identify local issues and solutions. This was also complemented with a series of household questionnaires which were used to produce the plan.

²The Parish Plan still exists but is now out of date and work is underway to update it. The Neighbourhood Plan (NP) will not override the Parish Plan (PP), the NP focuses more on shaping the Parish through planning policies whereas the PP helps focus the parish on a wide range of issues which aren't just planning related.

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Picture 2 - Belmont Rural location marker

- 2.5 Since 2002, there have been a series of updates to the Parish Plan and in 2011 a further questionnaire was produced and delivered to every household within the parish, primarily to obtain views on Abbey View Parks (part of which is now known as Jubilee Field³).

³Jubilee Field was named in honour of the Queen's Golden Jubilee celebrations.

3. The Neighbourhood Development Plan Process

- 3.1 The process for creating a neighbourhood plan are set out in the Town & Country Planning Act 1990, The Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.
- 3.2 The process followed and key dates for preparing the Belmont Rural NDP is set out in detail in the table below.

(BRPC – Belmont Rural Parish Council		HC – Herefordshire Council)	
Stage	Event	Consultation	Outcome
Stage 1 Designation	October 2013 BRPC submitted an application to HC seeking formal designation of a NP area	HC consulted for 6 weeks	Approval for the NP was given June 2014
Stage 2	August 2014 'Walkabout' of the NP area with the steering group		
Stage 2 Plan Preparation	September 2014		
Stage 3 Informal Consultation on the Issues, Vision, draft policies	November/December 2014	BRP consult on the draft plan for 4 weeks: newsletter to be published Nov and Consultation event planned Dec.	Public consultation event 6 th 2014 December to the 5 th January 2015
Reg 14 - Formal Consultation Draft NDP Feb 9 th 2015 – 23 rd March 2015☒		Feb 9 th – 23 rd March 2015☒	See consultation statement for response detail
Stage 4 Revisions to the draft	April – August 2015		
Stage 5 Regulation 16 - Submit to HCC	October 2016		
Stage 6 HCC Public consultation 6 wks	TBC		
Stage 7 Examination			
Stage 8 *Referendum			

Figure 2 - Table showing the preparation of the Belmont Rural NDP

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*If the referendum vote is YES, then Herefordshire Council will 'make' the Belmont Rural NP part of the development plan for Herefordshire. The NP will then be used in the determination of planning applications.

Some of the dates may be subject to change.

4. Planning policy context & key issues for Belmont Rural

Planning Policy Context

- 4.1 The Belmont Rural NDP must take account of national planning policy. This is primarily contained in the National Planning Policy Framework (NPPF), March 2012. The Belmont Rural Neighbourhood Development Plan has taken full account of policy in the NPPF and has also been prepared by taking account of guidance contained in the National Planning Practice Guidance (NPPG).
- 4.2 The NDP must 'plan positively to promote local development' and must 'support the strategic development needs' set out in Herefordshire Council's (HC) Core Strategy adopted December 2015.

Strategic Environmental Assessment

- 4.3 An initial Habitat Regulation Assessment and Strategic Environmental Assessment was carried out by Herefordshire Council in June 2013.
- 4.4 Herefordshire Council then produced a Strategic Environmental Assessment Scoping Report (October 2014). This was consulted upon for a period of 5 weeks. The aim of the consultation process is to involve and engage with statutory consultees and other relevant bodies on the scope of the appraisal. In particular, it seeks to:
- Ensure the SEA is both comprehensive and sufficiently robust to support the Neighbourhood Development Plan during the later stages of full public consultation;
 - Seek advice on the completeness of the plan review and baseline data and gain further information where appropriate;
 - Seek advice on the suitability of key sustainability issues;
 - Seek advice on the suitability of the sustainability objectives.
- 4.5 Comments on this Scoping Report were invited from the three consultation bodies (Natural England, Historic England and the Environment Agency) as required by the SEA regulations, together with the Natural Resources Wales.
- 4.6 A final Environmental Report has been carried out on this Regulation 16 draft plan, copies of which are available for viewing alongside this Draft Plan during the 6-week consultation.

Key Issues for Belmont Rural NDP

4.7 The key issues to be addressed in the Belmont Rural NDP are as follows:

Open spaces and Parklands

- Whilst closely related to Hereford City, Belmont wants to retain its rural identity and connections with neighbouring parishes and be able to protect and enhance open spaces and parklands.

Transportation & Connectivity

- The impact of the Western Relief road has potential positives for the area.
- Safer routes to school needs to be developed in consultation with Herefordshire Council.
- Public Rights of Way are important within the parish and any possibilities to extend and enhance should be considered.

Housing and Development

- There are opportunities to look at small infill housing opportunities, the Golf Course could be identified as a potential housing site.

Community

- The area needs to access any available funding to keep existing community facilities going.
- There is limited emergency access especially to the north of the A465 which needs further consideration.
- A pub/restaurant in the area would be a huge benefit to the community.
- Medical services which includes a doctors' surgery are currently oversubscribed. The area needs to link into the Doctors Consortium and Wye Valley NHS Trust to find out any future plans they have for Belmont Rural.

5. Vision and Objectives of the Belmont Rural NDP

5.1 Belmont Rural's Vision for 2031:

'By 2031 Belmont Rural will have grown to take advantage of the Western Relief Road. Key green areas and open spaces will have been protected. Access to and from the area will have been improved allowing safe, easy access to quality services, open spaces and the wider countryside.'

- 5.2 To achieve this Vision the following objectives have been identified for the Belmont Rural NDP:

Objective 1 – to protect and improve Open Spaces



Picture 3 - Abbey View Park

- 5.3 Open spaces both formal and informal are valued by the residents of Belmont Rural Parish, which is supported in NPPF para 73-74.

