



**Submission Version  
2011-2031**



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# 1 Introduction and Background

## About Luston Group of Parishes

- 1.1 The Luston Group of Parishes consists of the three civil parishes of Luston; Eye, Moreton and Ashton; and Eyton
- 1.2 Luston is the main village within the group of parishes, with the smaller settlements of Eyton, Moreton, Eye and Ashton surrounding it.

## Luston

- 1.3 Luston village is 3km north of Leominster on the B4361 road. The parish contains the main village and the hamlet of The Broad which is south of the main village.
- 1.4 The parish has no church but there is a Methodist chapel in the village. The village has a primary school, which was opened in September 1968, and a pub called The Balance Inn. The parish hall is shared with all the surrounding villages and is called Cawley Hall after the family who donated the land, and had their seat at nearby Berrington Hall.
- 1.5 Luston is recorded in the Domesday Book. Luston was one of sixteen manors of Leominster, all being the property of the crown at the time of the conquest.
- 1.6 Luston Parish covers an area of 677 hectares, with a population density of 0.8 persons per hectare, which is similar to that of Herefordshire as a whole.
- 1.7 The 2011 Census<sup>1</sup> listed the usual resident population as 541 people (266 males and 275 females). The age structure is broken down as follows
  - 14.4% were aged 15 years and under, compared to 17.2% across Herefordshire and 18.9% across England
  - 58% were aged 16 to 64 years, compared to 61.6% across Herefordshire and 64.8% across England
  - 27.5% were aged 65 years and over, compared to 21.3% across Herefordshire and 16.3% across England



<sup>1</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination/>

- 1.8 There are 246 dwellings located within the Parish. However, the number of households in the Census is 236. Of these:
- 162 dwellings were detached (68.6%) compared to 42.3% in Herefordshire
  - 55 dwellings were semi-detached (23.3%) compared to 27.8% in Herefordshire
  - 19 dwellings were terraced (8.1%) compared to 17.5% in Herefordshire
  - No dwellings were flats or apartments
- 1.9 A much higher proportion of households in Luston were owned outright, 53.4% compared to 39.4% across Herefordshire, and 28% owned with a mortgage/loan compared to 28.3% across Herefordshire. A lower proportion were in Shared Ownership, 0.8% compared to 1% across Herefordshire, and 8.5% were social rented compared to 13.9% across Herefordshire. 6.8% of dwellings were privately rented accommodation compared to 15.5% across Herefordshire, and 2.5% of households were living rent free.
- 1.10 In terms of transport, local residents depend more on cars and vans than elsewhere, with 89% of households having access to one or more vehicles, compared to 83% in Herefordshire and 74.2% across England.
- 1.11 The parish has 19 Grade II Listed Buildings. (A full list is included at Appendix A)
- 1.12 The Parish is predominantly rural in character. The Herefordshire Landscape Character Assessment Supplementary Planning Guidance (2004) identifies the landscape character type as being 'Principal Settled Farmlands'

## Eye, Moreton and Ashton

- 1.13 Eye is a small hamlet, in the parish, north of Leominster and south of Ludlow and neighbours Luston. Eye has a historic small church with a square tower and some wonderful effigies; beside it is Eye Manor, noted for its fine decorated plaster ceilings.
- 1.14 Moreton is also a small hamlet in the parish, located to the east of Eye.
- 1.15 Ashton is a settlement in the parish, adjacent to the A49 east of Moreton. Recorded in the Domesday Book, it was in the hundred of Leominster. In the National Gazetteer of Britain and Ireland of 1868, it was listed as in the hundred of Wolphy. Ashton lies on the A49 road; to the north is Brimfield; to the southwest is Berrington Hall.
- 1.16 The parish covers an area of 1188 hectares, with a population density of 0.2 persons per hectare, which is very low compared to the Herefordshire average.
- 1.17 The 2011 Census listed the usual resident population as 178 people (94 males and 84 females). The age structure is broken down as follows



- 15.74% were aged 15 years and under, compared to 17.2% across Herefordshire and 18.9% across England
- 65.7% were aged 16 to 64 years, compared to 61.6% across Herefordshire and 64.8% across England
- 18.5% were aged 65 years and over, compared to 21.3% across Herefordshire and 16.3% across England

1.18 There are 92 dwellings located within the parish. However, the Census records the number of households as 81. Of these:

- 47 dwellings were detached (58%) compared to 42.3% in Herefordshire
- 19 dwellings were semi-detached (23.5%) compared to 27.8% in Herefordshire
- 6 dwellings were terraced (7.4%) compared to 17.5% in Herefordshire
- 7 dwellings were flats or apartments (8.6%) compared to 11.4% in Herefordshire

1.19 A much lower proportion of households in the parish were owned outright, 30.9% compared to 39.4% across Herefordshire, and 9.9% owned with a mortgage/loan compared to 28.3% across Herefordshire. No houses were in Shared Ownership, and 4.9% were social rented compared to 13.9% across Herefordshire. 44.4% of dwellings were privately rented accommodation compared to 15.5% across Herefordshire, and 9.9% of households were living rent free.

1.20 In terms of transport, local residents depend more on cars and vans than elsewhere, with 97.5% of households having access to one or more vehicles, compared to 83% in Herefordshire and 74.2% across England.

1.21 The parish has 3 Grade I Listed Buildings, 8 Grade II Listed Buildings, a historic Park and Garden and a Scheduled Monument. (A full list is included at Appendix A)

1.22 The parish is predominantly rural in character. The Herefordshire Landscape Character Assessment Supplementary Planning Guidance (2004) divides the landscape character type within the parish into three categories 'Principal Settled Farmlands', 'Wet Pasture Meadows' and 'Estate Farmlands'.

## Eyton

1.23 Eyton is 2 miles (3 km) north west of Leominster and 15 miles (24 km) north of Hereford. It is made up of scattered farms with no real village centre. The village church is Norman and dedicated to All Saints.

1.24 Eyton is mentioned in the Domesday Book as 'Ettone' and was part of the manor of Leominster. It was the birthplace (1552) of the Elizabethan writer



and geographer Richard Hakluyt, important for his compilations of documents on contemporary voyages of exploration and for promoting the settlement of North America by the English.



- 1.25 The parish covers an area of 462 hectares, with a population density of 0.3 persons per hectare, which is low compared to the Herefordshire average.
- 1.26 The 2011 Census listed the usual resident population as 124 people (63 males and 61 females). The age structure is broken down as follows
- 9.7% were aged 15 years and under, compared to 17.2% across Herefordshire and 18.9% across England
  - 69.4% were aged 16 to 64 years, compared to 61.6% across Herefordshire and 64.8% across England
  - 21% were aged 65 years and over, compared to 21.3% across Herefordshire and 16.3% across England
- 1.27 There are 52 dwellings located within the parish. The Census records the number of households also as 52. Of these:
- 36 dwellings were detached (69.2%) compared to 42.3% in Herefordshire
  - 9 dwellings were semi-detached (17.3%) compared to 27.8% in Herefordshire
  - 6 dwelling were terraced (1.9%) compared to 17.5% in Herefordshire
  - 1 dwelling was a flat or apartment (1.9%) compared to 11.4% in Herefordshire
  - 5 dwellings were caravans or other mobile structures (9.6%) compared to 0.9% in Herefordshire
- 1.28 A higher proportion of households in the parish were owned outright, 50% compared to 39.4% across Herefordshire, and 15.4% owned with a mortgage/loan compared to 28.3% across Herefordshire. No houses were in Shared Ownership, and 13.5% were social rented compared to 13.9% across Herefordshire. 17.3% of dwellings were privately rented accommodation compared to 15.5% across Herefordshire, and 3.8% of households were living rent free.
- 1.29 In terms of transport, local residents depend more on cars and vans than elsewhere, with 92.3% of households having access to one or more vehicles, compared to 83% in Herefordshire and 74.2% across England.

## Natural and Built Environment

- 1.30 The parish has 1 Grade II\* Listed Building and 6 Grade II Listed Buildings. (A full list is included at Appendix A)
- 1.32 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 'Principal Settled Farmlands'.
- 1.33 There are two Sites of Special Scientific Interest (SSSI) within the parish group – Berrington Pool and River Lugg. The area also falls within the River Wye (including Lugg) Special Area of Conservation (SAC) as it is classed as a sub catchment area.
- 1.34 The parish group contains 13 Special Wildlife Sites (SWS).
- 1.35 There are also a number of Ancient Woodlands and Tree Preservation Orders within the Parish Group.

