

BORDER GROUP

Neighbourhood Development Plan
2011-2031



Submissions Draft Plan

October 2017

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1. Introduction

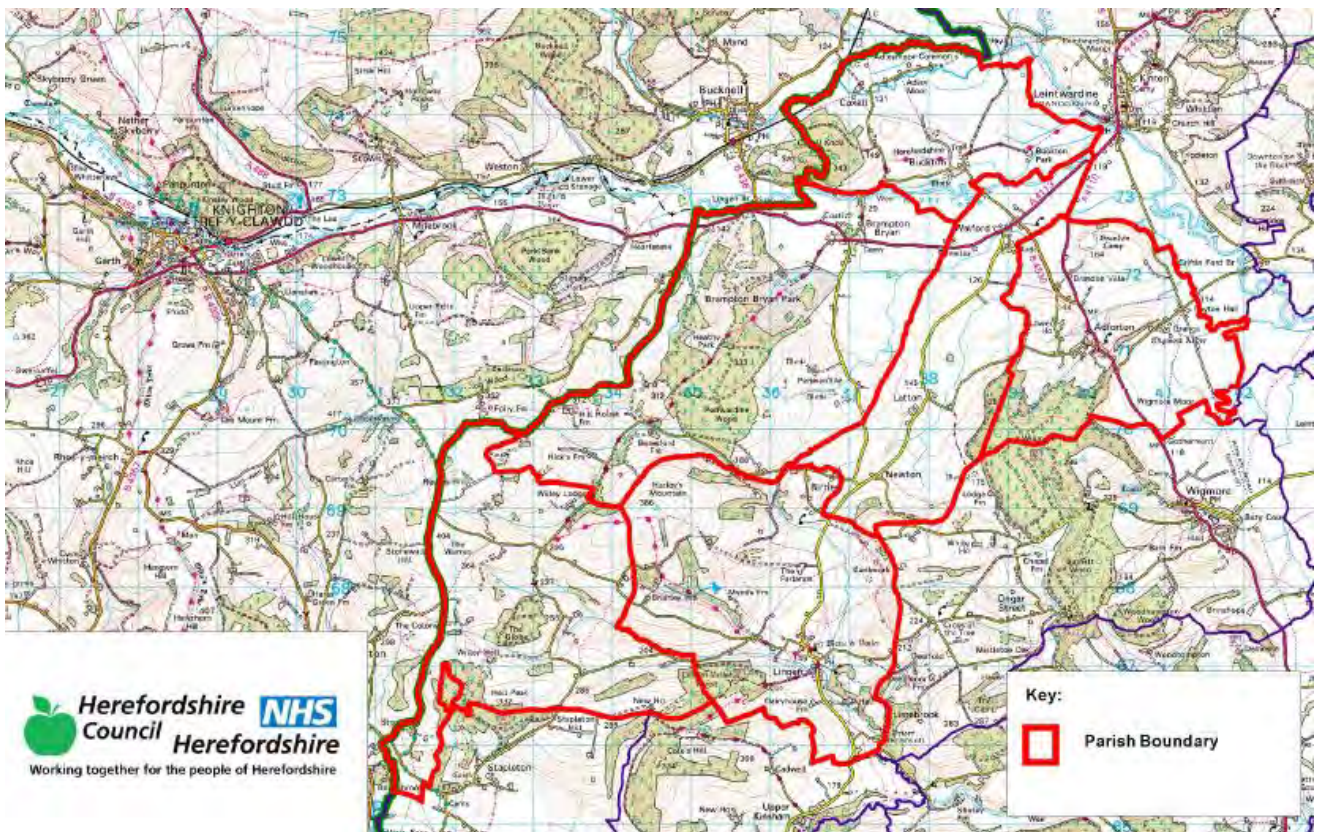
Background

- 1.1 Border Group Neighbourhood Development Plan (the NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a significant contribution to some of the planning decisions about how their areas should be developed.
- 1.2 Border Group Parish Council made a formal submission to Herefordshire Council to designate the Group Parish as a Neighbourhood Plan Area under the Localism Act 2011, with the intention of preparing this NDP on 28th May 2013. Following a consultation period this was approved on 18th July 2013. This NDP has been prepared in accordance with Herefordshire Local Plan Core Strategy which was adopted by Herefordshire Council on 16th October 2015.
- 1.3 In deciding to prepare a Neighbourhood Plan the Group Parish Council was aware of the alternatives which were:
 - i) Not to prepare a plan but rely upon Herefordshire Core Strategy which would allow developers to bring forward sites in any of the settlements as they see fit in order to meet and potentially exceed the target for new housing set for the Group of Parishes.
 - ii) Rely upon Herefordshire Council bringing forward its Rural Areas Sites Allocation DPD which will cover those settlements where neighbourhood plans are not being prepared.
 - iii) The Parish Council to support the establishment of a local Steering Group to prepare a Neighbourhood Plan where the local communities could be involved.
- 1.4 The first option was discounted in particular because it would provide no opportunity for the local communities to be involved in determining where development might take place. For example, a developer might come forward with a scheme that would concentrate all the development in one settlement. The second option relies upon Herefordshire Council producing the Rural Areas Sites Allocation DPD quickly and this could not be guaranteed. Furthermore, the level of community involvement would be less than could be undertaken locally. The preferred approach would give the communities within the Group of Parishes the greatest level of involvement.
- 1.5 This NDP been prepared on the basis of the evidence gathered from a survey of **residents'** needs, views, and aspirations undertaken in July 2014, and also those expressed in the Parish Plan of 2003. Draft Plans were presented to the local community and other stakeholders, the first between December 2015 and February 2016 and the second between January and February 2017. All comments received were given careful consideration and some led to amendments which have been included in this document. The NDP must comply with the **broad criteria for sustainable development within Government's** National Planning

