

# BELMONT RURAL

REGULATION 16 CONSULTATION DRAFT

## NEIGHBOURHOOD DEVELOPMENT PLAN to 2031



## Forward

The Submission Draft Neighbourhood Development Plan for Belmont Rural contains policies to guide decisions on planning applications and 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 9<sup>th</sup> - 23<sup>rd</sup> March 2015. This Submission Draft Plan has been amended following careful consideration of the all 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 will check the Plan, and publish it for further consultation. The Neighbourhood Development Plan will then be examined by an Independent Examiner and following further revisions will be subject to a Referendum.

An electronic copy of this Plan, together with the Basic Conditions Statement and the Consultation Statement can be found online at [www.belmontrural-pc.gov.uk](http://www.belmontrural-pc.gov.uk)

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

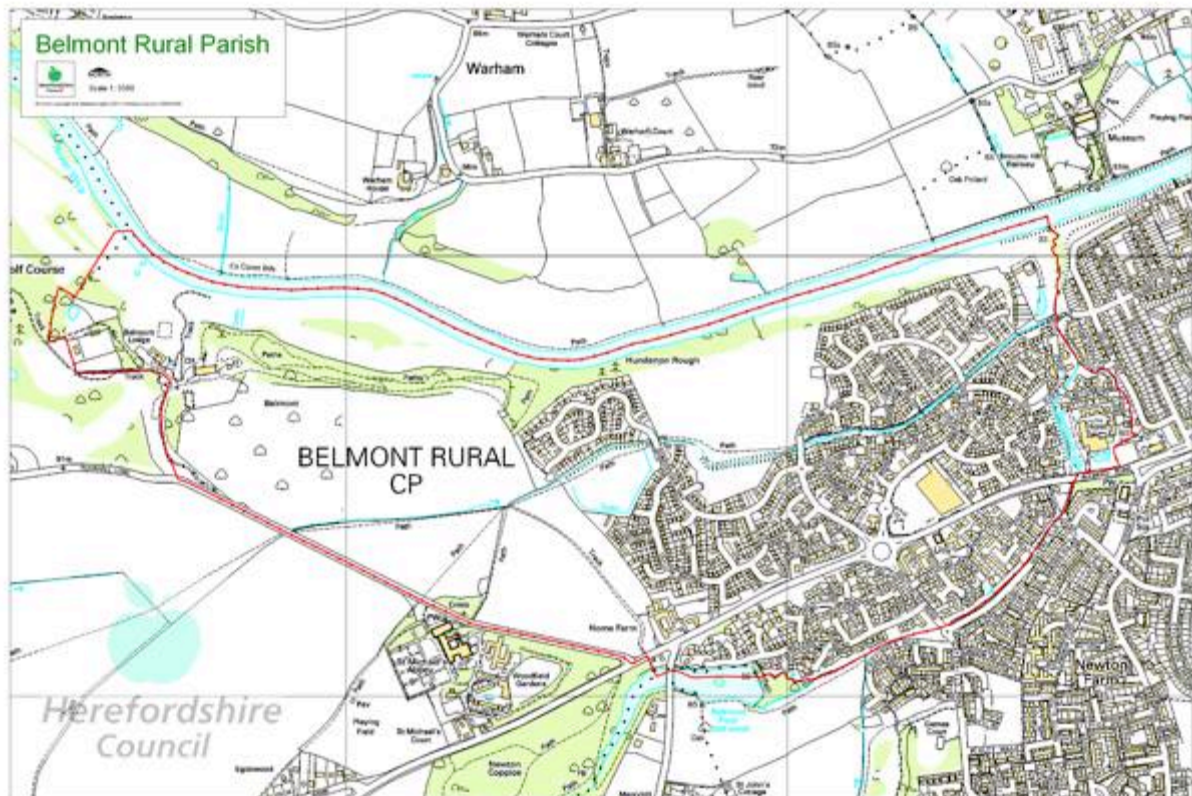
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## 1. Introduction