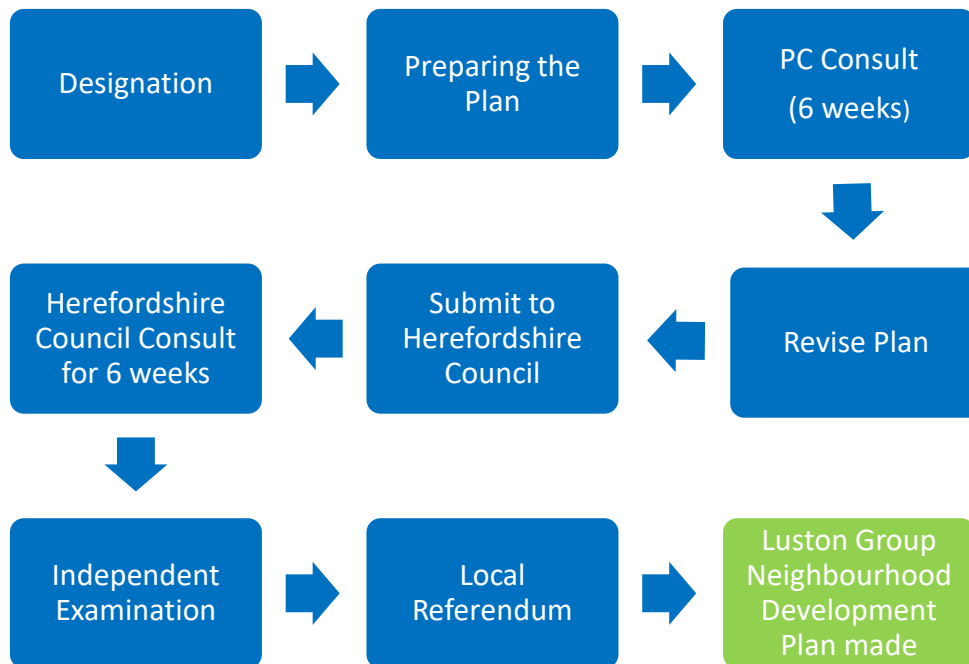




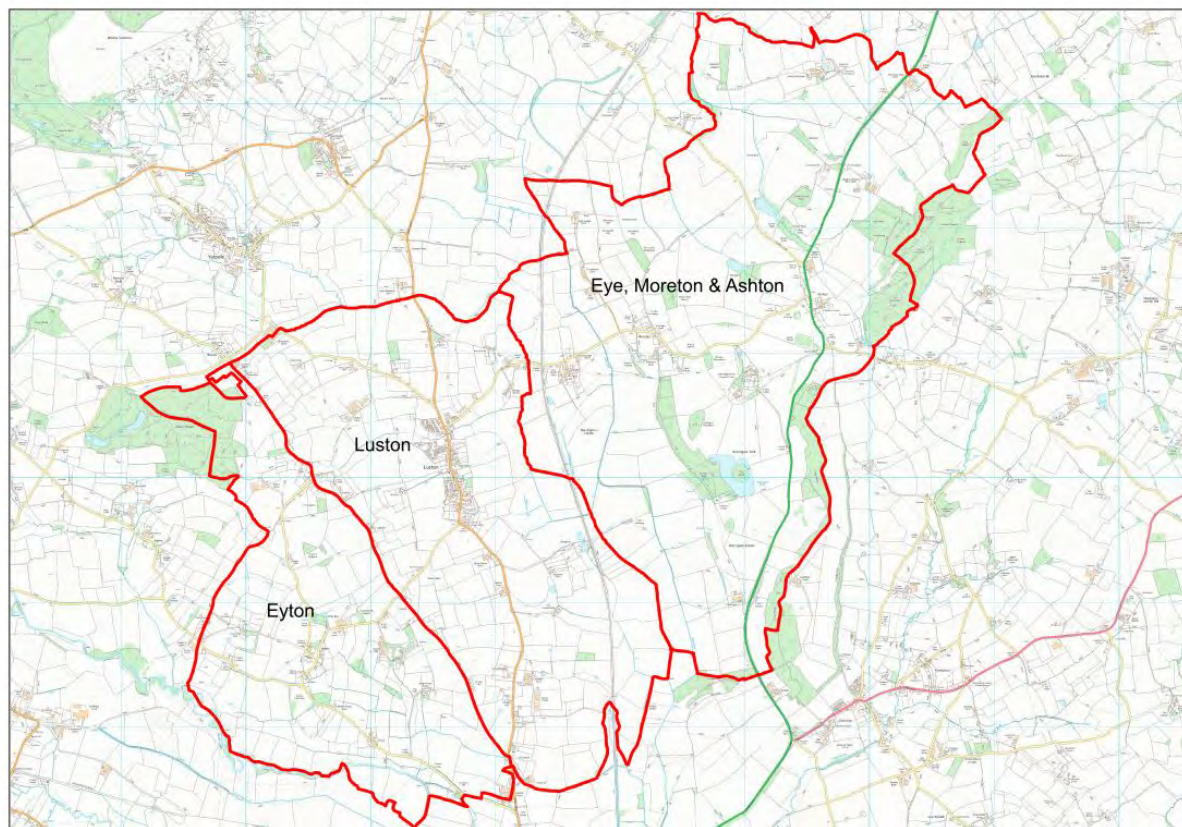
## 2 A Neighbourhood Development Plan for Luston Group

- 2.1 The Government has recently 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.
- 2.2 Neighbourhood Development Plans set out planning policies to help determine planning applications for new development and as statutory planning documents form part of the “Local Plan”. Policies and site allocations in Neighbourhood Plans have to be in general conformity with the local authority’s Local Plan and must take account of the National Planning Policy Framework. Neighbourhood Development Plans can help to shape and direct development, but cannot propose less development than the Local Plan.
- 2.3 Neighbourhood Development Plans have to be prepared following a procedure set by government.
- 2.4 This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire.

Figure 1 – The Neighbourhood Development Plan Preparation Process



## Designation



**Map 1 Luston Group Designated Neighbourhood Area**

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- 2.5 The Group Parish Council applied to Herefordshire Council for designation as a Neighbourhood area. This was approved by the Council on 4<sup>th</sup> September 2013. The Designated Neighbourhood Area is shown on Map 1 above.
- 2.6 A volunteer steering group of villagers and parish councillors was set up by the Group Parish Council to help in the development of this plan. From an early stage, the Steering Group carried out a questionnaire, the aim was to reach right across the various groups, businesses, individuals and landowners to build up a picture (and evidence base) for the development of the Luston Group Neighbourhood Development Plan.
- 2.7 The Luston Group Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).
- 2.8 This means the Luston Group Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire’s Core Strategy. Therefore, our Neighbourhood Development Plan has been prepared to be in “general conformity” with Herefordshire’s existing planning policies.

2.9 Herefordshire Council’s strategic planning policy is contained in the Herefordshire Core Strategy, adopted on 15<sup>th</sup> October 2015. A full list of relevant policies is included at Appendix B.



# 3 Key Issues for Luston Group

## Luston Group Survey October 2014

- 3.1 In March 2014 the Neighbourhood Plan Steering Group was formed to work on behalf of The Luston Group Parish Council to produce a Neighbourhood Development Plan.
- 3.2 On the 10th and 11th May 2014 the Neighbourhood Plan Steering Group and Luston Group Parish Council held a Public Awareness Weekend at Cawley Hall to ask residents what should be included in the Neighbourhood plan. The results and suggestions were analysed, which formed the basis for the questionnaire.
- 3.3 The questionnaire was produced with the questions formulated from the suggestions and concerns expressed at the above weekend. Guidelines were produced to accompany the process of distributing and collecting the questionnaire.
- 3.4 The questionnaire was distributed in the week following 2nd October 2014 with a closing date for the completed questionnaire as the 27th October 2014.
- 3.5 A total of 605 questionnaires were distributed across the three parishes. 514 completed responses were received (85%)
- 3.5 All responses were analysed. The analysis available on the parish council website to download from the following link  
<http://lustonparishes.gov.uk/neighbourhood-development-plan/>
- 3.6 Based on the information gathered from the questionnaire responses and knowledge of the local area, the following were identified as key issues to be addressed in the Neighbourhood Development Plan:
  - Small developments of appropriate houses as required (3-5 houses max)
  - Existing residents whose accommodation needs are changing should be able to live comfortably in their own environment
  - Existing settlement boundary should be retained
  - Encourage better sustainable development (over and above present Code for Sustainable Homes and Building Regulations)
  - Affordable housing has to be for local people
  - Any affordable housing should be pepperpotted through the community
  - Ensure village remains a village and hamlets remain hamlets
  - Design has to be in keeping with scale and style of neighbouring buildings
  - Streams flood - No development next to the streams
  - Traffic speeds – traffic calming measures
  - Extra footpaths required from Luston to village hall and to farm shop
  - Retain village identity
  - Demarcation gates at either end of village of Luston

- Pedestrian safety – increase in 30 mph zones (Moreton and village hall area)
- Protect community facilities
- Protect open spaces
- Better bus service
- Support new employment in the parishes
- Protect existing employment
- Support for high speed broadband to assist working from home
- Encourage working from home



## 4 Vision for Luston Group and objectives.

- 4.1 The vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of questionnaire and the key issues.

