
Burghill Parish

Neighbourhood Development Plan

2011 - 2031



January 2016

Regulation 14 First Consultation Draft

Acknowledgements

This Neighbourhood Plan has been prepared by Burghill Parish Council in conjunction with Kirkwells

This draft development plan has been prepared in accordance with The Localism Act of 2011 and Regulation 14 of Statutory Instrument No. 637 TOWN AND COUNTRY PLANNING, ENGLAND The Neighbourhood Planning (General) Regulations 2012”

The Draft Burghill Parish Neighbourhood Development Plan has been produced to help deliver the requirements and aspirations of the local community up until 2031. The views of parishioners have been taken into account in preparing the plan and the document will provide a means of guiding, promoting and enabling balanced growth within the parish.

The Burghill Parish Council invites comments on this draft development plan. All comments will be considered by the steering group and parish council to inform a revised version of the plan, where appropriate. The revised plan will then be submitted to Herefordshire Council, as the local planning authority, for further consultation and examination by an independent examiner.

Comments forms are available at the Simpson Hall, Burghill during the CAP sessions on Wednesday mornings and on the Burghill Parish websites at:

www.burghill-web.co.uk

www.burghillparishcouncil.org

Version 2.10

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1 Introduction

- 1.1 The Government has introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2011, Town and Parish Councils and other bodies have been given the power to prepare Neighbourhood Development Plans for their local areas.

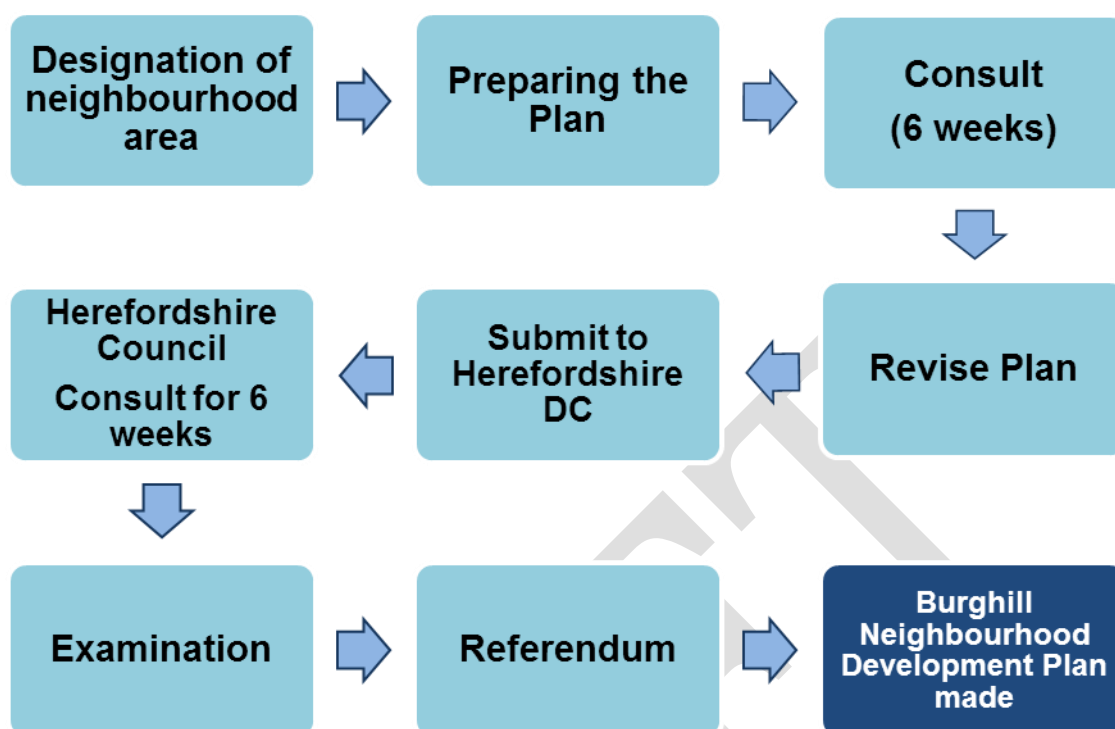
Designation

- 1.2 Burghill Parish Council applied to Herefordshire District Council for designation as a neighbourhood area in July 2013. This application was approved by the Council on the 11th September 2013. The Burghill Parish Council is the neighbourhood planning body for the area shown on Map 1.
- 1.3 A volunteer steering group of villagers and parish councillors was set up by the Parish Council to help in the development of this plan. In the earliest stages, the Steering Group carried out a questionnaire based survey, whose aim was to reach right across the various groups, businesses, individuals and landowners to build up a picture (and evidence base) of the issues and concerns that should be addressed in producing the Burghill Neighbourhood Development Plan.

The Neighbourhood Development Plan Process

- 1.4 Neighbourhood Development Plans also have to be prepared following a procedure set by government.
- 1.5 This procedure includes two six week periods of consultation on the Draft Plan, (one carried out by the Parish Council and the other by Herefordshire Council), and external examination and culminates in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire.
- 1.6 The referendum is parish wide. There is no legislation in relation to minimum turnout and an overall majority in favour of the plan would result in a successful referendum.
- 1.7 Figure 1 below is a flowchart of the Neighbourhood Development Plan preparation process.

Figure 1 – The Neighbourhood Development Plan Preparation Process



Strategic Environmental Assessment

- 1.8 In line with European legislation, there is a requirement for the Neighbourhood Development Plan to be subjected to a Strategic Environmental Assessment (SEA) Scoping which will determine whether a full Strategic Environmental Assessment is required. This process is a continuous process of alignment and may lead to amendments in the plan as it is prepared to help ensure that any adverse environmental effects resulting from policies and proposals in the plan are minimised. The "Scoping **Assessment**" has been undertaken by Herefordshire Council, who have consulted with the Environment Agency, Historic England and Natural England on the decision that the Burghill Neighbourhood Development Plan will require further environmental assessment for Habitats Regulations Assessment and Strategic Environmental Assessment.
- 1.9 The further assessments will be carried out before the Neighbourhood Development Plan is publicised for its first formal consultation.

2 About Burghill Parish

Location

- 2.1 The centre of the predominantly rural Parish of Burghill is about 4 miles north west of the City of Hereford and to the north of the A4103 which is on an east west alignment of the former Roman Road, the defining northern city limit. The A4110 towards Canon Pyon and Knighton runs south to north on the eastern side of the parish. The "C" Class road towards the black and white village of Weobley is on a roughly parallel alignment just westwards of the central line of the parish. Aside from Hereford City to the south the other neighbouring parishes with contiguous boundaries are: Credenhill and Brinsop and Wormsley to the west, Stretton Sugwas to the south west, Canon Pyon to the north, Wellington to the north east together with Moreton on Lugg and Pipe and Lyde to the east and Holmer and Shelwick to the south east. The parish of Burghill lies in the administrative council ward of Queenswood. The ward has one serving independent county councillor.

Size

- 2.2 The Burghill parish has an area of 1,521 hectares, is 5.5km in length and 4.3km at its widest points on a west – east line from Hill Farm through to Portway, on the A4110 Canon Pyon Road.



Character and appearance

- 2.3 Although the parish is near to the City of Hereford it still retains an essentially rural character of open countryside in agricultural use, including fruit growing and a thriving pick-your-own centre, as the main land use outside the housing groups. The northern fringe of the parish is defined by the higher ground of Badnage Wood and Round Oak Hill. The southern arable lands of the parish run almost up to the Roman Road. To both the west and east the agricultural lands of the parish run into ground of similar character and use in adjacent parishes. Distant views to the west include the Brecon Beacons and Black Mountains whereas those far vistas to the east have clear sight of the Malvern Hills.

Existing Housing

The Parish of Burghill

- 2.4 The village of Burghill is just south of the middle of the parish. Tillington and Tillington Common are to the north of the parish, Portway is to the east and Elton's Marsh to the south east.

The Village of Burghill, its Conservation Area and other land uses.

- 2.5 The village of Burghill is the main component of the developed area for housing within the parish. Here there are housing groups intermixed with ribbon development along the main village roads. The houses within the village display a wide variety of styles from earlier times juxtaposed with more modern



houses built within the last few years. There are traditional red brick dwellings and former farm buildings now converted to residential use along with the occasional timber-framed structure with brick infill. There are some listed buildings and the Parish Church of St Mary's is a fine example of well-maintained traditional stone built church architecture standing in an elevated position in the southern portion of the main group and a splendid centre piece of the Conservation Area.

Draft Burghill Parish Neighbourhood Development Plan

2.6 Within the village core there is modern residential development comprising medium sized detached houses and bungalows to suit a wide variety of tastes. These sit alongside a council housing estate of groups of terraced dwellings, and some bungalows, where some of the individual units are in private ownership. Overall, the village displays both a pleasant and eclectic range of village housing not untypical of any small settlement within the countryside of Herefordshire.

2.7 The Copse Leisure Area, which is also close to the village core, is a local initiative for the village funded partly by a lottery grant. The land is owned by the Herefordshire Council and leased to the Copse Leisure Trust. The use of the site has proved popular for local events. It is intended that eventually a locally funded pavilion will be built on the site for which planning permission has been granted.



2.8 Burghill Valley Golf Club is on the fringes of the village and on the **opposite side of the "C" Road** from the Copse Leisure Area. The course comprises 18 holes over about 100 acres. The club house is not for the exclusive use of members, but also provides a restaurant and bar for non-members and caters for functions.

Other Housing groups

2.9 The other main housing groups within the parish are at Redstone and Manor Fields, Tillington, Tillington Common, Portway, Elton's Marsh, St Mary's Park, Lodge Farm Barns, the southern fringe of the parish along the north side of Roman Road and east side of Tillington Road.

Redstone and Manor Fields

2.10 Redstone is a group of 16 red brick semi-detached well-spaced dwelling pairs set around a grassed semi-circle that fronts the public highway. The dwellings here were built post war as council houses, but some are now in private ownership.

- 2.11 To the west of Redstone at Manor Fields is a newer group of 39 smaller terraced dwellings which were constructed as a low-cost or shared ownership scheme. Redstone and Manor Fields comprise one of the most compact groups, in terms of number and density of dwellings, outside the main village component and represent about 8% of the total housing within the parish.

Tillington

- 2.12 At Tillington there is a fairly compact housing group clustered near the highway cross at Whitmore, near the Bird Pool. The Bird Pool is one of the designated common land areas within the Burghill Parish and has had this status since its designation in 1973. Within the Tillington group there are also commercial uses of a garage, a small business park with lock up storage and workshops and a shop. There is also The Bell, public house and restaurant a prominent and attractive building which is both popular with locals and attracts customers from a wider area. It also serves its own brand of cider made on the premises.

Tillington Common

- 2.13 The dwellings of Tillington Common form no consolidated group. The housing is mainly ribbon in layout and is interspersed with rural gaps and the open land of the designated Tillington Common. The common land here which comprises about 17 acres of rough grassland is one of the three designated commons within the parish. There is no distinct housing character in this zone as once again there are both pre-war and post-war dwellings and more recent housing built within the last 20 years.



Portway

- 2.14 Portway comprises another very loosely spaced ribbon of dwellings of mixed character and age with approximately 25 dwellings spaced along about 1 mile of highway. Back from the highway near the Moreton – Burghill crossroads there are a few more dwellings. There is also a group of dwellings further north, about mid-way on the run of the A4110, of sympathetically converted former barns and oast houses at St Donat's Farm

Elton's Marsh

- 2.15 There is a small group of older dwellings here on the eastern side of the A4110. These have been added to over the years with minor infilling. Just further north, from Elton's Marsh, there is both old and new housing grouped near the crossroads at the bottom of Bewdley Bank, but the major part of this group, on the eastern side of the A4110, is within the adjoining parish of Pipe and Lyde.

St Mary's Park

- 2.16 St Mary's Park is an entirely new residential community in the grounds of the former St Mary's Hospital which was in planning

terms brown field land in a countryside location. Some of the dwellings here are converted former hospital buildings which are interspersed with newer homes of various sizes



built in the grounds of the former medical complex. This development, completed in about 2002, added about 96 homes to the residential housing stock of the parish. It is the single most significant block increase in housing within the parish in recent memory. Of the approximately 196 dwellings built in the parish between 1996 and 2011, about 50% of these were at St Mary's Park and overall it represents almost 15% of the total housing stock of the parish.

The Southern Fringes of the Parish.

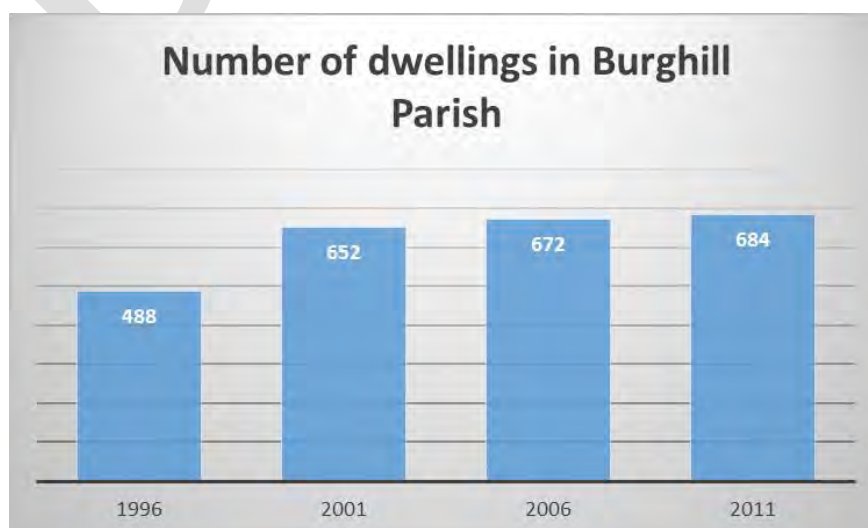
- 2.17 Where the southern boundary of the parish meets the Roman Road there is ribbon development along this highway which is matched by development on the opposite and southern side, but in a different ward administration. From here the parish development extends northwards for a short distance along both the A4110 and Tillington Road. However, along the A4110 there is wide spacing between the detached dwellings.

Other Small Groups

- 2.18 Aside from those described above there are small groups of Converted Barns at Lodge Farm Barns just off the A4110 north of Portway and also at Burlton Court Barns to the west of Bewdley Bank.

Scattered Housing

- 2.19 Throughout the parish there are houses of various sizes on the fringes of the larger groups and also single dwellings unrelated to groups. Many of these are established existing and former farmhouses whereas others are detached dwellings. Examples of **larger houses can be seen at "Oak House" just off the A4110 to the east of the parish, Burghill Grange, Burghill Court, Burlton Court and the Lodge on the A4110 at the northern end of the parish.** There are many other single and modest dwellings in the rural zone of the parish.
- 2.20 The number of dwellings in the Parish has increased significantly over the 15 years from 1996 to 2011 from 488 dwellings to 684 dwellings (40.2%). The bar chart below shows the number of dwellings in Burghill Parish by each recorded year.



Commercial Zones

2.21 There are two principal commercial zones within the parish. These are in Tillington and at Burlton Court Farm Barns. The Tillington Business Park comprises commercial uses of a garage, a small business park with lock-up open storage, lock-up units, workshops and a shop. To the rear of the buildings there is land which is used in conjunction with the business zone for open commercial storage. At Burlton Court Barns there are a number of commercial uses housed in a range of buildings and portacabins. This zone has its own dedicated access road running eastwards towards its junction with the A4110.

2.22 At Court Farm Leisure there is a thriving market garden use with Pick-your-own, farm shop and linked wider sales of fruit and vegetables throughout the county. In terms of leisure use, there are also coarse fishing lakes and a downhill mountain board run that is nationally recognised.

2.23 The remaining business use of the parish is agriculture with the Wellcome Foundation being the principal land owner, having recently acquired the Tillington Fruit Farms from the Cooperative Society.



Burghill Academy (The Local School)

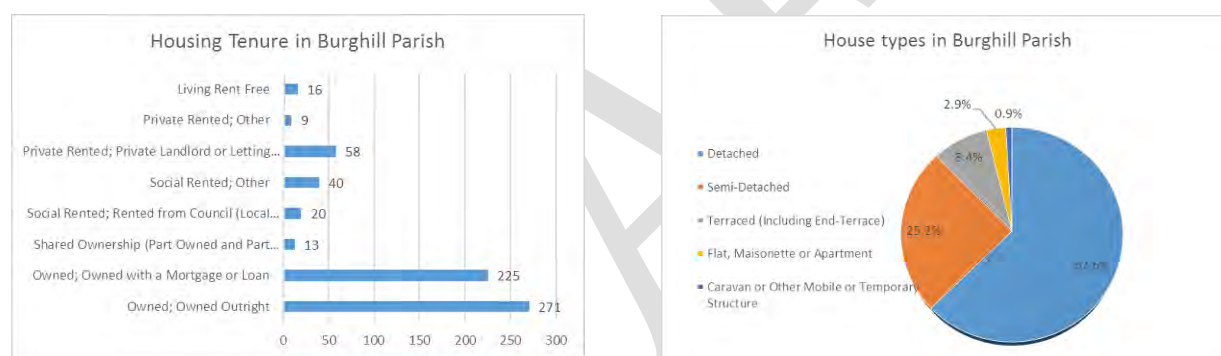
2.24 The school is located between Burghill and Tillington and is within comfortable walking distance from both places. Between both locations and the school there is a footway, but beyond the Whitmore Crossroads this pedestrian way terminates.