Policy Framework (NPPF) and also with Herefordshire Council's Core Strategy. The evidence base for Herefordshire Core Strategy has also contributed to the NDP.

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

Neighbourhood Plan Area



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

Border Group of Parishes – Its People and the Place

- 1.8 Border Group of Parishes comprises the parishes of Adforton; Brampton Bryan; Buckton and Coxall; Lingen; Walford, Letton and Newton; and Willey. They cover a substantial area sitting in the north west of Herefordshire and adjacent to the border with Wales. The nearest town is Presteigne which sits on this border just inside Wales. Leominster and Ludlow fall within relatively easy reach to the south east and north east respectively.
- 1.9 Four of the six parishes each contain a settlement identified that might contribute towards proportional housing within Herefordshire Local Plan Core Strategy. The villages of Adforton, Brampton Bryan and Lingen are reasonably similar in size but each has a distinct character. The small hamlet of Walford lies just to the east of Brampton Bryan and has also been defined as a settlement where housing development may be located.

- 1.10 Adforton village sits astride the A4110 between the larger villages of Wigmore and Leintwardine. Wigmore Rolls provides its backdrop to the south west. Although Adforton is concentrated principally around **Letton Lane's** junction with the A4110, more recent building extends along that lane beyond some low-density development that reflects the **settlement's** historic and agricultural origins. The local topography has contributed significantly both to **the village's setting and its form.** Herefordshire Council considers the village comprises around 50 dwellings within what might be defined as the settlement. The principal issue associated with Adforton is the effect of traffic passing through it along the A4110. **The village has no school or shop. St Andrew's Church (Grade 2 listed) was built in 1875 and now** doubles as a Village Hall. It occupies a prominent position with a car park close to the centre of the village. A very limited public bus service runs from Adforton to Hereford. A sewer maintained by Severn Trent runs under Letton Lane from adjacent to Autumn House down to a pumping station adjacent to the car park and from there towards Wigmore Waste Water Treatment Works.
- 1.11 Brampton Bryan lies mid-way between the large village of Leintwardine and the Welsh border town of Knighton on the A4113. The village has a long and notable history being mentioned in the Domesday Book, being once owned by the powerful Mortimer family until the fourteenth century after which it became part of the Harley Estate. It marks a strategic point where the wide Teme Valley narrows. During the first English Civil War Royalists laid siege to it on two occasions and on the second occasion Brampton Bryan Castle was sacked and burned, and today its standing remains comprise a Grade 1 Listed Building in the grounds of the largely eighteenth-century Brampton Bryan Hall. The most notable feature of the village is its yew hedge that sits above a stone wall which dominates the street scene. However, the whole village is one of considerable historic and architectural character which has been and continues to be conserved through continued single estate ownership and the consequent absence of development pressures. In 1992 some scenes for the film *Howards End* were filmed in Brampton Bryan. Herefordshire Council indicates that the settlement **comprises just over 50 dwellings. Brampton Bryan's almost unique visual** character masks an unusually diverse and notable level of business activity resulting from mixed uses, in particularly associated with building conversions. Brampton Bryan Park is an extensive deer park that lies just to the south of the village that is **included on Historic England's Register of** Historic Parks and Gardens.
- 1.12 Lingen is the only one of the four settlements not to be located on an A-road and is the most **remote of the Group Parish's villages. Only minor roads provide access to the village and** these are particularly narrow. It lies some 5 km to the west of Wigmore and is the only one of the four settlements to lie within the catchment of the River Lugg as opposed to the River Teme. The Limebrook runs through the village then southwards parallel to the main village street. The brook is a Special Wildlife Site and flows into the River Lugg which is an SSSI and later a Special Area of Conservation. The village possesses a modern village hall, church, chapel and a public house. It has a conservation area covering a large part of the village, characterised by small scale development which does not extend in depth away from the road frontage, and contains notable archaeological remains. The remains of Lingen Castle lie to the north of the village church. It comprises just over 40 dwellings and there is no modern suburban housing estate. Its eastern edge comprises land at risk of flooding.