### ***The Vision for Luston Group***

*A group of parishes that will retain the rural character of the villages and hamlets. They will evolve and grow organically to maintain the character and serenity of the area.*

### **Objectives**

#### **Design, Natural and Built Environment**

1. To protect and preserve the size, form and character of the village and hamlets.
2. To ensure that all future development is sustainable and does not increase risk of flooding.
3. To protect open and green spaces.
4. To protect the local landscape and the setting of the village and hamlets.
5. To retain Luston village conservation status.

#### **Housing**

6. To ensure that new housing is provided of a size, type and tenure to accommodate local need.

#### **Traffic and Highways**

7. To reduce traffic problems and improve highway and pedestrian safety.

#### **Employment**

8. To support home working and small businesses.

#### **Community Facilities and Infrastructure**

9. To protect and enhance community facilities.

# 5 Neighbourhood Development Plan Policies for Luston Group

This section sets out the planning policies to guide development in Luston Group up to 2031. The five themes have developed from the questionnaire and the draft objectives. Whilst the policies are divided between the themes the plan should be read as a whole.

## 5.1 General Policy

5.1.1 This policy is a general policy which relates to all types of development that require planning permission.

### Policy LG1 - General Development Principles

All new development will be expected to enhance the positive attributes of the villages and local design features. Development will not be permitted where it has a detrimental impact on the character of the area in which it is located.

All new development within the designated area will be acceptable where it meets the following criteria:

- (a) Gives priority to the use of brownfield sites/conversion of existing buildings
- (b) Uses existing services and facilities
- (c) Does not have a detrimental effect on residential amenity by reason of noise or other nuisance
- (d) Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure
- (e) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function
- (f) Includes SuDS (Sustainable Urban Drainage Systems), wherever possible
- (g) Housing development must not be impacted by existing agricultural or commercial activity or vice versa.
- (h) Development that may result in the capacity of the public sewerage network and/or the Luston & Yarpole wastewater treatment works (WwTW) becoming overloaded will not be supported. Development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).
- (i) Is in accordance with all relevant policies within this plan

- 5.1.2 The consultation response at Regulation 14 from Welsh Water indicated that amendments to the above policy were required to ensure there is specific reference to the capabilities of the public sewerage system or wastewater treatment works (WwTW) to accept the foul flows from the amount of new development proposed. The policy was amended accordingly.
- 5.1.3 Development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).
- 5.1.4 In addition, the public sewerage network within the Group Parish area only extends to the settlement of Luston (as well along Yarpole Lane towards the settlement of Yarpole, and the area around Cawley Hall Village Hall). As such, in those unserved locations alternative foul drainage options will be required, in line with the criteria set out under Policy SD4 of the Herefordshire Core Strategy
- 5.1.5 Welsh Water have indicated that it is unlikely that there is available capacity at the Luston and Yarpole WwTW to accommodate the foul flows from the number of units proposed within the Neighbourhood Plan. There are no improvements planned at the WwTW within the current regulatory investment programme (Asset Management Plan 6 - 2015-2020).
- 5.1.6 If the development proposed is to progress in advance of future regulatory improvements, it will be necessary for a feasibility study to be undertaken on the capabilities of the WwTW at the developer's expense. The conclusion of the study will determine the upgrade works required.

## 5.2 Design, Built and Natural Environment

- 5.2.1 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 heritage assets and especially those with specific environmental designations. 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 tranquillity;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.



5.2.2 The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.

5.2.3 Policy LD1 of the Herefordshire Core Strategy states that development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

5.2.4 Policy LD4 of the Core Strategy states that development proposals affecting heritage assets and the wider historic environment should:

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design. Where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;

4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible; and
5. where appropriate, improve the understanding of and public access to the heritage asset.

5.2.5 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.

5.2.6 Other relevant Herefordshire Core Strategy Policies are SS1 and SD1.

5.2.7 The questionnaire identified that residents of the parishes enjoyed the quiet village life, the rural atmosphere, and easy access to the countryside. They considered that the separation of the village and hamlets by fields and countryside, the natural beauty of the area, the varied building styles throughout the parishes and footpaths and walks, were essential characteristics of the area.



5.2.8 The Parish Council consider it to be essential that the character of the village and hamlets and the surrounding landscape should be retained and enhanced.

## Policy LG2 - Design of Development in Luston Group

The designated area has a distinctive and special character. All new development within the designated area will be permitted where it makes a positive contribution to that distinctive character and be of good design and quality. In seeking to protect and enhance the unique identity of the area, all development will be expected to take account of the following:

- (a) Contributes to local identity, and sense of place
- (b) Respects the character and setting of the Luston Conservation Area where appropriate
- (c) Is suitable 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) uses, and where appropriate re-uses local and traditional materials or suitable artificial alternatives
- (e) Does not result in backland development which has a detrimental impact on the character of the village
- (f) Includes adequate parking and both private and public amenity space for future residents
- (g) Ensures the use of space and landscape design is appropriate;
- (h) Protects key views as identified in Policy LG3

- (i) Relates well to the street and has an active frontage
- (j) Respects local settings and garden forms/landscaping
- (k) Ensures movement to, within, around, and through the development is acceptable
- (l) Encourages originality, innovation and initiative;
- (m) Includes appropriate energy efficiency and conservation measures, where possible
- (n) Uses Sustainable Drainage Systems in line with Policy LG5
- (o) Protects, and where possible, enhances the green infrastructure network
- (p) Uses appropriate lighting for the location in line with Policy LG4

5.2.9 The Herefordshire Landscape Character Assessment SPG (2004) identifies the three parishes to have differing landscape character types. Luston and Eyton are identified as 'Principal Settled Farmlands'.

#### Character Description – Principal Settled Farmlands

5.2.10 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.

5.2.11 Eye, Moreton & Ashton is identified as ‘Principal Settled Farmlands’, Wet Pasture Meadows’ and ‘Estate Farmlands’

Character Description – Wet Pasture Meadows

5.2.12 These are flat, low lying and largely uninhabited landscapes. They are found where the land form has naturally created poorly drained, low lying basins collecting water from the surrounding low hills or scarps. These are landscapes which, in the past, have been protected from change by the difficulty of cultivating soils with such poor drainage. They have consequently been avoided as sites



for settlement and roads, and have often not been considered economically viable for agricultural improvement. This, together with the widespread pastoral land use, and associated traditional methods of management, has favoured the retention of wetland habitats of considerable wildlife interest and a certain wilderness quality. These are secluded, pastoral landscapes characterised by a regular pattern of hedged fields and ditches fringed by lines of willow and alder. Pollarded willows are often a distinctive feature.

Character Description – Estate Farmlands

5.2.13 The majority of this land has historically been in the ownership of a few land-owning families who have influenced the character of the landscape by laying it out in an ordered fashion. This is a mixed farming, medium scale landscape where the medium to large sized fields are defined by hedgerows. The views are framed by tree groups associated with its planned character. These are often small, geometrically shaped plantation woodlands, possibly used in the past for shooting purposes, together with the tree features associated with large country house estates and ornamental parklands. This landscape type is similar to the Wooded Estate lands but it lacks the medieval parks and associated ancient woodland. Settlement is largely restricted to discrete clusters of dwellings and associated small estate villages.

5.2.14 The Group Parish Council consider it important to protect the setting of the villages and the surrounding landscape.