- 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 is now a Ward within its right.
- 1.4 The parish is divided by the A465, one- third of the houses to the south and two-thirds to the north. 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 (a further room is occupied by a small public library<sup>1</sup>) and Northolme Community Centre. Other local services and facilities include a doctors' surgery, a health centre and a pharmacy (all near the Belmont Community Centre) and, across the A465, a Tesco supermarket and the Three Counties Hotel.
- 1.6 Belmont is an attractive Parish to live in, being close to the city whilst at the same time having excellent links and proximity to the surrounding countryside, giving the parish its name Belmont Rural.
- 1.7 There are a total of 6 Listed Buildings (refer to Appendix A for full details) within the area and no conservation areas. The listed buildings are concentrated to the western part of the parish around the grade II\* Abbey Church of St Michael and all Angels which dates back to 1788. The Church and Abbey is home to the Benedictine community and are formally within the neighbouring Parish of Clehonger, but have a close relationship with Belmont Rural.
- 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 Almshouses and Chapel are Grade II listed building, which lie on the most westerly boundary of the existing Belmont Rural residential area.
- 1.9 A large area of 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) and historic parks forms a key component of this LCA.
- 1.10 Belmont House II\* is accessed off Ruckhall Lane and has associations with a architect of national importance James Wyatt dating from 1788 -1790. The House has been modified over the years and most recently was used a golf club which has now closed.

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<sup>1</sup> 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.



Grade II\* Abbey Church of St Michael and all Angels

- 1.11 Figure 1 clearly shows that 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 plans, as of September 2015:
- Breinton ( to the north) submitted plan to Hereford Regulation 16
  - Hereford City (to the east) have no plans to date for a NP
  - Callow & Haywood (to the south) currently working on a draft NP
  - Clehonger (to the west) no current plans for a developing a NP

## **2. Why are we preparing a neighbourhood development plan for Belmont Rural?**

- 2.1 Neighbourhood Plans are a new part of the statutory development planning system. Just as local authorities, such as Herefordshire, 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 shape of a neighbourhood plan.
- 2.2 Neighbourhood plans, when complete, form part of the statutory 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 Plan Steering Group was established and have regular meetings to move forward with the NP. Belmont Rural was also one of the first parishes to get designated in June 2013, following a 4 week consultation period on the area from May -June 2013.

### Belmont Rural Parish Plan<sup>2</sup>

- 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 in identified local issues. This was also complemented with a series of household questionnaires which were used to produce the plan.

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<sup>2</sup>The 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.



Belmont Rural location marker

- 2.5 Since 2002 there have been a series of updates to the plan and in 2010 a further questionnaire was produced and shared with all households in the parish primarily to get views on the Abbey View Park (part of which is now known as Jubilee Field<sup>3</sup>). In 2012 a Neighbourhood Plan Steering Group was established and have regular meetings to move forward with the NP.

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<sup>3</sup>In celebration of the Queens Golden Jubilee



### 3. The Neighbourhood Development Plan Process

- 3.1 The regulations 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 table below.

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

(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	BRP consult on the draft plan for 4 weeks: newsletter to be published Nov and Consultation event planned Dec.	Public consultation event 6 <sup>th</sup> December to the 5 <sup>th</sup> January
Reg 14 -Formal Consultation Draft NDP Feb 9 <sup>th</sup> 2015 – 23 <sup>rd</sup> March 2015		Feb 9 <sup>th</sup> – 23 <sup>rd</sup> March 2015	See consultation statement for response detail

<b>Stage 4 Revisions to the draft</b>	April - August		
<b>Stage 5 Regulation 16 - Submit to HCC</b>	May 2016		
<b>Stage 6 HCC Public consultation 6 wks</b>	TBC		
<b>Stage 7 Examination</b>			
<b>Stage 8 *Referendum</b>			

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

Some of the above dates may be subject to change.

## 4. Planning policy context & key issues for Belmont Rural

### Planning Policy Context

4.1 The Belmont Rural NP 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 also been prepared by taking account of guidance contained in the National Planning Practice Guidance (NPPG).

4.2 The Neighbourhood Plan must 'plan positively' to promote local development' and must 'support the strategic development needs' set out in Herefordshire Council's (HC) Core Strategy (submission document May 2014). The Core Strategy is now undergoing independent examination by a government appointed inspector. If found sound Herefordshire will be able to adopt the plan as the new strategic planning policy for Herefordshire. Belmont Rural's draft Neighbourhood Development Plan is not required to be tested against the policies in the Core Strategy until it is adopted, but we do need to take account, and have taken account of this emerging planning policy.

4.3 Therefore we have discussed with Herefordshire Council the relationship between the policies in:

- the emerging Belmont Rural Neighbourhood Development Plan
- Herefordshire Local Plan Core Strategy 2011 - 2031

A comprehensive Policy Assessment document has been produced as part of the initial stages of the NP preparation which can be viewed on the Parish Council's website: [www.belmontrural-pc.gov.uk](http://www.belmontrural-pc.gov.uk)

4.4 Herefordshire Council have produced a Strategic Environmental Assessment Scoping Report (September 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 further SEA 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**

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

#### Open spaces

- 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.

