

# BORDER GROUP

Neighbourhood Development Plan  
2011-2031



Regulation Draft Plan Version 2  
September 2016

## Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission public consultation on the Draft Border Group Neighbourhood Development Plan will start at 8.00 a.m. on Thursday 12<sup>th</sup> January 2017 for a period of 6 weeks ending at 5.00 p.m. on Monday 27<sup>th</sup> February 2017.

The Border Group Neighbourhood Plan has been developed to help deliver the local communities' requirements and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of the residents of Adforton, Brampton Bryan and Lingen Parishes.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Border Group.

The Border Group Parish Council invites comments on the Draft Plan. All responses received will be considered by the Steering Group and the Group Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at [www.bordergroup-pc.org](http://www.bordergroup-pc.org) and [www.lingen.org.uk](http://www.lingen.org.uk) or be emailed to residents on request to [clerkbordergroup@btinternet.com](mailto:clerkbordergroup@btinternet.com). Response forms are also available on line at these addresses. Paper copies of the Plan may be viewed at Lingen Village Hall; The Community Hall, Adforton Church; and Aardvark Books, Brampton Bryan – all during opening hours. Response forms are also available at these locations

Response forms may be posted to or deposited with:

- Border Group Parish Clerk, Gotherment House, Wigmore, Leominster, HR6 9UF

Or scanned and emailed to: [clerkbordergroup@btinternet.com](mailto:clerkbordergroup@btinternet.com).

All comments must be received by 5.00 p.m. on Monday 27<sup>th</sup> February  
2017

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# 1. Introduction

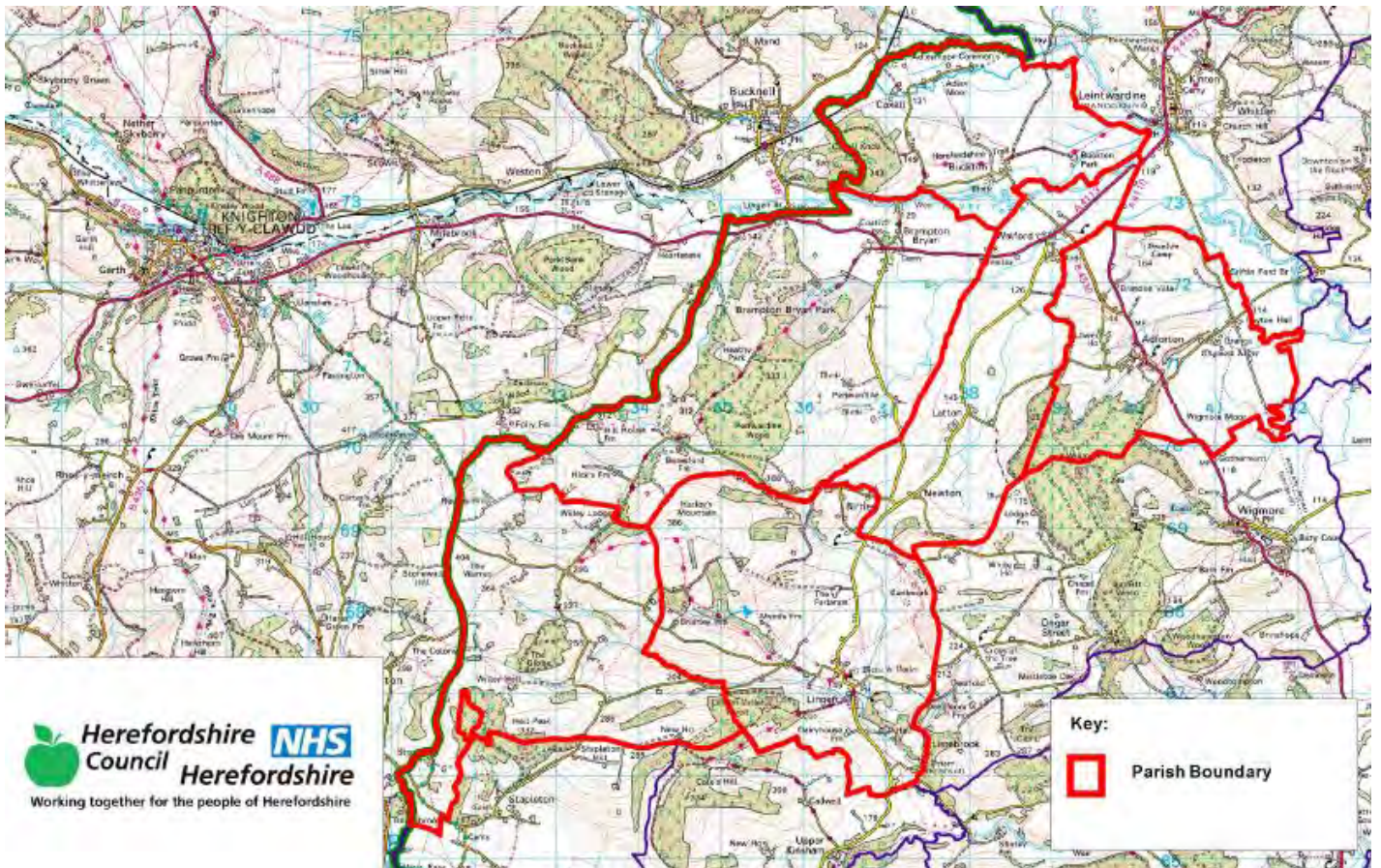
## Background

- 1.1 Border Group Neighbourhood Development Plan (the NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a significant contribution to some of the planning decisions about how their areas should be developed.
- 1.2 Border Group Parish Council made a formal submission to Herefordshire Council to designate the Group Parish as a Neighbourhood Plan Area under the Localism Act 2011, with the intention of preparing this NDP. Following a consultation period this was approved on 18<sup>th</sup> July 2013. This NDP has been prepared following the adoption of Herefordshire Local Plan Core Strategy by Herefordshire Council on 16<sup>th</sup> October 2015.
- 1.3 In deciding to prepare a Neighbourhood Plan the Group Parish Council was aware of the alternatives which were:
- i) Not to prepare a plan but rely upon Herefordshire Core Strategy which would allow developers to bring forward sites in any of the settlements as they see fit in order to meet and potentially exceed the target for new housing set for the group parish.
  - ii) Rely upon Herefordshire Council bringing forward its Rural Areas Plan which will cover those settlements where neighbourhood plans are not being prepared.
  - iii) The Parish Council to support the establishment of a local Steering Group to prepare a neighbourhood plan where the local communities could be involved.
- 1.4 The first option was discounted in particular because it would provide no opportunity for the local communities to be involved in determining where development might take place. For example, a developer might come forward with a scheme that would concentrate all the development in one village. The second option relies upon Herefordshire Council producing the Rural Areas Plan quickly and this could not be guaranteed. Furthermore, the level of community involvement would be less than could be undertaken locally. The preferred approach would give the communities within the Group Parish the greatest level of involvement.
- 1.5 This NDP been prepared on the basis of the evidence gathered from a survey of **residents'** needs, views, and aspirations undertaken in July 2014, and also those expressed in the

Parish Plan of 2003. A 1<sup>st</sup> draft was presented to the local community and other stakeholders between December 2015 and February 2016 and all comments received were given careful consideration and some led to amendments which have been included in this document. It must comply with the **broad criteria for sustainable development within Government's** National Planning Policy Framework (NPPF) and also with Herefordshire Council's Core Strategy. The evidence base for Herefordshire Core Strategy has also contributed to the NDP.

- 1.6 Policies and proposals are set out in this document prefixed by 'BG'. These will become part of the development plan guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development.

## Neighbourhood Plan Area



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- 1.7 It is expected that then NDP will need to be reviewed in association with any review of Herefordshire Local Plan Core Strategy which might be expected within the next 5 years.

## Border Group of Parishes – Its People and the Place

- 1.8 Border Group Parish comprises the parishes of Adforton; Brampton Bryan; Buckton and Coxall; Lingen; Walford, Letton and Newton; and Willey. They cover a substantial area sitting in the north west of Herefordshire and adjacent to the border with Wales. The nearest town is Presteigne which sits on this border just inside Wales. Leominster and Ludlow fall within relatively easy reach to the south east and north east respectively.
- 1.9 Four of the parishes each contain a village. The villages of Adforton, Brampton Bryan and Lingen are reasonably similar in size but each has a distinct character. The small hamlet of Walford lies just to the east of Brampton Bryan.
- 1.10 Adforton village sits astride the A4110 between the larger villages of Wigmore and Leintwardine. Wigmore Rolls provides its backdrop to the south west. Although Adforton is concentrated principally around **Letton Lane's** junction with the A4110, more recent building extends along that lane beyond some low density development that reflects the **settlement's** historic and agricultural origins. The local topography has contributed significantly both to **the village's setting and its form**. The remains of the former Wigmore Abbey lie just to the east of the village **and its gatehouse is included on English Heritage's Heritage at Risk Register**. Herefordshire Council considers the village comprises around 50 dwellings within what might be defined as the settlement. The principal issue associated with Adforton is the effect of traffic passing through it along the A4110.
- 1.11 Brampton Bryan lies mid-way between the large village of Leintwardine and the Welsh border town of Knighton on the A4113. The village has a long and notable history being mentioned in the Domesday Book, being once owned by the powerful Mortimer family until the fourteenth century after which it became part of the Harley Estate. It marks a strategic point where the wide Teme Valley narrows. During the first English Civil War Royalists laid siege to it on two occasions and on the second occasion Brampton Bryan Castle was sacked and burned, and today its standing remains comprise a Grade 1 Listed Building in the grounds of the largely eighteenth century Brampton Bryan Hall. The most notable feature of the village is its yew hedge that sits above a stone wall which dominates the street scene. However, the whole village is one of considerable historic and architectural character which has been and continues to be conserved through continued single estate ownership and the consequent absence of development pressures. In 1992 some scenes for the film *Howards End* were filmed in Brampton Bryan. Herefordshire Council indicates that the settlement **comprises just over 50 dwellings. Brampton Bryan's almost unique visual character masks an unusually diverse and notable level of business activity resulting from mixed uses in particular associated with building conversions.**

- 1.12 Lingen is the only one of the four villages not to be located on a main road. It lies some 5 km to the west of Wigmore and is the only one of the four villages to lie within the catchment of the River Lugg as opposed to the River Teme, with the Limebrook running southwards parallel to the main village street. It possesses a modern village hall and a public house. The village has a conservation area covering its centre and contains notable archaeological remains. The remains of Lingen Castle lie to the north of the village church. It **comprises just over 40 dwellings. Lingen's relative inaccessibility compared to its** neighbouring villages is a factor that has both positive and negative influences on development pressures.



Figure 1 - Brampton Bryan has a particularly distinctive historic character

- 1.13 Walford sits astride the A4113 between Leintwardine and Brampton Bryan. The major part of the village lies just to the west of the cross roads with the B4530 and a secondary area is further to the south just off the unclassified road to Lingen and based substantially around Walford Farm. To the west are the earthworks of a motte and bailey castle. A number of watercourses drain eastwards through the settlement to pass under the B4530 at Walford Bridge. The area is relatively flat and falls within the River Teme floodplain. With the exception of Walford Farm, which lies on the west side of the (spur) the whole of the **settlement is shown to sit within Flood Zone 3 on the Environment Agency's Flood Map.** Herefordshire Council has assessed the number of dwellings within the settlement to be 23.
- 1.14 The Parish of Buckton and Coxall lies to the north of Brampton Bryan. It contains the small hamlets of Buckton, Coxall and Adley Moor. Buckton, as with Brampton Bryan, sits on the Herefordshire Trail. Coxall Knoll, to the south west of Coxall, is a wooded hill upon which sits an Iron Age hill fort.