## Policy LG3 - Protecting and enhancing local landscape character and views

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

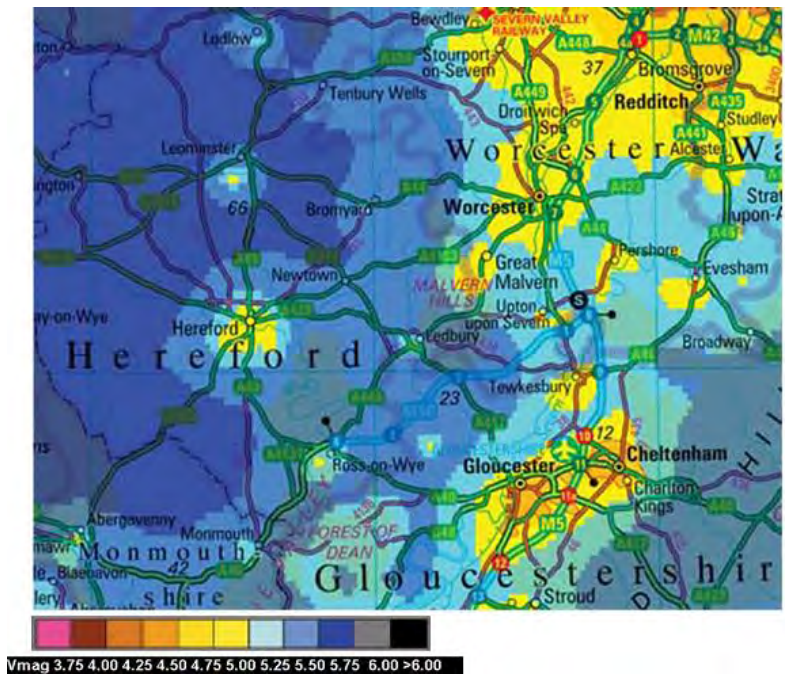
- (a) Development proposals should seek to preserve and enhance the character of the village and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of heritage assets and buildings of statutory and non-statutory heritage and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials.
- (b) Local habitats and wildlife corridors should be preserved and enhanced including woodland, orchards, meadows, margins of agricultural fields and local green spaces. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and 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.
- (c) Development proposals should conserve important local landscape features and species wherever possible. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible.
- (d) Locally Significant Views are protected and developments will be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Protected Views are shown on Map 2 below.
- (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 wherever possible.
- (g) Sustainable construction, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting, and reed beds for sewerage and opportunities for local food production.

(h) surface and sub-surface archaeology – ensure unknown and potentially significant deposits are identified and appropriately considered during development.

Policy LG4 – Dark Skies

To reduce light pollution and to improve the views of our night time skies, planning proposals that include external lighting will have to demonstrate the following:

- (a) They have undertaken an appropriate assessment of the need for lighting and can demonstrate any need; and
- (b) The nature of the proposed lighting is appropriate for its use and location.



### Map 2 – Protected Views



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View – Luston to Eye Church and Manor

## Policy LG5 - Flood Risk, Water Management and surface water run-off

All new development will be located in zones of lowest risk for flooding.

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff.

All sites which are negative or neutral in terms of surface water will include SuDS (Sustainable urban Drainage Systems) to mitigate the impact of new development.

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.

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 minimised and porous materials used where possible.

Opportunities, where appropriate, should help to maintain, conserve and 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.

### 5.3 Housing

- 5.3.1 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Leominster HMA approximately 730 dwellings will be required over the plan period and villages should have a target of 14% growth.
- 5.3.2 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15 of the Core Strategy. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.
- 5.3.3 The 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 390 dwellings. (Census 2011 figures) Applying the housing growth target of 14% for the plan period, Luston Group Parish is required to find in the region of 55 dwellings. However, planning approvals since 2011 account for 12 dwellings in total.



Therefore, a figure of in the region of 43 dwellings should be accounted for within this Neighbourhood Plan (excluding windfall development, see 5.3.6 and 5.3.7)

- 5.3.4 The Core Strategy identifies Luston as being the settlement which will be the main focus of proportionate housing development, with Eyton, Ashton, Moreton and Eye being identified as other settlements within the parish where proportionate housing is appropriate.
- 5.3.5 The constraints imposed by the topography and geography of the neighbourhood area are primarily flood risk, water management and surface water run-off.
- 5.3.6 Appendix 1 includes a breakdown of all residential approvals since 2000 (15 years). This demonstrates that over the last 15 years, windfall development has accounted for 30 dwellings. The Group Parish Council considers a projection of 20 windfall developments across the parishes to be reasonable for 2016-31.
- 5.3.7 Taking into account housing completions and commitments since 2011, and the projected rate of windfall development (which is assumed to be two thirds the historical rate), the guideline capacity needed is in the region of 23 dwellings.

**Table 1: Development Projections, 2011-2031**

Guideline 14% growth (Core Strategy)	55
Applications approved since 2011	12
Projected windfall, 2015-2031 *	20
Guideline capacity required	23

*\*Historic windfall, 2000-2015 is 30 (see Appendix 1)*

- 5.3.8 The results of the Questionnaire Survey showed that 48% of residents agreed that land should be allocated for future housing, however 29% disagreed. In relation to size of developments, the general agreement through the questionnaire was developments of between three and five dwellings.
- 5.3.9 Following comments received from Herefordshire Council during the Regulation 14 consultation, further work was undertaken by the Steering Group in July 2016, to identify potential development sites, to ensure the Luston Group Neighbourhood Plan is in general conformity with the Herefordshire Core Strategy.
- 5.3.10 Sites were identified and assessed in accordance with Herefordshire Council's published guidance. A further consultation was held to enable the community to comment. The responses received are detailed in the Consultation Statement that accompanies this Neighbourhood Development Plan.
- 5.3.11 The Parish Council has re-established the former Herefordshire Unitary Development Plan (UDP) settlement boundary with amendments to include the agreed potential development sites.
- 5.3.12 Other relevant Herefordshire Core Strategy Policies are as follows:  
SS1, RA3, RA4, RA5, H2, H3.

5.3.13 The key issue arising out of the questionnaire is support for a mix of house sizes in new developments to meet local housing needs. The Group Parish Council considered that a range of house sizes was required.

5.3.14 The 2011 Census information relating to number of bedrooms in dwellings within the Parishes are detailed in the following table overleaf. This clearly shows there are a greater number of larger dwellings in the three parishes than across Herefordshire.

**Table 2: Number of bedrooms per dwelling**

	Luston (%)	Eye, Moreton & Ashton (%)	Eyton (%)	Herefordshire (%)
No bedrooms	0%	0%	0%	0.2%
1 bedroom	3.4%	8.6%	7.7%	9%
2 bedroom	17.4%	14.8%	15.4%	23.9%
3 bedrooms	45.8%	46.9%	25%	42.2%
4 bedrooms	24.6%	17.3%	34.6%	18.3%
5 or more bedrooms	8.9%	12.3%	17.3%	6.5%

5.3.15 In terms of tenure, the following table is relevant.

**Table 3: Tenure**

	Luston (%)	Eye, Moreton & Ashton (%)	Eyton (%)	Herefordshire (%)
Owned Outright	53.4%	30.9%	50.0%	39.4%
Owned Mortgage	28.0%	9.9%	15.4%	28.3%
Shared Ownership	0.8%	0%	0%	1.0%
Social Rented	8.5%	4.9%	13.5%	13.9%
Private Rented	6.8%	44.4%	17.3%	15.5%
Living Rent Free	2.5%	9.9%	3.8%	1.9%

## Policy LG6 - Scale and type of new housing in Luston

In order to retain the rural character of the settlement of Luston, proposals for new housing will be considered in accordance with the Herefordshire Core Strategy and subject to the following criteria:

- (a) Sites are to be within the settlement boundary identified on Map 3 below; and located on a potential development site, or
- (b) Located on an infill site; and
- (c) Small scale development comprising of 3-5 dwellings;
- (d) Maintains an appropriate density in context with the immediate surrounding area and not exceeding 20 dwellings per hectare;
- (e) Ensures appropriate and safe access can be achieved;
- (f) Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities);
- (g) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- (h) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community; and
- (i) Reflects the scale and function of the settlement;
- (j) Ensures adequate refuse storage areas are provided on site;
- (k) Ensures appropriate parking is provided on site; and
- (l) All new development will be required to be surface water neutral and in accordance with Policy LG5.