#### Transportation & Connectivity

- The impacts of the Western Relief road have potential positives for the area.
- Safer routes to school needs to be developed and would need to work with Herefordshire Council.
- Public rights of way are important within the parish and any possibilities to extend and enhance should be considered.

#### Housing

- There are opportunities to look at small infill housing opportunities, the golf course identified as a potential housing site.

#### Community

- The area needs to access any available funding to keep existing community facilities going.
- Limited emergency access especially to the north of the A465 needs further consideration.
- A pub/restaurant in the area would be a huge benefit to the community.
- Medical services which include a doctors are currently oversubscribed. Will need to link into the The Doctors Consortium and Wye Valley Health to find out any future plans they have for the area.

## 5. Vision and Objectives

### 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 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 NP:

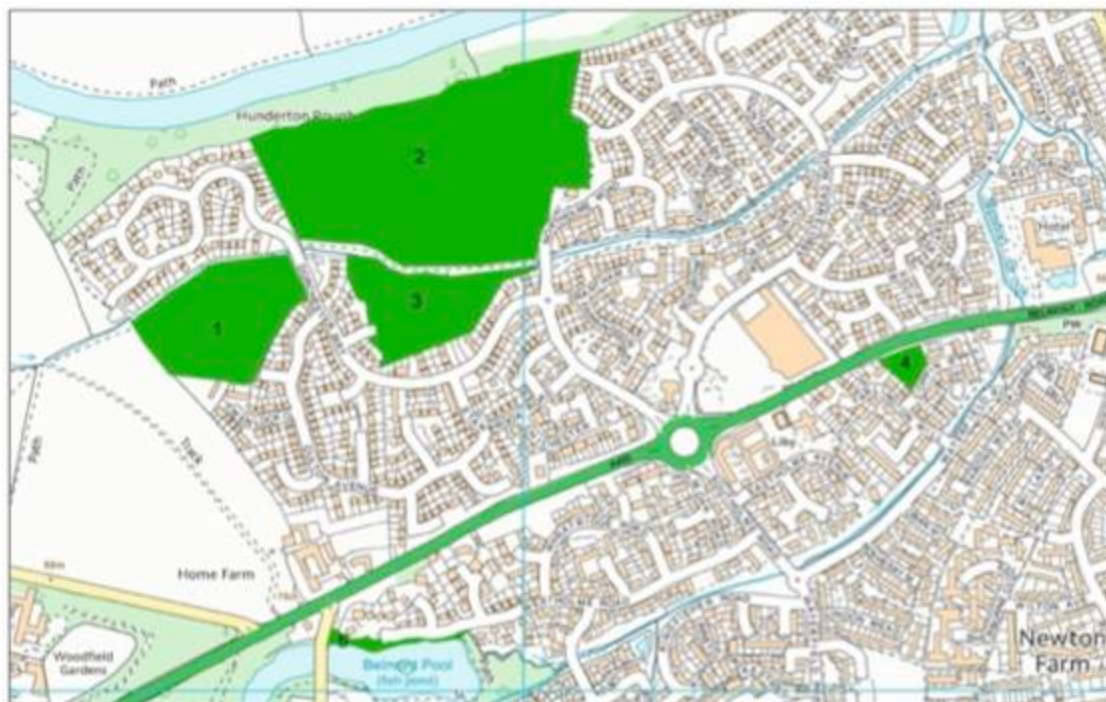
#### **Objective 1 - To protect and improve open spaces**