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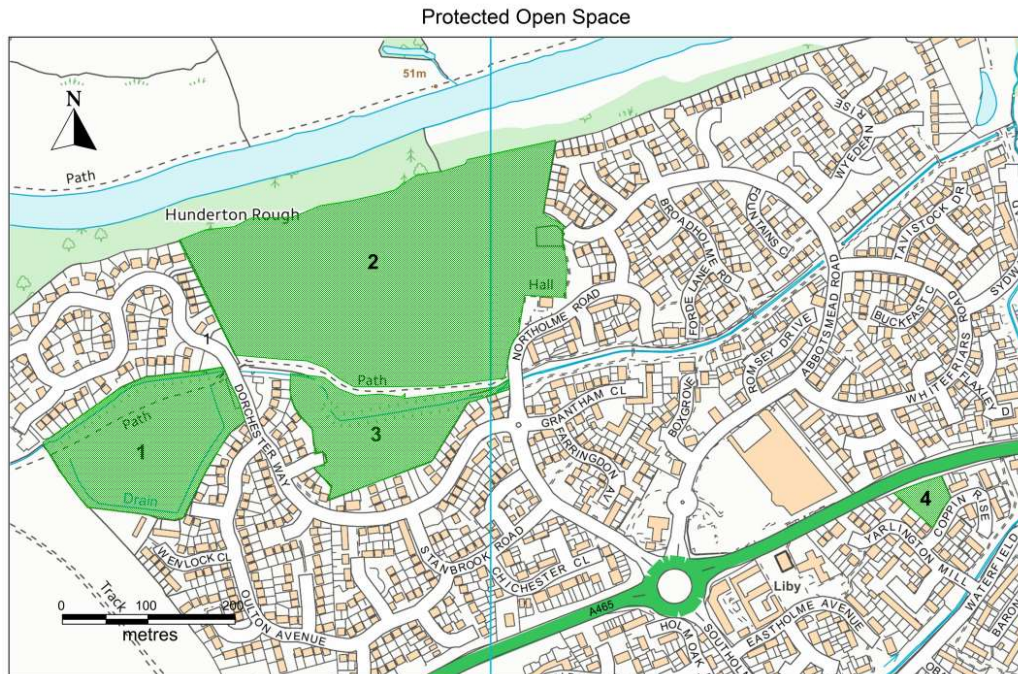


Figure 3 - Open Spaces in Belmont Rural

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1. Abbey View West
2. Abbey View East
3. Jubilee Field
4. Coppin Rise

Objective 2 – to protect 'Home Farm'.

- 5.4 Home Farm is the key area of open land in the western half of the parish to the north east of Belmont Abbey.
- 5.5 The site comprises of agricultural land which lies outside the urban settlement boundary, as previously defined in the Herefordshire Unitary Development Plan and is unregistered parkland. There is also evidence of below ground archaeological remains from Roman times.

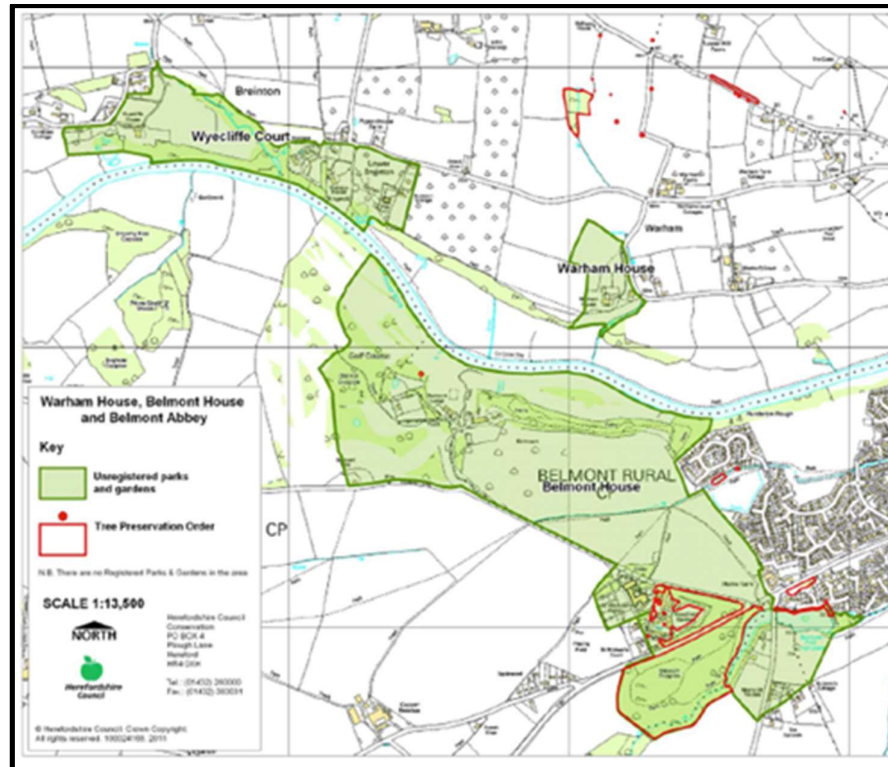


Figure 4 - Unregistered Parks and Gardens

Extract taken from the Hereford UDP showing the extent of the unregistered parks and gardens within Belmont Rural parish and neighbouring Breinton

- 5.6 A planning application was submitted in 2012 for a residential development of up to 85 dwellings on 'The Triangle' (the area of land running just past the Almshouses to the east, along part of Ruckhall Lane and main entrance to the west of Home Farm on the A465). The application was refused by Herefordshire Council in 2012 and in 2013 a planning appeal was made by the developer. The appeal was dealt with as an Inquiry and in January 2014 the appeal was dismissed. Key considerations in the Inspector's decision were:
- harm to the character and appearance of the area.
 - a number of Grade II listed buildings surround the site. These include Belmont Abbey, Home Farm Stables, The Almshouses and Chapel, which is currently under reconstruction and Belmont House, the former Golf Club site.
 - ecological impact to the parkland, grazing land and veteran trees which are of high ecological interest.

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- 5.7 The appeal was made at a time when Herefordshire Council could not demonstrate that they had a 5-year housing land supply (HLS). The Inspector at the appeal stated that:

“notwithstanding the shortfall in the HLS, these adverse environmental impacts and the harm to the setting of heritage assets would significantly and demonstrably outweigh the economic and social dimensions/benefits of the scheme.”



Picture 4 - Home Farm looking towards Dorchester Way with Hereford City beyond

Objective 3 – to support long term development proposals for the former Belmont Golf Club

- 5.8 Belmont Golf Club closed in March 2014. Belmont House which is grade II* listed (listed building part of which was used as the Clubhouse) and Belmont Lodge (hotel) were subsequently decommissioned. The golf course has been leased for agricultural use for the medium term.
- 5.9 A private property exists just inside the north-western parish boundary adjacent to the course and Belmont Lodge. The wall surrounding the garden of this property and a stone in the grounds are listed. Future decisions on the route of any Western Relief Road could impact future development of this area of the parish. An indicative area of the potential road is illustrated on figure 12 (page 34).