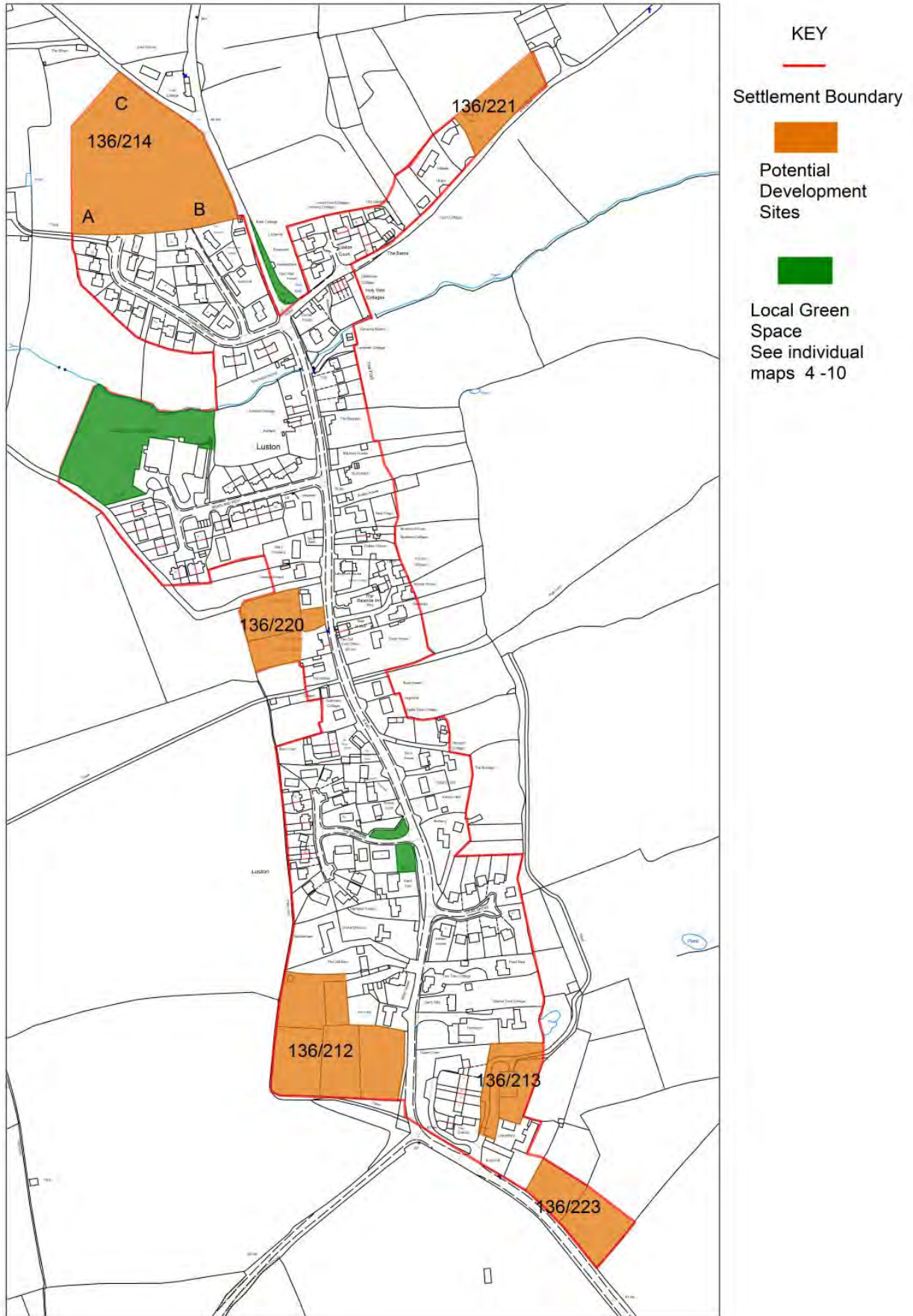
The Parish Council will support residential proposals on the potential development sites as follows:

Site	Area	Amount of development
136/212	1 Ha	5 dwellings
136/213	0.36 Ha	3 dwellings
136/214	1.6 Ha	3 x 4 dwellings (a, b and c)
136/220	0.37 Ha	5 dwellings
136/221	0.31 Ha	5 dwellings
136/223	0.42	5 dwellings

For the purposes of this policy infill is defined as

- Development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides; and
- Development within the settlement which does not involve outward extension of that area; and
- Development of the site is a complete scheme and not the first stage of a larger development.

### Map 3 Luston village settlement boundary



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## Policy LG7 - Scale and type of new housing in Ashton, Eyton and Moreton

In order to retain the rural character of the settlements of Ashton, Eyton, and Moreton proposals for new housing will be considered contiguous with existing built form in accordance with the Herefordshire Core Strategy and subject to the following criteria:

- (a) contiguous with existing built form;
- (b) Small scale development comprising of 3-5 dwellings;
- (c) Maintains an appropriate density in context with the immediate surrounding area and not exceeding 20 dwellings per hectare;
- (d) Ensures appropriate and safe access can be achieved;
- (e) Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities);
- (f) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- (g) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community; and
- (h) Ensures adequate refuse storage areas are provided on site;
- (i) Ensures appropriate parking is provided on site; and
- (j) All new development will be required to be surface water neutral and in accordance with Policy LG5.

Proposals will be required to demonstrate physical and visual linkages to the existing built up area.

### 5.4 Traffic and Highways

- 5.4.1 The results of the Questionnaire Survey showed that many residents had concerns about traffic speeds, volumes and sizes of vehicles that improvements to the roads were required. In addition, there was a view that there was a need for traffic calming and speed restrictions within the Parish. There was also significant concern raised in relation to pedestrian safety.





5.4.2 There is a shortage of footpaths in the area. The residents within the parishes clearly considered there was a need for public footpaths from Luston village to Cawley Hall and from the village to the farm shop.

5.4.3 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.

5.4.4 Policy SS4 of the Herefordshire Core Strategy states that new developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are

not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.

- 5.4.5 Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car. Alternatively, such developments will be required to demonstrate that they can be made sustainable by reducing unsustainable transport patterns and promoting travel by walking, cycling and public transport.

## Policy LG8 - Traffic Management and Transport Improvements

Proposals for improvements in road safety and traffic management will be fully supported by the Neighbourhood Development Plan. These will include footway provision between settlements and community/retail provisions within the designated area.

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

- Highway improvement schemes to promote the safety of pedestrians and cycle users;
- Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the Group Parish;
- Increasing public and community transport, and taxi services to and from the designated area.

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.

## Policy LG9 - Sustainable Transport measures

Proposals should, where appropriate, make provision for sustainable transport measures, through:

- a) providing pavements and cycle paths enabling residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village services and facilities;
- b) providing where possible, and where funding and developer contributions allow, new pedestrian and cycle routes or improving existing village networks to serve new development;
- c) taking the opportunity to contribute to establishing or enhancing pedestrian and cycle routes within the villages and hamlets and beyond;
- d) providing linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

## 5.5 Employment

- 5.5.1 The Questionnaire results indicate that residents considered that the neighbourhood Plan should encourage small businesses and enterprises into the area. The Group Parish Council also considers that existing businesses should be supported and protected.
- 5.5.2 The Group Parish Council consider it important to protect existing employment premises and support new small scale employment opportunities including working from home.
- 5.5.3 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.
- 5.5.4 The provision of viable live/work units as part of mixed use developments will also be encouraged.

### Policy LG10 - Supporting and enhancing existing small scale local employment

Existing sources of local employment will be protected.

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

- The employment premises have been empty for 6 months or more and during that time actively marketed without securing a viable alternative employment use; or
- Equivalent, or better, provision is made, elsewhere within the group of parishes, to replace the proposed loss of local employment space.

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

- Give priority to the re-use of a brownfield site, or the conversion of an existing building;
- Are of a scale appropriate to the immediate surroundings;
- Do not have a detrimental impact on surrounding residential amenity;
- Do not lead to the loss of open space or green infrastructure;
- Are located close to existing highways and do not have an unacceptable impact on traffic;
- Are in accordance with all other relevant policies of this plan.



## 5.6 Community Facilities and Open Spaces

5.6.1 Luston Group has a network of footpaths and open spaces, linking facilities around the village, open countryside and long distance footpaths. It also has a range of community facilities.



5.6.2 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”.

5.6.3 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.”

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

### Policy LG11 - Protection of local green spaces

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

Holy Well (Map 4)

Lydiatts Crossroads (Map 5)

Entrance to Willows (Map 6)

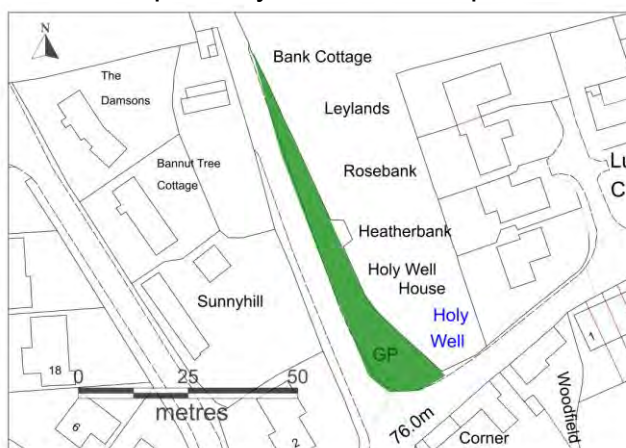
Luston School Playing Fields (Map 7)

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

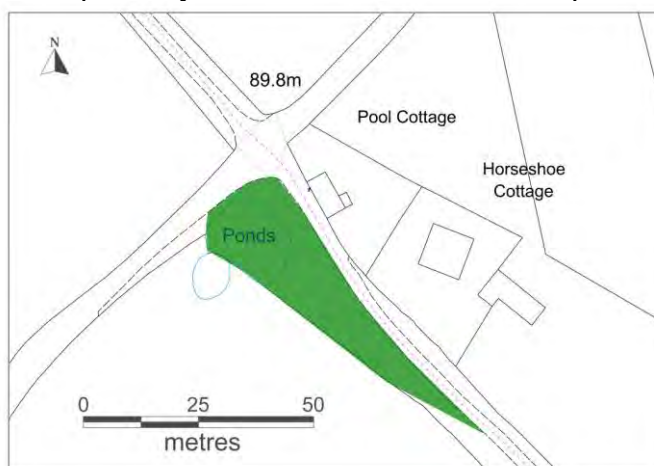
Table 4 – Local Greenspace – NPPF Criteria

Name of Site	Distance from Local Community	Special Qualities/Local Significance	Extensive tract of land
Holy Well	Within Luston	Historic Site. Dates from the Domesday. Was the original main water supply for Luston until 1951. Key part of village life	No
Lydiatts Crossroads	Half a mile west of the south end of Luston.	Natural Pond. Highly visible from the road. Unique and special area.	No
Entrance to Willows	Within Luston	Largest green space in Luston. Contains village notice board, bench and flowerpots.	No
Luston Primary School Playing Fields	Within Luston	Playing fields associated with school	No

Map 4 Holy Well Green Space



Map 5 – Lydiatts Crossroads Green Space



Map 6 Entrance to Willows Green Space



Map 7 Luston School Playing Fields



### Policy LG12 - Protection of open spaces

The following open spaces as shown below are protected.