A Portrait of Burghill Parish

2.25 The 2011 Census listed the usual resident population as 1579 people (786 males and 793 females), with a population density of 1 person per hectare, which is higher than Herefordshire as a whole (0.8). The age structure is broken down as follows:

- 16.3% were aged 15 years and under, compared to 17.2% across Herefordshire and 18.9% across England
- 61.2% were aged 16 to 64 years, compared to 61.6% across Herefordshire and 64.8% across England
- 22.5% were aged 65 years and over, compared to 21.3% across the District and 16.3% across England

2.26 There are 684 dwellings located within the Parish. However, the number of households in the Census is 652. The following charts indicate house tenures and types throughout the parish



2.27 In terms of transport, local residents depend more on cars and vans than elsewhere, with 91.9% of households having access to one or more vehicles, compared to 83.6% in Herefordshire and 74.2% across England. This is a direct result of a sparse bus service.

2.28 70.2% of the population of the Parish aged between 16 and 74 were economically active (employed or actively seeking employment), with 32.9% being employed full-time. 19.6% were retired.

Natural and Built Environment

2.29 The parish has 1 Grade II* Listed Building, 26 Grade II Listed Buildings and a Scheduled Monument. (A full list is included at Appendix 4).

2.30 The centre of Burghill is designated as a Conservation Area. (Appendix 5)

- 2.31 The Parish is predominantly rural in character. The Herefordshire Landscape Character Assessment Supplementary Planning Guidance (2004) identifies the landscape character type within the parish as **'Principle Settled Farmlands'**.
- 2.32 There are no Sites of Special Scientific Interest (SSSI) within the parish. The area falls within the River Wye (including Lugg) Special Area of Conservation (SAC) as it is classed as a sub catchment area.
- 2.33 The parish contains 3 Special Wildlife Sites (SWS), and there are also two areas of Ancient Woodland.
- 2.34 Within the Parish of Burghill there are many areas that have designations of Habitats of Principal Importance. These areas were displayed at the Options Days. These areas could be: ancient woodland; traditional orchards; deciduous woodlands; wood pasture and parkland. For sites such as these there is a presumption against development as there is a national and local imperative to conserve this type of principal habitat and its resident principal species. The importance of these sites as a UK priority habitat is reflected in Core Strategy policies and those in national policy, which all support the protection of both Habitats and Species of Principal Importance. However, these land designations are not regulatory, so they do not impose an embargo on development. With the right type of mitigation, substitute planting, land management or species protection to ensure no net loss of biodiversity within the county, development could still be permitted.



3 Key Issues for Burghill Parish

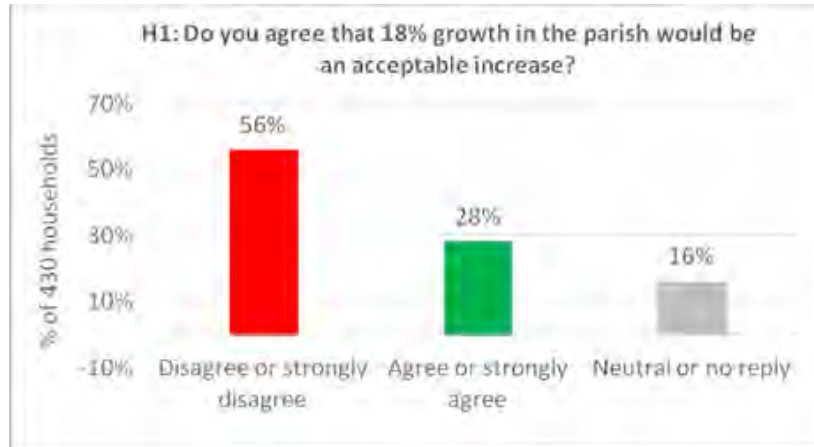
Burghill Questionnaire March/April 2014

- 3.1 In August 2013 the Neighbourhood Development Plan Steering Group was formed to work on behalf of Burghill Parish Council to produce a Neighbourhood Development Plan.
- 3.2 On the 26th November 2013, a public meeting was held in the village hall. A further meeting was held on 4th March 2014 to raise awareness of the Neighbourhood Development Plan.
- 3.3 To achieve as full a consultation process as possible the Parish Council decided that questionnaires should be delivered to every dwelling and business within the neighbourhood area. The Steering Group set up a working party of about 30 volunteers who delivered questionnaires to every dwelling, farm and business within the Neighbourhood Development Plan area over a three-week period. About 720 questionnaires were distributed.
- 3.4 Approximately 440 responses were returned in total. This represented a response rate of about 63% from residents comprising farms and dwellings. Returns from business premises alone, excluding farms, was much lower at about 26% bringing the overall percentage down to about 60%.
- 3.5 A separate element of the questionnaire comprised land availability questions for zones within the parish. Some of these land availability returns were completed by landowners who do not reside within the parish. Two of these were the Duchy of Cornwall and the Herefordshire Council, organisations that are significant land owners within the parish.

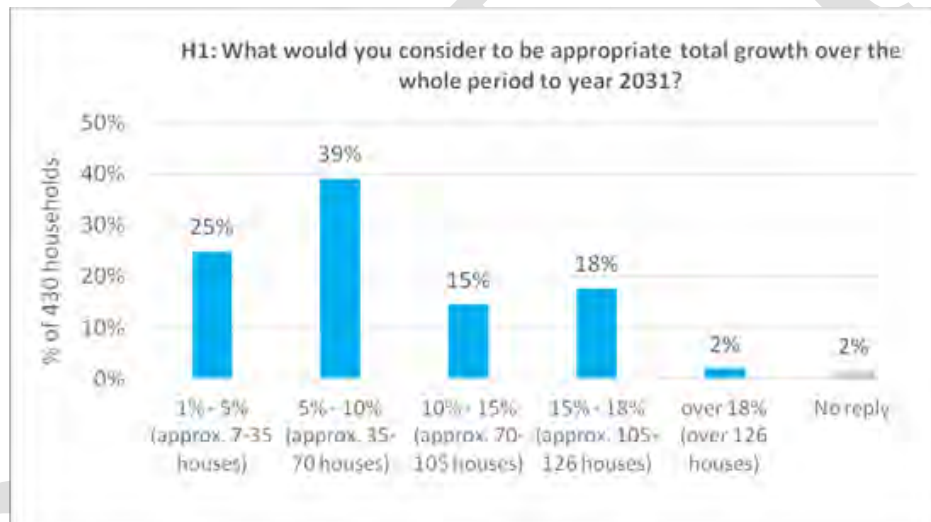
Questionnaire Results

Housing

- 3.6 With regards to the proposed growth in the parish over half of the 430 households who took part in the survey either disagree or strongly disagree that 18% growth in the parish would be an acceptable increase.



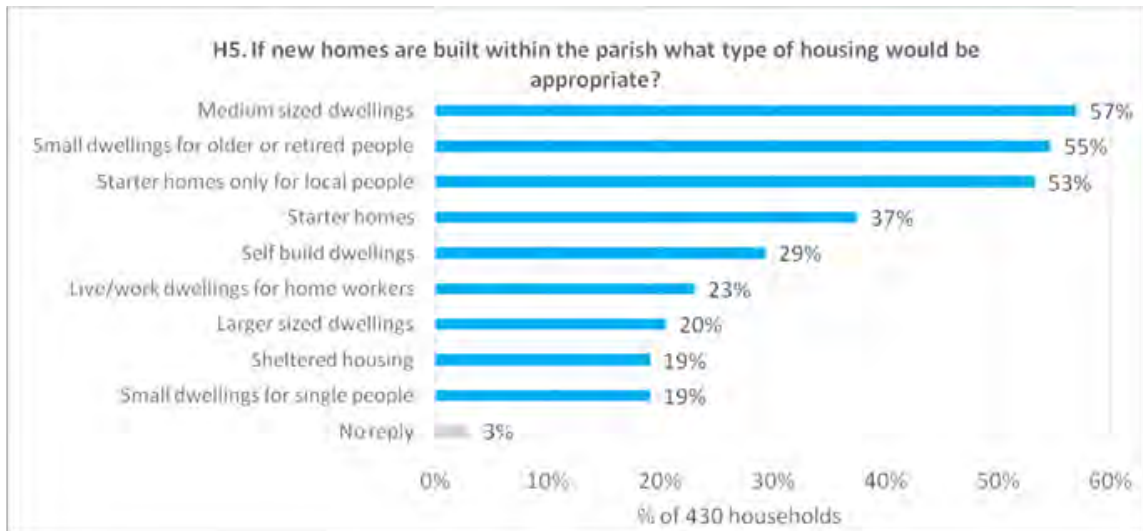
3.7 When asked what they viewed as an acceptable increase in the parish 79% of households gave one of the first three answers, namely 1%-5%, 5%-10% or 10%-15%. The most common answer was 5%-10%.



3.8 There was a clear consensus that the Neighbourhood Development Plan should identify sites for housing.

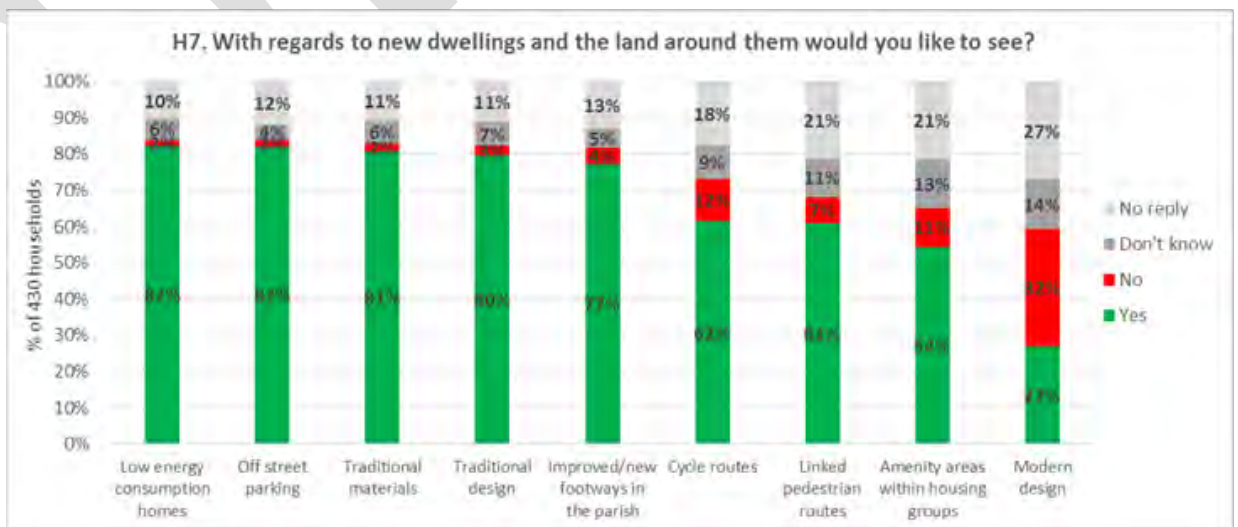


3.9 With regard to the appropriate types of new housing the most popular answers were medium sized dwellings, small dwellings for older/retired people, and starter homes only for local people. Fewer than 40% of respondents ticked any of the other options.



3.10 83% of respondents would be in favour of owner occupied homes but only 27% in favour or rented. Almost half (46%) were in favour of affordable homes and just over a third (34%) in favour of shared ownership homes.

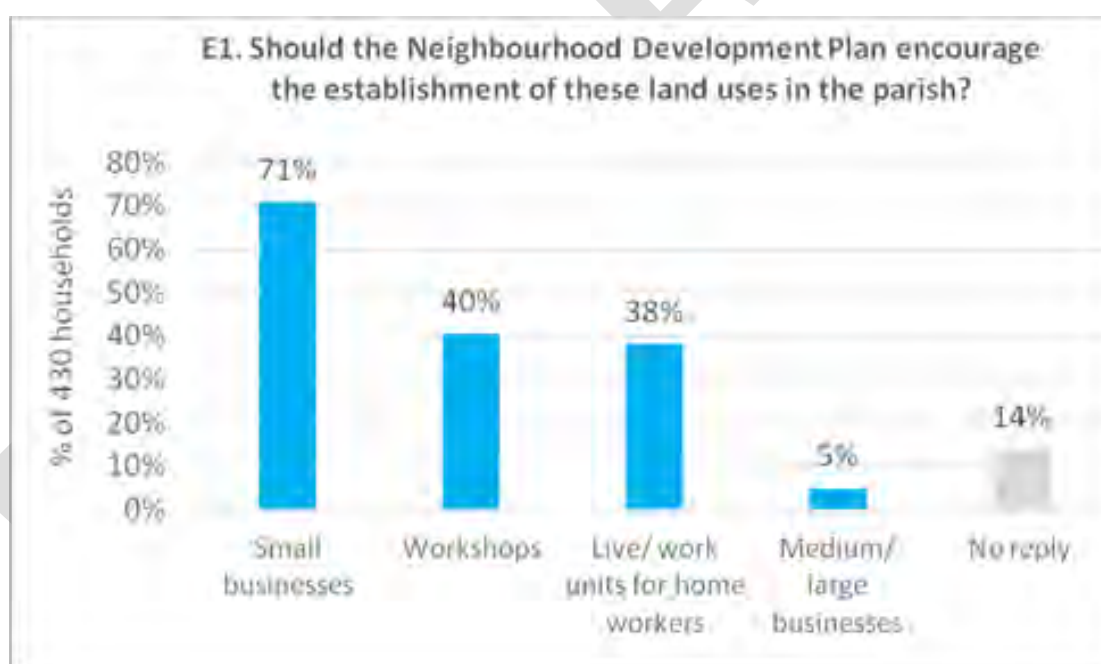
3.11 Over three quarters of households would like to see traditional design, traditional materials, low energy consumption, off street parking, and improved/new footways. Over half would like to see cycle routes, linked pedestrian routes and amenity areas. Burghill Parish Design Guidance has been prepared and is included as part of this plan at Appendix 3.



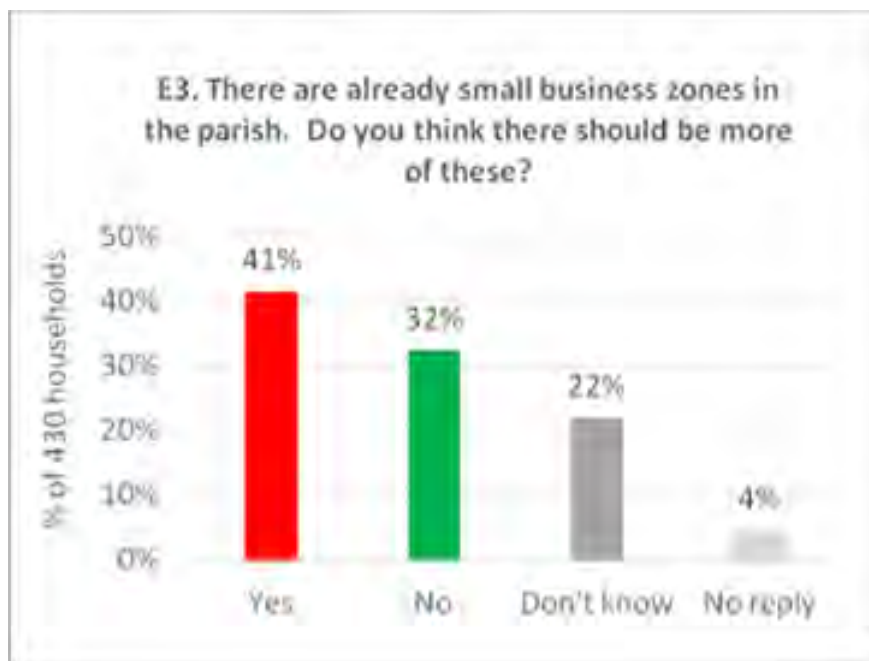
- 3.12 The community considered that 4-7 dwellings per site (40% of households), was an ideal site, with 8-10 dwellings per site having a response rate of 33%.
- 3.13 The majority of households (82%) think Burghill village should continue to have a settlement boundary. The majority of households (78%) think a settlement boundary for Tillington should be defined. The majority of households (71%) think a settlement boundary for Tillington Common should also be defined.

Employment

- 3.14 Almost three quarters of respondents think the Neighbourhood Development Plan should encourage small businesses but fewer than half think workshops and live/work units should be encouraged and only 5% would be in favour of encouraging medium/large businesses.



- 3.15 Just over half the households (56%) think the Neighbourhood Development Plan should identify land for employment use, with 17% in disagreement.
- 3.16 In relation to small business zones already in the parish, and the possibility of more, there was a mixed response as detailed below.