Photo- Abbey View Park

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

Figure 3 - Open Spaces in Belmont Rural  
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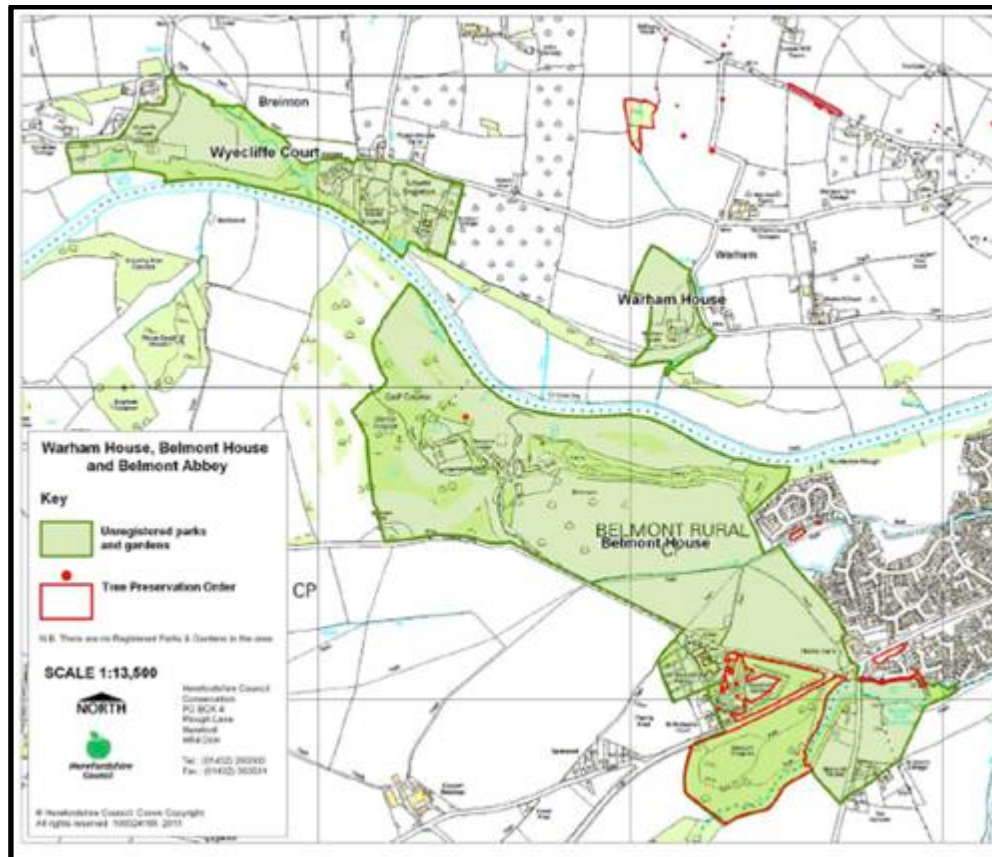


1. Abbey View West
2. Abbey View East
3. Jubilee Field
4. Coppin Rise

## Objective 2 - To protect 'Home Farm'.

- 5.4 The key area of open land in the western half of the parish to the north east of Belmont Abbey.
- 5.5 Home Farm is located on the western fringe of Belmont. The site comprises of agricultural land that lies outside the urban settlement boundary, as defined in the Herefordshire Unitary Development Plan and within an 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

5.6 A planning application was submitted in 2012 for a residential development of up to 85 dwellings on 'The Triangle'. 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 Inspectors 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 and stables, The Alms House which is currently under reconstruction and Belmont House the former Golf Club site.
- ecological impacts to the parkland, grazing land and veteran trees which are of high ecological interest.

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.”



Photo- Home Farm looking towards Dorchester Way and Hereford City beyond

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

- 5.8 The 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 northwestern 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 11 (page 34).

Figure 5 – Belmont Golf Course Site  
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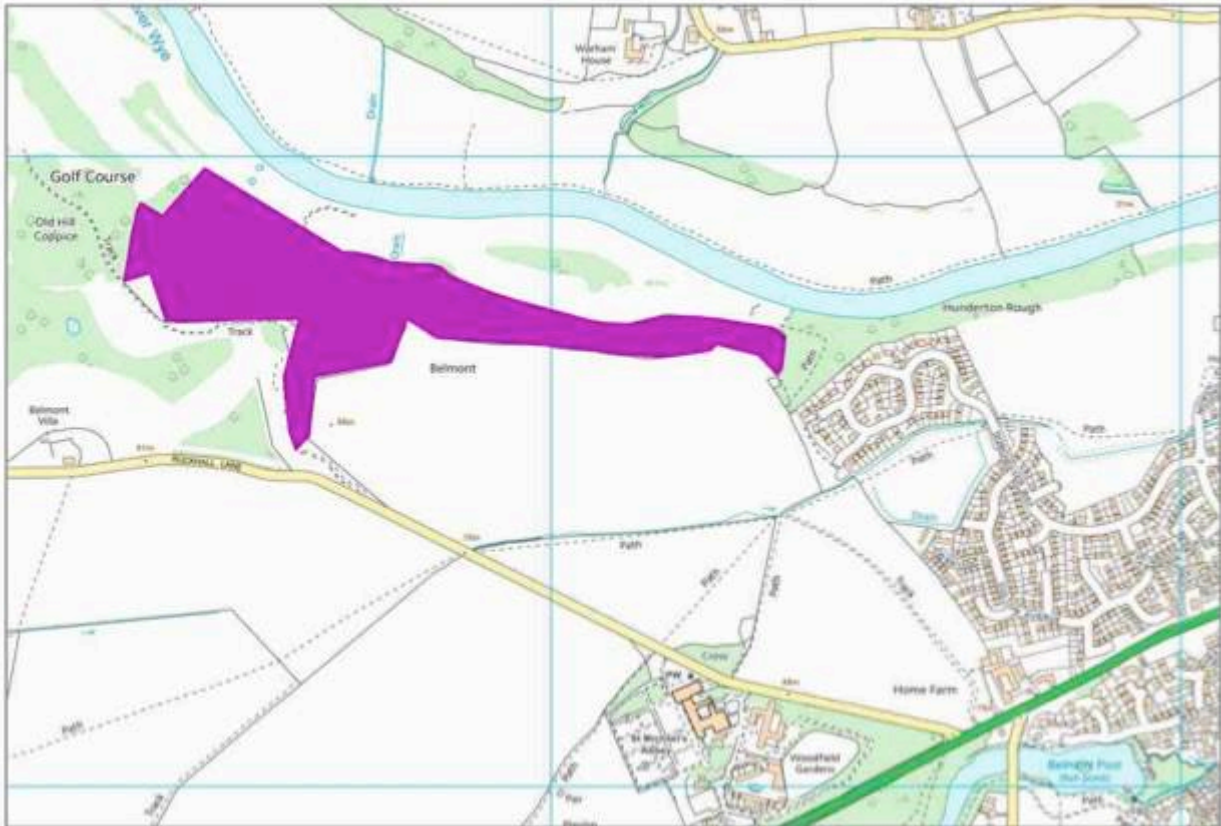