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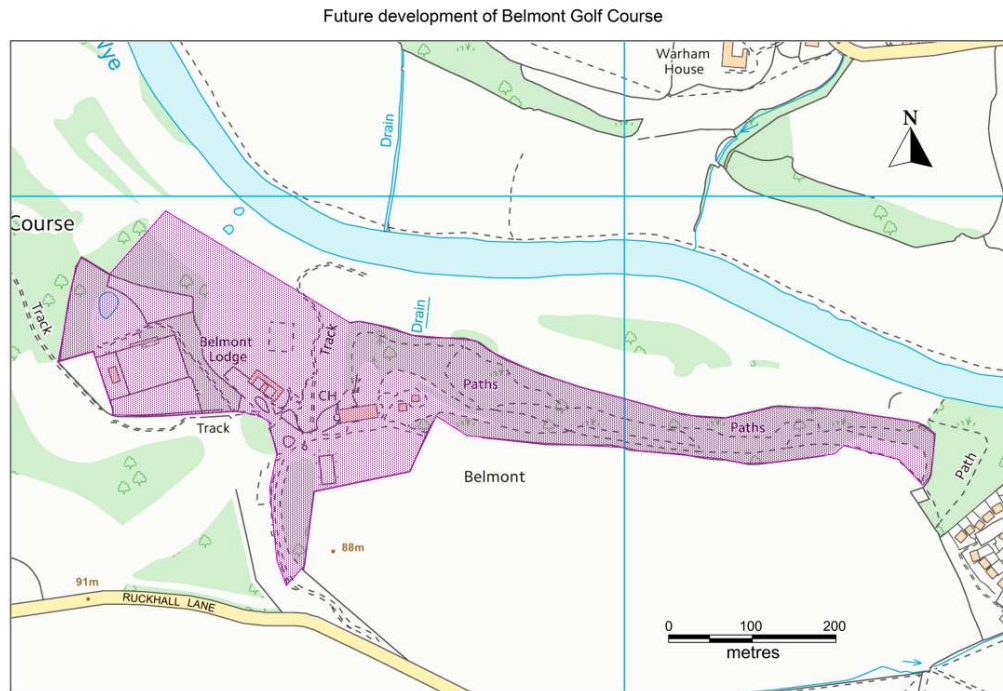


Figure 5 - Belmont Golf Course Site
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Picture 5 - Belmont House

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Objective 4 – to improve and protect the quality and access of community facilities.

- 5.10 The area needs to access any available funding to keep existing community facilities running (Figure 6). There are funding pots such as the Community Infrastructure Levy (CIL). The Parish Council will work with Herefordshire Council to know what best funding opportunities are available.
- 5.11 Whilst there is a Medical Centre within the area, there is no dentist. There is a need to link into the Doctors Consortium and Wye Valley NHS Trust to find out any future plans they have for the area.



Picture 6 - Northolme Community Centre

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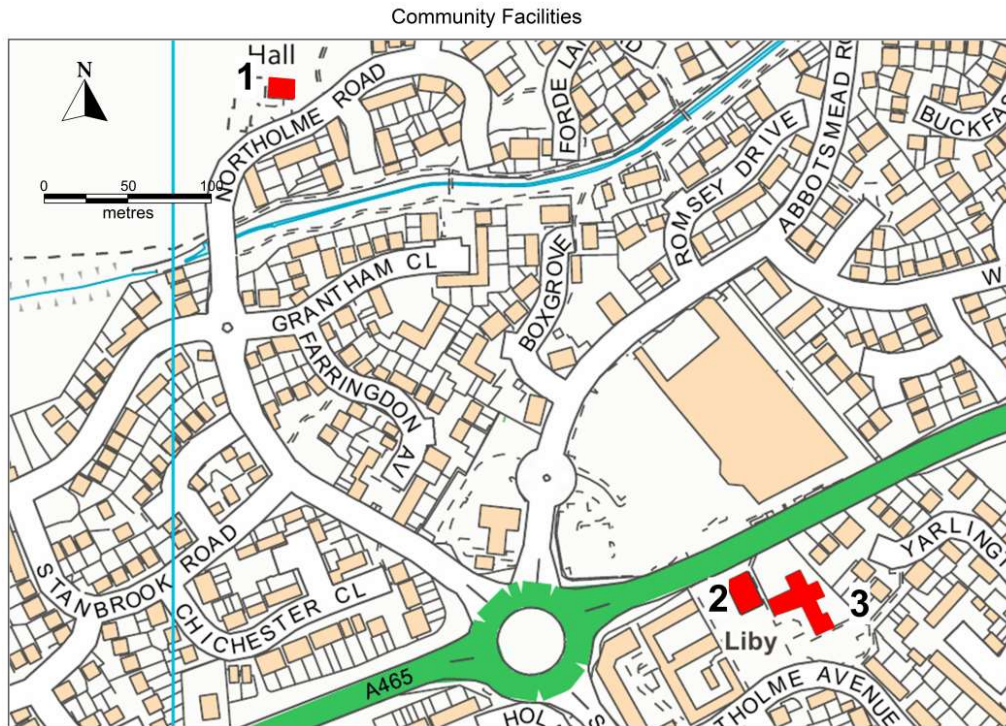


Figure 6 - Existing Community Facilities in Belmont Rural
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Key:

1. Northholme Community Centre
2. Belmont Community Centre including a public library
3. Belmont medical centre includes a doctor's surgery and pharmacy

Objective 5 – to identify small, infill sites for new housing

- 5.12 To help support housing growth in the wider area, small infill sites for new housing within Belmont Rural will be supported when they are of good design and do not have an adverse impact on residential amenity or the local environment. It is recognised there are little opportunities for any large scale development within the parish, smaller infill is more achievable and appropriate.