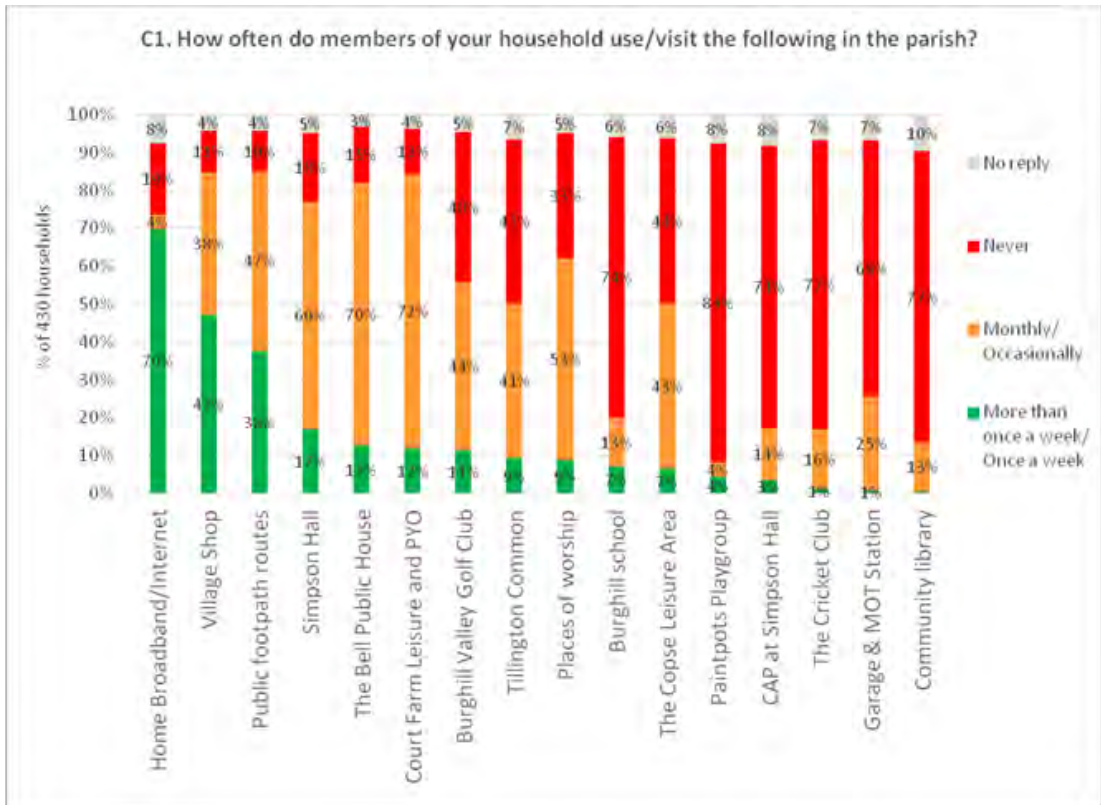
- 3.17 Around two thirds of households (66%) think better broadband/internet services would encourage new business start-ups in the parish. 6 households mentioned roads e.g. better/easier road access, access to main road, road networks and road conditions, while 4 said there would need to be good/better public transport e.g. more frequent. 4 households suggested lower rent/rates and 2 said there should be fewer planning constraints/flexibility when a plan is put forward.

Natural and Historic Heritage

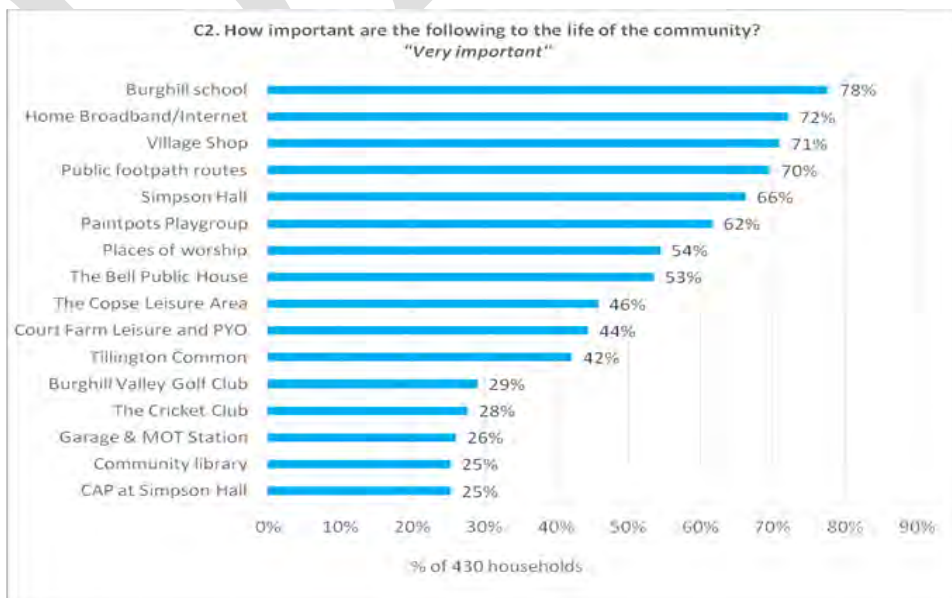
- 3.18 In relation to the question about any buildings, places or views that need to be protected other than those already benefiting from statutory protection such as listed buildings, the most common answers were:
- The common or commons (21 comments) with many specifically mentioning Tillington Common (14)
 - The church (10)
 - Simpson Hall (8)
 - Green areas/spaces/sites (7) e.g. between Bakers Furlong and Leasown (2)
 - Orchards (6) e.g. Wellcome orchards (2)
 - Views towards the hills (5) e.g. the black mountains (2) and Brecon Beacons (2) (n.b. in total, 18 households mentioned views of one kind or another)
 - Woods (5) e.g. Badnage Woods (3)

Community Services and Facilities

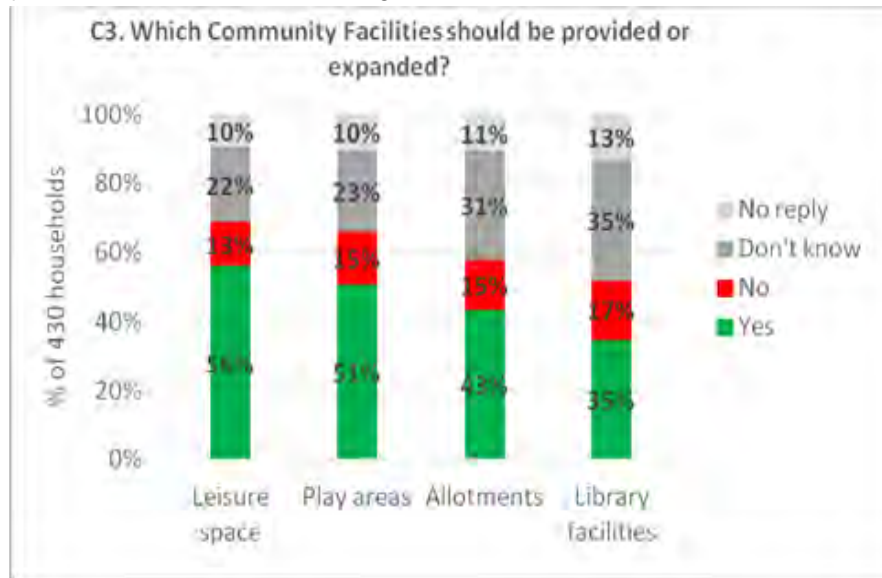
3.19 Data gathered in response to the use of existing community facilities is as follows:



3.20 The amenities most commonly rated as being "Very important" to the life of the community were Burghill School, home broadband/internet, the village shop, and public footpath routes.

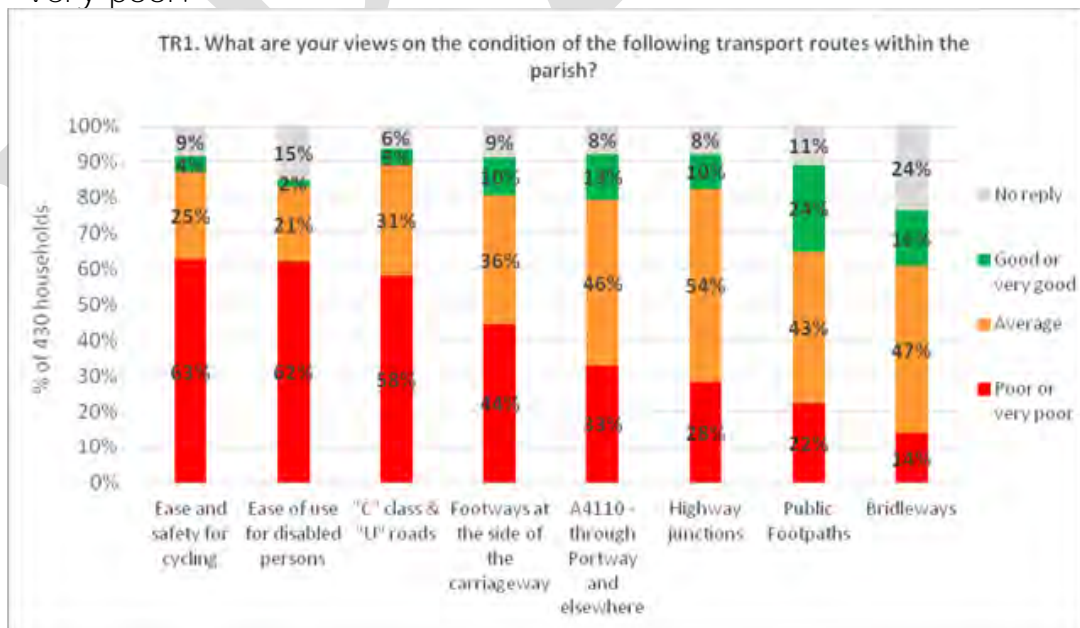


3.21 Over half the households think leisure space and play areas should be provided or expanded. 43% think allotments should be provided or expanded and 35% library facilities.



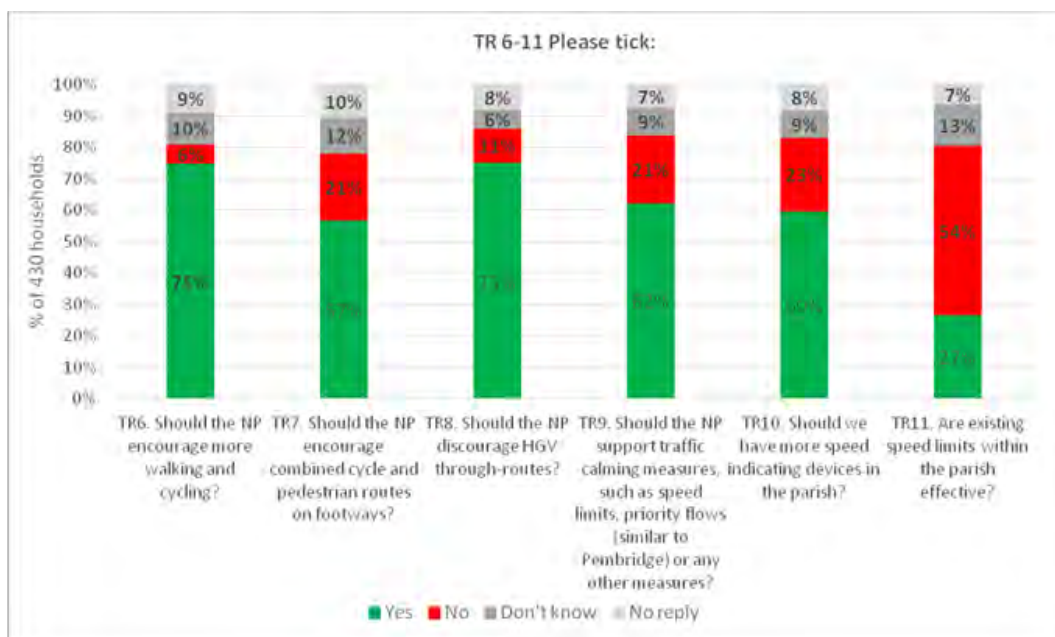
Transport and Roads

3.22 With regards to **respondents'** views on the condition of transport routes within the parish, the following graph identifies that many households think the ease and safety for cycling, ease of use for disabled persons, and **"C" & "U" class roads are poor or very poor**, while 44% think the footways at the side of carriageway are poor or very poor.



3.23 10% of households use public transport at least once a week and 47% monthly or occasionally, while 40% never use public transport and 2% did not reply.

- 3.24 Around half of all households (49%) either rated the bus services neutral or did not reply. 24% said they were good or very good, while slightly more (28%) said they were poor or very poor.
- 3.25 The majority of households were in favour of all the measures outlined in Transport and Road questions 6-10, most commonly encouraging more walking and cycling and discouraging HGV through.



Tourism

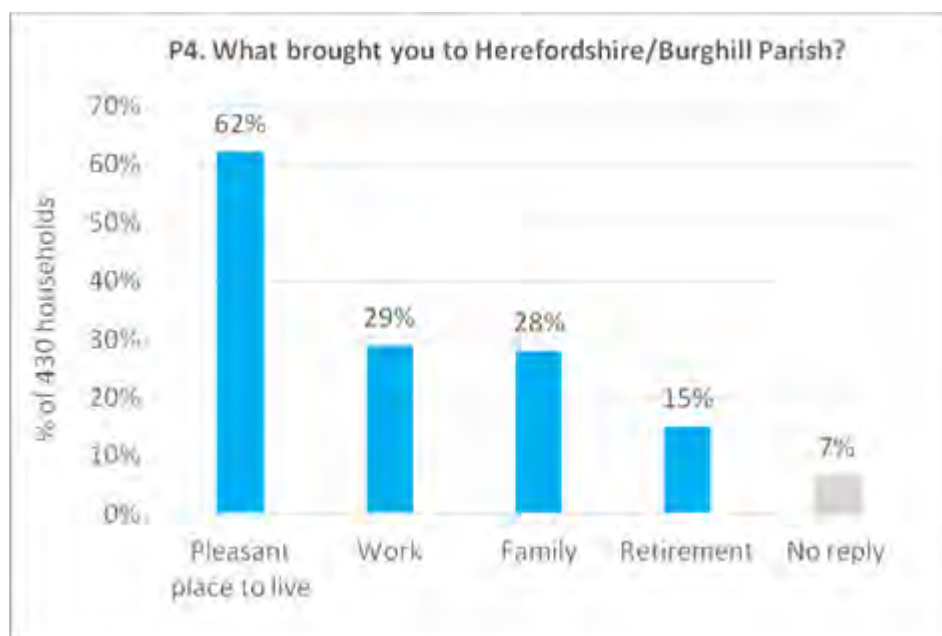
- 3.26 Over half the households (58%) think the Neighbourhood Plan should encourage tourism, while 19% disagree.
- 3.27 The most common suggestion for encouraging tourism was improve footpaths/encourage walking e.g. better footpath maintenance; well-marked routes; publicised routes; walking holidays; rambling; encourage "green routes" to increase business for pub, shop and Court Farm. The second most common suggestion was the provision of accommodation e.g. B&Bs, a caravan site, a camping site and holiday lets.

Farming Businesses

- 3.28 4 respondents are currently considering farm diversification projects, namely conversion of farm buildings into houses, an equestrian business with a house and stables, and a camping/caravan site.

General

- 3.29 The most common reason for coming to Herefordshire/Burghill Parish was that it was a pleasant place to live.



Character

- 3.30 There was no single dominant theme, with respondents making a diverse range of comments, many of which relate to issues raised elsewhere in the questionnaire. However, the most common sentiments were to ensure the parish retains its rural character (4 comments) and small scale (3).

Options Days

- 3.31 Two option days were held on 15th and 16th November 2014 in the Village Hall. All Households received a flyer inviting residents to participate in the event which was hosted by the members of the Parish Council and steering group members. Displays included the sites which had come forward as a result of the Questionnaires, existing Settlement Boundaries and Visions and objectives. An Information sheet was available for all those attending the event, explaining the next stages in the Neighbourhood Development Plan process. In addition, copies and extracts of the questionnaire analysis were available which provided Parishioners with details of the information collected.

- 3.33 All attendees were invited to complete a series of tables, giving their written opinion on the submitted sites for development and recording their comments together with For/Against/Neutral in respect of each site. In addition, opinions were sought on the settlement boundaries, whether these should be amended and if so which areas should or should not be included.
- 3.34 The Information obtained from this exercise was collated and analysed in order to obtain a parish wide opinion on the sites submitted for consideration, essential for the successful development of the Neighbourhood Plan. Some 5161 pieces of information were analysed and recorded including over a 1000 comments indicating valid concerns or alternatively support for individual sites. The analysis of the opinions expressed regarding Settlement Boundaries was not so comprehensive and could not be used to make an informed judgement on their appropriateness.

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4 Vision and objectives.

4.1 To address these key issues the following vision and objectives have been identified:

VISION

Our Vision for the Parish of Burghill is that it should be a pleasant place for people of all ages to live with amenities that allow it to be a thriving community and with a separate identity from the city of Hereford.