Photo -Belmont House

**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 going (Figure 6). There are funding pots such as the Community Infrastructure Levy (CIL). The Parish Council could work with Herefordshire Council to know what best funding opportunities available.
- 5.11 Whilst there is a Medical centre within the area, there is no dentist. There is a need to link into the The Doctors Consortium and Wye Valley Health to find out any future plans they have for the area.



Photo- Northolme Community Centre



Figure 6 - Existing Community Facilities in Belmont Rural  
PSMA No: 0100054865



**Key:**

1. Northholme Community Centre
2. Belmont Community Centre
3. Belmont doctors surgery



## **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 are more achievable and appropriate.

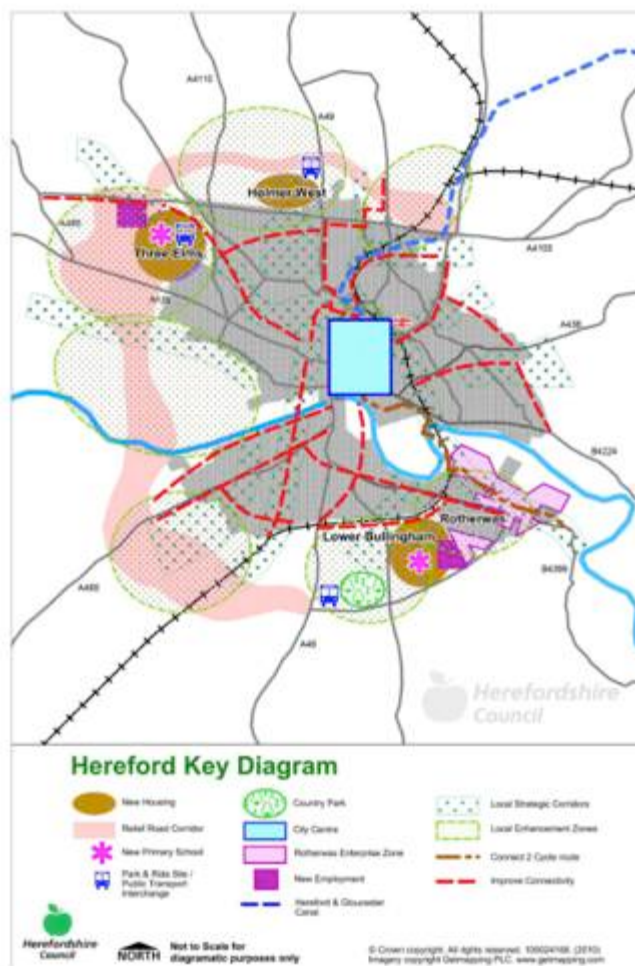


Photo: View looking towards Hereford City from Ruckhall Lane

## 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, foot and cycle access close to Hereford City whilst at the same time has its own identity and strong linkages to the surrounding rural areas. 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 cycleways, are of equal importance. Working with Herefordshire Council and organisations such as Sustrans<sup>4</sup>.

Figure 7: Hereford Key Diagram



<sup>4</sup> <http://www.sustrans.org.uk>

## **Objective 7 - to support local small and medium businesses**

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

# **Policies 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 as defined in the National Planning Policy Framework (NPPF) at paragraphs 76-77.