Eyton Common (Map 8)  
Upper Eyton Common (Map 9)  
Riddle Common (Map 10)

Development affecting these open spaces will be permitted when:

- a) It does not have a detrimental impact on the historic character or rural setting of the open space;
- b) It would not lead to a detrimental impact on the wildlife of the open space; and
- c) It would not have a detrimental impact on views in to and out of the open space.

Map 8 Eyton Common Open Space

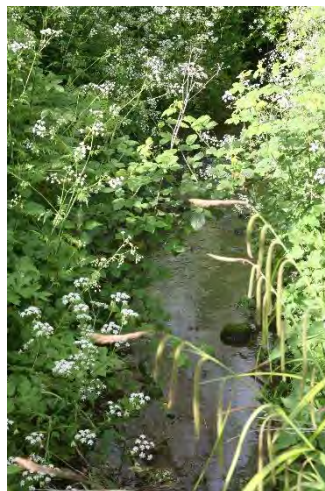


Map 9 Upper Eyton Common Open Space



Map 10 Riddle Common Open Space





### Policy LG13 - Protection and enhancement of local community facilities

There will be a presumption in favour of the protection and 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

The existing community facilities in the village include:

The Balance Public House  
Cawley Hall  
Luston School  
St Peter and St Paul, Eye and Luston Chapel

## Policy LG 14 - 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:

Footpaths/Cyclepaths – Luston to Cawley Hall  
Footpaths/Cyclepaths – Luston to Quarry Farm

Road Safety signage and other measures including  
30mph sign in Moreton  
40mph throughout length of B4361 to Leominster

“Gates” at north and south ends of the village of Luston

Sign on Eye Lane for “Ashton”



## Appendix 1 – Housing Approvals (2000-2016)

### Luston

Map Location	Application Number	Site Address	Description	Type	Status
Luston Central <b>1</b>	P151584/F	Land adj to Brick House Luston Herefordshire HR6 0EB	Proposed residential development for three detached and four semi-detached dwellings with modified vehicle access to B4361	Planning Permission	Pending
Luston Central <b>2</b>	P151027/F	Guernsey Cottage Luston Herefordshire HR6 0EB	Proposed demolition of conservatory, extension and restoration of Guernsey Cottage and one proposed self-build residential dwelling.	Planning permission Granted	02 June 2015
Luston North <b>1</b>	P140864/F	Ashfield Cottage Luston Leominster Herefordshire HR6 0EA	Proposed erection of a two-storey dwelling	Planning Permission Granted	01 July 2014
Luston South <b>1</b>	P132510/U	The Bungalow Blackpole Luston Herefordshire HR6 0EG	Certificate of lawfulness for existing use as dwelling house.	Certificate of Lawfulness (CLEUD) - Granted	01 October 2013
Luston South <b>2</b>	N113176/F	Oast House Lustonbury Luston Herefordshire HR6 0AP	To convert existing Oast House to a two-bedroom dwelling	Planning Permission Granted	16 December 2011
Luston South <b>3</b>	N111523/F	Bank Villa Luston Leominster Herefordshire HR6 0EB	Erection of detached dwelling and garage/office block and demolition of existing garage to provide new vehicular access driveway.	Planning Permission Granted	07 September 2011
Luston North <b>2</b>	N110164/F	The Bungalow, Eyecote, Leominster, Herefordshire, HR6 0AS	Change of use from commercial to residential	Planning Permission Granted	09 March 2011

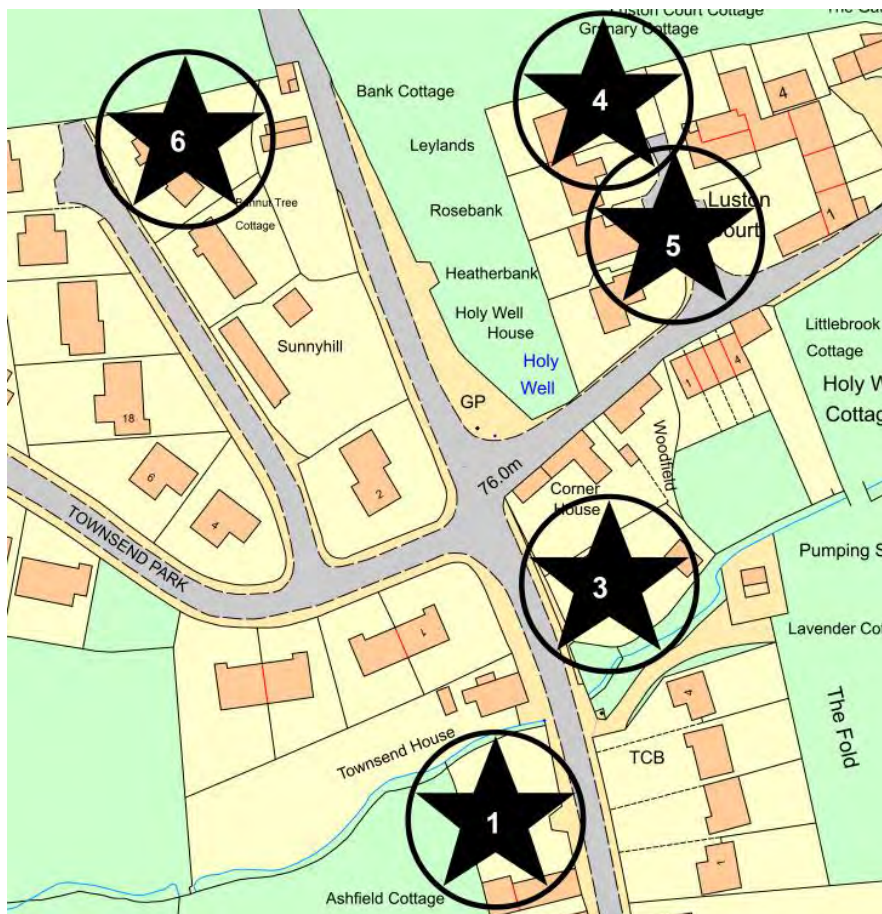
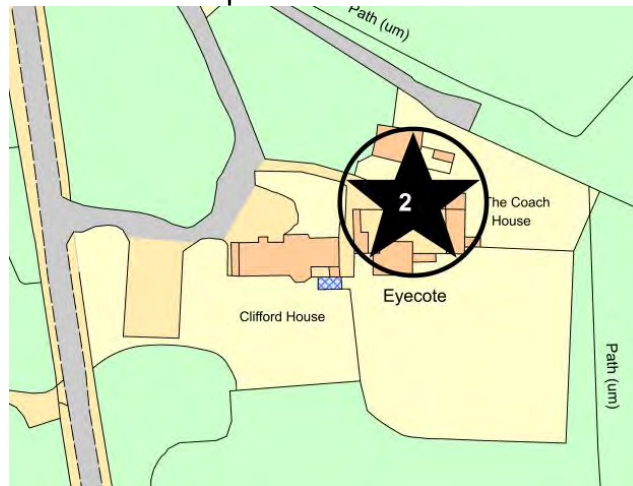
Map Location	Application Number	Site Address	Description	Type	Status
Luston North <b>3</b>	<b>DCN063341/F &amp; N103195/F</b>	Corner Cottage, Eye Lane, Luston, HR6 0DX	Erection of detached dwelling and ancillary garage	Planning Permission Granted	12 December 2006 & 14 January 2011
Luston Central <b>3</b>	DCN082217/F	Hopyard Cottage Luston Leominster, Herefordshire HR6 0EB	Proposed new dwelling.	Planning Permission Granted	02 September 2008
Luston North <b>4</b>	DCN070843/F	Site Adjacent to Luston Court Luston Leominster, Herefordshire HR6 0DU	New dwelling and garages	Planning Permission Granted	27 June 2007
Luston South <b>4</b>	DCN062345/F	Barn at Lustonbury Luston Leominster, Herefordshire HR6 0AP	Proposed conversion of barn to form a dwelling.	Planning Permission Granted	18 September 2006
Luston North <b>5</b>	DCN053765/F	Site Adjacent to Luston Court Luston Leominster, Herefordshire HR6 0DU	Conversion of redundant farm buildings to four houses and erection of one house	Planning Permission Granted	04 January 2006
Luston North <b>6</b>	DCN050619/F	Sunnyhill, Luston, Leominster, Herefordshire HR6 0DY	Erection of two cottages with garages and entrance drives	Planning Permission Granted	13th July 2006
Luston Central <b>4</b>	DCN033774/F	Plot 4 Land to rear of Balance Inn, Luston Leominster HR6 0EB	Construction of 2 detached cottages	Planning Permission Granted	24 March 2004
Luston Central <b>5</b>	DCN021310/F	Land to The Rear of The Balance Luston Leominster, Herefordshire HR6 0EB	1 new dwelling (plot 2)	Planning Permission Granted	12 June 2002