- 1.15 Willey is a very rural parish on the border with Wales. It comprises a small dispersed farming community.
- 1.16 Border Group Parish is sparsely populated with just over 673 people<sup>1</sup> in 2011 (0.37% of County total). It is an area with very limited services and facilities, in particular public transport, and consequently there is heavy reliance on motorcars for access to urban centres. Although unified in terms of rurality, scale and willingness to co-operate to mutual benefit, each community and associated settlement has its own identity engendering strong community spirit.

## Community Involvement

- 1.17 In preparing this NDP, Border Group Parish Council wanted the community to be involved throughout its preparation. It first of all established a Steering Group with members from the communities involved in addition to parish councillors. This first met in September 2013. The Steering Group ensured that extensive consultation with the community was undertaken, and an initial consultation event was held in Lingen Village Hall on 29<sup>th</sup> October 2013. The **Resident's survey undertaken in July 2014 sought information on a range of topics** containing some 43 questions covering a range of subjects. Every resident over 16 years of age was provided with the opportunity to respond through the questionnaire. No accurate figure for the population of the whole group parish is available, in particular because two of the parishes, Buckton & Coxall and Willey are particularly small and no census data is available for them, however there were 56 responses from residents within them. Within the remaining four parishes some 270 responses were received, showing that 49% of residents 16 years and over had responded. A further 14 responses did not indicate which parish they lived in. Subsequently further consultation events were held in Adforton, Brampton Bryan and Lingen on 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> December 2014 respectively seeking views upon initial approaches to accommodating development within the three villages suggested by the Steering Group. The approaches at that time related to the original requirements for proportional growth within them based upon the number of dwellings within each settlement.
- 1.18 These community events supported the general direction being followed and the Steering Group gained confidence from these to set both an overall vision and objectives for the NDP and the choice of approach to accommodating development within the villages where Herefordshire Council has asked that limited development should take place. The policies and proposals that it for the Group Parish are set out in subsequent sections of this document.
- 1.19 The Steering Group consisted of 3 members of the Group Parish Council and 11 members from the wider community.

<sup>1</sup> This figure does not include Willey or Buckton and Coxall for which Census data is not published



1.20 The Steering Group wrote these policies with professional support from Chris Gooding and Bill Bloxsome of Data Orchard and Samantha Banks of Herefordshire Council's Neighbourhood Planning Team.

## 2. Vision, Objectives and Strategic Policies

### Vision

2.1 In preparing the Border Group Neighbourhood Plan the following vision sets the basis for what it is hoped to achieve through the planning system over the plan period:

*"The sparsely populated and peripheral area forming Border Group Parish comprises communities with a strong sense of seeking to work together for mutual support; maintaining its social fabric; and promoting a resilient local economy; but recognising and respecting each has its own distinct character formed by its heritage, environment and sense of community"*

### Objectives

2.2 To support the vision, the community was consulted upon a number of objectives that the Neighbourhood Plan should pursue and the following were agreed as the basis for setting proposals and development management policies:

Objective one:

*To increase the supply of homes for local people, especially for young families, ensuring the resultant development is accommodated in ways that retain the rural character of the villages concerned.*

Objective two:

*To encourage diversification within the rural economy of the group parish through supporting tourism, broadening the base of agricultural businesses and creating a balance **between providing homes and jobs.** Measures to make the best use of the area's heritage and landscape, providing broadband and improved tele-communications, supporting home working and producing local energy through alternative crops should be given a high priority.*

Objective three:

*To increase road safety, particularly on main roads, reduce the harmful effects of heavy traffic on country lanes and address surface water flooding on the local highway.*

Objective four:

*To improve access to local health and educational services.*

Objective five:

*To maintain the character of the landscape and individual settlements within the Group Parish, in particular by reducing pressure on Lingen Conservation Area through directing development, where appropriate, to the edges of the village; by utilising suitable 'brownfield' sites especially where this enhances neutral or negative features within the villages; and by avoiding potentially harmful forms of development which may affect the character, appearance and tranquillity of the villages.*

## Maintaining Sustainable Communities

- 2.3** The vision and objectives form the basis for developing priorities that should be given significant weight when determining what the community seeks in terms of sustainable development. These priorities can usefully be set out in the form of an overarching strategic policy which sets the framework for subsequent more detailed policies.

### Policy BG1: Promoting a Sustainable Community

Within the Border Group Parish positive measures will be supported that promote sustainable development in accordance with the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following high level priorities that are considered essential for maintaining a cohesive and resilient community.

- a) The highest priority will be given to ensuring new homes meet the needs of local people;
- b) New development should be located and designed to reflect and support the character of the particular settlement or rural landscape within which it is to be located;
- c) The development of the local rural economy will be supported in particular by enabling the diversification of businesses and employment opportunities but ensuring any new development does not detract from features that support the local tourism industry;
- d) Development should not result in traffic that cannot be accommodated upon the local highway network, both in terms of highway capacity and effect upon local amenity. Measures to reduce danger and the effect of traffic upon communities should be pursued.
- e) The multi-use of local facilities and provision of infrastructure to support broadband will be promoted to improve accessibility to services where practicable.

Development proposals must comply with the policies in this Neighbourhood Plan. Where this Plan does not cover a proposal, any decision should reflect,

**where possible, the community's sustainable development priorities set out** above and policies within Herefordshire Core Strategy, in particular Policy SS1. Where there are overriding material considerations that indicate these policies should not be followed the benefits sought in relation to the priorities set out in this policy should remain pertinent to compensatory or mitigation measures sought as part of any proposal.

- 2.4 This overarching policy sets the basis not only for this Neighbourhood Plan but should also guide development that is brought forward through the development management process where matters are not covered by specific policies in order to ensure the priorities set through **the community's vision are achieved**. An integrated approach to development is promoted.
- 2.5 Sustainable development aims to ensure proposals are advanced aimed **at" meeting** the needs of the present without compromising the ability of future generations to meet their **own needs"**<sup>2</sup>. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities which will help us to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.
- 2.6 Providing for local housing needs is seen as the highest priority with 72% of respondents to **the residents' questionnaire undertaken at the commencement of the plan-making** process indicating support for homes for local people or those with local connection. Some 79% identified support for family homes, 64% for **starter homes** and **51% for 'easy access homes** such as bungalows for the elderly. Although most residents acknowledged provision should primarily be through open market housing there was significant support for opportunities to be provided for self-build with over half of respondents supporting such initiatives. There was also recognition of the need for many other forms of housing provision with acknowledgement of the potential of shared ownership (38%), social renting (35%) and tied accommodation related to employment (24%).
- 2.7 The characteristics of the different villages are considered important to the particular identities of each community within the Group Parish. There are also a range of landscapes within the Group Parish with Herefordshire Council's **Landscape Character Assessment** identifying seven landscape types. Some 80% of residents who responded to the local questionnaire indicated that building design that respected the scale and style of existing buildings was needed when any new houses were provide. Furthermore 72% supported the use of traditional materials. Many residents consider their environment important with 76% of respondents wishing to see increased protection for the natural environment, 67% seeking the retention of greenspace and gardens, 63% wanting protection for views and

<sup>2</sup> National Planning Policy Framework, page 2.

vistas and 54% advocating measures to protect historic buildings and features. Location and design is therefore important and respecting the characteristics of the landscape and individual village is seen as a priority.

- 2.8** Support for the local economy and jobs are also priorities. Although parts of Border Group Parish lie close to Presteigne, it is distant from any major employment centre. Local economic activity and employment relies significantly upon small scale businesses, especially related to agriculture and tourism, and including through diversification. Some 76% of respondents supported planning policies that would support working from home and this is already significant within the Group Parish. This was also reflected by the level of support given to live/work units in the residents' questionnaire with 56% of respondents considering such units to be a form of housing that would be appropriate to the area. A sustainable local rural economy supporting a thriving a community, however, requires appropriate infrastructure, in particular modern technologies with 76% of respondents indicating the need for access to high speed broadband and 70% improved mobile phone reception.



Figure 2 – Redundant Barns at Walford

- 2.9** Although just under half of respondents felt road infrastructure needed improvement to help the local economy the issue of excessive traffic speed (67%) and the size of vehicles were causes of concern. Parts of the Group Parish are characterised by narrow lanes, while other parts experience speeding traffic, in particular where a main road cuts through communities. This happens at Adforton, Brampton Bryan and Walford. There would be concern about proposals, particularly where heavy vehicles would be involved should new development create adverse traffic effects including upon local amenity.

- 2.10 There is an acknowledgement that the sparse population is such that the area would not be able to support increased community facilities although the greatest level of concern is for facilities for young people (48% of respondents). Again the need to improve the quality of mobile phone reception (66%) and provision of high speed broadband (77%) is seen as important to improved accessibility to services. Existing facilities are generally well supported and their multi-use where they exist is seen a priority that ought not to be unduly restricted.
- 2.11 These are seen as the issues and priorities which are essential to creating and maintaining sustainable communities within the Border Group Parish. Unforeseen proposals may however come forward but the priorities set out by this policy should assist in guiding decisions upon whether planning permission should be granted or not as the case may be.
- 2.12 Within this context the approach to accommodating development within the Group Parish, and particularly its larger settlements or villages has been carefully considered and is set out in the following Development Strategy.

## Policy BG2 – Development Strategy

The villages of Adforton, Brampton Bryan, Lingen and Walford will be the focus for housing development and community facilities within the Group Parish where a need is identified. Small scale employment opportunities will continue to be supported **both within and outside of the parish's settlements provided they have** no significant adverse effects upon residential amenity and the environment, especially the landscape. The approach to accommodating development will be based upon the following:

- To allow for residential development and managed growth in Adforton, a settlement boundary has been defined within which development might take place. The conversion of rural buildings and use of brownfield sites will also contribute to meeting the limited housing requirement.
- The approach to accommodating housing, business needs and other appropriate development within Brampton Bryan will take place predominantly through the conversion of redundant farm and other rural buildings within the village with limited extensions to buildings in the form of courtyards where this reflects the character of the village.
- To allow for required residential development and managed growth in Lingen, development boundaries have been defined within which development might take place. In addition, a small site has been identified that should meet some of the defined housing requirement.
- To allow for residential and business development within Walford a settlement boundary is defined within which sensitively designed housing will be permitted

provided, in particular, they can be protected appropriately from flood risk and do not cause increased flooding elsewhere. In addition, opportunities to utilise rural buildings for B1/B8 business use may be supported.

- Development outside of these villages, including within the parishes of Willey and Buckton and Coxall, will be limited to that set out for rural areas in Herefordshire Core Strategy and particularly Policy RA3 covering residential development. It may especially be necessary to use rural exception sites to provide small rural affordable housing schemes.

**2.13** The approach to accommodating sustainable development within the Border Group Parish reflects Herefordshire Core Strategy Policies RA1 to RA6, and in particular Policy RA2. The emphasis provided through Policy RA2 is to promote housing in a wide number of settlements and this has been accommodated in this Neighbourhood Plan, insofar as is practicable within the constraints present. Policy RA2 refers to tables which specify those settlements within which development might take place and the four villages of Adforton, Brampton Bryan, Lingen and Walford are included in these tables. It further stipulates that housing development in **these named settlements will be “located within or adjacent to the main built-up area(s) of the settlement”**. Residents within the Group Parish support this approach with 66% considering development should be within villages and 60% considering houses might also be located as extensions to villages. Only 16% of residents were happy to **see development on ‘greenfield’ sites. There was support however for housing development on ‘brownfield’ sites (61%).**

**2.14** Although most residents supported the setting of settlement boundaries (43 – 44% depending upon village) a similar but slightly lower proportion had no opinion or did not respond to a question on the issue (39-40%). Some 16-18% of residents, depending upon the village, were opposed to settlement boundaries. In preparing the Neighbourhood Plan there was a strong sense that the four villages identified to accommodate housing development each have their own distinctive character requiring different approaches in terms of how dwellings should be accommodated. Common to all communities within these settlements is the desire to avoid dense infilling, support for the maintenance of green spaces and long established and well appreciated views, and welcoming of the absence of modern suburban estate form. Development boundaries as opposed to a settlement boundary have been defined for Lingen to avoid putting pressure on important green spaces and heritage sites that separate the village into two distinct areas of development. A settlement boundary has been rejected for Brampton Bryan because of the impact infilling would have on its special character. Settlement boundaries were however considered suitable for Adforton and Walford where infilling would have less of an impact and enable appropriate contributions to the required housing target. However, no proposals for significant site allocations are advanced and sites within settlements will generally come forward on a windfall basis for a variety of reasons. However sufficient sites are known to be available and suitable for development and will exceed the housing target set for the Group

Parish to a limited extent. Sufficient owners of individual plots or small sites who were approached have confirmed this to be the case. There are a further limited number of potential sites where housing might take place but where there remains uncertainty that their development will materialise during the plan period<sup>3</sup>.