Picture 7 - View looking towards Hereford City from Ruckhall Lane

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Objective 6 – to improve access to the area, taking advantage of the Western Relief Road

- 5.13 Transport and connectivity through the area is important for the future of Belmont Rural. The area is in an excellent position with good roads, footpaths and cycle ways for easy access to Hereford City whilst at the same time retaining its own identity and maintaining strong linkages to the surrounding rural area. It is key that the area takes advantage of future strategic improvements such as the Western Relief Road.
- 5.14 Smaller initiatives such as enhancement to footpaths and cycle ways are of equal importance. Working with Herefordshire Council and organisations such as Sustrans⁴.

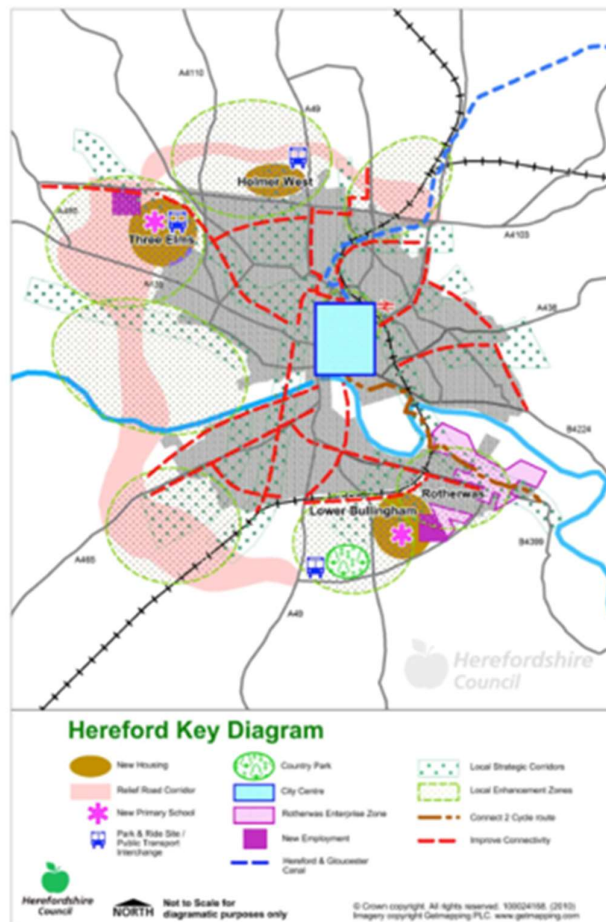


Figure 7 - Hereford Key Diagram

⁴ <http://www.sustrans.org.uk>

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Objective 7 – to support local Small and Medium Businesses

- 5.15 Tesco is clearly the biggest employer within the Parish, but the area has a number of small and medium sized businesses, along with many people who now work from home. Supporting existing local businesses and the creation of new local businesses within the parish is important for the long- term sustainability of the parish and encourages people to use local services. The Belmont Rural NDP will seek to support local business growth in appropriate locations.

Policies and Objectives of the Belmont Rural Neighbourhood Development Plan

Open Spaces and Local Green Spaces

Policy 1: Open Space and Local Green Spaces

a). Any future planned development must include adequate additional public open space. This will be assessed on a site by site basis and in line with adopted policies within the Herefordshire Local Plan Core Strategy 2011 - 2031

b). Local Green Spaces

The following green spaces, also identified on Figure 8 will be protected as designated Local Green Space. Developments for other uses will only be supported when it is accordance with national planning policy for local green spaces

1. Abbey View West
2. Abbey View East
3. Jubilee Field
4. Coppin Rise

c). Other Open Spaces within the Parish will also be protected

Glastonbury Close	Wyedean Rise x 3
Deerhurst Drive x 1	Fountains Close
Between Forde Lane and Northolme Road	Sydwall Road
Benjamin Park off Northolme Road	Grantham Close
Wheatridge Road	Northolme Play Areas
Stanbrook Road	Dorchester Way x 2
End of Canterbury Close	Rosedale Drive
Blackthorne Close	

The enhancement of these sites and links to other potential new sites identified on Figure 8 will be encouraged.

d). Where opportunities exist linkages to 'cross parish' green spaces will be promoted to provide defined areas for public access.

e). Any development specifically for sports open space within the Parish must reflect the recommendations set out in Herefordshire's Playing Pitch Assessment 2012

f). Local Wildlife Sites within the vicinity should be protected against harm, and no development can take place if likely to harm these sites.

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Picture 8 - Play area to the rear of Northolme Community Centre

The policy supports the following Neighbourhood Plan objective:

Objective 1 - to protect and improve Open Space

Planning Policy Linkages

Adopted Herefordshire Local Plan – Core Strategy 2011-2031

- Policy OS2 – Meeting open space, sports and recreation needs
- Policy OS3 – Loss of open space, sports or recreation facilities
- Policy LD3 – Green infrastructure

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Background/Justification

Belmont Rural has a range of green and open spaces, which the community considers to be a huge asset. These green and open spaces play an important role in the wider Green Infrastructure network.

The NPPF allows communities to protect significant local green space. Paragraphs 76-77 are as follows:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is 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), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

The Parish Council supports the identification of several green spaces within Belmont Rural for protection as Local Green Spaces.

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Name of site	Distance from local community	Local significance
1. Abbey View West	Close to Home Farm	Informal footpaths have been provided around the perimeter by the Parish Council, which also ensures the local residents with any form of disability can enjoy this public open space as the footpaths provide a safe and level access.
2. Abbey View East	Running west of Northolme Community Centre	<p>Informal footpaths have been provided around the perimeter by the Parish Council, which also ensures that the local residents with any form of disability can enjoy this public open space as the footpaths provide a safe and level access.</p> <p>This has proven to be popular with Wheelchair users, cyclists / walkers and anyone else who enjoy outdoor activities.</p>
3. Jubilee Field	Central to the community close to Northolme Community Centre	<p>An area of bio diversity with clear informal walked grassed footways.</p> <p>This area is part of the Local Communities aspiration to have a managed informal public open space where all walks of life can come and enjoy the wildflower meadow and natural beauty.</p> <p>The Parish has developed a local management plan for this purpose.</p>
4. Coppin Rise	South of Belmont Rd, within close proximity to Belmont Community Centre	<p>Area designated as public open space with the provision of a children's play area for the whole local community to enjoy.</p> <p>This also aids and encourages physical activity for the younger generation.</p>
5. Northolme Community Centre	Open space adjacent to Northolme Community Centre, off Northolme Road	<p>The area has been equipped with a much used Infants and Junior play park for use by the local community. The open space is mainly used by younger members of the community for various sporting activities which encourages physical activities.</p> <p>This is also used to hold the Belmont Summer/Fun day which is open to the local community.</p>