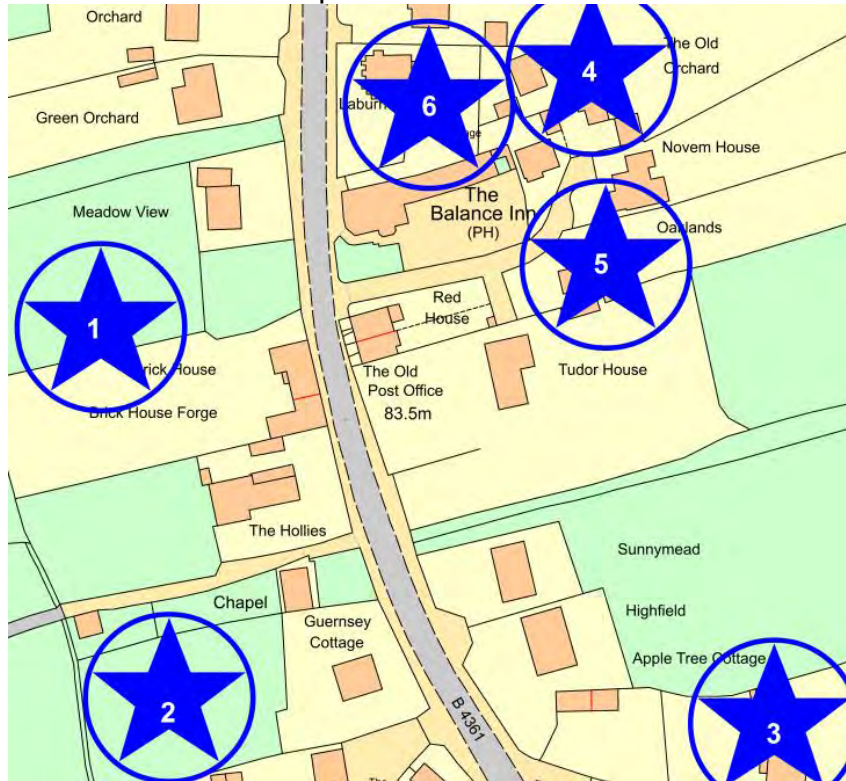
Luston Group Neighbourhood Development Plan – Submission version (November 2016)

Map Location	Application Number	Site Address	Description	Type	Status
Luston Central  <b>6</b>	DCN002416/F	Land Adjacent to Laburnum Cottage Luston Leominster, Herefordshire HR6 0EB	New dwelling house and garage.	Planning Permission Granted	31 August 2000

Map 1: Luston North



Map 2: Luston Central



Map 3: Luston South



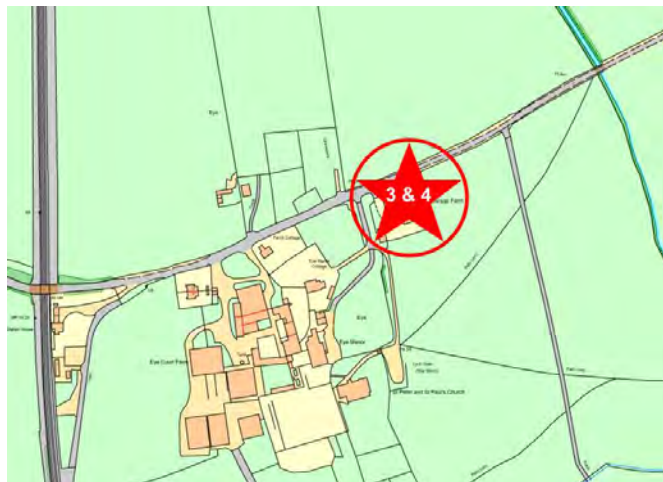
## Eye, Moreton & Ashton

Map Location	Application Number	Site Address	Description	Type	Status
Luston Central <b>1</b>	<b>P150455/F</b>	Land adjoining Ivy Cottage, Ashton, Leominster HR6 0DN	Proposed supported living dwelling house and alteration of vehicle crossover	Planning Permission Granted	15 April 2015
Luston South <b>2</b>	<b>N122022/F</b>	Tainchel Farm Hundred Lane Ashton Herefordshire HR6 0DN	Proposed agricultural dwelling.	Planning Permission Granted	24 September 2012
Luston North <b>3</b>	<b>DCN052006/F</b>	Eye Court Barn Eye Leominster, Herefordshire HR6 0DT	Conversion of listed barn into residential dwelling	Planning Permission Granted	02 November 2006
Luston South <b>4</b>	<b>CN052005/F</b>	Old Vicarage Barn Eye Leominster	Conversion of barn to dwelling	Planning Permission Granted	25 October 2005

Map 4: Ashton



Map 5: Eye



## Eyton

Map Location	Application Number	Site Address	Description	Type	Status
1 Eyton	P132188/F	Hill Farm, Eyton, Leominster, Herefordshire	Change of use of redundant barn to three dwellings	Planning Permission Granted	19 December 2014
2 Eyton	P133235/F	Barn at Gilbert Cottage Eyton Leominster Herefordshire HR6 0AQ	Change of use of agricultural to residential.	Planning Permission Granted	15 September 2014
3 Eyton	DCN073795/F	Scatterbrain Farm, Eyton, Leominster, Herefordshire	Conversion of farm buildings to form one dwelling with annexe offices and garage	Planning Permission Granted	

Map 7: Eyton



## Appendix 2 – Listed Buildings

There are 19 listed buildings in Luston Parish

Title	Type	Location	Grade
<a href="#"><u>TUDOR HOUSE</u></a>	Listing	TUDOR HOUSE, MAIN STREET, Luston,	II
<a href="#"><u>THE KNAPP</u></a>	Listing	THE KNAPP, MAIN STREET, Luston,	II
<a href="#"><u>SUNNY BANK COTTAGE</u></a>	Listing	SUNNY BANK COTTAGE, MAIN STREET, Luston,	II
<a href="#"><u>MAYBURY HOUSE</u></a>	Listing	MAYBURY HOUSE, MAIN STREET, Luston,	II
<a href="#"><u>THE STEPS</u></a>	Listing	THE STEPS, MAIN STREET, Luston,	II
<a href="#"><u>ORCHARD HOUSE</u></a>	Listing	ORCHARD HOUSE, MAIN STREET, Luston,	II
<a href="#"><u>WHITE HOUSE</u></a>	Listing	WHITE HOUSE, MAIN STREET, Luston,	II
<a href="#"><u>ASHFIELD COTTAGE</u></a>	Listing	ASHFIELD COTTAGE, MAIN STREET, Luston,	II
<a href="#"><u>LUSTONBURY</u></a>	Listing	LUSTONBURY, MAIN STREET, Luston,	II
<a href="#"><u>POOL COTTAGE</u></a>	Listing	POOL COTTAGE, CROFT LANE, LYDIATTS, Luston,	II
<a href="#"><u>WOODFIELD</u></a>	Listing	WOODFIELD, EYE LANE, Luston,	II
<a href="#"><u>HOP KILN AND ROOMS ABOUT 10 METRES WEST OF LUSTONBURY</u></a>	Listing	HOP KILN AND ROOMS ABOUT 10 METRES WEST OF LUSTONBURY, MAIN STREET, Luston,	II
<a href="#"><u>FOLLY COTTAGE</u></a>	Listing	FOLLY COTTAGE, YARPOLE LANE, Luston,	II
<a href="#"><u>THE WHITE HOUSE SOUTH EAST OF ORCHARD HOUSE</u></a>	Listing	THE WHITE HOUSE SOUTH EAST OF ORCHARD HOUSE, B4361, Luston,	II
<a href="#"><u>LUSTON COURT LUSTON COURT COTTAGE</u></a>	Listing	LUSTON COURT, EYE LANE LUSTON COURT COTTAGE, EYE LANE, Luston,	II
<a href="#"><u>BARN AT BURY FARMHOUSE</u></a>	Listing	BARN AT BURY FARMHOUSE, MAIN STREET, Luston,	II
<a href="#"><u>CART SHED AND GRANARY AT BURY FARM</u></a>	Listing	CART SHED AND GRANARY AT BURY FARM, MAIN STREET, Luston,	II