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

#### c). Other Open Spaces within the Parish

Glastonbury Close	Wydean Rise x 3
Deerhurst Drive x 1	Fountains Close
Between Forde Lane and Northolme Road	Sydwall Road
Benjamin Park off Northolme Road	Grantham Close
Wheathridge 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 map 7 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.



Photo: Play area  
to the rear of  
Northolme  
Community  
Centre

The above 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



## Background/Justification

Belmont Rural has a range of green spaces, which the community considers to be a huge asset. These green 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.

Name of site	Distance from local community	Local significance
1. Abbey View West	Close to Home Farm	<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>
2. Abbey View East	Running west of Northolme Community Centre	<p>Informal footpaths have been provided 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 is 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.</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 childrens 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>For mainly the younger generation to enjoy the open space with the playing of various sporting activities.</p> <p>This is also used to hold the Belmont Summer /Funday day which is open to the local community.</p> <p>This also aids and encourages physical activity for the younger generation.</p>

May 1, 2016

Figure 8 – Designated Local Green Spaces  
PSMA No: 0100054865



### Management Plan

It is the intention that a management plan for the above green spaces be developed and monitored. This will be carried out by the Parish Council in liaison with Hereford 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”) and shown on Figure 8 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 and stables, The Almshouse currently under reconstruction in the fields and Belmont House former Golf Club site. It is important that the site is protected so that there is no harm to the character and appearance of the area.

May 1, 2016

Figure 9 - Home Farm / The Land Adjacent to Ruckhall Lane

PSMA No: 0100054865



View of  
Home  
Farm  
taken  
from  
Ruckhall  
Lane



**The above 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. The area also has ecological value, notably veteran trees and established hedgerow habitats and there is also evidence of below ground archaeological remains from Roman times.

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

Any future development of the former site will be focused around the conversion and utilization of the existing buildings with limited extension/alterations if required and should all be of an appropriate scale to the location and setting of the site.

Opportunities for a range of uses including; housing, employment (restricted to B1 a use class) and leisure use of the former golf club site (Figure 10) will be supported in principle provided the following criteria can be met:

- a. Proposals should be easily connected to the wider Belmont area both by foot, cycle and car 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 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 for flood risk
- g. Development can only proceed where any likely significant effect on the River Wye SAC can be avoided or mitigated.