Figure 8 - Local Green Spaces Justification

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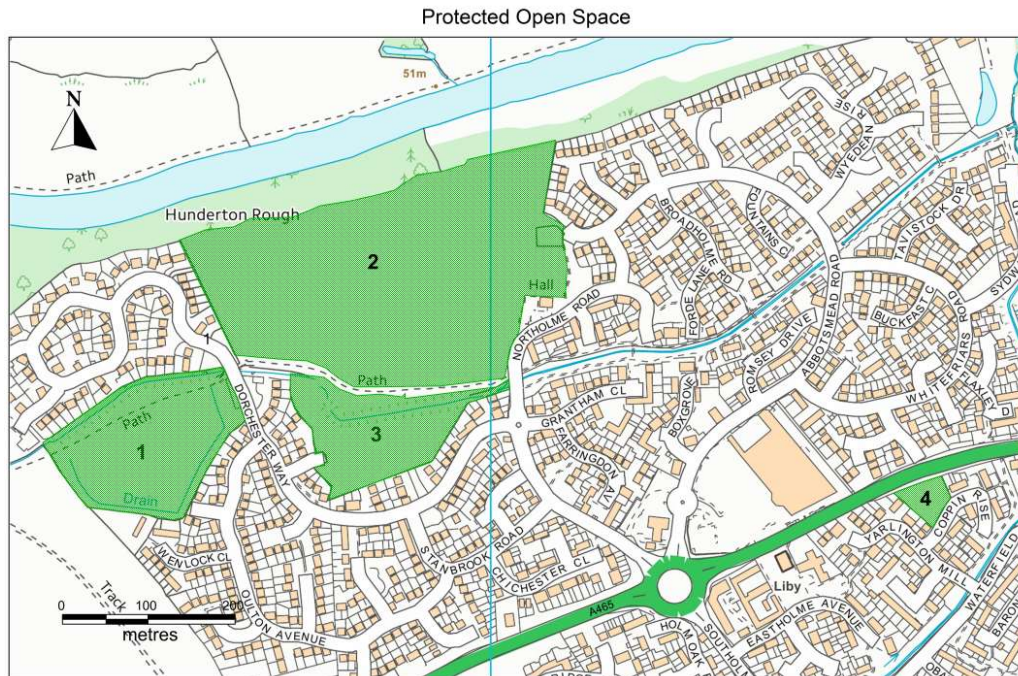


Figure 9 - Designated Local Green Spaces

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Management Plan

It is the intention that a management plan for the local green spaces will be developed and monitored. This will be carried out by the Parish Council in liaison with Herefordshire Council.

Protecting Home Farm and the Land Adjacent to Ruckhall Lane

Policy 2: Protecting Home Farm and the Land Adjacent to Ruckhall Lane

- a) The land at Home Farm (also known as “the Triangle”) shown on Figure 10 will be protected from any development which will have a detrimental impact on its important open character and the setting of key heritage assets.
- b) Opportunities to enhance the ecological assets, including hedgerow habitats and the landscape character of the Triangle area will be promoted.
- c) Any future proposals must have regard to policies SS4 and HD3 of the adopted Hereford Local Plan detailing policy on the proposed Hereford Relief Road

This area has been recognised as an important ecological site together with a collection of key heritage assets; Belmont Abbey, Home Farm Stables, Belmont House former Golf Club site, The Almshouses and Chapel. It is important that the site is protected so that there is no harm to the character and appearance of the area.

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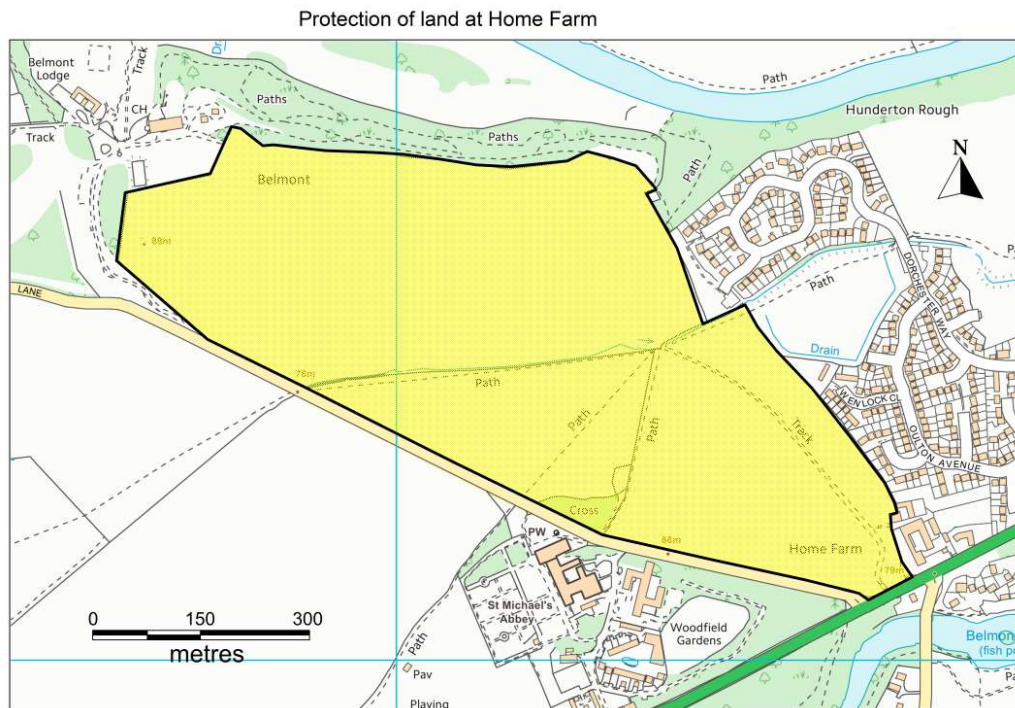


Figure 10 - Home Farm / The Land Adjacent to Ruckhall Lane

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Picture 9 - View of Home Farm taken from Ruckhall Lane

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The policy supports the following Neighbourhood Plan objective:

Objective 2 - to protect Home Farm and the Land Adjacent to Ruckhall Lane.