<b>Title</b>	<b>Type</b>	<b>Location</b>	<b>Grade</b>
<a href="#"><u>ASHFIELD</u></a>	Listing	ASHFIELD, MAIN STREET, Luston,	II
<a href="#"><u>SUNNYHILL</u></a>	Listing	SUNNYHILL, Luston,	II

There are 11 listed buildings, 1 scheduled monument and 1 historic park and garden in Eye, Moreton & Ashton Parish

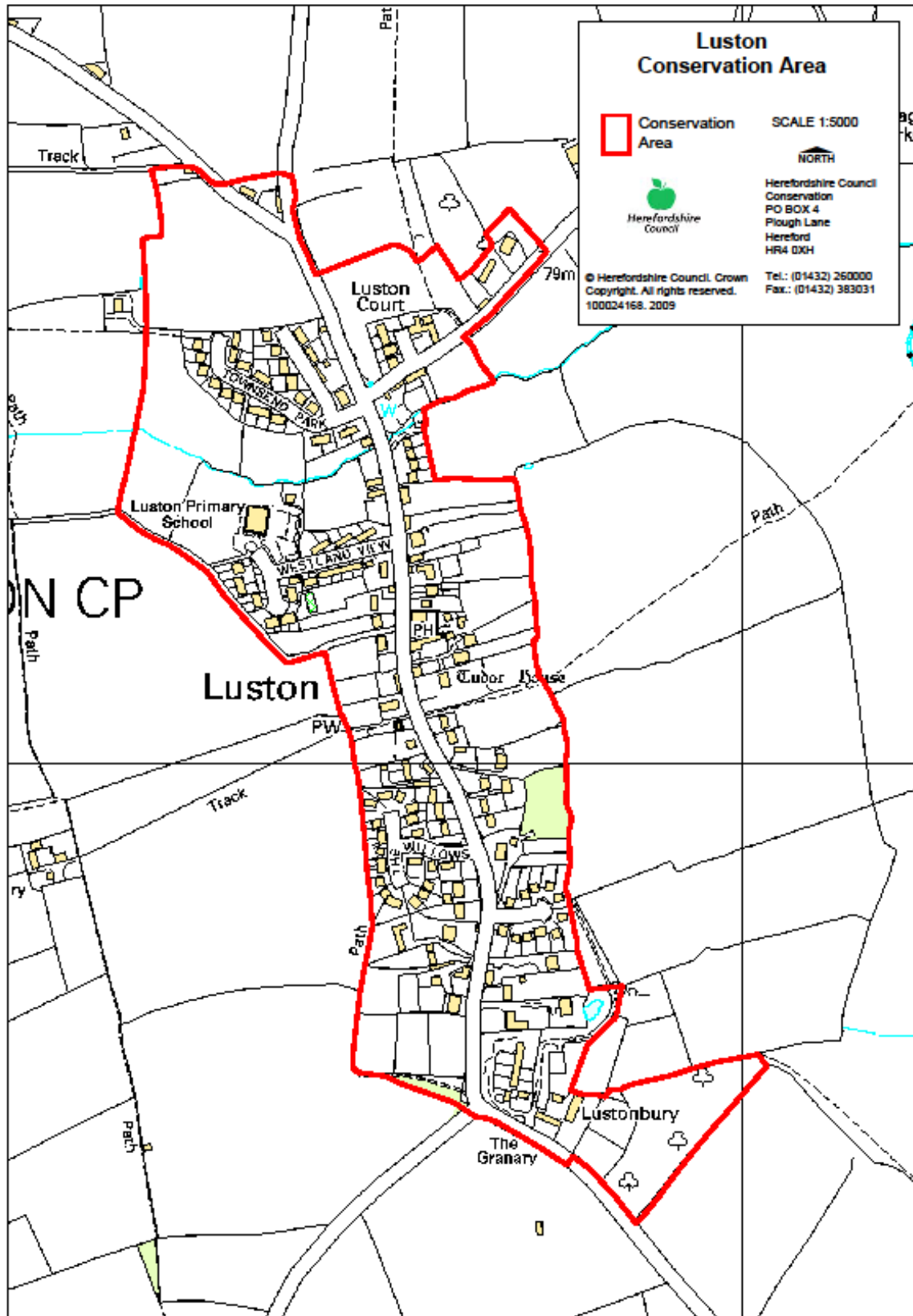
<b>Title</b>	<b>Type</b>	<b>Location</b>	<b>Grade</b>
<a href="#"><u>BUNNS CROFT</u></a>	Listing	BUNNS CROFT, MORETON EYE, Eye, Moreton and Ashton,	II
<a href="#"><u>BERRINGTON HALL AND ADJOINING OUTBUILDINGS</u></a>	Listing	BERRINGTON HALL AND ADJOINING OUTBUILDINGS, Eye, Moreton and Ashton,	I
<a href="#"><u>EYE COURT FARMHOUSE</u></a>	Listing	EYE COURT FARMHOUSE, Eye, Moreton and Ashton,	II
<a href="#"><u>THE VETERINARY SURGERY (THE NEST)</u></a>	Listing	THE VETERINARY SURGERY (THE NEST), Eye, Moreton and Ashton,	II
<a href="#"><u>CHURCH OF ST PETER AND ST PAUL</u></a>	Listing	CHURCH OF ST PETER AND ST PAUL, Eye, Moreton and Ashton,	I
<a href="#"><u>THE PARKS</u></a>	Listing	THE PARKS, Eye, Moreton and Ashton,	II
<a href="#"><u>MILESTONE AT SO 514627</u></a>	Listing	MILESTONE AT SO 514627, A49, Eye, Moreton and Ashton,	II
<a href="#"><u>UPPER ASHTON FARMHOUSE</u></a>	Listing	UPPER ASHTON FARMHOUSE, ASHTON, Eye, Moreton and Ashton,	II
<a href="#"><u>THE GARDEN LODGE APPROXIMATELY 150 METRES EAST OF BERRINGTON HALL</u></a>	Listing	THE GARDEN LODGE APPROXIMATELY 150 METRES EAST OF BERRINGTON HALL, Eye, Moreton and Ashton,	II
<a href="#"><u>EYE MANOR</u></a>	Listing	EYE MANOR, Eye, Moreton and Ashton,	I
<a href="#"><u>HOUSE, APPROXIMATELY 90 METRES NORTH EAST OF ASHTON COURT (NOT LISTED)</u></a>	Listing	HOUSE, APPROXIMATELY 90 METRES NORTH EAST OF ASHTON COURT (NOT LISTED), ASHTON, Eye, Moreton and Ashton,	II

<a href="#"><u>Earthworks SE of Lower Ashton Farm</u></a>	Scheduling	Eye, Moreton and Ashton,	
<a href="#"><u>BERRINGTON HALL</u></a>	Park and Garden	BERRINGTON PARK, Eye, Moreton and Ashton,	II*

There are 7 listed buildings in Eyton Parish

<b>Title</b>	<b>Type</b>	<b>Location</b>	<b>Grade</b>
<a href="#"><u>COXALL</u></a>	Listing	COXALL, COXALL, Eyton,	II
<a href="#"><u>CHURCH OF ALL SAINTS</u></a>	Listing	CHURCH OF ALL SAINTS, EYTON, Eyton,	II*
<a href="#"><u>GILBERTS COTTAGE</u></a>	Listing	GILBERTS COTTAGE, EYTON ROAD, Eyton,	II
<a href="#"><u>EYTON HOUSE</u></a>	Listing	EYTON HOUSE, EYTON, Eyton,	II
<a href="#"><u>THE MARSH</u></a>	Listing	THE MARSH, EYTON, Eyton,	II*
<a href="#"><u>EYTON OLD HALL</u></a>	Listing	EYTON OLD HALL, EYTON OLD HALL, Eyton,	II
<a href="#"><u>EYTON COURT</u></a>	Listing	EYTON COURT, EYTON, Eyton,	II*

## Appendix 3 – Luston Conservation Area





## Appendix 4 – 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 to 2031**

This document provides part of the strategic planning policy context for neighbourhood planning and Luston Group 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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