Figure 10 - Belmont Golf Course Site  
PSMA No: 0100054865

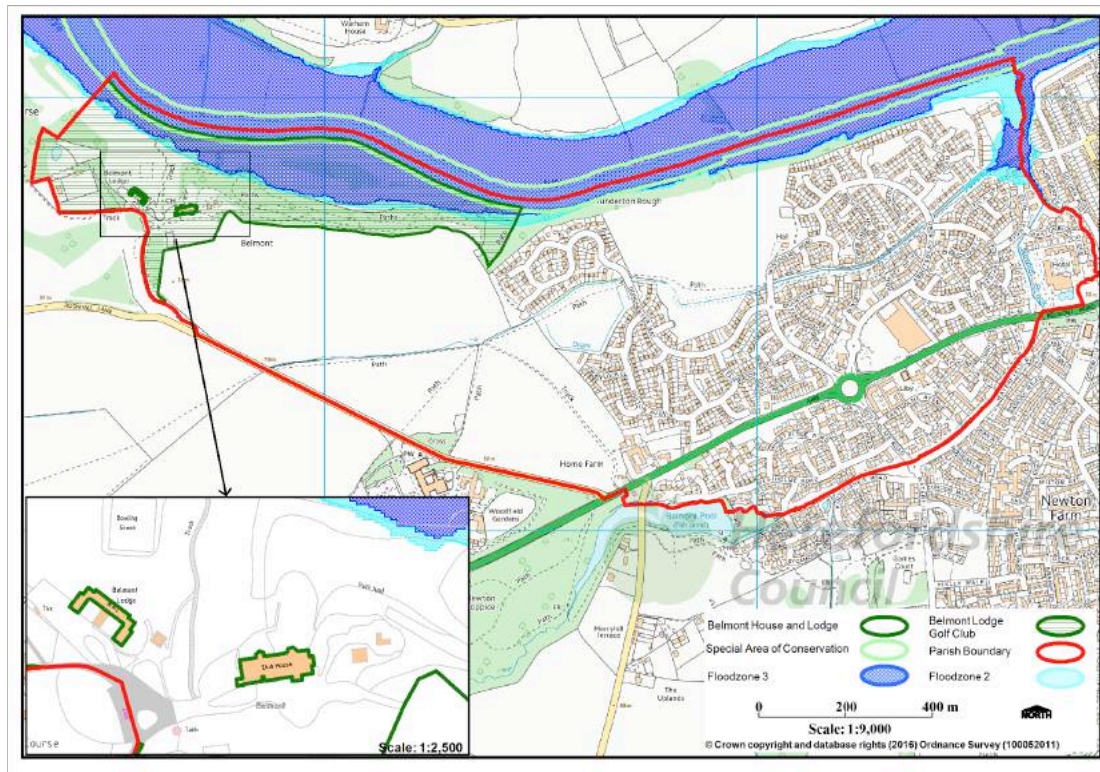
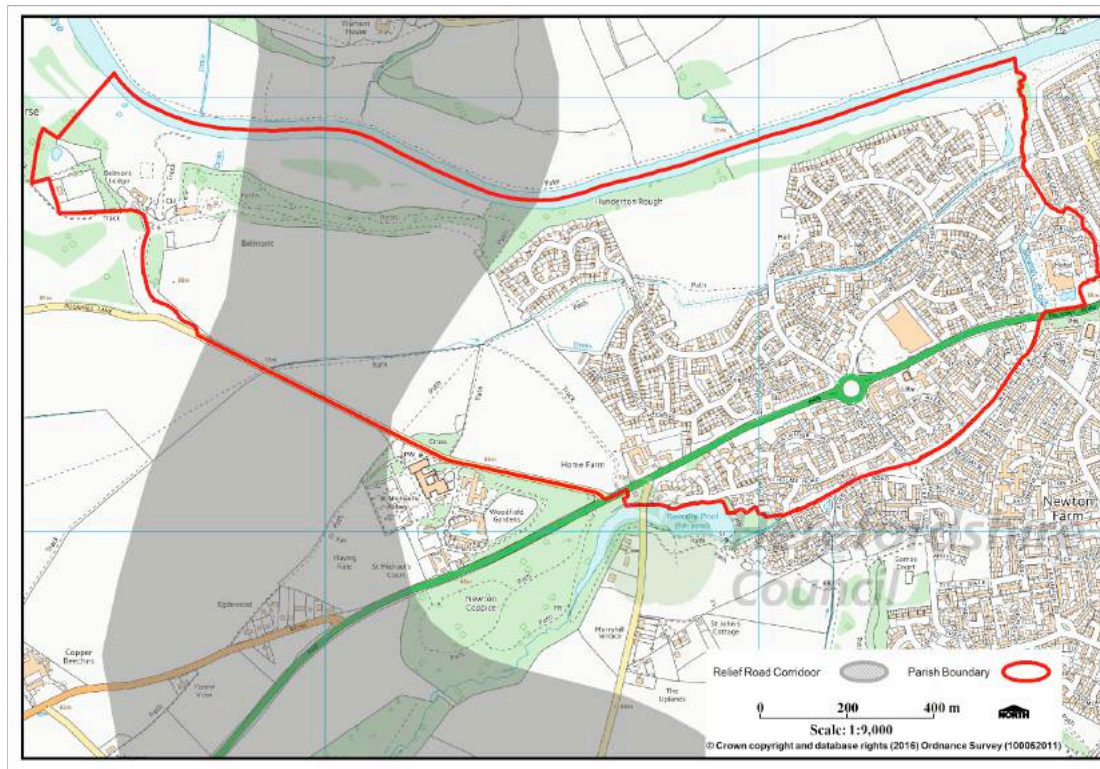


Figure 11 - indicative route of the Western Relief Road in relation to Belmont Rural  
[https://www.herefordshire.gov.uk/media/5656700/Draft%20Study\\_of\\_Options\\_Aug\\_2010.pdf](https://www.herefordshire.gov.uk/media/5656700/Draft%20Study_of_Options_Aug_2010.pdf)



May 1, 2016



View into the  
former golf club  
from Ruckhall  
Lane

The above 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 the parish for development. Although the site is to the western edge to the parish, there is access to the site and there are existing buildings to work with which are heritage assets.



## Community Facilities

### Policy 4: Community Facilities

The community facilities identified on Figure 10 will be protected:

1. Northolme Community Centre
2. Belmont Community Centre
3. Belmont doctors surgery

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 uses 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;
- b). The asset to be replaced has been unused for a significant period of time (18 months), marketed to find another user, and is not subject to the community right to bid process
- c). Development can only proceed where any likely significant effect on the River Wye SAC can be avoided or mitigated.