OBJECTIVES

| | Objective | Actions to achieve objective |
|---|---|---|
| 1 | To try to ensure there is a mix of housing for local people to rent or buy, so that both first-time buyers and the elderly can remain a part of the community. | Identify suitable sites for housing development within the parish. Encourage developments that include a mix of housing types. |
| 2 | To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment and in accordance with the Burghill Parish Design Standards. | Set out criteria in the Neighbourhood Development Plan, reflecting feedback from questionnaire on the maximum size of any development, building materials etc. This has been used to develop the Burghill Parish Design Guidance in Appendix 3. |
| 3 | To preserve and where possible enhance the natural environment around us. | Protect Commons and open spaces. Maintain footpaths and bridleways |
| 4 | To promote and support our local primary school | Try to ensure that housing development contributes to the development of the school and that liaison takes place with the school's governing body over its development plans. |

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| | | |
|----|---|---|
| 5 | To support local assets such as the shop, pub and village hall for the present and future benefit of the community. | Try to encourage local people to use these facilities. To give practical help, where possible, to ensure the continuance of these facilities. |
| 6 | To preserve and where possible enhance leisure facilities such as the playground and sports grounds. | To explore ways of extending such facilities in line with local need, including allotments. |
| 7 | To maintain for the parish a separate identity from the city. | To avoid development which would promote the joining of Burghill with the city. |
| 8 | To try to establish safe walking, cycling and driving routes through the parish. | To explore further traffic-calming methods on the main roads through the parish. To improve and extend provision of footpaths alongside roads |
| 9 | To encourage small businesses in the parish, and promote tourism. | Where possible to retain small business and commercial land uses within the parish, and promote tourism within the Parish. |
| 10 | To promote better internet provision. | To liaise with the Local authority and Internet providers to seek better provision. |
| 11 | To try to provide better public transport and lessen reliance on car usage. | Work with local council and bus companies to ensure retention of basic bus services. To explore other ways of providing transport that would lessen car use. |

5 Methodology

- 5.1 A neighbourhood development plan must address the development and use of land. To become part of the statutory development plan for Herefordshire, the plan must be accepted by an appointed Examiner through examination and also accepted by the parish residents at a referendum. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise¹.
- 5.2 In order to become part of the development plan the Burghill Neighbourhood Development Plan must meet the 'Basic Conditions' of the Localism Act. In order to meet the 'Basic Conditions', the neighbourhood plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the development plan for the area; and
 - Be compatible with and not breach European Union (EU) obligations and human rights law.
- 5.3 This means the Burghill Neighbourhood Development Plan must take account of national planning policy. This is contained in the **government's National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG)**. Also the Burghill Neighbourhood Development Plan must "plan positively to promote local development" and must "support the strategic development needs" set out in Herefordshire's development plan policies.

Figure 2 - Relationship to national and local policy



¹ (Section 38(6) of the Planning and Compulsory Purchase Act 2004, and section 70(2) of the Town and Country Planning Act 1990.

- 5.4 **Herefordshire Council's strategic** planning policy is contained within the newly adopted Herefordshire Core Strategy (2011-2031).
- 5.5 The policies in the Burghill Neighbourhood Development Plan have been developed to take account of the key issues in Burghill Parish, and to achieve the aim and objectives in Section 4.
- 5.6 This Neighbourhood Development Plan has been prepared to ensure it is **in "general conformity" with the** policies and proposals in Herefordshire Core Strategy. A full list of relevant national and local planning policies is included at Appendix 6.

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6 Neighbourhood Development Plan Policies for Burghill Parish

This chapter sets out the planning policies to guide development in Burghill to 2031. The policies have been developed to address each of the objectives identified in Chapter 4 and are grouped under a number of themes. Whilst the policies are divided between these themes the plan should be read as a whole.



6.1 Housing

6.1.1 The housing policies and the design guidance of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

Objective 1 - To try to ensure there is a mix of housing for local people to rent or buy, so that both first-time buyers and the elderly can remain a part of the community.

Objective 2 - To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment and in accordance with the Burghill Parish Design Standards.

- 6.1.2 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Hereford Housing Market Area (HMA) approximately 1870 dwellings will be required over the plan period and villages should have a target of 18% growth.
- 6.1.3 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the growth target will assist to inform the level of housing development in the villages. All Neighbourhood Development Plans shall aim to provide levels of housing to proportionally meet these targets in a locally focused way.
- 6.1.4 The Herefordshire Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. This has been identified as a figure of 684 dwellings (Census 2011 figures and parish count).
- 6.1.5 Applying the housing growth target of 18% for the plan period, Burghill Parish is required to find in the region of 123 new dwellings. Planning completions and commitments to date account for approximately 19 dwellings in total, with an additional 24 dwellings at Pye Finch provisionally granted permission on 7th October 2015, subject to a Section 106 agreement. Deducting a figure of 20 for windfalls over the plan period, a figure in the region of 60 dwellings is appropriate indicative growth target to plan for within this Neighbourhood Development Plan for the Burghill Parish.
- 6.1.6 However, it is also realised that the commitment figure is variable and will rise in relation to planning permissions that are granted throughout the plan period
- 6.1.7 The Core Strategy identifies Burghill and Tillington as being settlements which will be the main focus of proportionate housing development.
- 6.1.8 Other relevant Herefordshire Core Strategy Policies are as follows: SS1, RA3, RA4, RA5, H2, and H3.
- 6.1.9 The results of the Questionnaire showed that there was a clear consensus that the Neighbourhood Development Plan should identify sites for housing, with 84% in agreement

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6.1.10 81% of households said new housing should be placed on brownfield land but only 9% said it should be located on greenfield land with 59% against. 59% of households thought homes should be built within existing groups and 45% on the edge of existing groups while 54% were in favour of using infill sites

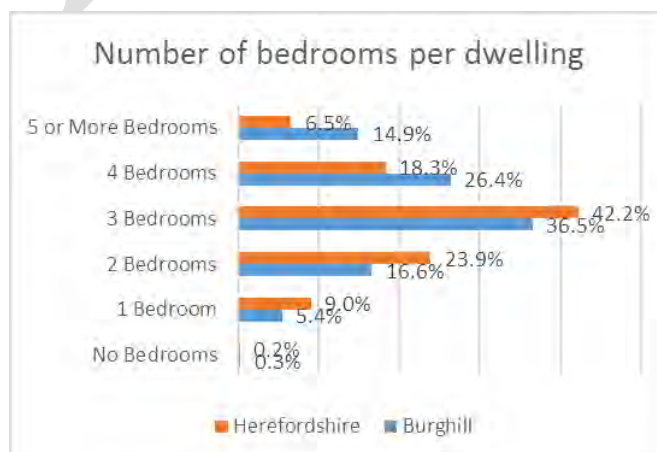
6.1.11 With regard to the appropriate types of new housing the most popular answers were medium sized dwellings, small dwellings for older/retired people, and starter homes only for local people. Fewer than 40% of respondents ticked any of the other options.



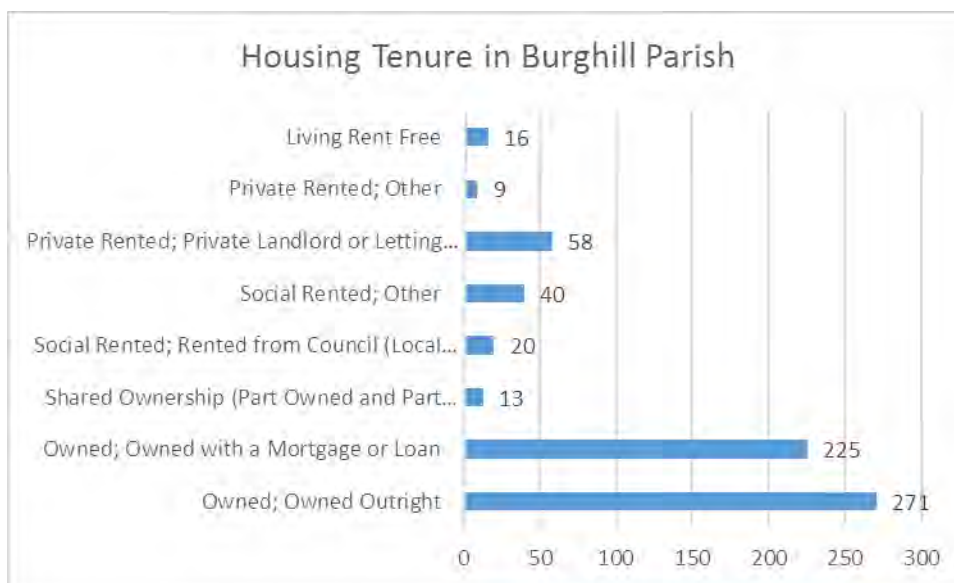
6.1.12 83% would be in favour of owner occupied homes but only 27% in favour or rented. Almost half (46%) were in favour of affordable homes and just over a third (34%) in favour of shared ownership homes.

6.1.13 Over three quarters of households would like to see traditional design, traditional materials, low energy consumption, off street parking, and improved/new footways. Over half would like to see cycle routes, linked pedestrian routes, and amenity areas. The Burghill Parish Design Guidance in Appendix 3 has been development to take account of this information.

6.1.14 The 2011 Census information relating to number of bedrooms in dwellings within the Parishes are detailed in the graph. This clearly shows there is a greater number of larger dwellings in the Parish than across Herefordshire, but fewer smaller dwellings.



6.1.15 In terms of tenure, the following graph is relevant. (2011 Census)



Housing Requirement up to 2031 and the Core Strategy.

6.1.16 The Herefordshire Core Strategy is now adopted. The Burghill Parish Council (BPC) took account of questionnaire returns which favoured a lower percentage of housing growth than the 18% set out in the Core Strategy. Therefore, at the time of the Examination in Public (EIP) of the Core Strategy the BPC made representations to the Inspector on matters of proportionate housing growth. It was claimed that the required 18% growth in dwelling numbers in the parish would be too high and a figure of nearer 11% would be more appropriate. The BPC considered that this submission was a cogent and well-argued case for a reduction in the growth percentage within the development plan term between 2011 and 2031. The BPC's submission was not accepted and the Core Strategy's figure for dwelling number growth in the Hereford Market Area and in Burghill Parish has remained at 18%. The BPC realises that it does not have the resources to seek any further changes and has decided that for the present time the 18% growth figure should be the determining factor for the parish in calculating growth up until 2031.

6.1.17 Figure 4.14 of the Core Strategy continues to identify both Burghill and Tillington as growth areas. The PC has previously agreed that growth should be confined to Tillington and not Tillington Common which is perceived to be an unsustainable countryside location for new development, as confirmed by previous planning decisions.

6.1.18 There are about 684 dwellings in the parish, which translates into a parish requirement of 123 new dwellings. Planning completions and commitments to date account for approximately 19 dwellings in total, with an additional 24 dwellings at Pye Finch provisionally granted permission on 7th October 2015, subject to a Section 106 agreement. Deducting the Pye Finch permitted dwelling number from the 104 requirement leaves a parish wide obligation of about 80 dwellings up until 2031.



6.1.19 In the parish there is the potential for about 20 dwelling sites to come forward from sites known as windfalls. These are sites which might not have been previously known, sites for single dwellings, changes in existing planning permissions or conversions to existing buildings. Some of these sites are already under discussion or planning applications have been made.

6.1.20 Removing these 20 or so windfalls from the requirement for 80 dwellings leaves the PC with needing to identifying sites for approximately 60 units. A sufficient number of suitable sites have come forward in the selection process to achieve this growth requirement up until 2031 at a relatively low housing density.

The Assessment Process

6.1.21 A 'Call for Sites' exercise was undertaken as part of the questionnaire process during May 2014. All the sites were objectively assessed against agreed criteria.

6.1.22 The sites were displayed at the Option Days in November 2014, where residents were asked to indicate whether they were in favour of or against the sites.

6.1.23 The sites have been independently assessed by Kirkwells, who are the appointed consultants to support the PC through the NDP process, in line with Guidance Note 21 issued by Herefordshire Council. The sites were scored between 1 and 6, with 1 being the most favourable and 6 being the least favourable. The NDPSG and PC performed a similar exercise. Additional information is inserted into the tables from the Options Days scores where the sum of the %'s both in favour and neutral is shown.

6.1.24 The result of this process is that 7 undeveloped sites and one previously developed site came out as the most favoured. One of these was Pye Finch which has already been granted planning permission by HC. The remaining sites which would accommodate at least 60 dwellings are:

- Site 22 Part – Frontage adjacent to the Bell
- Site 2D - Tillington Road Frontage, Lower Burlton
- Site 25 - Cherry Orchard, Tillington
- Site 10 - Tillington Business Park - Brownfield
- Site 2B - Lower Burlton, Near A4110
- Within curtilage of White Roses, A4110
- Site 21 - Near Redstone on the corner.

Settlement Boundaries

6.1.25 All these suggested sites are shown on plans in the appendices within possible settlement boundaries.

6.1.26 The sites that are shown within the possible settlement boundaries at Burghill, Tillington and Lower Burlton have the potential to meet the housing requirement imposed on the Parish by the Core Strategy and demonstrate alignment with its policies. Furthermore, they have the potential to achieve this growth at a modest housing density, in line with the aspirations of parishioners and which would also reflect the character and appearance of the parish.

6.1.27 The BPC notes the returns from the questionnaire which favoured the designation of a settlement boundary for Tillington Common, however, it was considered that the definition of a settlement boundary for the Tillington Common Area would be inappropriate. The housing layout in the Tillington Common area has a limited identifiable core.



6.1.28 The housing here is well spread out with significant gaps between either individual groups of dwellings or single dwellings. The Parish Council considers the Tillington Common area is a countryside location with no defined identifiers as a village in the normal sense.

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6.1.29 Furthermore, it is considered to be an unsustainable location for new development due to lack of services and infrastructure. Therefore, development proposals within this area should be governed by the normal core strategy planning policy constraints for development in the countryside beyond a settlement boundary, as set out in Herefordshire Core Strategy Policy RA3.

6.1.30 Policy B1, in addition to the site assessment process, and the allocation of sites seeks to achieve Objectives 1 and 2 identified in paragraph 6.1.1

Possible housing sites at a low density as preferred by Options Day returns

| NDP Site No | NDP Site Name | Consultants' Rating Figure | Steering Group and PC's Rating Figure | Options days' returns from parishioners | Approximate house numbers at a density of 25 per hectare | |
|--|-----------------------------------|----------------------------|--|---|--|----------------|
| | | * see note | * see note | ** see note | Houses per site | Running totals |
| 22 | Adjacent Bell Inn, Tillington | 2.25 | 5.5 (For whole site, but reduced to just frontage and considered acceptable) | 58% (For whole site) | 4 Plots just frontage | 4 |
| 2D | Tillington Rd Lower Burlton | 2.5 | 2.87 | 81% | 10 | 14 |
| 25 | Cherry Orchard Tillington | 2.5 | 4.0 | 66% | 10 | 24 |
| 10 | Tillington Business Park | 2.75 | 2.84 | 84% | 10 | 34 |
| 2B | Lower Burlton | 3.25 | 3.3 | 83% | 10 | 44 |
| White Roses | White Roses, Lower Burlton | 3.25 | Late Submission | Late Submission | 3 Plots | 47 |
| 21 | Near Redstone on corner, Burghill | 3.25 | 5.13 | 73% | 12 | 59 Approx. |
| Parish General | Windfall sites up to 2031. | Various | Various | Various | 10 - 20 (14 already known about) | 80 Approx. |
| Unfavourable ratings increase below this point | | | | | | |

* The sites are scored at between **1** and **6** with **1** being the most favourable and **6** being least favourable.

** Options Days scores – High percentages denote more favourable sites.

Policy B1 - Scale and type of new housing in Burghill and Tillington and Lower Burlton.

In order to retain the character of the Burghill parish, proposals for new housing will be only be considered on an allocated site or within the settlement boundaries identified on Map 2 (Lower Burlton), Map 3 (Burghill), and Map 4 (Tillington), in accordance with the Herefordshire Core Strategy and subject to the following criteria:

- (a) Maintains an appropriate density in context with the immediate surrounding area and not exceeding 25 dwellings per hectare;
- (b) Ensures appropriate and safe access;
- (c) Ensures adequate access to public transport facilities;
- (d) Provides appropriate living conditions for existing and future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities);
- (e) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape and in accordance with Burghill Parish Design Guidance;
- (f) Demonstrates a contribution to the delivery of an appropriate mix of dwelling tenures, types and sizes including at least 35% affordable housing and at least 15% of single storey dwellings, to meet the needs of all sectors of the community located throughout the site;
- (g) Reflects the scale and function of the settlement; and
- (h) Ensures appropriate parking is provided on site.
- (i) Minimum living space within dwellings shall be 80 square metres

Development in open countryside including conversion of rural buildings will be in accordance with the relevant Herefordshire planning policies.

Travellers Sites

- 6.1.31 It is important that the accommodation needs and requirements of all sections of the community are considered in developing planning policies. Burghill Parish Council recognises these requirements and supports the retention of the existing **traveller's** site located within the Parish just to the west of Manor Fields.

6.1.32 The Burghill Neighbourhood Development Plan Steering Group (NDPSG) and Parish Council are not seeking to allocate further sites through the Burghill Parish Neighbourhood Development Plan.

6.1.33 The provision of further accommodation for the needs of travellers, will be assessed strategically throughout the County of Herefordshire, by Herefordshire Council. In the interim period, applications for planning permission for sites will be assessed through Policy H4 of the Herefordshire Core Strategy

6.2 Employment

6.2.1 The employment policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

Objective 9 - To encourage small businesses in the parish, and promote tourism.

Objective 10 - To promote better internet provision.

6.2.2 Policy E1 of the Herefordshire Core Strategy states that development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

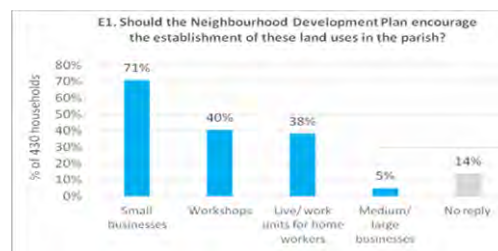
- The proposal is appropriate in terms of its connectivity, scale, design and size;
- The proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify an existing business operation;
- The proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will also be encouraged.