- 2.15** A limited number of small sites are however available within some of the settlements. In order to ensure these are developed sensitively, specific design criteria are put forward in policies included later in this plan. Similarly, rural building conversion opportunities are available within a number of settlements as well as in the countryside. These will make a notable contribution to meeting the housing target while ensuring both village character and the rural landscape are protected.
- 2.16** Development outside of the four settlements will be determined in accordance with Core Strategy policies, especially Policy RA3 – **Herefordshire’s Countryside** – which limits development to proposals which meet one or more specific criteria. This will include development within all six parishes. The low level of development required is such that sites providing elements of affordable housing as part of larger schemes will not be available. Consequently, a proactive approach will be required within the group parish to identify local needs for such housing which might be met through Herefordshire Core Strategy Policy H2. It should also be noted that there is scope for rural building conversions under Herefordshire Core Strategy Policy RA5 across the Neighbourhood Plan area.
- 2.17** This flexible approach in relation to settlement definition and limiting development to small sites was considered to best reflect the **communities’ views that development should take** place upon small sites, with some 35% indicating a preference for sites of up to 2 dwellings, and 48% sites that might accommodate 3 - 5 dwellings.
- 2.18** Although improvements in community facilities would be welcome there is recognition that **the area’s location** and sparse population is unlikely to support any expansion. However, there are shortcomings in terms of services such as high speed broadband that ought to be addressed. The villages are likely to be the most appropriate location for most services and facilities. The villages are also considered the most appropriate locations for employment and economic activity with 40% - 46% of residents supporting this view depending upon the village concerned. However, a significant proportion offered no opinion or did not answer a question on this subject (40%+) when asked.

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<sup>3</sup> [http://www.bordergroup-pc.org/?page\\_id=234](http://www.bordergroup-pc.org/?page_id=234)



## 3. Meeting Housing Needs

3.1 The housing target set by Herefordshire Core Strategy Policies RA1 and RA2 for the four parishes with settlements is 36 dwellings. Herefordshire Council has indicated that between 2011 and 2014 no dwellings had been constructed although commitments in terms of planning permission granted during that period amounted to three dwellings. A further 2 rural windfall sites have come forward since 2014. **Herefordshire Council's rural windfall** allowance of 19% over the plan period would amount to 7 dwellings although four of the outstanding commitments would be included within that total with the remainder coming forward primarily through Herefordshire Core Strategy Policy RA3. Consequently, the minimum target to be provided within the four settlements listed in Herefordshire Core Strategy Tables 4.14 and 4.15 for the remainder of the plan period is 28 dwellings. Table 1 sets out how it is expected that the housing target for the plan period will be met. The evidence setting out how these figures were derived is set out on the Border group neighbourhood plan website<sup>4</sup>.

**Table 1: Summary of Commitments, Rural Windfall and Available Sites within Settlement Boundaries Defined in this Neighbourhood Plan.**

|   | <i>Number of dwellings</i> |
|---|----------------------------|
| <b>Target 2011-2031</b>                           | <b>36</b>                  |
| Completions/under construction 2011-2014          | 0                          |
| Outstanding planning permissions 2014 (HC advice) | 3                          |
| Rural windfall approved since 2014*               | 2                          |
| Land available within settlement boundaries       | 36                         |
| Rural windfall allowance (outstanding)            | 3                          |
| <b>Total</b>                                      | <b>44</b>                  |

3.2 The approach promoted for the distribution of housing to meet this target is to share provision as equally as possible between the four settlements. All four parishes containing settlements are fairly similar in size in terms of number of properties despite Adforton, Brampton Bryan and Lingen being larger than Walford which has a greater number of dwellings in its rural area. Promoting limited but similar housing numbers in each of the four villages will also reflect the nature of the settlement pattern, the absence of many facilities and infrastructure, and the anticipated level of local housing need that is expected to arise over the plan period. The four settlements each have particular constraints to the accommodation of development.

3.3 Herefordshire Local Plan Core Strategy Policy H3 indicates that a range of house types and mix should be provided in order to create balanced and inclusive communities. Its evidence base includes an assessment of the proportion of housing by number of bedrooms that are

<sup>4</sup> [http://www.bordergroup-pc.org/?page\\_id=234](http://www.bordergroup-pc.org/?page_id=234)

needed within each Housing Market Area. The proportions required for the rural part of the Leominster Housing Market Area is set out in table 1 below.

Table 2: Proportion of Houses required by Size within Rural Part of the Leominster Housing Market Area

| House Type by Size | Proportion Required |
|--------------------|---------------------|
| 1 Bedroom          | 5.8%                |
| 2. Bedrooms        | 25.8%               |
| 3 Bedrooms         | 59.1%               |
| 4+ Bedrooms        | 9.2%                |

(Herefordshire Local Housing Market Assessment 2012 Update – November 2013)

## Housing in Villages

3.4 Herefordshire Core Strategy places an emphasis upon defining settlement boundaries and this was considered for each of the four villages in the first instance. The character of each settlement varies and consequently different approaches were considered necessary for the way each might accommodate development. Consequently, other forms of definition than settlement boundaries were considered and proposed in some instances. The reasons for the approach adopted in each settlement are described under the relevant policies within this section. Potential residential development opportunities were identified within each of the villages and these represented individual or small plots and existing buildings that might be converted. Given previous low levels of development, scale of settlements, and the small target required, additional sites will be through windfall potential within the four villages. Consequently, as previously explained, more potential opportunities are provided than are expected to result in development.

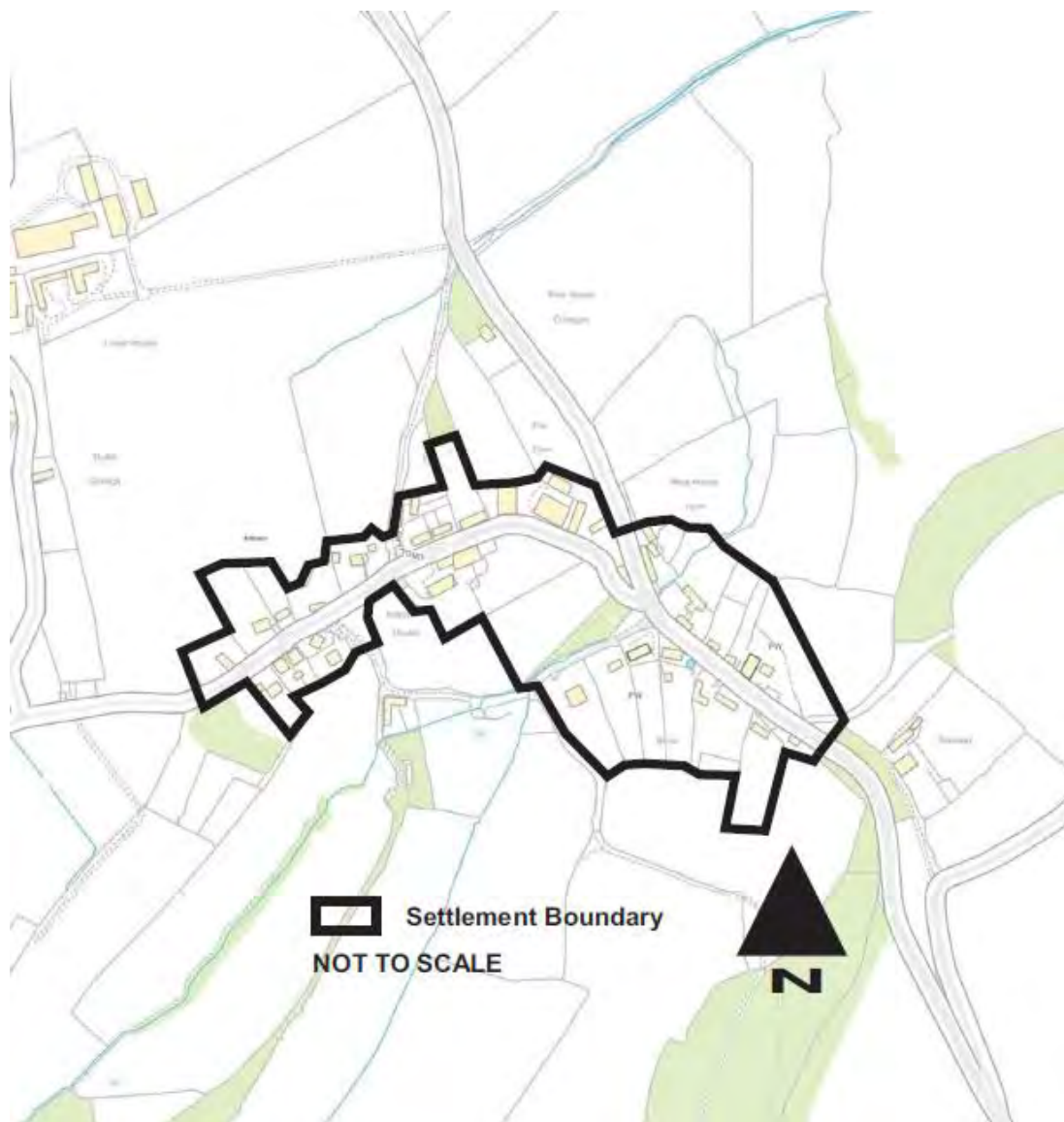
## Policy BG3 – New Homes in Adforton

Housing Development within Adforton over the period 2011 – 2031 will be accommodated within the settlement boundary defined upon Adforton Village Map and in accordance with the following criteria:

- a) Development should complement the village character through generally being frontage development;
- b) New housing should provide family accommodation with emphasis on three bedroom detached or semi-detached properties;
- c) Dwellings should be of a scale and character reflecting the density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties;
- d) There should be safe and convenient vehicular access onto any public road;
- e) The amenity and privacy of existing residential properties should be protected;

- f) Landscape proposals should form an **integral part of the site's design, with** in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;
- g) Support will be given to proposals comprising custom built and/or self-build dwellings that comply with other relevant policies contained within this plan.
- h) Development should comply with such other detailed policies that may be relevant and set out in this plan or Herefordshire Core Strategy.

Map 1: Adforton Village Map



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- 3.5 The contribution made by Adforton to the housing target for the Group Parish will be through enabling limited development through infilling within a defined settlement boundary. Sites known to be available within the defined settlement boundary include the conversion of two existing non-residential buildings, the redevelopment of a brownfield site where agricultural buildings are no longer required and able to accommodate at least 5 dwellings,

and a site able to accommodate at least two further dwellings<sup>5</sup>. It is accepted that the opportunities to provide a mix of house types and tenures through this approach will be limited but there should still be an emphasis upon family accommodation, by avoiding bungalows and larger properties. Further sites exist and may come forward during the plan period although at the current time the relevant landowners have not confirmed they are available.

- 3.6 The form of the village has influenced the approach to defining where development might take place. Not only is it split by the A4110 that runs north-south through it but the small valley created by the Brook runs west-east separating the village effectively into northern and southern halves. That part of the village to the south-east comprises dwellings close to the front of each plot along the main road or track that runs parallel to and on the south side of the Brook. The properties generally have large curtilages that extend to the rear for quite some depth. They offer very limited potential for development to the rear in that access, even if available, would be difficult to achieve without affecting the amenity of those on the front. An overriding constraint is likely to be danger resulting from any new access onto the highway. With limited exceptions development to the north of the Brook comprises properties on either side of Letton Lane, although again sitting close to the front of plots, they do not extend to any depth. The area does however contain a small former local authority estate which also extends along Letton Lane, and a range of agricultural buildings offering redevelopment potential. A settlement boundary is defined that retains the valley feature as it approaches the settlement. Some opportunities are provided on the north side of the brook and south side of Letton Lane. However, the extent will be limited because of the slope and the need to retain the character of the Brook.