May 1, 2016

Figure 12 - Protected Community Facilities

PSMA No: 0100054865



Dorchester Way Notice Board

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 for people to travel further 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 around parking.
- 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 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 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 path 46 and Great Western Way Link) through the Belmont rural.

New development will be permitted only where it provides safe footpaths and cycle ways.



Abbey View West  
looking towards  
Home Farm.

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 cycling path (46) runs through Belmont as well as the 'Great Western Way Link' and smaller local routes.

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 Plan<sup>5</sup> and subsequent planning applications. Also refer to figure 10 on page 34.

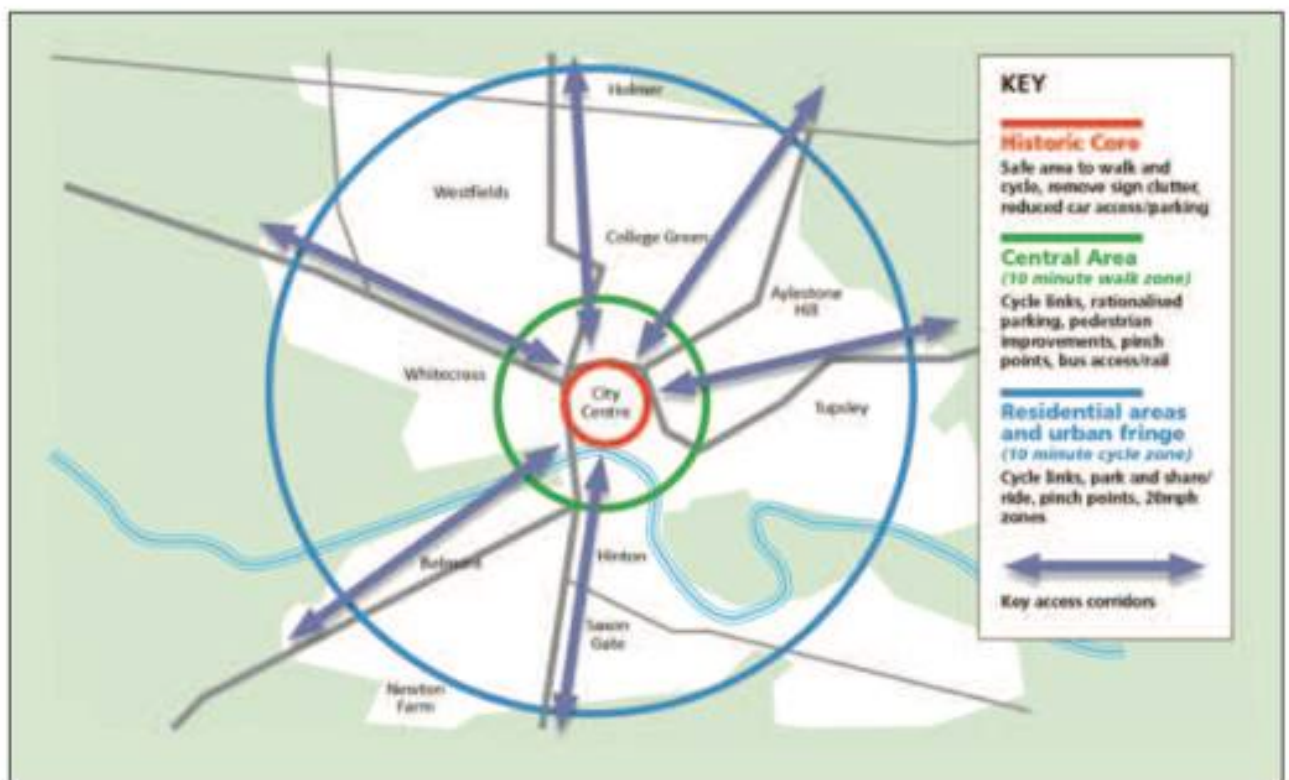


Figure 13: taken from page 6 of the Herefordshire Council LTP 2013/14 - 2015/16

<sup>5</sup> In accordance with the Hereford Local Development Scheme, submission is due Summer 2016

## Supporting Local business

### 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 unacceptable harm to the amenity of any neighbouring properties; and
- 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 6 - 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 Belmont Home Farm House	II
Stone and plaque about 200 yards west north west of Belmont House	II
Almshouses and chapel at NGS 485383	II
Belmont House	II*
Barwood House	II
Walled gardens c 220 metres west north west of Belmont House	II*
Abbey Church of St Michael and all Angels (lies outside the Parish boundary)	II*

For further information on this document contact:

[To be inserted]