6.2.3 Policy RA6 relates to the rural economy. It states that employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported.

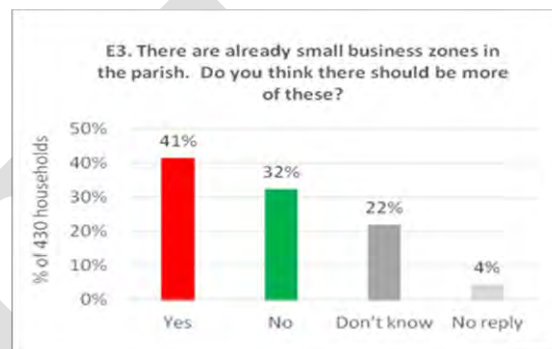


6.2.4 The questionnaire results indicate that households think the Neighbourhood Development Plan should encourage small businesses but fewer than half think workshops and live/work units should be encouraged.



6.2.5 Just over half the households (56%) think the Neighbourhood Development Plan should identify land for employment use, with 17% in disagreement.

6.2.6 In relation to small business zones already in the parish, and the possibility of more, there was a mixed response with 41% in favour of more small business zones, 32% against and 26% expressing no opinion ('Don't know' or No reply).



6.2.7 Around two thirds of households (66%) think better broadband/ internet services would encourage new business start-ups in the parish. 6 households mentioned roads e.g. better/easier road access, access to main road, road networks and road conditions, while 4 said there would need to be good/better public transport e.g. more frequent. 4 households suggested lower rent/rates and 2 said there should be fewer planning constraints/flexibility when a plan is put forward.

Policy B2 - Supporting existing small scale local employment.

Existing sources of local employment will be protected for employment use on the Tillington Business Park (Map 4), the Burlton Court Farm Business Zone (Map 5) and throughout the Parish

Redevelopment or change of use of existing employment premises will only be permitted when:

- (a) The employment premises have been empty for 12 months or more and during that time actively marketed without securing a viable alternative employment use; or
- (b) Equivalent, or better, provision is made, elsewhere within the Parish, to replace the proposed loss of local employment space.

Policy B3 - Supporting new small scale local employment.

The development of new small-scale local employment opportunities will be permitted within the Neighbourhood Development Plan area providing that they:

- (a) Are located within an existing commercial area; or
- (b) Give priority to the re-use of a brownfield site, or the conversion of an existing building.
- (c) Are of a scale appropriate to the immediate surroundings;
- (d) Do not have a detrimental impact on surrounding living conditions;
- (e) Do not lead to the loss of open space or green infrastructure;
- (f) Are located close to existing highways and do not have an unacceptable impact on traffic.
- (g) Are in accordance with all other relevant policies of this plan.

Policy B4 – Rural enterprise and farm diversification.

Where planning permission is required, new employment development will be permitted in existing hamlets and farmsteads subject to the following criteria:

The conversion of traditional agricultural buildings to employment uses will be permitted providing:

- (a) The building forms part of an existing group of buildings and is not in an isolated and unsustainable location; and
- (b) The proposed use will not cause unacceptable disturbance to neighbours; and
- (c) There is no detrimental effect on the form, design, character and setting of the building; and
- (d) The building is capable of conversion without significant extension; and
- (e) The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction; and
- (f) The conversion would not have a detrimental impact on the appearance or character of the landscape; and
- (g) The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area.
- (h) The conversion would not be detrimental to the continued agricultural operation of the site as a whole.

Policy B5 – Supporting development of communications infrastructure

The development of new, high speed broadband infrastructure and mobile infrastructure to serve the Parish will be supported where it is sympathetically designed, and significant landscape and visual effects have been adequately mitigated.

All new residential development will be required to make provision for high speed broadband.

6.3 Education

6.3.1 The education policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

Objective 4 - To promote and support our local primary school

6.3.2 Opening in 1875, the village school originally provided an education for the children of Burghill, Tillington and Huntingdon up to school leaving age.

6.3.3 Today, Burghill Community Academy caters for up to 105 pupils (current number on roll is 92) taught in 4 mixed-age classes. Pupils come from Burghill and Tillington but also from Credenhill and the outskirts of North Hereford. Increasingly the school caters for families with services backgrounds and at the end of the last academic year 33% of pupils came from this group and were supported by services premium funding.

6.3.4 The school is located north west of the village of Burghill on the road to Tillington.

6.3.5 This Neighbourhood Development Plan seeks to support and promote the local primary school - Burghill Academy.

6.3.6 Teaching space is still a problem with the school having to rely on temporary buildings. The Governors are seeking central funding to replace the temporary building currently housing Year 3 and 4 and to incorporate a secure entranceway to the school with a contained area for visitors to wait in. The School Infrastructure Development Plan proposes an initial focus on replacing the temporary classroom and then as a secondary element to address the secure entranceway.

- 6.3.7 They are also in the process of decorating and maintaining the buildings through their capital funding and working to effectively manage and maintain the problematic sewage tank situated to the right of the main school car park.
- 6.3.8 In order to achieve this the Neighbourhood Development Plan seeks to ensure that housing development contributes to the development **of the school and that liaison takes place with the school's governing body** over its development plans for the future.

Policy B6 – Education

The Parish Council support the future expansion of Burghill Academy in accordance with the policies and proposals within this Neighbourhood Development Plan.

In order to retain the existing character of the area, and to maintain the amenity of the surrounding developments, all expansion proposals will be expected to meet the following criteria:

- (a) Ensures appropriate and safe access to the site;
- (b) Does not materially harm the living conditions of neighbours;
- (c) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- (d) Reflects the scale and function of the school; and
- (e) Ensures appropriate parking is provided on site.

6.4 Traffic and Highways

- 6.4.1 The traffic and highways policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

Objective 8 - To try to establish safe walking, cycling and driving routes through the parish.

Objective 11 - To try to provide better public transport and lessen reliance on car usage.

- 6.4.2 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It also states at paragraph 30, that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.



- 6.4.3 Policy SS4 of the Herefordshire Core Strategy states that new development should be designed and located to minimise the impacts on the transport network and ensure that journey times and the efficient and safe operation of the network are not detrimentally impacted. Proposals to provide new and improve existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will also be safeguarded as required in future local or neighbourhood development plans and developer contributions which meet the statutory tests will be sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.
- 6.4.4 The questionnaire results indicate that around 60% of households think that the ease of use and safety for cycling (63%), disabled persons (62%) and **use of the Parish's "C" & "U" class roads (58%)** are poor or very poor. 44% of respondents think the footways at the side of carriageway are poor or very poor. The most common **response to the other routes in the question was 'Average'**.

- 6.4.5 The routes most commonly rated good or very good were the public footpaths (24%), however almost the same number (22%) think they are poor or very poor. The result here may be confused by respondents not understanding the difference between public footpaths and roadside footways.
- 6.4.6 10% of households use public transport at least once a week and 47% monthly or occasionally, while 40% never use public transport and 2% did not reply.
- 6.4.7 Around half of all households (49%) either rated the bus services neutral or did not reply. 24% said they were good or very good, while slightly more (28%) said they were poor or very poor.
- 6.4.8 The majority of households were in favour of all the measures outlined in questions Transport and Roads questions 6-10, most commonly encouraging more walking and cycling (75% of households) and discouraging HGV through routes (75%). Only 27% think that existing speed limits within the parish are effective, while double this number (54%) do not think they are effective.

Policy B7 - Traffic management and transport improvements

Proposals to improve road safety and traffic management will be fully supported. These should include combined footway and cycle ways and links between housing zones and community services.

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

- (a) Highway improvement schemes to promote the safety of pedestrians and cycle users;
- (b) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the Parish;
- (c) To Increase public and community transport, within, to and from the villages.

The parish council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the area.

6.5 Design, Natural and Historic Heritage

6.5.1 The design, natural and historic heritage policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

Objective 2 - To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment.

Objective 3 - To preserve and where possible enhance the natural environment around us.

Objective 7 - To maintain for the parish a separate identity from the city.

6.5.2 Policy SS6 of the Herefordshire Core Strategy states that Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations.



6.5.3 In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the **county's residents and its economy**. **Development proposals should** be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;
- biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;
- historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquility;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

6.5.4 Policy LD4 of the Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
- the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
- the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
- the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.



The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

- 6.5.5 The questionnaire responses indicate that over three quarters of households would like to see traditional design (80%), traditional materials (81%), low energy consumption (82%), off street parking (82%) and improved/new footways (77%).
- 6.5.6 Over half of the respondents would like to see cycle routes (62%), linked pedestrian routes (61%) and amenity areas (54%). Only 27% would like to see modern design, with 32% against.
- 6.5.7 Further questionnaire responses indicate that in relation to the question about any buildings, places or views that need to be protected other than those already benefiting from statutory protection such as listed buildings, the most common answers were:
- The common or commons (21 comments) with many specifically mentioning Tillington Common (14)
 - The church (10)
 - Simpson Hall (8)
 - Green areas/spaces/sites (7) e.g. between Bakers Furlong and Leasown (2)
 - Orchards (6) e.g. Wellcome orchards (2)
 - Views towards the hills (5) e.g. the black mountains (2) and Brecon Beacons (2) (n.b. in total, 18 households mentioned views of one kind or another)
 - Woods (5) e.g. Badnage Woods (3)

Policy B8 - Design of Development in Burghill Parish.

Burghill Parish has a distinctive and special character. In accordance with the Burghill Parish Design Guidance in Appendix 3, all new development within the area will be permitted where it makes a positive contribution to that distinctive character, and is of good design and quality. In seeking to protect and where possible enhance the unique identity of the area, all development will be expected to take account of the following:

- (a) Local identity, and sense of place;
- (b) The character and setting of the Burghill Conservation Area, where appropriate;
- (c) Is satisfactory in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene;

- (d) It makes use of, and where appropriate re-uses local and traditional materials or suitable artificial alternatives;
- (e) It does not result in backland development which has a detrimental impact on the character of the village;
- (f) Inclusion of adequate parking, garaging and private and public amenity space for future residents;
- (g) The use of space and landscape design is appropriate;
- (h) Good relationship to the street and incorporates an active frontage
- (i) Movement to, within, around, and through the development is acceptable
- (j) Incorporates originality, innovation and initiative, where appropriate;
- (k) Includes appropriate energy efficiency and conservation measures
- (l) Uses Sustainable Drainage Systems
- (m) Provides adequate storage facilities for refuse and recycling facilities for each dwelling;
- (n) Uses appropriate lighting for the location

6.5.8 The Herefordshire Landscape Character Assessment SPG (2004) identifies the Parish as being within the landscape character type of **'Principle Settled Farmlands'**.

Character Description

The rolling, lowland area of Central Herefordshire is dominated by this Landscape Type. These are settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The mixed farming land use reflects the good soils on which they are typically found. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees around dwellings and trees along stream sides and other watercourses. The composition of the hedgerow tree cover differs from that of Timbered Farmlands in its lower density and lack of oak dominance. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards, grazed pastures and arable fields, together make up the rich patchwork which is typical of Principal Settled Farmlands.

6.5.9 The Parish Council and the residents of the Parish consider it important to protect the character and setting of Burghill, the other housing groups within the parish and the surrounding landscape.

Policy B9 - Protecting and where possible enhancing local landscape character.

Development proposals will be required to incorporate the following landscape design principles:

- (a) All development will be expected to retain the green areas between Burghill and Hereford and to maintain the distinct and separate identity of the Parish.
- (b) Development proposals should seek to preserve and where possible enhance the character of the village and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials.
- (c) Local habitats and wildlife corridors should be preserved and where possible enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and where possible enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained and the establishment of new native hedges is encouraged to support and protect wildlife.
- (d) Development proposals should conserve important local landscape features and species where possible. Mature and established trees should be retained and incorporated into landscaping schemes where possible.
- (e) New residential development should **protect the area's** historic settlement pattern.
- (f) The conservation of traditional farm buildings through continued and appropriate new uses is supported and repairs and alterations should use local materials and techniques where possible.
- (g) Sustainable construction, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting, and opportunities for local food production.

6.6 Community Facilities and Open Spaces

6.6.1 The Burghill Neighbourhood Development Plan's community facilities and open spaces policies seek to deliver the following objectives:

Objective 5 - To support local amenities such as the shop, pub and village hall for the present and future benefit of the community.

Objective 6 - To preserve and where possible enhance leisure facilities such as the playground and sports grounds.

Objective 8 - To try to establish safe walking, cycling and driving routes through the parish.

6.6.2 Burghill has a network of footpaths and open spaces, which link facilities around the village, provide means to reach open countryside and longer distance footpaths.

6.6.3 Burghill also has a range of community facilities that are widely used by the community, such as the school, village shop, Simpson Hall, golf club, the public house, church, "Pick your Own", Court Farm Leisure, Copse Leisure area and cricket club.

6.6.4 The National Planning Policy Framework (NPPF) advises at paragraph 76 that "local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances".

6.6.5 The questionnaire responses indicate that 70% of households use home broadband/internet at least once a week, 47% the village shop and 38% the public footpath routes. The other amenities were less well used on a frequent basis, with fewer than 20% using any of them at least once a week. 50% use the Copse Leisure Area (7% weekly, 43% monthly/occasionally) and 13% use the community library (monthly/occasionally).

6.6.6 The amenities most commonly rated as being "Very important" to the life of the community were Burghill School (78%), home broadband/internet (72%), the village shop (71%) and public footpath routes (70%), places of worship (54%) and The Bell public house (53%).

6.6.7 The amenities least commonly rated as being “Very important” were the CAP at Simpson Hall (25%), community library (25%), garage & MOT station (26%), cricket club (28%) and golf club (29%).

6.6.8 Policy SC1 of the Herefordshire Core Strategy states that development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

6.6.9 Policy SC1 continues to state that new development that creates a need for additional social and community facilities (for example, schools, pre-schools, **children’s centres, child minding provision, youth provision, pubs and local shops**) - that cannot be met through existing social facilities will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contribution where appropriate.



6.6.10 The policy also states that proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).

6.6.11 Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.



6.6.12 Policy LD3 of the Herefordshire Core Strategy states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

- identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
- provision of on-site green infrastructure; and in particular proposals will be supported where this enhances the network
- integration with, and connection to, the surrounding green infrastructure network.

6.6.13 Over half the households think leisure space (56%) and play areas (51%) should be provided or expanded. 43% think allotments should be provided or expanded and 35% library facilities. 8 households made comments about provision for children and young people, e.g. **children's playground, more variety at park for children, skate park, youth club.**

6.6.14 Other common answers included footpaths (7), cycle paths (6), post **office (4) and doctor's surgery (3). 5 households mentioned the** Copse leisure area with suggestions including tennis courts, bowling, sports pavilion, public toilets and improved facilities for all ages. The main concern about footways seems to be about safety, e.g. **safe route needed from St Mary's to village (2),** footways too narrow to walk safely with children, currently dangerous to walk along Tillington Road.

6.6.15 **Paragraph 77 of the NPPF advises that "the Local Green Space** designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an **extensive tract of land."**

Policy B10 - Protection of local green spaces

The following local green spaces as shown on map 6 are designated in accordance with paragraphs 76 and 77 of the NPPF:

1. Tillington Common
2. The Bird Pool
3. Whitmoorpool Common
4. The green areas at Leasown and Bakers Furlong
5. The green semi-circle at Redstone
6. **The Deer Park and its rural surroundings at St Mary's Park**
7. The Copse leisure area
8. Possible graveyard extension **St Mary's Church**

New development which impacts adversely on the openness of these sites will not be permitted except in very special circumstances.

6.6.15 Table 3 below sets out how each of the proposed protected local green spaces meet these criteria:

Policy B11 - Protection and where possible enhancement of local community facilities

There will be a presumption in favour of the protection and where possible enhancement of existing facilities. The proposed re-use of local community facilities such as the village hall and educational facilities will only be permitted for other health, education or community type uses.