Figure 3 – A4110 Main Road through Adforton

<sup>5</sup> [http://www.bordergroup-pc.org/?page\\_id=234](http://www.bordergroup-pc.org/?page_id=234)

- 3.7 A small redundant building exists at the western entrance to the village along Letton Lane which would meet the provisions of Core Strategy RA5 except in that it would need enlargement and a curtilage defined for it. The conversion of this property to a dwelling with modest extension would benefit the appearance of the approach to village and a positive approach to such a proposal would be welcome in enabling the development of a brownfield site reflecting the scale and character of the rural setting close to if not immediately adjacent to the built-up area of the village.

## Policy BG4 – New Homes in Brampton Bryan

Housing needs within Brampton Bryan over the period 2011 – 2031 should be provided in ways that retain the intrinsic and exceptional architectural and historic character of the village. This will be achieved through development comprising principally the sympathetic conversion of traditional farm buildings that no longer serve the purposes of modern agriculture and other non-residential buildings where the following criteria are met:

- i) Development involving the conversion of existing farm complexes, including limited extensions to enhance any courtyard form, should respect the scale and character of existing nearby buildings and not adversely affect the amenity of adjacent properties;
- ii) Satisfactory access and parking arrangements should be provided ensuring the safety of pedestrians and other vehicles using the public highway;
- iii) Opportunities should be taken to develop routes and off-site measures that facilitate and encourage active travel.
- iv) **Landscape proposals should form an integral part of the site's design, with** in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;
- v) Development should comply with such other detailed policies that may be relevant and set out in this plan or Herefordshire Core Strategy.

Infill opportunities will be restricted to gaps within the approach road from the south where development along this road retains the character and current density of the approach. The important character of both the east-west route through the village and the approach road from the north (Coxall) will be retained by resisting any infill development along these routes in order to retain the locally distinctive elements of the settlement comprising the imposing yew hedge set above a stone wall, the setting of Brampton Bryan Hall, the ruins of Brampton Bryan Castle and the ambiance of St Barnabas Church.

- 3.8 Brampton Bryan is maintained as an historic estate village with a special character that the community wishes to retain. Although services and facilities are limited, there are a notable

number of enterprises located in various converted rural buildings throughout the village. There are no particular pressures for new residential development on undeveloped land and this is anticipated to remain the case during the plan period. There is however a range of agricultural buildings that have significant potential for conversion to dwellings that is likely to become available<sup>6</sup>.

- 3.9 The opportunity available through this policy should provide the potential for some 8 dwellings in Brampton Bryan enabling it to make a **contribution to the Group Parish's housing target** although this is anticipated to be towards the end of the plan-period.
- 3.10 A settlement boundary within which infill development might take place is not considered appropriate to this village in that this would have a significant adverse effect on its character and appearance.



Figure 4 – Barn Complex at Brampton Bryan contributes to the Village's Character and Distinctiveness

## Policy BG5 – New Homes in Lingen

Housing Development within Lingen over the period 2011 – 2031 will be accommodated within the development boundaries defined upon Lingen Village Map and in accordance with the following criteria:

- a) With the exception of the area covered by Policy BG6 development shall be single plot depth from the road frontage to complement the village character with no development extending unreasonably into the plot beyond the depth of neighbouring buildings;

<sup>6</sup> [http://www.bordergroup-pc.org/?page\\_id=234](http://www.bordergroup-pc.org/?page_id=234)

- b) Dwellings should be in scale with the general density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties;
- c) Development should not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village;
- d) Development should not adversely affect the character and appearance Lingen Conservation Area (Policy BG18) and heritage assets within the village, including their setting;
- e) Important green space and land forming important views into or out of the village, both defined as Local Green Space should be protected from development;
- f) There should be safe access for vehicles, and parking arrangements should not detract from the village street scene but be an integral part of the overall design.



Figure 5 - Lingen looking north through village from the Bridge

## Policy BG6: Land at the Nursery, Lingen

The development of 0.46 ha (1.1 acres) land comprising the former plant nursery to the south of the village and defined on Lingen Inset Map is proposed for housing development subject to the following criteria being met:

- a) A flood risk assessment should inform the extent of the developable land;
- b) The public right of way running through the site, which should be retained, defines the maximum depth to which of the site should be developed;
- c) The entrance to the development site should be designed to reflect the rural character of the village and conservation area (Policy BG18);
- d) Landscape proposals should form an integral part of the design for the development and include measures to protect and enhance the biodiversity value of the Limebrook stream along its northern and eastern edges.
- e) Buildings should be designed to avoid repetition of form and detail that would result in an urban appearance, and utilise a mixture of materials, styles and aspects that reflect the existing village character;
- f) New housing development should provide a mix of house types, with an emphasis upon family accommodation comprising two and three bedroom properties;
- g) Support will be given to proposals comprising custom built and/or self-build dwellings that comply with other relevant policies contained within this plan.

The development brief for the site set out in Appendix 1 should be taken into account when preparing any scheme.

- 3.11 Lingen, as does Adforton, comprises two distinct areas: the first being the main village to the **south of St Michael and All Angel's Church** and Court House Farm including the George Public House, and the second buildings to the north including the village hall. Both areas fall within Lingen Conservation Area although some buildings within the northern area including The Turn Farm and a number of recently built properties to the east are outside its boundary. **Areas of 'Local Green Space' have been defined that, among other reasons for their importance, contribute towards the character and appearance of Lingen Conservation Area (see Policy BG18).** These include:
- i) The separation between the two parts of the village which is of significant importance to the character and local distinctiveness of the village and marked by the open space comprising the village churchyard and Motte and Bailey Scheduled Monument to its north and the gap between The Old Farmhouse and The Turn Farm to their south. This latter gap is important both in terms of views into the village core



where All Angel's Church is prominent, and also out from the church across its graveyard to the wooded hill beyond rising above hedgerows and fields of pasture land (see Figure 6).

ii) The area opposite and to the south of Court House Farm is an important heritage **asset that was identified as such by Herefordshire Council's archaeology** section and reflected in the Historic Environment Record. Together with the Motte and Bailey Scheduled Monument it adds importance to the separation between the two parts of the village.

iii) The open view westwards across to The Grange and Brierley Hill out of the northern end of the village is also particularly important to the character of the Conservation area as well as contributing to the isolated context of the Turn Farm.

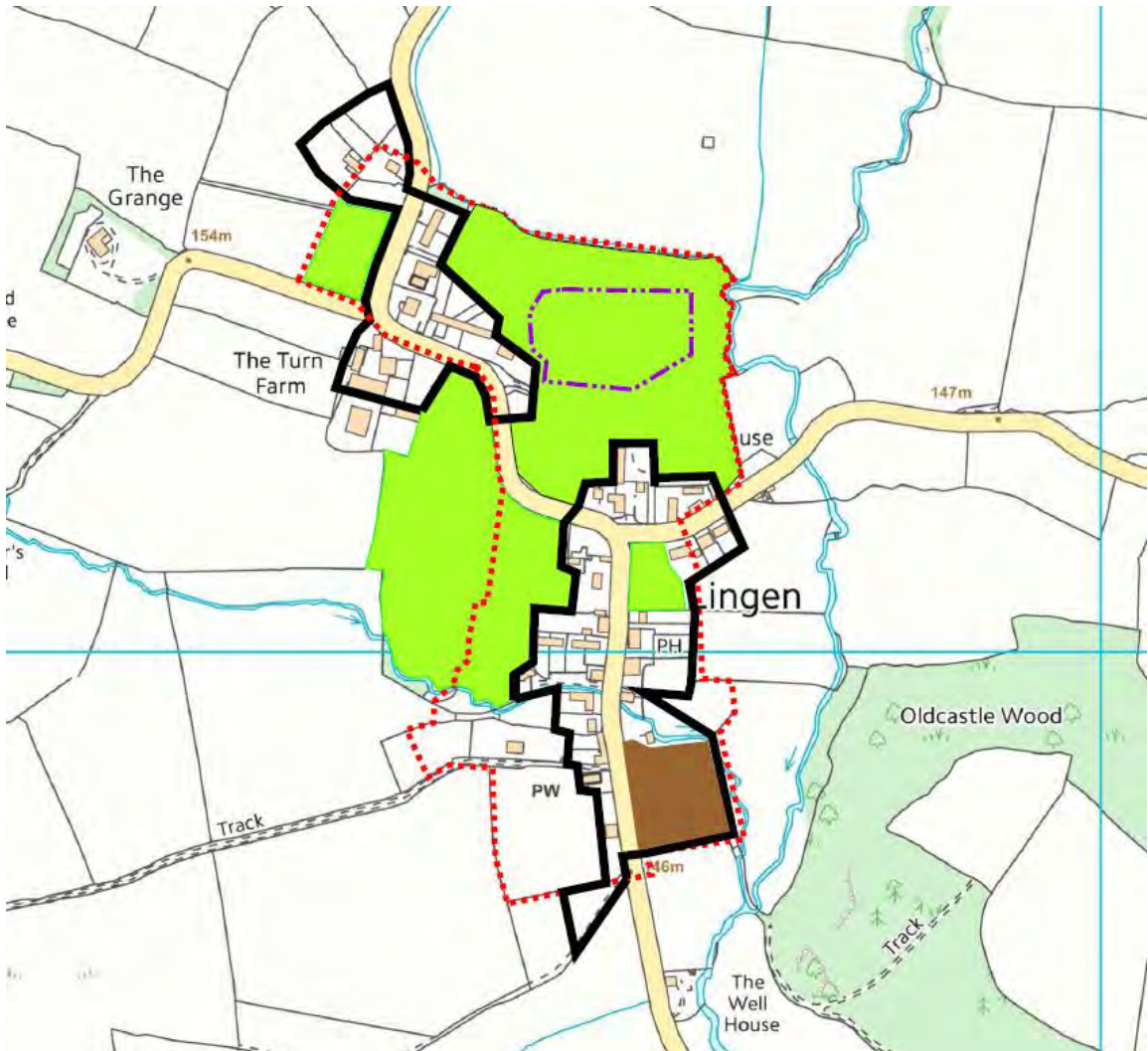
The separation created by these important central spaces has resulted in an approach based upon two development boundaries rather than one settlement boundary. Other frontage gaps are important to the setting of the conservation area as well as offering well appreciated views into and out of the village.

- 3.12 A characteristic of the village along its main street is the presence of small paddocks or parcels of land behind dwellings. Development within the village will be limited to sites within its defined development boundaries where proposals respect density of the particular part of the village and, where appropriate, conserve or enhance the character and appearance of the Conservation Area. Where this comprises infilling of gaps within frontages, these gaps should be of sufficient width to accommodate new houses without leading to an overcrowded frontage. An exception to this is proposed through the allocation of a site at the south end of the village where the effect of development on the character and appearance of the conservation area can be minimised. This approach will retain **Lingen's character which** does not generally extend to development in depth and contains some key open areas. It should enable development within the village that contributes towards meeting the housing target for the Group of Parishes in accordance with the overall approach through providing the potential for up to 10 new dwellings on sites known to be available<sup>7</sup>.
- 3.13 The site, previously a plant nursery, might accommodate a number of dwellings extending into the site. However, the exact depth to which development might take place will need to be determined through a flood risk assessment, but in any event should not extend beyond the current route of the public right of way that runs along its eastern edge. It falls within Lingen Conservation Area and consequently any development will need to be designed to fit sensitively into the setting at this point. Further detail upon how this might be achieved is given in Policy BG9 and BG18 with additional guidance in Appendix 1.