Planning Policy Linkages

Adopted Herefordshire Local Plan – Core Strategy 2011-2031

LD1 – Landscape and townscape

LD2 – Biodiversity and geodiversity

LD4 – Historic environment and heritage assets

Background/Justification

Home Farm and the surrounding farmland which includes several listed buildings, creates a unique landscape setting which is not only important to Belmont Rural, but to the wider area.

The parkland is designated as an 'unregistered park', and there are no other historic parklands of this scale or quality on the city boundary of Hereford.

This area has been recognised as having an important ecological value, notably mature and veteran trees, established hedgerow habitats and evidence of below ground archaeological remains from Roman Times. There is also a collection of key heritage assets; Belmont Abbey, Home Farm Stables, Belmont House former Golf Club site, The Almshouses and Chapel. It is important that the site is protected so that there is no harm to the character and appearance of the area.

Working with Herefordshire Council and the landowner, a parkland management plan shall be put in place in order to safeguard the future sustainability of the site.

Future development for Belmont Golf Course

Policy 3: Belmont Golf Course

Future development of the former Belmont Golf Course site (see Figure 11) will be supported if it re-uses and converts the existing buildings. Limited extensions and alterations may be considered if they are appropriate in scale, location, and respects the setting of the site.

Opportunities for re-use and conversion of the site's existing buildings for a range of uses, including housing, B1 employment and leisure use will be supported in principle provided the following criteria can be met:

- a. Proposals should be easily connected to the wider Belmont Rural area both by foot, cycle and road with improved supporting infrastructure;
- b. All new development must demonstrate good quality design by responding to, and integrating with, local surroundings, landscape context, and the existing built environment;
- c. Proposals should utilise the site's existing heritage assets and respect the character and setting of these assets;
- d. As the site is located within close proximity to the Special Area of Conservation (SAC) River Wye, any future proposals for the site should respect this exceptional position and work with statutory bodies to ensure there is no detrimental impacts to the River Wye's vegetation, habitats and other environmental assets;
- e. Any future proposals must have regard to policies SS4 and HD3 of the adopted Hereford Local Plan detailing policy on the proposed Hereford Relief Road;
- f. The site lies within a flood zone, and future development must liaise with statutory consultees regarding potential flood risk; and
- g. Development can only proceed where any likely significant effect on the River Wye SAC can be avoided or mitigated.

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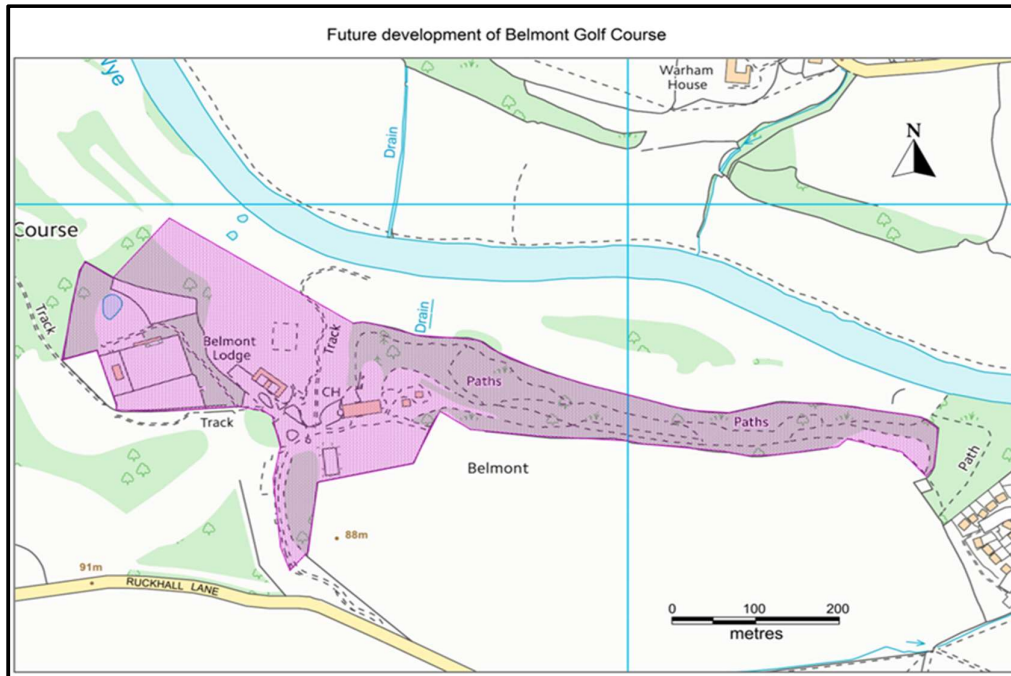


Figure 11 – Belmont Golf Course Site
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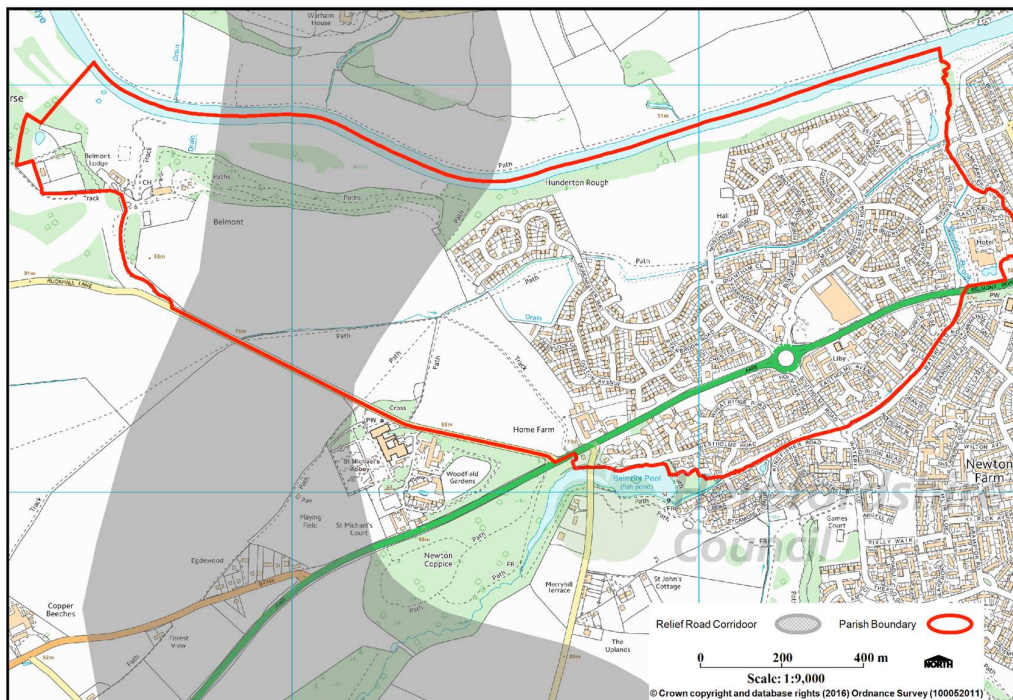