The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b) Satisfactory evidence is produced that there is no longer a need for the facility

Draft Burghill Parish Neighbourhood Development Plan

Table 3 – Local Greenspace – NPPF Criteria

| Name of site | No | Distance from Local Community | Special Qualities/Local Significance | Extensive tract of land |
|--|-----------|---|---|---|
| Tillington Common (Ref: CL 19 Commons Register) | 1 | Within the housing zone at Tillington Common | Adds significant open undeveloped and rural character to the surrounding sporadic housing arrangement and area in general. Enhanced sylvan presence from a line of mature chestnut trees along the roadside. | Large open area of land of about 11.28 acres owned and subtly managed with rural emphasis by the Burghill Parish Council. |
| The Bird Pool (Ref: CL21 Commons Register) | 2 | Within the Tillington Area near Whitmoor Cross Roads | A tree lined pool, small green, wildlife habitat and secret tranquil corner. | An area of about 1/3 acre owned and managed by Burghill Parish Council |
| Whitmoorpool Common (Ref: CL 20 Commons Register) | 3 | Within the Tillington area between the school and Whitmoor Cross Roads. | A small common next to the school providing rural separation between the school and a dwelling. | An area of about 1.8 acres owned and managed by the Burghill Parish Council |
| The Green Areas at Leasown and Baker's Furlong | 4 | Within the Leasown and Baker's Furlong Housing area | Contiguous grassed open areas adding significant openness and character to a fairly compact housing zone. Also provides amenity area to these zones. | Owned and managed by the Herefordshire Housing. |
| The Green Semi Circle at Redstone | 5 | Fronting the Redstone housing group. | The housing group is set back from the road and surrounds the green, separated from it by a semi-circular access road. Emphasises the rural character of this housing group. Also provides amenity area for this group. | Owned and managed by the Herefordshire Council |
| The Deer Park and its rural surroundings at St Mary's Park | 6 | South of the parish and linked to the housing development at St Mary's Park | Significant open presence between St Mary's Park and the land of Hospital farm on the fringes of The City of Hereford. Comprising Deer park, Woodland, Parkland and Formal Gardens | Owned by the residents of St Mary's Park and managed by The St Mary's Park Management Company. |
| The Copse Leisure Area | 7 | Opposite the Pye Finch Triangle | Sporting facilities and play area with two portacabins and lock up. Planning permission for Sports Pavilion and two courts. | Land owned by Herefordshire Council. Leased and managed by the Copse Leisure Trust. |
| Possible Graveyard Extension St Mary's Church/Part Site 34 | 8 | West of St Mary's Church and within the Conservation Area | Abuts the grounds of the church and the present graveyard. Land is within the conservation area and its possible use as consecrated ground would protect or conserve the setting of the listed building. | Land currently owned by Wellcome Foundation. |

Policy B12 - Community facilities and Community Infrastructure Levy

Development will be required to support proposals for improved community facilities and infrastructure in the parish. Priority will be given to the following proposals:

Traffic calming measures on roads within the parish.
Community Leisure activities
Community services such as printing and its accommodation
Educational support for all ages

This Policy should be read in conjunction with Policy B7 of this Neighbourhood Development Plan.

6.7 Water Management

6.7.1 The water management policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

Objective 2 - To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment.

Objective 3 - To preserve and where possible enhance the natural environment around us.

6.7.2 Policy SD3 of the Herefordshire Core strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation.

6.7.3 Policy SD4 of the Herefordshire Core Strategy states that development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

6.7.4 In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development.

Policy B13 - Flood Risk, Water Management and surface water run-off

All development should be located within Flood Zone 1 (Low Risk) and accord with National Planning Policy Guidance (NPPG) and Herefordshire Council's Core Strategy (Policy SD3 - Sustainable Water Management). Where development is deemed acceptable within Flood Zones 2 and 3 (in accordance with the Sequential Test) we would expect proposals to demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented where possible.

All water management schemes, for either foul or surface water, shall be constructed to a standard capable of adoption by the relevant statutory undertaker. These works shall be completed and the adoption agreement shall be completed before any dwellings on the linked development are occupied.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities. Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Areas of hard standing such as driveways and parking areas should be avoided and porous materials used.

Where such opportunities arise, developments should help to maintain, conserve and where possible, enhance culverts, watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site.

6.8 Renewable Energy

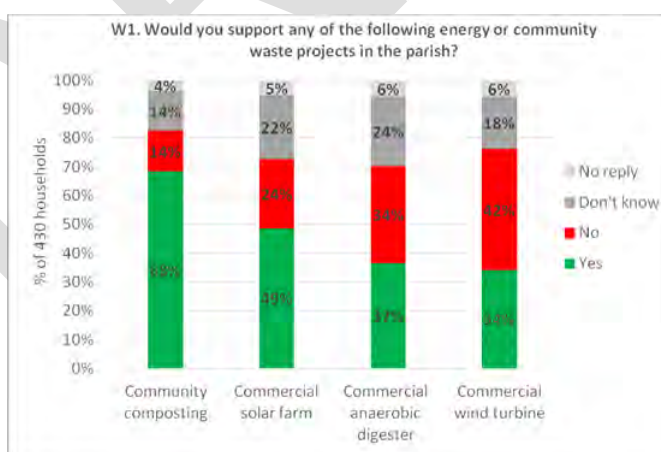
6.8.1 Policy SD2 of the Herefordshire Core Strategy relates to renewable and low carbon energy generation states that development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:

1. the proposal does not adversely impact upon international or national designated natural and heritage assets;
2. the proposal does not adversely affect residential amenity;
3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and
4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

In the case of energy generation through wind power developments, permission will only be granted for such proposals where:

- the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
- following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

6.8.2 Through the questionnaire based survey it was identified that 49% of residents would support a commercial solar farm



6.8.3 Through the call for sites process, a site was identified to come forward as a commercial solar farm. The following policy will guide the future development of this site, and any proposals submitted for further renewable energy throughout the plan period.

Policy B14 - Development of Renewable Energy Facilities in Burghill Parish

The site identified on Map 7 will be supported for development as a solar farm subject to satisfying the criteria (a) – (h) within this policy.

Further proposals for renewable energy development, including biomass, hydro, solar, landfill and biogas, will be permitted when:

- (a) any associated buildings are of appropriate size, scale, design and siting;
- (b) the site is suitably located in relation to any necessary raw materials;
- (c) there is no adverse impact on the character of the landscape, sites of nature conservation, archaeological and historical value;
- (d) there is no detrimental impact on any neighbouring land uses, including Listed Building or Conservation Area;
- (e) there is no adverse impact caused by any connection or switching equipment;
- (f) the level and impact of any potentially polluting substances is minimised;
- (g) there is no nuisance or disturbance caused by noise, dust, or smells; and
- (h) suitable means for disposal of waste arising are incorporated.

7 Next Steps

- 7.1 This Draft Plan has been prepared by the Neighbourhood Development Plan Steering Group and Burghill Parish Council, supported by planning consultants Kirkwells.
- 7.2 Hopefully, the first statutory 6-week deposit and public consultation period on the Draft Neighbourhood Development Plan (DNDP) will commence in early 2016. This might result in amendments to the DNDP. The amended DNDP will then be submitted to Herefordshire Council in the spring of 2016 for its second 6-week period of public deposit. Following this the DNDP will be subjected to an Independent Examination by a jointly appointed Examiner to consider whether the DNDP meets the basic conditions and also any outstanding objections.
- 7.3 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may **"make" the Plan**. **The Neighbourhood** Development Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

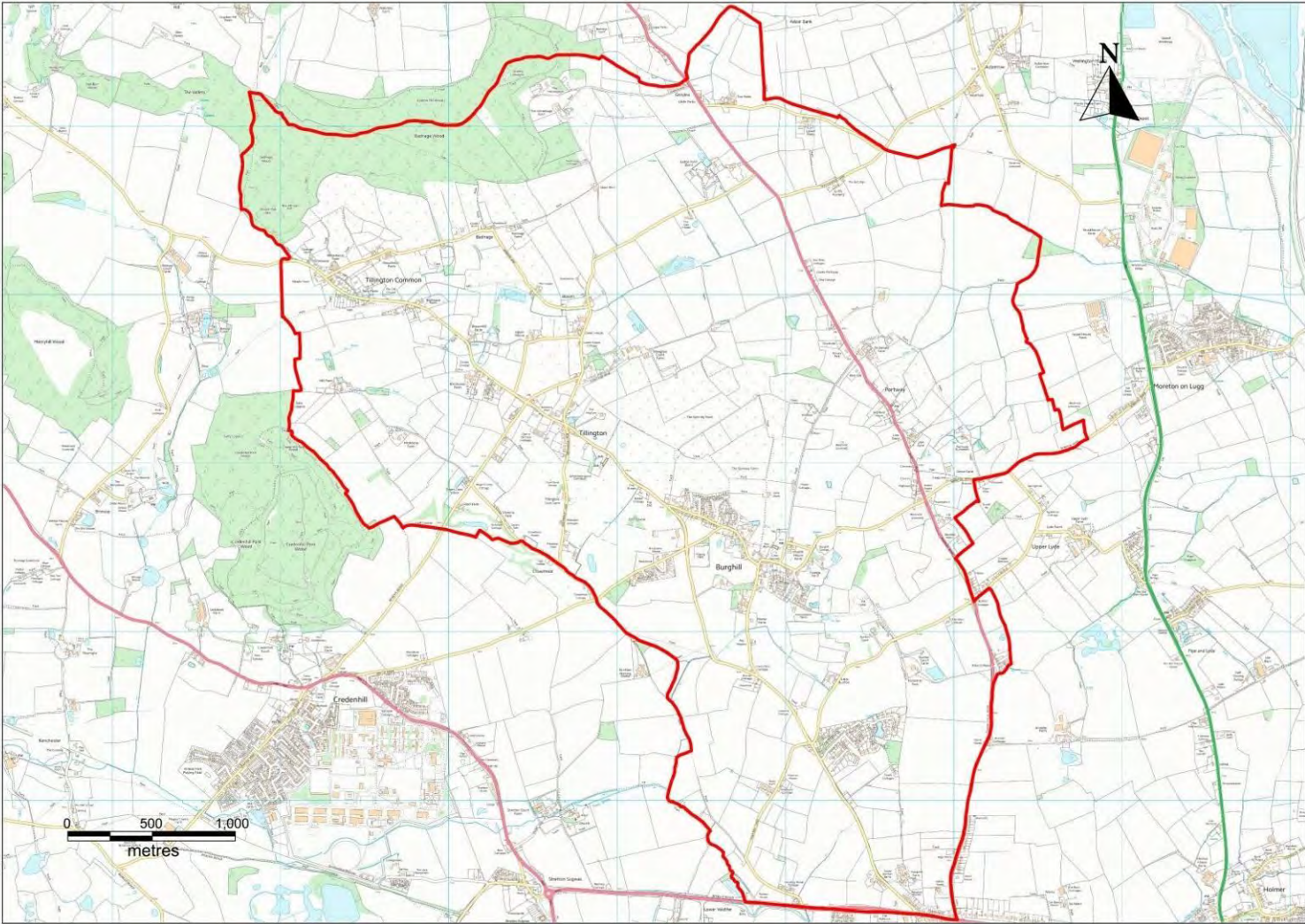
8 Monitoring and Review

- 8.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.
- 8.2 Where the need for change is identified the Parish Council will work with Herefordshire Council to produce updates and amendments where necessary.
- 8.3 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.

DRAFT

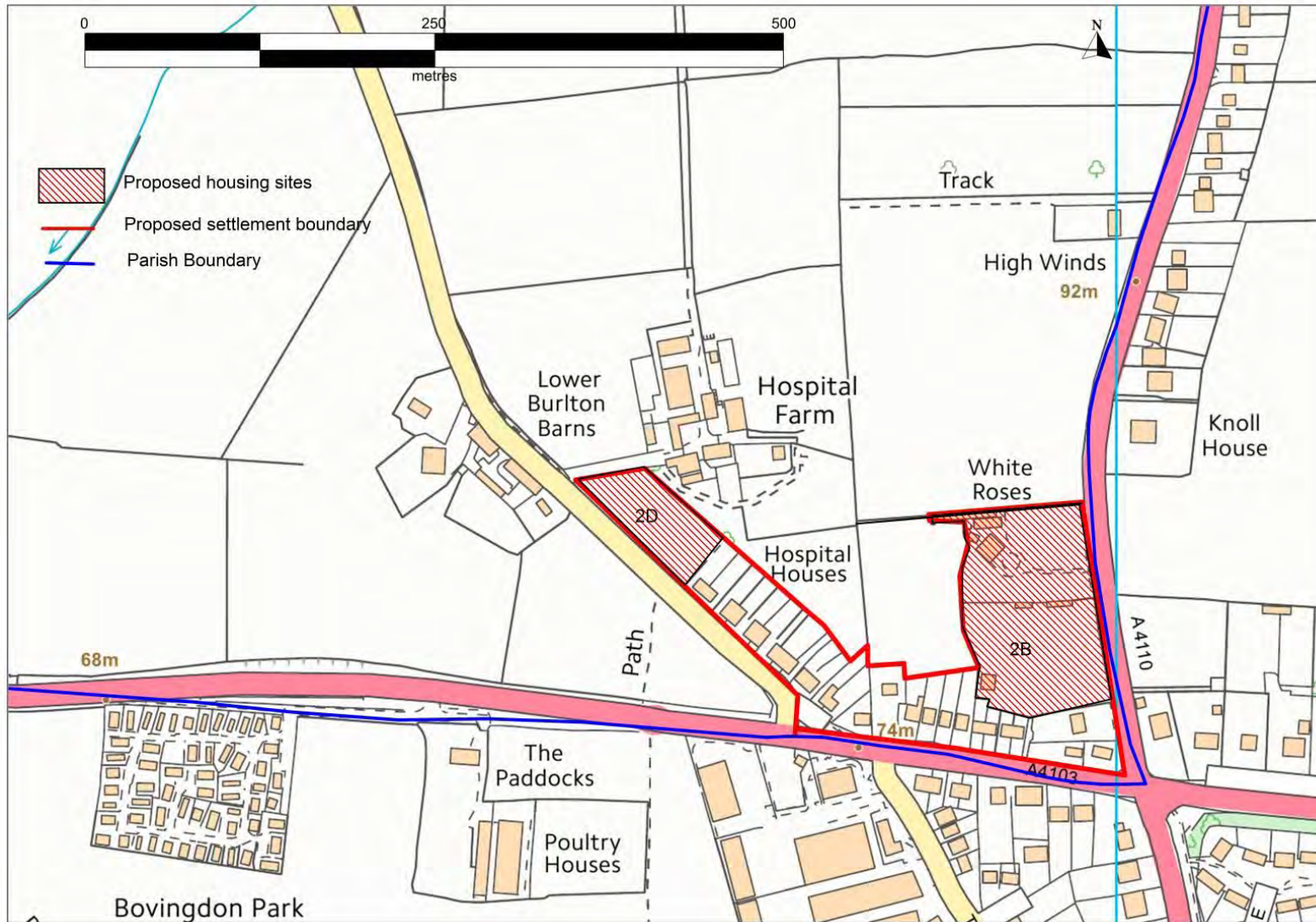
Appendix 1: Proposals Maps

Map 1 – Burghill Parish Designated Neighbourhood Area



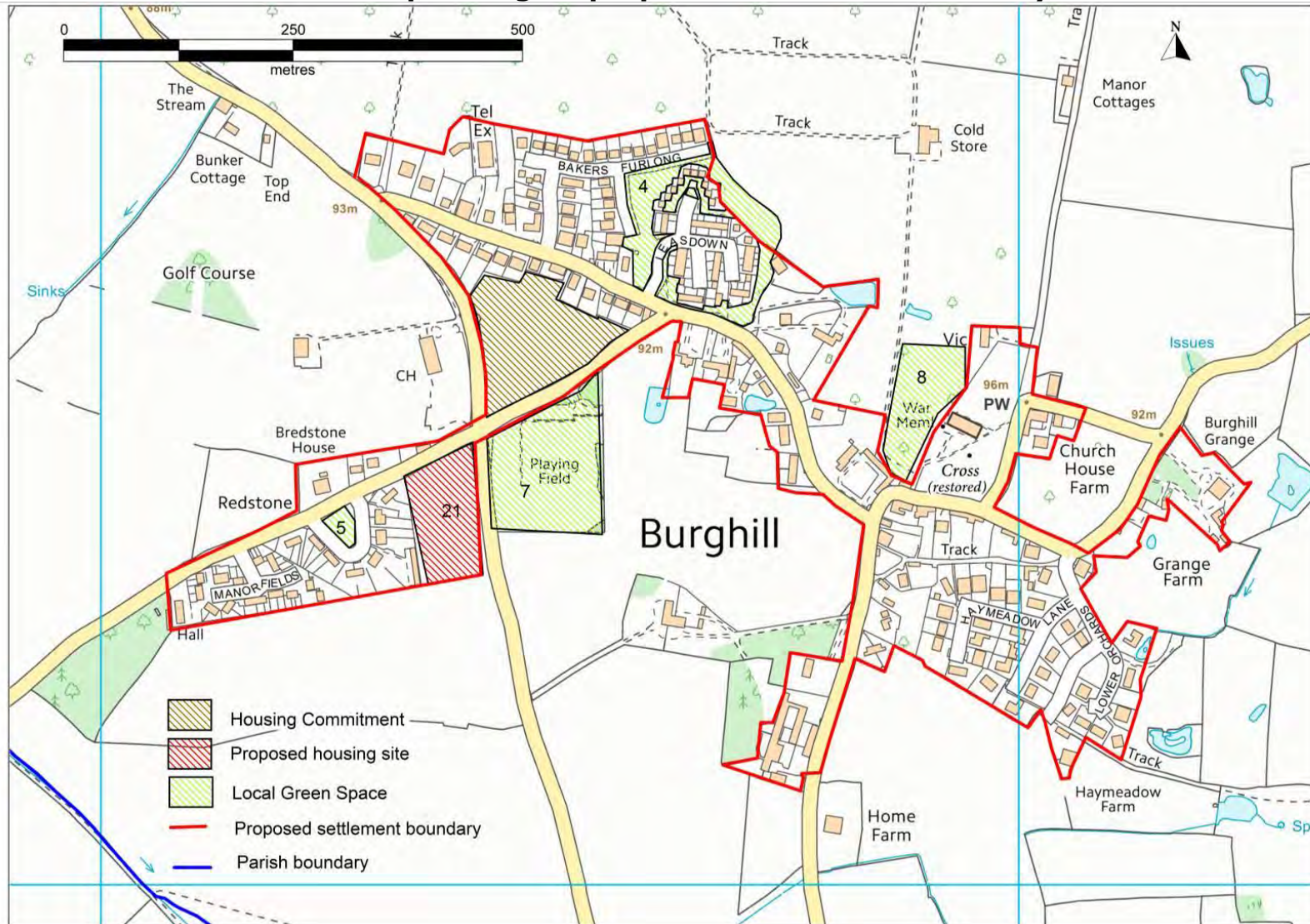
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Map 2 Lower Burlton proposed settlement boundary (area within Burghill parish abutting city boundary)