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<sup>7</sup> [http://www.bordergroup-pc.org/?page\\_id=234](http://www.bordergroup-pc.org/?page_id=234)

Map 2: Lingen Village Map



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Figure 6 - View across Churchyard to Lingen Vallet Wood

## Policy BG7 – New Homes in Walford

Residential development will be permitted within the settlement boundary defined on Walford Village Map. Development should meet the following criteria:

- a) Development should comply with the requirements of Policy BG14 and where it can take place should in particular be designed to provide appropriate protection against flooding and not result in the increased likelihood of flooding to other properties;
- b) Dwellings should complement the character of the village, especially being in scale with the general density and massing of existing properties in the vicinity;
- c) Development should not adversely affect the amenity of adjacent properties;
- d) Development should not result in the loss of important features such as trees, hedgerows;
- d) Satisfactory access and parking arrangements should be provided ensuring the safety of pedestrians and other vehicles using the public highway;

- e) **Landscape proposals should form an integral part of the site's design, with in** particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;
- f) Housing development within frontage on the south side of the A4113 Road shall be set back behind a landscaped space to create a small village green and accommodate a shared driveway;
- g) Compensatory measures should be provided for any loss of locally important habitat;
- h) Support will be given to proposals comprising custom built and/or self- build dwellings that comply with other relevant policies contained within this plan;
- i) Development should comply with such other detailed policies that may be relevant and set out in this plan or Herefordshire Core Strategy.

3.14 A settlement boundary has been defined encompassing that part of the Walford that sits either side of the A4113 and also along the Lingen Road. The extent to which development is possible is constrained by a number of watercourses which are prone to flooding. A significant part of the village lies within an area identified as Flood Risk Zones 2 and 3 on the **Environment Agency's Flood Map** (See Map 3 area coloured light and dark blue respectively). However, some works have recently been undertaken to a local weir and a reduction in the area which normally floods has been noted by residents. Nevertheless, proposals brought forward for development within the settlement boundary will normally need to be accompanied by a detailed flood risk assessment that would identify whether any site might be developed and if so what measures need to be undertaken to ensure any new development has appropriate protection from flooding and does not exacerbate conditions elsewhere.

3.15 A number of potential small sites and infill plots as well as a large complex of redundant farm buildings fall within the settlement boundary. The size and scale of the buildings comprising the latter is such that it offers the opportunity for business uses although it might offer opportunities for live-work craft units. Potential small sites and infill plots can be found on both sides of the A4113 and along the Lingen Road. Flood risk assessments will be needed for sites within the area at risk of flooding and consequently the suitability of many potential sites is unknown. In view of this flood risk a loosely drawn settlement boundary is provided that would enable land falling within Flood Risk Zone 1 (i.e. outside of those prone to flooding) to come forward. The potential opportunities available for new dwellings within the settlement boundary is therefore considered to reflect the levels of development advanced for the other villages within the Group Parish despite the number of gaps being greater because only a proportion of these might be expected to come forward because of this flood risk. Two sites known to be available and falling within Flood Risk Zone 1 sit within the settlement boundary and would provide for at least 8 dwellings<sup>8</sup>. Small sites should be sensitively designed. Where such sites extend in depth into a site, buildings should

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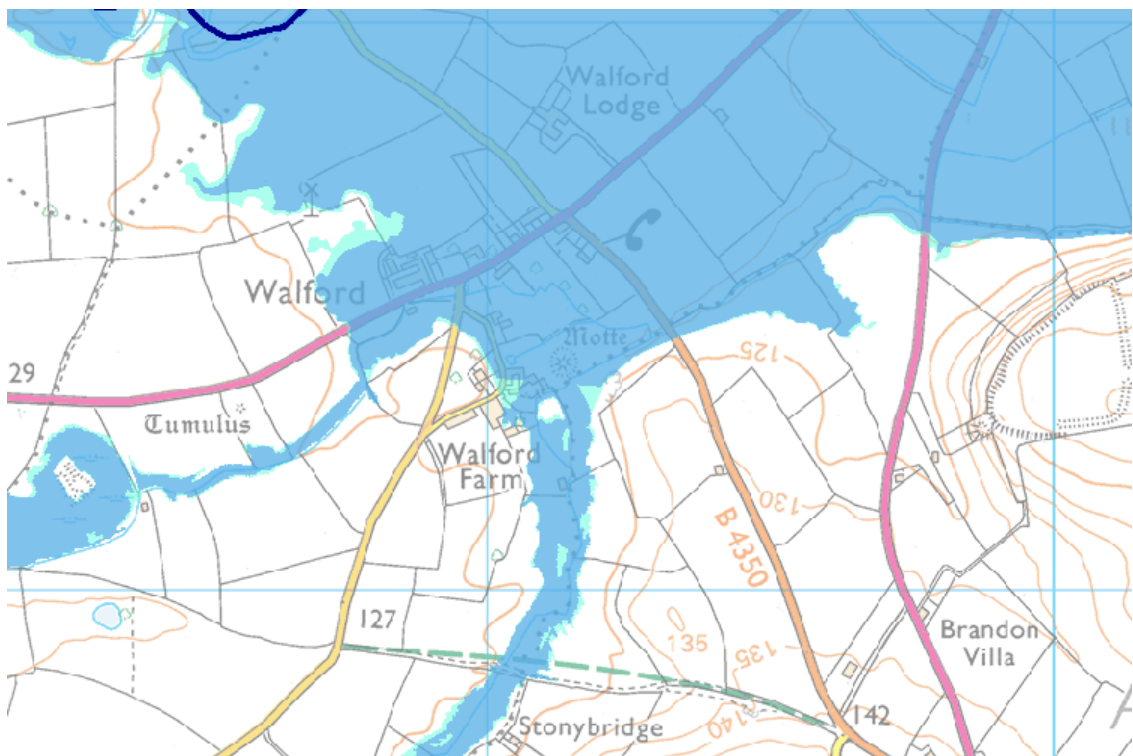
<sup>8</sup> [http://www.bordergroup-pc.org/?page\\_id=234](http://www.bordergroup-pc.org/?page_id=234)

nevertheless face the main road and where space is available should be set back behind a landscaped buffer forming small village greens to their fore. Where the development of areas possessing some biodiversity value is considered acceptable compensatory measures will normally be necessary.



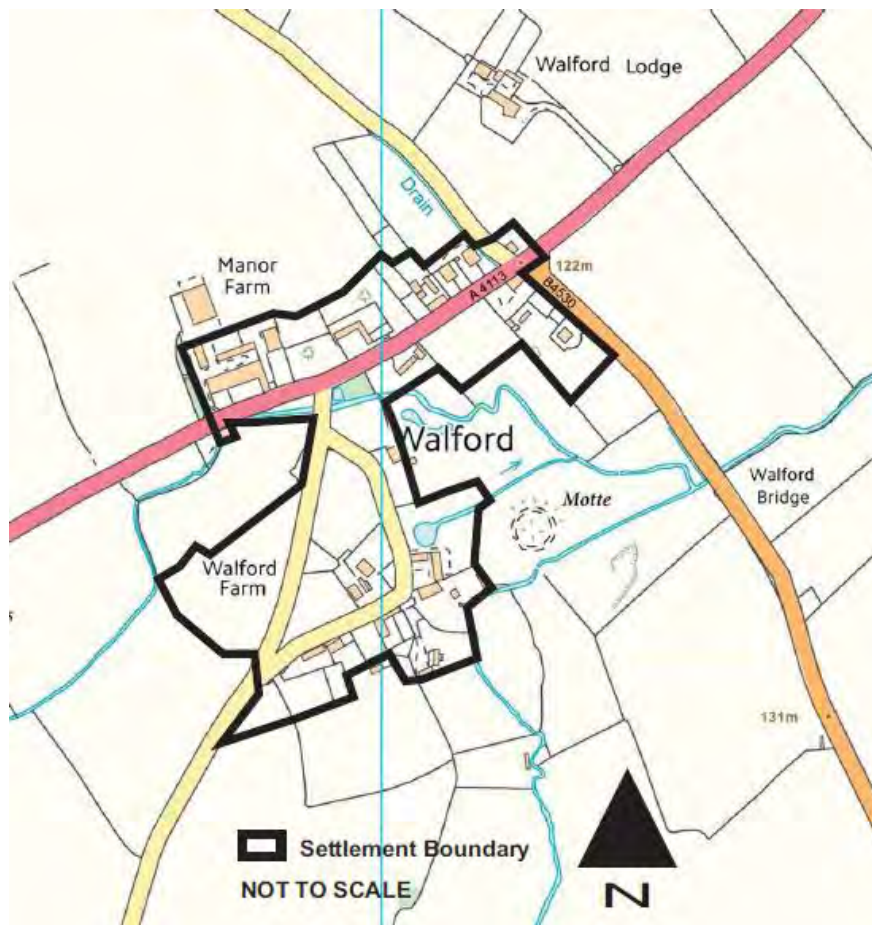
Figure 7 – A44113 through Walford Village

Map 3: Areas at Risk of Flooding at Walford (Extract from Environment Agency's Flood Map)



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Map 4: Walford Village Map



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## Affordable Housing

3.16 The extent of the need for Affordable Housing during the current Plan-period will be determined from time to time in association with Herefordshire Council. The need will be expected to include both homes for young families and smaller homes for older people.

## Policy BG8: Provision of Affordable Housing

The provision of affordable housing within the parish will be met through Herefordshire Local Plan Core Strategy Policy H2 subject to the following:

- i) The identified level of need will be up-to-date and determined in consultation with Border Group Parish Council;
- ii) Sites should normally be located close to a village within the Group of Parishes, although this will not preclude development within a hamlet not referred to in Herefordshire Core Strategy Tables 4.20 or 4.21 where there is a particular need related to family or employment circumstances;

iii) Affordable housing may include elements of market housing where this will assist the delivery of a mixed development scheme, especially where the market housing includes individual or multiple dwellings constructed under self-build projects funded by registered providers or community housing groups as well as individual custom built low-cost housing.

- 3.17 The requirement for affordable housing may include both housing to rent and low cost market housing. The level and approach to housing provision within the four villages is unlikely to lead to sites of sufficient size to meet the threshold for elements of affordable housing to be provided. Consequently, should sufficient need be identified Herefordshire Local Plan Core Strategy Policy H2 – Rural exception sites, permits affordable housing on land outside of the villages which would not normally be released for housing. Border Group Parish Council will need to undertake surveys in association with Herefordshire Council and social housing providers from time to time to assess whether there is any local need and its extent.
- 3.18 The preferred locations would normally be close to Adforton, Brampton Bryan, Lingen and Walford although there may be needs in some of the smaller hamlets but strong reasons would need to be advanced to support any cases within these. Given the general absence of local services and facilities it is expected that there will predominantly be a need for young families with local connections although there may be a need for smaller homes for older people who wish to remain in the local community but dwellings are too large for their purposes.
- 3.19 In addition the level of need may be such that schemes do not achieve a level of viability without support through an element of market housing. Alternatively, an approach based upon releasing land for low cost self-build or commissioned housing may be utilised, **including through the use of 'Community Right to Build' provisions where the community can be involved in the decision.**

## Housing Design

- 3.20 There is increasing recognition that design is important to ensure not only that new development fits sensitively with that surrounding it but also achieves better levels of sustainability to reduce demands and effects on natural resources and encourage the use of those considered renewable.