Figure 11 - Indicative route of the Western Relief Road in relation to Belmont Rural
https://www.herefordshire.gov.uk/media/5656700/Draft%20Study_of_Options_Aug_2010.pdf

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Picture 10 - View into the former golf club

The policy supports the following Neighbourhood Plan objective:

Objective 3 - to support long-term development proposals for the former Belmont Golf Club

Planning Policy Linkages

Adopted Herefordshire Local Plan – Core Strategy 2011-2031

LD1 – Landscape and townscape
LD4 – Historic environment and heritage assets
HD5 – Western urban extension (Three Elms)
SS4 – Movement and Transportation

Background/Justification

The former Golf Club and associated land provides a huge opportunity for development within the parish. The site is to the western edge of the parish, which is accessed by road from Ruckhall Lane.

The site is a key heritage asset within Belmont Rural, and it's re-use would enhance and preserve the asset. Enabling a viable use to the buildings is important to the long term future of the site and wider social, cultural, economic and environmental benefits.

Community Facilities

Policy 4: Community Facilities

The community facilities identified on Figure 13 will be protected:

1. Northolme Community Centre
2. Belmont Community Centre and public library
3. Belmont Medical Centre with doctor's surgery and pharmacy

There will be a presumption in favour of the re-use of such facilities for community and recreation type uses. Development of these community assets for non-community use will only be permitted when:

- a). An alternative site or building is provided of equal or greater community value than the facility to be replaced; and
- b). The asset to be replaced has been unused for a significant period of time namely 18 months, marketed to find another user, and is not subject to the community right to bid process

June 1, 2016

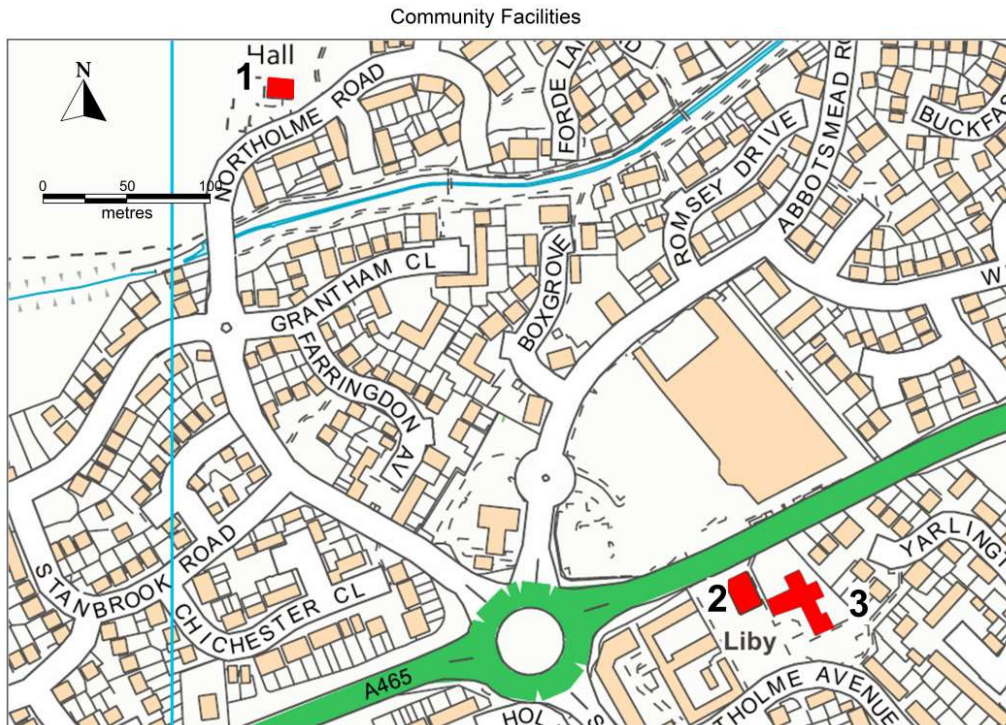


Figure 12 - Protected Community Facilities
PSMA No: 0100054865



Picture 11 – Belmont Community Centre

June 1, 2016

The above policy supports the following Neighbourhood Plan objective:

Objective 4 - to improve the quality of, and access to, community facilities.

Planning Policy Linkages

Adopted Herefordshire Local Plan – Core Strategy 2011-2031

Policy SS1 – Presumption in favour of sustainable development

Policy SC1 – Social and community facilities

Background/Justification

Belmont Rural has limited community assets, and the long term future of some of these existing assets are at risk. It is therefore important to protect these assets, as any loss would have a detrimental impact on the local community and would put pressure on people to travel further afield to access services.

Infill Housing

The policy below supports the following Neighbourhood Plan objective:

Objective 5 - Small, infill sites for new housing

Policy 5: Infill Housing

Applications for residential developments on infill and redevelopment sites within Belmont will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Core Strategy, and where such development:

- a). Fills a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the parish
- b). Will not have a detrimental impact on the privacy of adjoining properties or is inconsistent with the character of the locality;
- c). Provides a mix of property type and tenure with useable garden space and parking which can be achieved within the boundary of the existing property;
- d). Applications for annexes to an existing dwelling, should be conditioned appropriately through the formal planning application process to ensure that units aren't sold off separately to avoid creating problems with parking issues.
- e). Development can only proceed where any likely significant effect on the River Wye SAC can be avoided or mitigated.