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Map 3 Burghill proposed settlement boundary



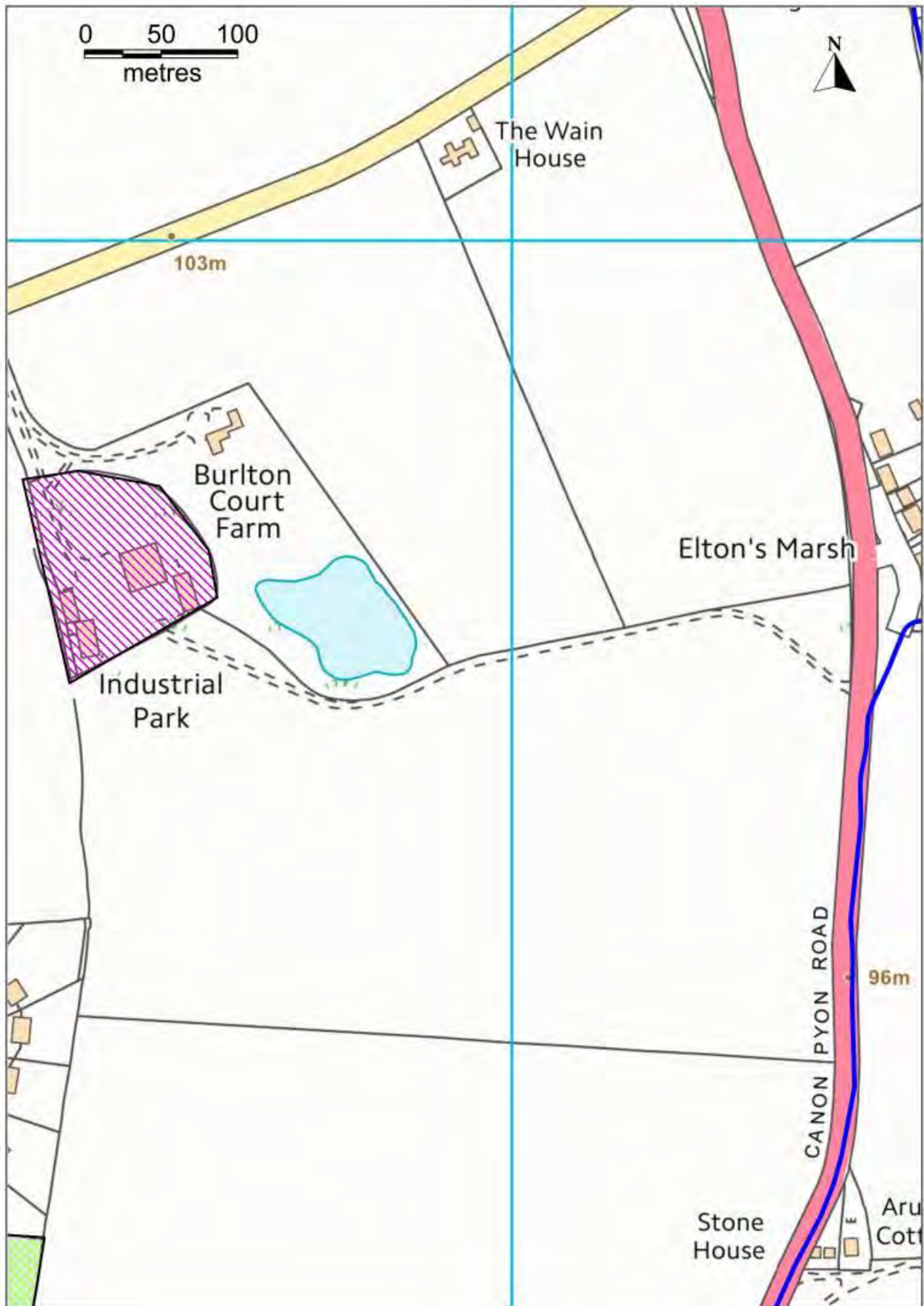
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Map 4 Tillington proposed settlement boundary including Tillington Business Park



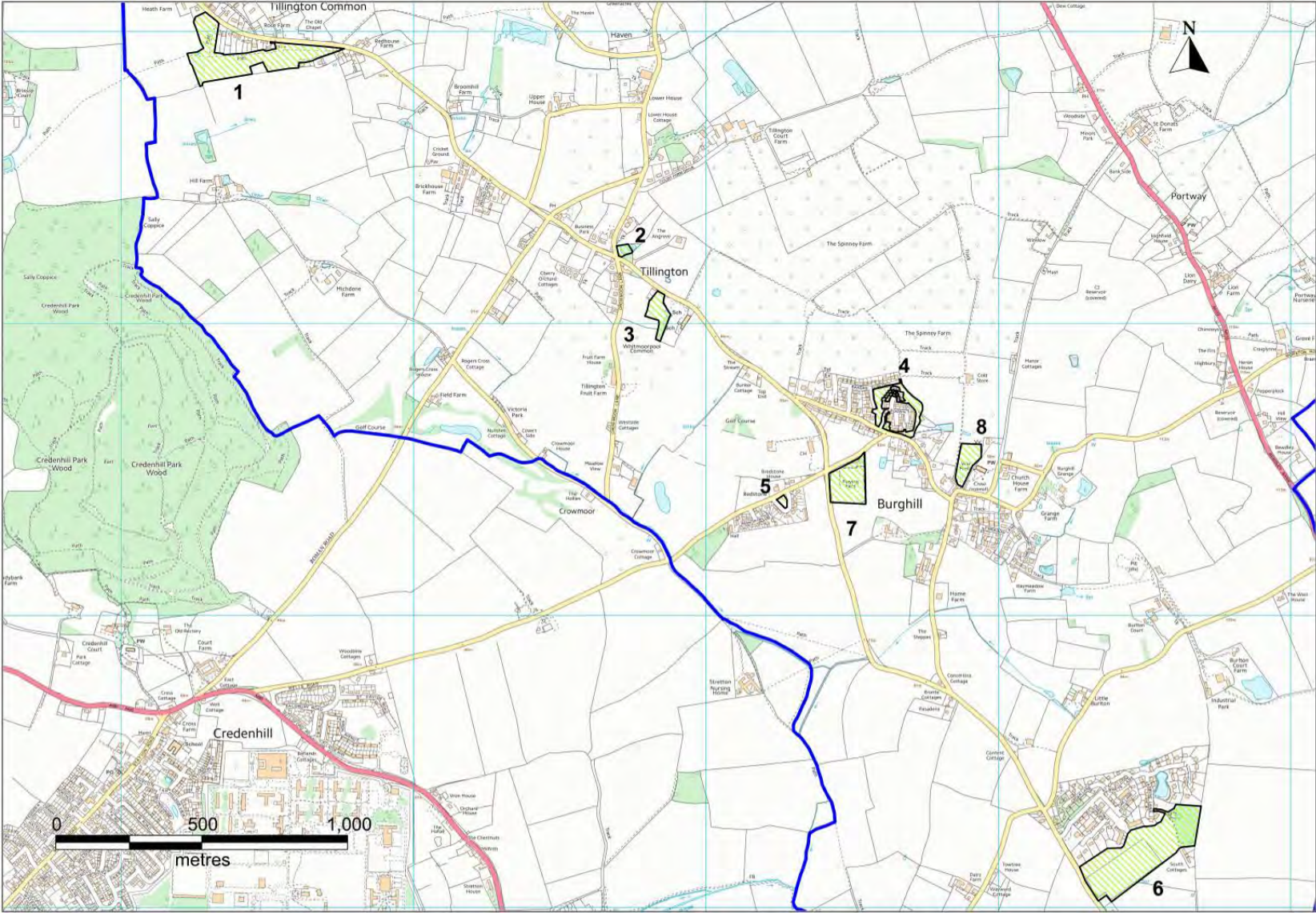
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Map 5 Burlton Court Farm Business Zone



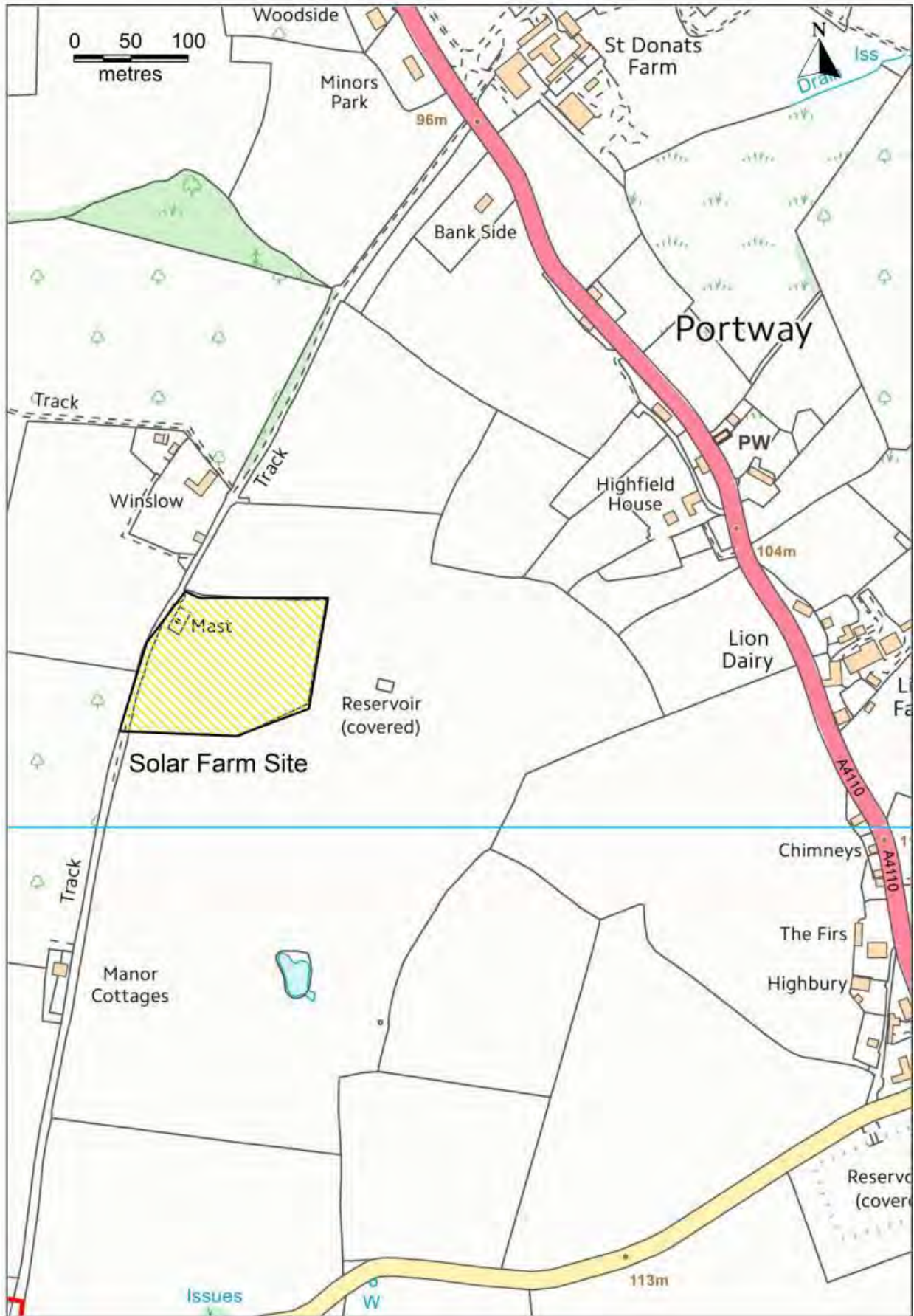
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Map 6 Designated local green spaces



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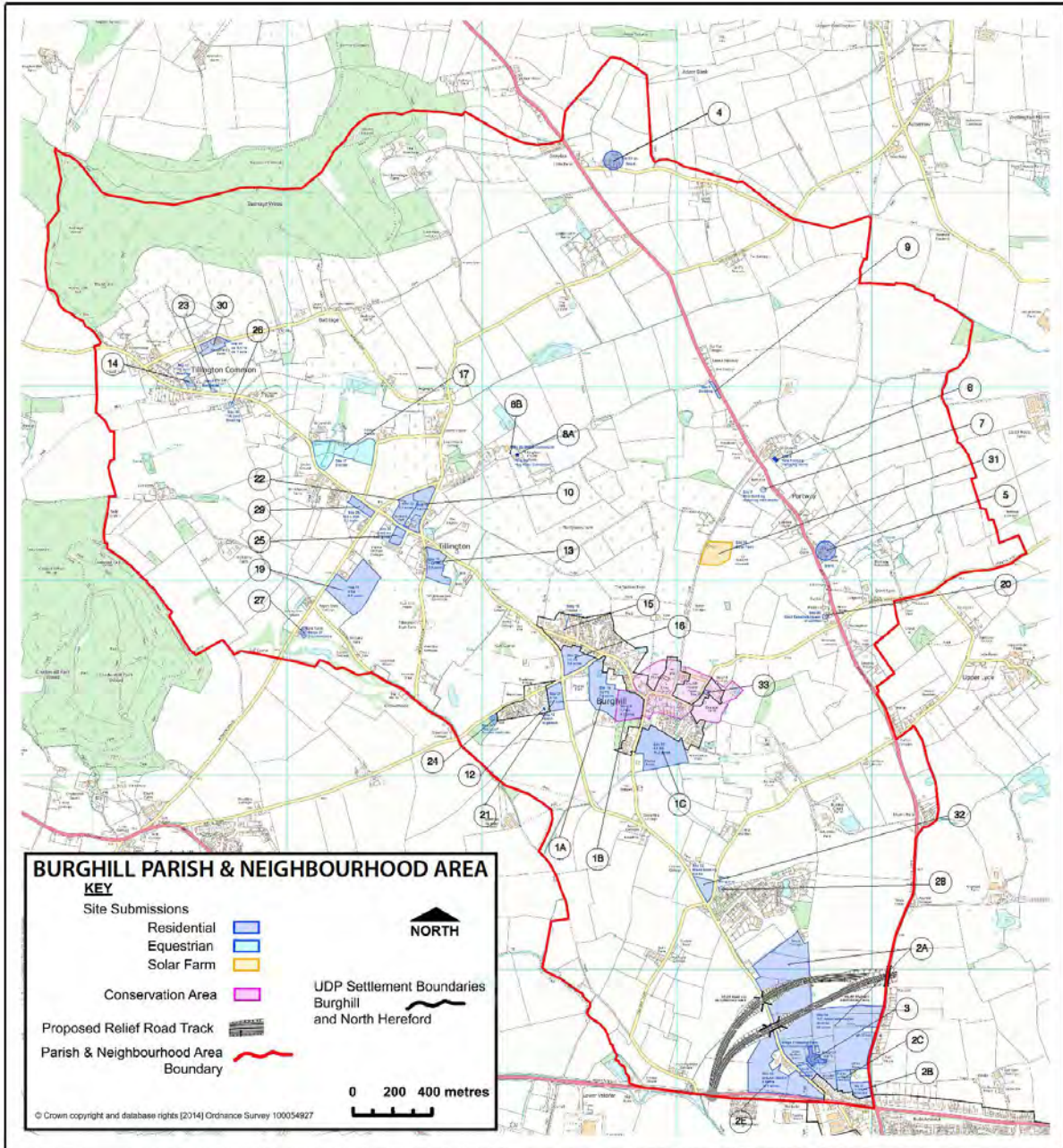
Map 7 Proposed solar energy site