## Policy BG9 – Design Criteria for Residential Development

An integrated approach to achieve a high standard of design will be required to, in particular, achieve the maximum possible reduction in the carbon footprint of any

development. Development proposals should contain a co-ordinated package of design measures which, in addition to regulatory requirements, include:

- a) Incorporating locally distinctive features although diversity in design will be encouraged and new innovative design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene.
  - b) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, cycle and recycling storage, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels;
  - c) Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available;
  - d) Hard and soft landscape proposals should not result in a suburbanised appearance, for example through the planting of boundaries with non-native species, the use of timber board or panel fencing, extensive use of pavers or tarmac, or use of uncharacteristic gravel;
  - e) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces, and minimising the use of external lighting to that which is necessary;
  - f) Providing sufficient space for each property to maintain a functioning garden **incorporating elements for children's play and the growing of produce;**
  - g) **Proposals should not lead to the urbanisation of any of the Group Parish's villages** by requiring unnecessary street or other lighting. Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow upon issues of importance;
  - h) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties;
  - i) Utilising reclaimed and locally sourced materials: and
  - j) Minimising construction traffic and reducing waste.
- 3.21 The quality of the physical and natural environment is seen as important within the Group of Parishes and new development should in particular fit in sensitively into important street scenes and frontages. Locally distinctive features should also be utilised where this will enable such development **to contribute to or maintain an area's special character. In addition, design should incorporate sustainable design and the resident's survey indicates strong support for a range of such measures. Although energy efficiency measures cannot now be determined locally some 60% of respondents indicated support for an approach based on exceeding Government's energy efficiency standards.** Ensuring layouts that assist energy efficiency and are functional in an area where facilities are limited is also important. It is seen as particularly important to ensure properties have sufficiently large gardens to enable people to grow their own food (54% of respondents supported this) as well as to enable young children to play in safety.



3.22 An integrated approach to design is required not only to ensure development is in keeping with adjacent properties but also to ensure high standards in terms of individual building architecture, site layout, landscaping and relationship to surroundings. Sustainability requirements, such as building orientation, indirect energy and water conservation measures and good construction practice, among others, can add to the contribution new developments make to the principles of sustainability and the approach to these matters might usefully be explained in supporting statements when proposals are advanced. The use of reclaimed and locally sourced materials would minimise embodied energy and transport costs contributing to sustainable building practice and eco-friendly building. This policy expands upon the requirements set out in Herefordshire Local Plan Core Strategy Policy SD1.

## 4. Supporting Local Enterprise

- 4.1 Border Group Parish is a sparsely populated group of parishes with no major employer. The community is concerned to promote the widest range of employment opportunities, encouraging diversification, home working and tourist related activities. There is recognition that there needs to be a balance between the development of new homes and economic growth, and that attracting families to retain vitality within the communities will need jobs as well as homes. **The area's** agricultural base together with its environment and heritage are seen as essential resources upon which to build its economic base, and scale of economic enterprises will be critical to the wellbeing of community aspirations. Home as a base for work is seen as particularly important.



Figure 8 – Accommodating Rural Enterprises in Brampton Bryan

### Policy BG10: Supporting Local Business

Proposals for the development of local businesses will be supported where they result in sustainable economic growth. The following criteria are considered important in determining whether such development is considered sustainable economic growth within the context of the group of parishes:

- i) Development proposals should be in scale with the rural character of the group parish or settlement in which the site is located, as the case may be;
- ii) Proposals for industrial based employment uses within villages and particularly Lingen Conservation Area should be restricted to Use Class B1 - Business;
- iii) The amenity of nearby residents is not adversely affected;

- iv) There will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal;
- v) Opportunities should be taken to develop routes and off-site measures which facilitate and encourage active travel;
- vi) Small scale light or general industry, in particular craft-based operations or sustainable technologies will be encouraged to locate in suitably converted rural buildings, or on brownfield sites provided they comply with the general criteria set out in this policy;
- vii) There will be an emphasis upon the use and conversion of rural buildings to employment uses;
- viii) Proposals should avoid obtrusive external storage and paraphernalia or provide effective screening where this is necessary;
- ix) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused;
- x) Diversification proposals meeting the above criteria will in particular be supported where this retains essential services and facilities through increasing their viability.
- xi) Tourism enterprises will be supported where they are appropriate to the area's **rural character** in terms of the nature and scale;

Proposals for change of use of existing business premises away from employment activity will need to demonstrate that the existing use is no longer economically viable.

- 4.2 The location of the Group Parish in terms of distance from major centres and travelling distances to markets together with scarcity of population and capacity of the local highway network are recognised as potential constraints upon the development of the local economy and provision of employment for residents. The absence of any notable employment sites within the Group Parish is reflected in the fact that Herefordshire County Employment Land Study 2012 identified no employment sites within its assessment. Agriculture and farming has in the past had a significant influence over the local economy but the pressures upon it are increasingly resulting in greater efficiencies and the loss of agricultural employment. As a consequence, the community recognises the need for flexibility in terms of the forms of employment and economic activity it would be happy to see encouraged. Survey results show significant support for a range of employment types, in particular those that would fall under the categories of tourism, leisure, agricultural diversification. However, there is concern that such uses should be compatible with the general serenity of the area and protect the amenity of residents, tourism and leisure proposals should not adversely affect the tranquillity that that residents experience and which is a characteristic of the landscape. Working from home is also seen as particularly important with 76% supporting the need for planning policies to enable this.
- 4.3 There was also support for the use of brownfield sites and conversion of rural buildings to employment uses (69% and 77% of respondents, respectively), especially where associated with the three main villages. However, there was a significant reticence to see greenfield land brought forward in the neighbourhood plan for employment or economic activity.

- 4.4 The approach proposed is considered consistent with Herefordshire Core Strategy Policies RA5 and RA6 and provides additional criteria to ensure local amenity and the environment are protected. It also reflects the need to be flexible in terms of breadth of businesses that might wish to establish within the Group Parish, in that it is less specific in relation to employment type, given the area does not have the benefits that those closer to the main towns and **strategic road network possess. The area's resilience** benefits from the extent to which many local people use their skills, talents and resources to carry out a range of economic roles and activities.
- 4.5 No strong opinion was expressed against the loss of employment land to other uses but anecdotal evidence suggests that it depends upon the particular use that may be lost. There remains concern that local facilities should be retained where possible unless there is clear evidence that they are not economically viable.

### Policy BG11: Broadband and Mobile Telephone Infrastructure

Proposals to provide broadband infrastructure and mobile telephone equipment infrastructure will be supported through:

- Seeking well-designed and unobtrusively located development associated with the introduction of appropriate super-fast broadband and mobile telephone equipment that provide high quality internet connectivity especially for business and also for residential users.
  - Encouraging new development proposals to connect to high speed broadband as a minimum by means of providing suitable ducting for fibre connectivity within development sites, linked to the local/national network, as appropriate.
- 4.6 Concern has been expressed about the limitations placed upon local economic development by poor mobile telephone reception and high-speed broadband internet connectivity with 77% and 66% respectively of respondents to a Group Parish Survey indicating these services needed improvement. Some 76% of those responding also considered improved broadband would encourage new businesses to the Group Parish. Consequently, the community, in particular, wishes to adopt an approach which indicates its positive encouragement to the provision of improved infrastructure to enable the speedy roll-out of superfast broadband. It also wishes to see improvements to mobile phone reception. Given the level of self-employment and working from home present in the Group Parish it is important that new housing development makes provision to connect easily to broadband infrastructure.

### Policy BG12: Renewable Energy

Renewable energy proposals that will benefit the community will be encouraged where:

- They respect the rural or settlement character;
- They do not adversely affect important heritage assets such as archaeological sites and historic buildings, including their settings;
- They will not adversely affect biodiversity, in particular designated sites and features that contribute to important networks of habitats;
- They will not adversely affect landscape character or important features;
- Local and residential amenity is protected;
- Any traffic that is generated can be accommodated safely upon the local road network;
- Their scale reflects the area concerned and **community's needs.**

Proposals for wind energy schemes will not be supported, apart from individual turbine proposals that meet the above criteria.

- 4.7 The community is keen to reduce its contribution to the generation of greenhouse gases and increase its contribution to renewable or low carbon energy generation. In particular, it recognises that growing crops which provide an alternative energy source will also support the diversification of the rural economy. Opportunities for other potential sources through a combination of solar and small hydro are also perceived as potentially beneficial although it is recognised that the settlement pattern and quality of the local landscape, natural and historic environment, and tranquillity will place constraints upon large and even medium scale proposals for some renewable energy forms. Some 63% of residents responding to a survey on the issue indicated support for renewable energy generated from the sun, water or biomass. The reverse, however was the case for generation through wind-power with only 24% supporting this particular form of energy generation. In April 2012 a proposal for four wind turbines was granted planning permission on land within the parish of Willey close to the Welsh Border. The proposal has yet to be implemented.
- 4.8 A criteria based policy is considered appropriate for enabling other forms of renewable and low carbon energy generation and schemes with communal or individual property benefits will, in particular, be encouraged. The safeguards are considered those most necessary to ensure proposals are brought forward sensitively.
- 4.9 The policy adds further detail to Core Strategy policy SD2 to ensure the scale and character **of the area's settlement pattern and character is taken into account.**

## 5. Infrastructure and Facilities

- 5.1 The areas of greatest concern within the Group Parish in terms of infrastructure are the local highways and land drainage. Only Adforton is served by public sewerage system which pumps effluent to Wigmore. Issues such as maintenance of roads and ditches are not generally covered through the planning system. Community infrastructure such as village halls, post offices and public houses are extremely limited within the Group Parish. Other facilities and services such as **playing fields, children's play areas, public car parks**, village shops and surgeries are not available within the area. There is recognition that not all services and facilities can be provided locally and the communities look to other villages and towns for these, including over the border with Wales to the market towns of Knighton and Presteigne.

### Policy BG13: Highways and Transport Infrastructure

Measures will be promoted, in association with Herefordshire Council, to reduce the impact of vehicles upon amenity, address community concerns and promote greater accessibility, including through public transport. In particular proposals to address the speed of vehicles approaching and travelling through Adforton will be sought.

Where development proposals are advanced these should ensure:

- a) There should be safe access onto the adjacent roads;
  - b) Proposals would not result in on-street parking but should provide adequate off street parking for residents and visitors, and preferably address the reduction of any on-street parking problems that may exist within the vicinity;
  - c) Proposals should not lead to a significant increase in speed or the volume of traffic travelling through villages within the parish or on roads that do not have sufficient capacity.
  - d) The nature of the development does not lead to pressure for the provision of street lighting.
  - e) Opportunities should be taken to develop routes and off-site measures that facilitate and encourage active travel.
- 5.2 The A4110 passing through Adforton and A4113 through Brampton Bryan and Walford are the principal routes through the Group Parish. However, the rest of the local network comprises a significant number of narrow roads. Traffic speeds are identified as an issue of greatest concern in relation to local traffic and transport issues with two thirds of respondents to a local survey indicating this to be the case. There is also concern about the size of vehicles using local roads and pedestrian safety with 54% and 48% of survey respondents respectively indicating these give them cause for concern.

- 5.3 With the need for each of the four villages to accommodate further development, it is essential that safety measures are introduced where necessary to cope with increases in traffic generated both within the Group Parish and in settlements that will rely upon roads through it. It is also important that local amenity is protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards ensure the network is able to accommodate new development and this policy adds a number of locally important issues that also need to be addressed as part of any planning application where traffic is generated.
- 5.4 The tranquillity of the four villages is also something that residents appreciate and the absence of street lighting is a contributory factor to this. The design and layout of any new development should not lead to the need for street lighting.

## Policy BG14: Flooding and Surface Water Drainage

New development will not be permitted in areas identified as flood zones 2 and 3 unless there are no other options where development is necessary, in which case full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere. Where such flooding is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account climate change, to inform decisions on planning applications.

Development should not cause or increase surface water flooding or risk of pollution. Where this is identified as a potential problem, developers will need to undertake detailed assessments to inform decisions upon planning applications.

Where the management of drainage needs to be addressed, developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.