Planning Policy Linkages

Adopted Herefordshire Local Plan – Core Strategy 2011-2031

SS2 – Delivering new homes

H1 – Affordable housing, thresholds and targets

Background/Justification

Belmont Rural has contributed to the provision of new housing over the last 15-25 years with the development of modern housing estates on both sides of the A465. The parish also sits on the edge of the urban boundary of Hereford which sits tightly around the ward boundary, leaving little opportunities to extend beyond the existing built form.

The Neighbourhood Development Plan recognises that new housing is important, and the policy above supports housing on appropriate sites within Belmont Rural.

Accessibility and Connectivity

Policy 6: Accessibility & Connectivity

Walking and cycling will be encouraged by the enhancement of existing routes (the National Cycle Route 46 and Great Western Way Link) through Belmont Rural.

New development will and should include safe footpaths and cycle ways.



Picture 12 – Footpath/cycleway

The above policy supports the following Neighbourhood Plan objective:

Objective 6 - to improve access to the area, taking advantage of the Western Relief Road

Planning Policy Linkages

Adopted Herefordshire Local Plan – Core Strategy 2011-2031

- MT1 – Traffic Management, highway safety and promoting active travel
- SS4 – Movement and transportation
- E4 – Tourism
- HD3 – Hereford Movement

Background/Justification

The Parish is located in an excellent position with a range of transport modes; road, foot and cycle access to Hereford City. The parish has its own identity and strong linkages to the surrounding rural areas. The National Cycle Route (46) runs through Belmont Rural as well as the 'Great Western Way Link' and smaller local routes.

June 1, 2016

The Western Relief Road will aim to reduce the volume of traffic from the city centre and enable the delivery of walking, cycling and bus improvements on the existing highway network.

Further assessments will be undertaken as part of the Hereford Area Plan⁵ and subsequent planning applications.

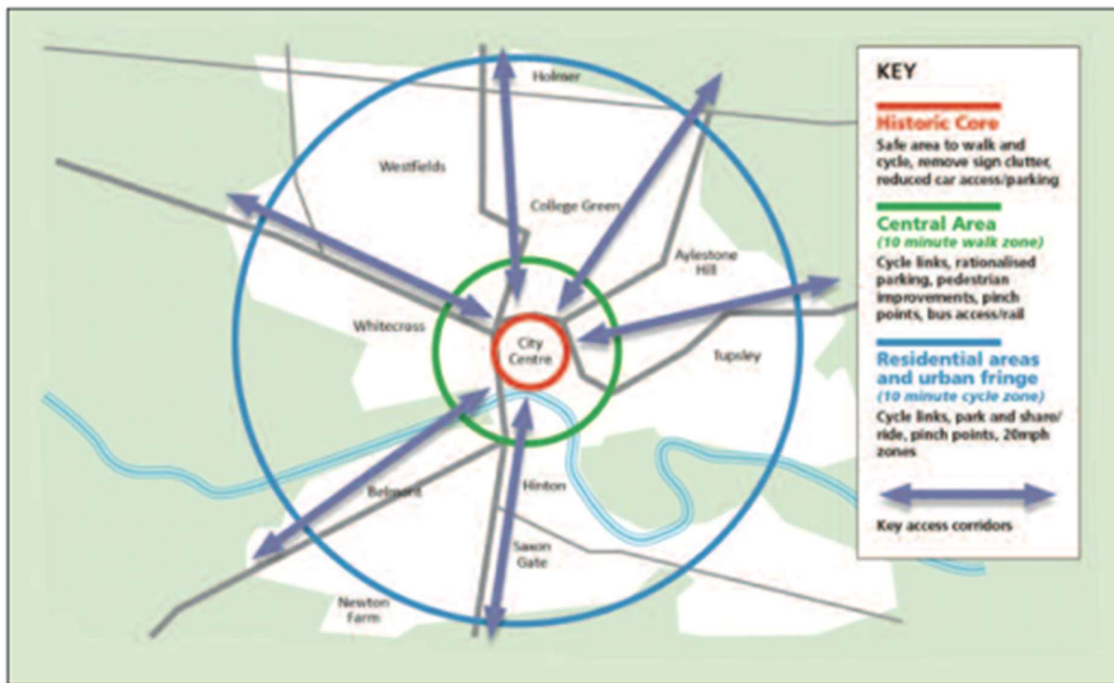


Figure 13 - taken from page 6 of the Herefordshire Council LTP 2013/14 - 2015/16

⁵ In accordance with the Hereford Local Development Scheme, submission is due Summer 2016

Supporting Local Businesses

Policy 7: Supporting small and medium businesses in Belmont Rural

Existing small/medium businesses will be supported within the neighbourhood plan area and where opportunities exist small scale expansion will be supported, providing the following criteria are met:

- a. There is a satisfactory means of access and adequate parking provided on site;
- b. There will not be an unacceptable harm to the amenity of any neighbouring properties;
- c. All new development must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment;
- d. Development can only proceed where any likely significant effect on the River Wye SAC can be avoided or mitigated.

The above policy supports the following Neighbourhood Plan objective:

Objective 7 – to support local businesses

Planning Policy Linkages

Adopted Herefordshire Local Plan – Core Strategy

SS1 – Presumption in favour of sustainable development
E1 – Employment provision
E3 – Homeworking

Background/Justification

Belmont Rural recognises the value of existing local businesses and the contribution they bring to the area for job creation and also for service users.

7 Monitoring and review

- 7.1** To ensure our Plan is kept up-to-date we will review the document annually. Where it is found that policies are not working, or are no longer relevant this may necessitate a review of the Plan.

Appendix A

There are 6 Listed Buildings in Belmont Rural. These are:

Name	Listing
Stables about 20 yards NNE of Home Farmhouse	II
Stone and plaque about 200 yards WNW of Belmont House	II
Almshouses and Chapel at NGR 485383	II
Belmont House	II*
Barwood House	II
Walled gardens c 220 metres WNW of Belmont House	II*
Abbey Church of St Michael and all Angels (lies outside the Parish boundary)	II*

Belmont Rural Parish Council

For further information on this document contact:

[To be inserted]