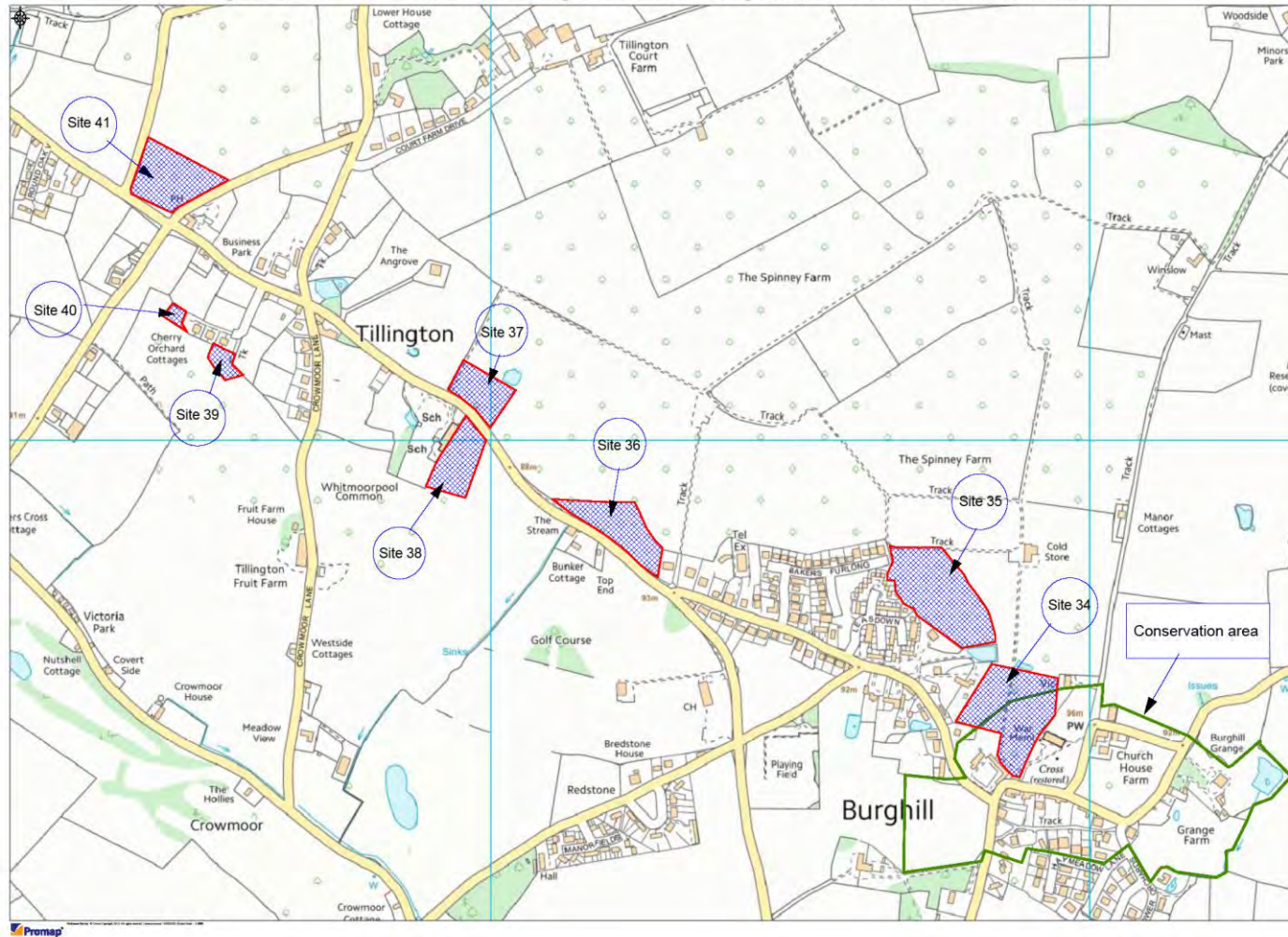
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Appendix 2: Option Days Maps

Burghill NDP - Submitted Sites Burghill Parish & Neighbourhood Area



Burghill NDP - Submitted Sites. Burghill Parish & Neighbourhood Area. Late Submissions



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Appendix 3: Burghill Parish

Design Guidance

1.0 Introduction

The Oxford English Dictionary definition of a plan, in the context of our Neighbourhood Development Plan, is: A detailed proposal for doing or achieving something.

With this definition in mind our NDP should, where possible, contain not just objectives and policy statements but also potential means of delivering these objectives.

Clause 153 in the NPPF document states that supplementary planning documents should be prepared only where necessary. Such documents should be used where they can help applicants make successful applications or aid infrastructure delivery, but should not be used to add unnecessarily to the financial burdens of development.

The type of development favoured by parishioners in their questionnaire responses suggests that this is an area of concern and inclusion of design guidance in the NDP could help to alleviate some of these concerns and help applicants make successful planning applications and infrastructure delivery.

Proposed design standards derived from questionnaire responses and Steering Group members are set out below.

Location

The development should not:

- Materially harm the living conditions of neighbours
- Materially harm the character or appearance of its surroundings
- Cause any new hazards to pedestrians or transport systems
- Cause any new risks to wildlife or habitats
- Affect the viability of the existing infrastructure system

Infrastructure

- Planning Applications should include details of the projected usage of the connected utilities, an assessment of whether the existing utilities can meet the increased load and, if reinforcement is required, then evidence that this reinforcement will be in place before dwellings are occupied
- All public services and public highways shall be constructed to adoptable standards in line with the existing published standards of statutory undertakers and the highway authority. The relevant adoption agreement shall be completed before occupancy of the first dwelling
- Where feasible traffic calming measures on access roads and village routes should be included as part of the project
- Access roads within development sites shall be constructed to a minimum carriageway width of 6m plus combined cycleways and footways of 2.0m minimum width.
- Dropped kerbs shall be provided at junctions between footways, cycleways and carriageways.
- Development that fronts the carriageway of an existing public highway shall have parallel 2.0m wide combined cycleways and footways along the highway
- Between new dwellings and community facilities such as schools, shops or meeting places there shall be, where possible, a designated public footway constructed to adoptable standards and maintained as such at public expense. Where this is not achievable then a footway, to the same standard shall be constructed to the nearest bus stop
- All public utilities serving new dwellings shall be provided by underground routes
- Broadband access shall be provided to all new dwellings, preferably by fibre optic lines

Amenities

- Residential development sites of 5 or more dwellings should have allocated, undeveloped, contiguous, landscaped grounds within the developed area set aside for public amenity use and these areas shall be complete and available for use before the last property on the development site is occupied
- Public amenity areas within development sites shall be subject to either public or private management agreements in perpetuity and these agreements shall be in place before the first occupation of a dwelling on a new development
- Each new dwelling shall have provision for off street storage areas for waste collection and recycle bins

Transport

- The existing bus service through Tillington and Burghill cannot be considered as the sole means of transport and therefore the car, or other private vehicle, is inevitably the major provider of transport. Therefore, provisions should be made in the design for features such as:
- Off road parking of a size in keeping with the size of the property and typical number of cars per household in a rural environment.
- The minimum provision shall be for two vehicles and these shall be “off highway” spaces.
- At least 50% of the dwellings on a development site shall be provided with lockable garages within the curtilage of the dwelling.
- New dwellings shall be within safe walking distance of a bus stop.

Layout and Size of Development

- Housing density shall be no more than 25 dwellings per hectare including all works required for access, public utilities, infrastructure and vehicle parking
- Housing groups within development projects shall not exceed 10 dwellings.
- At least 35% of the dwellings shall be affordable housing and shall be dispersed throughout market housing
- Not more than 2 affordable homes shall be either linked or neighbouring dwellings (to ensure the integration of affordable and market housing within development projects)
- Not more than 3 dwellings shall be linked in a terraced layout
- The arrangement and orientation of dwellings should be placed so that their occupation and the use of the land within their residential curtilages does not materially harm the living conditions of neighbours

Size of Dwelling

- New dwellings should have a minimum internal floor area of 80 sq. m where possible.
- Development sites shall comprise not more than 10% of 5 bedroom dwellings, not more than 60% of 3 or 4 bedroom dwellings and the remainder shall be 2 or 1 bedroom dwellings
- At least 15% of dwellings should be single storey ground floor buildings

In Character with the Parish

- New dwellings and their finishes should be in harmony with the character and appearance of existing neighbouring dwellings and the surrounding groups
- Dwellings shall be of traditional design, utilizing traditional materials in keeping with the wide range and character of properties in the parish

Site Specific Features

- Permitted development rights for outbuildings, extensions, additions and conservatories shall be withdrawn on sites for new housing

Dwelling Specific Features

- Dwellings shall not exceed 10m in height to the peak of the pitched roof measured from pre-existing adjacent ground levels
- Dwellings should not have flat roofs
- To reduce overlooking between habitable rooms of dwellings there shall be a minimum of 10.5m between the rear wall of a dwelling and its rear boundary and 21m between the rear habitable room windows of houses which back directly onto each other
- Balconies shall not provide viewing platforms for the private gardens or windows of adjacent properties
- Interfacing windows on side elevations of dwellings shall have obscured glass

Materials for Energy Generation

- Where provision is made for solar energy it shall be provided by components that are an integral part of the fabric or structure of the building.
- Permitted development rights for the erection of individual wind generation equipment mounted on dwellings or within their curtilage shall be withdrawn for new housing

Appendix 4: Heritage Assets

There are 27 Listed Buildings and 1 Scheduled Monument in Burghill Parish.

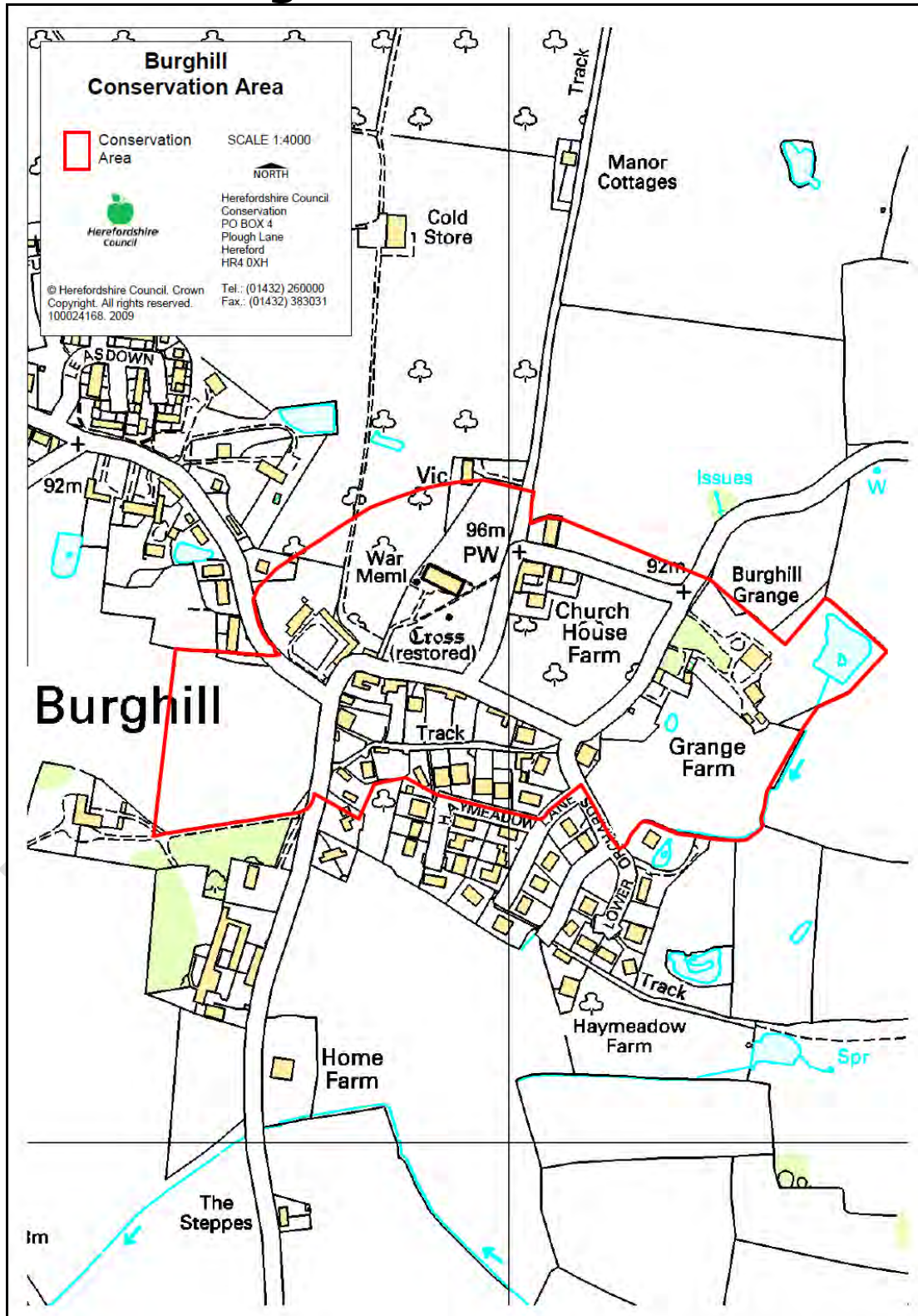
| Name | Location | Grade |
|--|--|-------|
| Burghill Lodge | Burghill Lodge, Burghill | II |
| Heathwood Farmhouse | Heathwood Farmhouse, Burghill | II |
| Barn approximately 50 metres north east of Hill Farmhouse | Barn approximately 50 metres north east of Hill Farmhouse, Burghill | II |
| Barn approximately 10 metres west of Little Burlton Farmhouse | Barn approximately 10 metres west of Little Burlton Farmhouse, Burghill | II |
| Barn approximately 20 metres east of Lower House | Barn approximately 20 metres east of Lower House, Burghill | II |
| Church of St Mary | Church of St Mary, Burghill | II* |
| Dovecote approximately 50 metres south west of Burghill Grange | Dovecote approximately 50 metres south west of Burghill Grange, Burghill | II |
| Church Cottage | Church Cottage, Burghill | II |
| Court Cottage | Court Cottage, Burghill | II |
| Barn approximately 30 metres north of Lauristina | Barn approximately 30 metres north of Lauristina, Burghill | II |
| Broomhill Farmhouse | Broomhill Farmhouse, Burghill | II |
| Burghill Grange | Burghill Grange, Burghill | II |
| Burghill Manor | Burghill Manor, Burghill | II |
| The Cedars | The Cedars, Burghill | II |
| Lauristina | Lauristina, Burghill | II |
| Pyefinch Farmhouse | Pyefinch Farmhouse, Burghill | II |
| Church Farmhouse | Church Farmhouse, Burghill | II |
| Barn approximately 50 metres south west of Burghill Lodge | Barn approximately 50 metres south west of Burghill Lodge, Burghill | II |
| Hill Farmhouse | Hill Farmhouse, Burghill | II |
| Lowerhouse | Lowerhouse, Burghill | II |
| Churchyard cross approximately 15 metres south east of Church of St Mary | Churchyard cross approximately 15 metres south east of Church of St Mary, Burghill | II |
| Range of barns approximately 30 metres south west of Burghill Manor | Range of barns approximately 30 metres south west of Burghill Manor, Burghill | II |
| The Corner House | The Corner House, Burghill | II |
| Court End Rookwood | Court End Rookwood, Burghill | II |
| Bridge approximately 100 metres south east of Stretton Court | Bridge approximately 100 metres south east of Stretton Court, Burghill | II |

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| Name | Location | Grade |
|---|--|--------------|
| Former house at Lion Farm | Former house at Lion Farm, Burghill | II |
| Barn adjacent to former house at Lion Farm | Barn adjacent to former house at Lion Farm, Burghill | II |
| Scheduled Monument | | |
| Churchyard cross in St Mary the Virgin's churchyard | | |

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Appendix 5: Burghill Conservation Area



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Appendix 6: Relevant Planning Policies

National Planning Policy Framework (NPPF)

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

- 1. Building a strong, competitive economy.**
- 2. Ensuring the vitality of town centres**
- 3. Supporting a prosperous rural economy**
- 4. Promoting sustainable transport**
- 5. Supporting high quality communications infrastructure**
- 6. Delivering a wide choice of high quality homes**
- 7. Requiring Good Design**
- 8. Promoting healthy communities**
- 9. Protecting green belt land**
- 10. Meeting the challenge of climate change, flooding and coastal change**
- 11. Conserving and enhancing the natural environment**
- 12. Conserving and enhancing the historic environment**
- 13. Facilitating the sustainable use of minerals**

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184: Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185: Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic **policies where a neighbourhood plan is in preparation.”**

Herefordshire Core Strategy (2011-2031)

This document provides part of the strategic planning policy context for neighbourhood planning and Burghill Neighbourhood Plan will need to have regard to the following Core Strategy Policies:

- SS1 – Presumption in favour of sustainable development**
- SS2 – Delivering new homes**
- SS4 – Movement and transportation**
- SS6 – Environmental quality and local distinctiveness**
- SS7 – Addressing climate change**

Place Shaping

- RA1 – Rural housing strategy**
- RA2 – Herefordshire’s villages**
- RA3 – Herefordshire’s countryside**
- RA4 – Agricultural Forestry and rural enterprise dwellings**
- RA5 – Re-use of rural buildings**

General Policies

- H1 – Affordable housing – threshold and targets**
- H2 – Rural exception sites**
- H3 – Ensuring an appropriate range and mix of housing**
- H4 – Traveller sites**

SC1 Social and Community Facilities

- OS1 – Requirement for open space, sports and recreation facilities**
- OS2 – Meeting open space, sports and recreation needs**
- OS3 – Loss of open space, sports or recreation facilities**

MT1 – Traffic management, highway safety and promoting active travel

E1 – Employment provision

- E2 – Redevelopment of existing employment land and buildings**
- E3 – Homeworking**
- E4 – Tourism**

LD1 – Landscape and townscape

- LD2 – Biodiversity and geodiversity**
- LD3 – Green infrastructure**
- LD4 – Historic environment and heritage assets**

SD1 – Sustainable design and energy efficiency

- SD3 – Sustainable water management and water resources**
- SD4 Wastewater treatment and river water quality**

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Acknowledgements

This Neighbourhood Plan has been prepared by Burghill Parish Council in conjunction with Kirkwells

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Burghill Parish

Neighbourhood Development Plan

2011 - 2031



January 2016

Regulation 14 First Consultation Draft