- 5.5 Flooding has been identified as an issue within areas of the Group Parish, principally caused by rivers and streams running through or close to villages. Surface water run-off from fields and the highway have also been identified as a problem in some areas. The need to address flooding in relation to potential development opportunities in Lingen and Walford have been identified and reference made to the need for this to be addressed within policies BG6 and BG7. This policy covers those areas not specifically identified but where development proposals may come forward. Under both this policy and those for specific land in Walford and Lingen, developers must show that the flooding issue has been fully addressed and includes measures brought forward as necessary to protect development without adversely affecting other properties. This reinforces Herefordshire Local Plan Core Strategy Policy SD3 and where a detailed flood risk assessment is required for development that is necessary it should cover issues set out in NPPF paragraph 102.
- 5.6 Herefordshire Local Plan Core Strategy Policy SD4 addresses the treatment of wastewater. There is no mains drainage in Brampton Bryan, Lingen and Walford and consequently
- Border Group Neighbourhood Plan –Regulation Draft Plan Version 2, September 2016**

alternative measures of treating wastewater will be necessary. This will also be the case for proposals in the countryside. The principal issue will be to avoid causing pollution, particularly where this might affect watercourses. The Rivers Lugg and Teme need to be protected from pollution in order to protect and improve their conservation status. This is particularly the case within the River Lugg catchment into which the Limebrook flows, because the River Lugg forms part of the River Wye Special Area of Conservation further to the south and measures are being pursued to improve both its water quality and biodiversity.



Figure 9 – Flooding is a major constraint at Walford

- 5.7 Local sustainable drainage schemes should seek to assist biodiversity where this is practicable.

## Policy BG15: Accessibility to Services and Facilities

Existing community facilities such as village halls and other premises used to accommodate local services shall be retained and protected from development which might unnecessarily restrict their current use.

Proposals to enhance existing or provide new or additional community facilities within such village halls or other premises, (which may include small business premises such as a village shop or public house), will be supported where:

- a) They do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;



b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads but, where possible, promote active travel to and from the facility.;

c) Appropriate parking can be satisfactorily provided without harming existing residential and other uses.

5.8 No specific proposals for new or expanded services and facilities had been identified at the time this plan was drafted and the sparsity of population is such that viability will remain an issue. The emphasis is expected to be upon promoting the multi-use of existing or expanded buildings to provide such enhancement of local services and community facilities as may arise. Although a flexible approach to the expansion, or even new or converted premises or change of use of land to provide services and facilities is brought forward, they should not have a significant adverse effect upon local residential amenity.



Figure 10 – Adforton Parish Church which doubles as a Community Hall.

## 6. Environment and Character

- 6.1 The communities within the Group Parish place a high priority upon maintaining and enhancing local heritage, the natural environment and landscape features. The following policies **are aimed at setting out the approach to be taken to meet the communities' aspirations** in this regard.

### Policy BG16: Retaining the Natural Environment and Landscape

Measures to maintain and reinforce Border Group Parish's **natural environment and landscape character** will be promoted wherever possible.

To ensure development contributes positively to the **area's rural character and does not adversely affect it**, proposals should:

- a) Not adversely affect landscape character but where appropriate include measures to conserve, restore or enhance sites;
  - b) Retain important views, vistas and panoramas, in particular into and out of Lingen Conservation Area;
  - c) Maintain and preferably extend tree cover;
  - d) Not adversely affect important biodiversity habitats and species but contribute towards the ecological network of the area with measures, in particular, to support the biodiversity value of designated and local sites and ecological networks;
  - e) Retain important features such as ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.
- 6.2 Over three quarters of respondents **to the residents' survey indicated that they would like to see enhanced protection for the natural environment**. The Border Group Parish sits within **Natural England's Clun and North West Herefordshire Hills Natural Character Area** which is considered of importance for its clean, fast-flowing rivers, notably the Teme and its tributary the Clun, which are part of the Severn catchment, and the Lugg, which flows into the Wye. Ancient semi-natural woodlands are an important feature in some parts of the Natural Area and a number of surviving deer parks support nationally rare lichens and insects. As the Group Parish covers an extensive area some 7 particular landscape types defined in **Herefordshire Council's Landscape Character Assessment can be found within it ranging from Wooded Hills and Farmlands to Riverside Meadows**. The dispersed settlement pattern comprising the four villages together with a number of small hamlets sits snuggled within this landscape. With such a range of landscapes, an extensive variety of views and settings are available, including large scale semi-natural compositions which need to be defined to determine any effects from development in order that their important features and

components are retained. The community rates the protection of local views highly with 63 % of respondents to the residents' survey identifying these as important. Tree cover is particularly important at both the landscape and local scale, and opportunities to extend this utilising native species wherever possible.



Figure 11 – The Yew Hedge through Brampton Bryan is one of the Village's many Historic and Locally Distinctive Features

- 6.3 The high quality and varied landscape is accompanied by significant areas and corridors of ecological value and these are highlighted upon **Herefordshire Council's Ecological Network Map**<sup>9</sup>. The River Teme is a Site of Special Scientific Interest, as is the River Lugg that lies just outside of the plan-area although is fed by the Limebrook that flows from the north-west through Lingen. A number of local sites cover significant parts of the plan area and proposals associated with these should identify how they might add to the level of biodiversity within the wider network as well as improving their own value. The same approach should be taken in relation to features that form important habitats such as ponds, hedgerows and orchards. Where these may be lost compensatory measures should be provided. Policy BG16 should be read in association with Herefordshire Local Plan Core Strategy LD2 which sets out the levels of protection that should be afforded to particular biodiversity and geodiversity assets

## Policy BG17: Protecting Local Heritage

The historic character and local distinctiveness of the Group Parish will be conserved or enhanced by:

<sup>9</sup> [https://www.herefordshire.gov.uk/media/5755085/henmap\\_20121008\\_drafta3\\_1\\_.jpg](https://www.herefordshire.gov.uk/media/5755085/henmap_20121008_drafta3_1_.jpg)

- i) Development should not adversely affect important buildings and other heritage assets within the village and elsewhere in the Group Parish, including their setting.
- ii) Retaining and enhancing the character of traditional rural buildings, the historic landscape and archaeological sites.
- iii) Where necessary proposals for development of any site may require an archaeological evaluation or even a full archaeological investigation. In the event of significant and/or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the NPPF.
- iv) In considering repair, alteration or conversion of historic farm buildings due reference should be made and detailed consideration be given to the Herefordshire Farmsteads Characterisation Project<sup>10</sup>

## Policy BG18: Lingen Conservation Area

In order to preserve or enhance the character and appearance of Lingen Conservation Area development within it should comply with the following detailed requirements:

1. The form of development should respect and **continue Lingen's historical** evolution:

Buildings within the village are immensely varied in terms of age, size, materials, orientation and inter-relationships with the prevalence of frontage development representing the only constant form.

2. The **features that contribute to Lingen's tranquil rural and agricultural character** should also be retained and used to inform the design concept for new development:

Historically, development has taken place in a dispersed, even haphazard fashion along the main road, leaving many gaps in the form of gardens, paddocks and even complete fields. This layout contributes greatly to the tranquil, rural and agricultural feel of the Conservation Area.

3. The Conservation Area setting and views into and from the village should be preserved:

The third main quality is provided by the quality of the setting of the Village, with a variety of views and vistas reinforcing the feeling of space and tranquillity. Proposals for development should preserve important views within, into and from the conservation area. These should remain protected from inappropriate forms of development. The most important views and settings are:

- the Shrunken Medieval Village, Castle Mound and Church from the north;

<sup>10</sup> [http://htt.herefordshire.gov.uk/smrSearch/Events/Events\\_Item.aspx?ID=EHE1704](http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704)

- views to the hills to the south and west as seen from Turn Farm Corner and the Church;
- views to the hills to the east, south and west as seen from Courthouse Corner;
- views along the village street in both directions from the Bridge.

4. New development should contribute positively to the village and Conservation Area:

There should be a high quality of design for new buildings, alterations or extensions to existing buildings and for changes to external areas within the Conservation Area. Proposals should seek to incorporate traditional building features present within the village. However new innovative building design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene. Developers should demonstrate how their proposals contribute to village character, in particular the relationship with the village street and its associated spaces. The height, size, massing and scale of buildings and plot width and form should respect those surrounding the development. Choice of materials will also be important to the character of the village. This includes ground surface and roofing materials as well as those for external building walls. Landscape proposals should form an integral element within the design of proposals for all but minor works.

5. Tree cover and hedgerows are essential components of the rural village character of Lingen:

Tree cover that contributes to the character of the conservation area should be retained, where appropriate by making Tree Preservation Orders. Trees that die should be replaced. New development should retain as many valuable trees on site as possible. Similarly, hedgerows support the historic pattern of the village setting and development should not result in their removal. Some small or remnant hedgerows remain within the village and have been used to mark building frontages. The use of traditional hedgerow species should be the preferred choice and evergreen species should be replaced where possible. Both tree and hedgerow planting can assist measures to reduce the effects of suburban development forms where they detract from the traditional village character.

6. Street furniture should be minimal and consistent:

The general absence of such clutter, in particular in the form of street furniture, is a unifying factor that should be retained and the Highway Authority should minimise signage, markings and other traffic management elements. New development should be designed to minimise the requirement for street furniture.

7. Measures to address unattractive areas will be supported and where possible promoted:

Lingen has few unattractive open areas, but areas can deteriorate over time. Measures may include, as a minimum, enhancements to soften and improve their visual appearance of unattractive areas.

- 6.4 **The area's heritage is reflected in the presence of many Scheduled Monuments, Listed Buildings and Brampton Bryan Historic Park.** Many of the Scheduled Monuments lie along the Teme valley although there are areas of archaeological interest across the Group Parish. All of the villages contain Listed Buildings. These assets and their settings are important and need to be preserved. Within the wider area there are many traditional rural buildings, potential archaeological sites and historic landscapes that contribute to the areas character. This character is important to both the culture of the communities and its economy and should be retained where possible. This should not restrict development but influence the approach taken and even stimulate development where their re-use and regeneration brings benefits.



Figure 12 – View from Lingen across to Capse Hill

- 6.5 Lingen is the only village within the Group Parish to be designated a Conservation Area. This designation was made in 1995. There is a duty upon the Local Planning authority to conserve or enhance the character and appearance of the conservation area. An appraisal undertaken as part of the preparation of this neighbourhood plan has identified a set of requirements supported by appraisal statements which should assist with this duty.

## 7. Delivering the Plan

- 7.1 Landowners and developers will primarily deliver proposals that are promoted through policies in Border Group Neighbourhood Plan.
- 7.2 With regard to housing development previous trends indicate low levels of development have taken place. Although this may be the consequence of previous planning policies, it reflects the scale, character and nature of the area and its settlements, its sparse population and the consequent limited services and facilities immediately available. Within this context the approach to making land available for housing relies significantly upon small sites. This approach is considered appropriate to achieve what in effect is a relatively small number of houses, but is significant in terms of Border Group Parish. As such the use of conventional approaches to the planning of settlements, utilising land allocations is not considered appropriate. An exception is however made in Lingen where a small site is allocated for development. In this instance a development brief has been prepared to indicate how the site should be developed to respect the character of the village and its location within Lingen Conservation Area.
- 7.3 Border Group Neighbourhood Plan will be implemented primarily through Herefordshire Council as the local planning authority determining planning applications for development within the Group Parish. Such determinations should be in accordance with this Plan unless material circumstances outweigh its provisions.
- 7.4 While the local planning authority will be responsible for development management, Border Group Parish Council will also use this Neighbourhood Plan as the basis for making its representations on planning applications.
- 7.5 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites coming forward for development. Border Group Parish Council will also monitor the effectiveness of the approach it has taken to the various issues it has covered in the neighbourhood plan policies. This will be done through its annual report. That report will indicate:
- i. The number of dwellings granted planning permission within the Group Parish, including a running total covering the plan-period 2011-2031;
  - ii. A list of other planning applications for other matters received during the year indicating whether they are covered by policies in this Neighbourhood Plan, the **Parish Council's representations made, and whether they have** been determined in accordance with the plan.
- 7.6 It is anticipated that a review of the Neighbourhood Plan will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the Group Parish, discussions will take place with Herefordshire Council upon whether an early review is necessary.

## Appendix 1: Land at the Nursery, Lingen Development Brief

### 1. Object of the Brief

To set out the principles for the development of the Nursery Site at Lingen so that new housing fits sympathetically onto this site, within Lingen Conservation Area, and within the village scene. It indicates how matters should proceed towards the grant of planning permission. It should be read alongside the policies in the Border Group Parish Neighbourhood Plan.

### 2. Drawings and Information

Detailed planning permission will be granted subject to the applicant, prior to the issue of permission, entering into agreements with the Local Planning Authority and/or Local Highway Authority, as appropriate and set out in this brief. Agreements may be needed to comply with highway requirements and to meet the requirements of Herefordshire **Council's Supplementary Planning Document upon Planning Obligations (or Community Infrastructure requirements as the case may be)**. An applicant should submit plans and particulars showing detailed proposals for the following aspects of development:

- i) a flood risk assessment indicating the extent of the site that can be developed and the requirements for flood protection of properties, including those located off site;
- ii) the layout, including position and width of roads and footways (if proposed), and the details of design and materials for paved areas;
- iii) landscaping and biodiversity enhancement measures related to the Limebrook stream running adjacent to the site, including the arrangements for the permanent maintenance of landscaped areas;
- iv) means of access to buildings;
- v) siting, design, including colour and texture of facing materials of all buildings, walls and fences;
- vi) layout of foul and surface water drainage, including sustainable drainage measures, provision and protection of infrastructure to treat foul effluent and position of manholes;
- vii) provision for parking of vehicles;
- viii) sufficient information to demonstrate the effect of the development on the landscape, adjoining development, street scene and Conservation Area;



ix) group elevations and sketches to demonstrate the ability of individual house types to combine as a group and according to varying site conditions.

### 3. The Site and Its Background

The site comprises two parcels of land at the Nursery towards the southern end of Lingen village. The northern parcel is the larger and is approximately 0.31 ha (0.77 acre) in area. It is generally level, with access directly from the village street. The adjoining land to the south is approximately 0.15 ha (0.38 acre) and is understood to accommodate foul drainage infrastructure. Formerly a horticultural nursery, the site has been largely disused for some years. There remain elements of various sheds and structures used in the former business, and a range of system-built garages with hard standing and driveway. The site is bordered on the south by a well-screened modern house, to which continued access will be needed; on the west by the village street, with overlooking period cottages and a Methodist chapel; on the north and east by gardens, a tree-lined brook, and a public footpath, beyond which is agricultural land. The site should not extend beyond the public right of way that crosses the eastern edge of the site.

Border Group Neighbourhood Development Plan Policy BG6 allocates the site for housing and this Brief contributes towards its implementation. A number of special site specific requirements are indicated in the policy and expanded upon in this Brief. Development should also comply with relevant criteria included in Policies BG9 and BG18.

Lingen is a small village located in north-west Herefordshire near the border with Wales and close to the Welsh market town of Presteigne. The larger market towns of Leominster and Ludlow are within relatively easy reach. It has limited community facilities but boasts a public house and new village hall. The nearest primary school are in the villages of Leintwardine and Wigmore. The village falls within the catchment of Wigmore High School. The provision of new housing for young families, particularly those with local connections is a high priority.

### 4. Special Site Requirements

#### 4.1 Addressing Flood Risk

A small part of the site, in its NE corner next to the Limebrook stream, falls within Flood Zone 2 (1000-to-1 risk of flooding in any 1 year) as defined on the Environment **Agency's** Flood Map. Areas relatively close to the site fall within Flood Zone 3 which has a higher likelihood of flooding. It is essential that a full and detailed flood risk assessment of the site is carried out to identify the exact extent of the area liable to flood. This should take into account potential increase in flooding as a consequence of climate change.

Any development should not lead to the increased likelihood of flooding to other properties either as a consequence of building upon the site or through increased run-off.

Properties should be protected from flooding through the setting of appropriate ground floor levels.

Access should be retained along the Limebrook stream to facilitate maintenance work as agreed with the Local Planning Authority.

#### 4.2 Residential Development

##### a) Dwelling Type

Although a mixture of house types is sought there should be an emphasis upon housing for young families. The site is well suited for small to medium sized houses (a mix of 2 bed and 3 bed) providing opportunities in particular for those with local employment or family ties.

##### b) Density

Factors affecting the extent to which the site might accommodate development include: ensuring properties both on site and downstream are protected from flood risk, maintaining access to the Brook for maintenance, retention of the Public Right of Way, and protecting the views eastwards from the village across to Oldcastle Wood. The density of development will also be influenced by the need to reflect that of surrounding properties and to conserve the character and appearance of the Conservation Area, and to provide small and medium sized family homes. In addition, it is understood part of the site accommodates foul drainage infrastructure and there will be a need to provide SuDs drainage. If these matters can be accommodated on adjacent land, then more of the site can accommodate development. The acceptability of the design concept will heavily influence housing density on the site but on the assumption that drainage matters can be satisfactorily provided on adjacent land a figure of 6 to 8 dwellings is considered **appropriate with the type of dwellings meeting the community's aspiration to see houses for young families.**

##### c) Design Criteria

Housing design should comply with the requirement to conserve or enhance the character of Lingen Conservation Area through discreet layout, sensitive design and appropriate use of materials. Regard should in particular be had to meeting the detailed requirements set out in Policy BG18.

Applicants should set out a detailed design concept for the site.

The Conservation Area is characterised by road-frontage development, with roof ridgelines parallel to the village street. This pattern should be maintained for housing closest to the street and a terraced pair of smaller dwellings in this location would have benefits although the building-line might be set back from the road behind existing and **proposed frontage planting. Such 'frontage' housing should have as low a roof-line** as possible with a simple and uncluttered elevation. Materials and details traditionally used in this Conservation Area are favoured, including shared or gable chimneys and well-defined eaves and verges. This would protect the amenity of **neighbours'** opposite, while allowing rather more flexibility of design for larger 3-bed units to the rear of the site.

Again it is emphasised that there should not be a repetition of form and detail that would present an urban appearance. A mixture of materials, styles and aspects that reflect the existing village character will be expected.

To ensure local amenity and the character of the Conservation Area is sustained, all land within the site should be utilised with ongoing measures to ensure maintenance of access road (if a private drive), perimeter screening and amenity space and planting. Depending upon the design and overall approach, it may be necessary to withdraw permitted development rights to maintain a design concept; including ensuring the location of outbuildings does not have a significant adverse effect.

Overhead wiring for electricity and telephones currently detracts substantially from the appearance of the Conservation Area, and underground ducting should be provided within the development of the site.

#### 4.3 Landscape

Policy BG6 indicates that landscape proposals should form an integral part of the design for the development.

Boundary planting of trees and hedging along the street provides a varied screen, assisting privacy. This should be protected and extended with native species, to a minimum depth of 5 metres. Mature trees and shrubs elsewhere on the site should be retained and protected.

Tree planting should be extended around the periphery of the site to provide an appropriate level of screening in order to soften the effect of development and reflect the rural setting of the village.

#### 4.4 Drainage

##### a) Surface water drainage

Easements for surface water drainpipes cross the NW corner of the site from houses opposite, discharging into the Limebrook. For the new development, such drainage directly into the brook will not be permitted, and a Sustainable Drainage System (SuDs) of soakaways, filters or similar will be needed. Subject to agreement, such a SuDs could include the adjoining house and be located to the south of the site or in the agricultural/horticultural land beyond.

##### b) Foul drainage

Mains drainage is unavailable in Lingen, which is generally low-lying. Although the adjacent house has a septic tank on Site B, new development is likely to require a package sewage treatment plant that, subject to agreement, could also be located on Site B, or on the land beyond which will generally remain in undeveloped agriculture/horticulture use.

#### 4.5 Highway matters

The existing single point of vehicular access from the street should be utilised as the access for the development as well as the current house. Limited cutting-back of existing vegetation should provide a visibility splay as safe and unobtrusive as possible. The access road should avoid any suburban appearance; the road being of minimum width, without footways or street lighting, and utilise materials, signage etc. in keeping with the rest of the Conservation Area. Off-street parking for 2 cars per dwelling should be provided within each plot.

Lingen enjoys a dense network of public footpaths; both the Herefordshire Trail and the Lingen Loop (off the Mortimer Trail) adjoin the site. The 2 public rights of way that join to cross the Limebrook should be retained in situ and if possible enhanced by perimeter planting; close-boarded fencing will be inappropriate adjacent to these paths in that it would adversely affect their rural nature. With appropriate site planning, residents of the new houses can enjoy direct access to these rural paths.

## 5. Implementation

An applicant may wish to consult Herefordshire Council, as Local Planning authority, and the community, through Borders Group Parish Council, upon proposals for the site in advance of making any planning application.

Any information provided does not in any way absolve an applicant from satisfying him/herself that all necessary information on the requirements and policies of the various authorities and organisations is correct at the time. Neither does it restrict any amendment nor varying of such information contained in this Brief before a planning application is determined. Developers should satisfy themselves on the accuracy of the information provided and it should be understood that any party is legally responsible either in contract or in tort for any inaccuracies, errors or omissions whether arising from inadvertence or negligence or any other cause.

## Appendix 2: Non-Statutory Enabling Policies

To meet community aspirations and support Neighbourhood Plan Policies Border Group Parish Council will seek to work in collaboration with Herefordshire Council, relevant agencies, developers and other organisations in the following areas which will assist the delivery of benefits in association with this Neighbourhood Plan:

### 1. Housing

- 1.1 From time to time, work in liaison **with Herefordshire Council's** Housing team and relevant Housing Associations to assess the need for low cost housing and bring forward proposals, including through Policy BG8.
- 1.2 Again in association with Herefordshire Council and housing providers, seek sites that will assist in bringing forward affordable housing sites that will suit the needs of local people, including for low cost self-build and commissioned housing schemes.

### 2. Sustainable Transport Initiatives

- 2.1 Take every opportunity to develop active travel routes and utilise rural transport initiatives to improve public transport services within the Group of Parishes, including alternative transport systems.

### 3. Transport and Highways

- 3.1 Lobby for measures to reduce speed within the four main villages including the introduction of 30 mph limits and traffic calming measures.
- 3.2 Press for high standards of road maintenance, including through increased resources **under the 'Lengthman Scheme'**.
- 3.3 Identify areas of highway flooding and press for measures to address the problems caused.
- 3.4 Liaise with Herefordshire Council to address the adverse effects of heavy vehicles using unsuitable roads.

### 4. Health and Care Services

- 4.1 Continue to investigate the potential and availability of mobile care and other services and facilities that might be provided within the main villages and whether local community space might be provided to assist providers.

### 5. Education and Recreation

- 5.1 Continue to press for high speed broadband to be brought to the Group parish as quickly as possible.
- 5.2 Monitor the use of community space to determine whether it meets the needs of the communities within the Group of Parishes.

### 6. Tourism, Footpaths and Cycle Routes

- 6.1 Seek a high standard of maintenance and greater promotion of Public Rights of Way **within the group of parishes, developing linked routes associated with Offa's Dyke and Hereford Trail Footpaths**, including working with adjacent parishes.

7. Waste Disposal

- 7.1 Investigate in association with Herefordshire Council whether enhanced recycling measures could be introduced through provision of facilities within the main villages.
- 7.2 Extend the skip system for large items.

8. Rural Businesses

- 8.1 Promote the reuse of rural buildings as premises for small businesses.
- 8.2 Promote working from home and the development of live/work units in appropriate locations.
- 8.3 Again, continue to press for high speed broadband to be brought to the Group parish as quickly as possible.

9. Farming and Agriculture

- 9.1 Promote diversification of the rural economy within the sector, including the development of tourism; training for a multi-skilled workforce; take up of grant aid available through DEFRA and Marches Local Enterprise Partnership.

10. Alternative Energy

- 10.1 Keep informed about renewable and low carbon renewable energy sources and methods that would benefit local communities and be in scale with the local landscape.

These actions are largely based upon Border Group Parish Action Plan prepared in November 2002