Figure 1 - Brampton Bryan has a particularly distinctive historic character

- 1.13 Walford, within the parish of Walford, Letton and Newton, sits astride the A4113 between Leintwardine and Brampton Bryan. The major part of the hamlet lies just to the west of the cross roads with the B4530 and a secondary area is further to the south just off the unclassified road to Lingen and based substantially around Walford Farm. To the west are the earthworks of a motte and bailey castle. A number of watercourses drain eastwards through the settlement to pass under the B4530 at Walford Bridge. The area is relatively flat and falls within the River Teme floodplain. With the exception of Walford Farm, which lies on the west side of the spur off of the Lingen Road, the whole of the settlement is shown to sit **within Flood Zone 3 on the Environment Agency's Flood Map**. The Severn Trent Elan Valley Aqueduct runs to the south of the hamlet close to its edge. Herefordshire Council has assessed the number of dwellings within the settlement to be 23.
- 1.14 The Parish of Buckton and Coxall lies to the north of Brampton Bryan. It contains the small hamlets of Buckton, Coxall and Adley Moor. Buckton, as with Brampton Bryan, sits on the Herefordshire Trail. Coxall Knoll, to the south west of Coxall, is a wooded hill upon which sits an Iron Age hill fort. None of its hamlets is defined as a settlement within Herefordshire Local Plan Core Strategy
- 1.15 Willey is a very rural parish on the border with Wales. It comprises a small dispersed farming community.
- 1.16 Border Group of Parishes is sparsely populated with just over 673 people¹ in 2011 (0.37% of County total). It is an area with very limited services and facilities, in particular public transport, and consequently there is heavy reliance on motorcars for access to urban centres. Although unified in terms of rurality, scale and willingness to co-operate to mutual benefit, each community and associated settlement has its own identity engendering strong community spirit.

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

Community Involvement

- 1.17 In preparing this NDP, Border Group Parish Council wanted the community to be involved throughout its preparation. It first of all established a Steering Group with members from the communities involved in addition to parish councillors. This first met in September 2013. The Steering Group ensured that extensive consultation with the community was undertaken, and an initial consultation event was held in Lingen Village Hall on 29th October 2013. The **Resident's survey undertaken in July 2014 sought information on a range of topics** containing some 43 questions covering a range of subjects. Every resident over 16 years of age was provided with the opportunity to respond through the questionnaire. No accurate figure for the population of the whole group parish is available, in particular because two of the parishes, Buckton & Coxall and Willey are particularly small, and no census data is available for them. However, there were 56 responses from residents within these two parishes. Within the remaining four parishes some 270 responses were received, showing that 49% of residents 16 years and over had responded. A further 14 responses did not indicate which parish they lived in. Subsequently further consultation events were held in Adforton, Brampton Bryan and Lingen on 2nd, 3rd and 4th December 2014 respectively seeking views upon initial approaches to accommodating development within the three settlements identified for proportional housing growth at that time in Herefordshire Local Plan Core Strategy. Subsequent changes to the Core Strategy changed the basis of proportional growth and the settlements where this might take place, resulting in Walford being added to those listed within the Group of Parishes.
- 1.18 These community events supported the general direction being followed and the Steering Group gained confidence from these to set both an overall vision and objectives for the NDP and the choice of approach to accommodating development within the settlements where Herefordshire Council has asked that limited development should take place. The policies and proposals for the Group of Parishes are set out in subsequent sections of this document.
- 1.19 The Steering Group consisted of 3 members of the Group Parish Council and 11 members from the wider community. Subsequent consultations with the community and other stakeholders is set out in the Statement of Community Consultation.
- 1.20 The Steering Group wrote these policies with professional support from Chris Gooding and Bill Bloxsome of Data Orchard and Samantha Banks of Herefordshire Council's Neighbourhood Planning Team.

2. Vision, Objectives and Strategic Policies

Vision

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

"The sparsely populated area forming Border Group of Parish comprises communities with a strong sense of seeking to work together for mutual support; maintaining its social fabric;

and promoting a resilient local economy; but recognising and respecting each has its own distinct character formed by its heritage, environment and sense of community.”

Objectives

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

Objective one:

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

Objective two:

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

Objective three:

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

Objective four:

To improve access to local health and educational services.

Objective five:

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

Maintaining Sustainable Communities

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

Policy BG1: Promoting a Sustainable Community

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

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

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

- 2.4 This overarching policy sets the basis not only for this Neighbourhood Plan but should also guide development that is brought forward through the development management process, where matters are not covered by specific policies, in order to ensure the priorities, set through **the community's vision**, are achieved. An integrated approach to development is promoted.
- 2.5 Sustainable development aims to ensure proposals are advanced in order to meet the needs of the present without compromising the ability of future generations to meet their own **needs**². It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities which will help us to maintain healthy and

² National Planning Policy Framework, page 2.

thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.

- 2.6** Providing for local housing needs is seen as the highest priority with 72% of respondents to **the residents' questionnaire undertaken at the commencement of the plan-making process** indicating support for homes for local people or those with local connection. Some 79% **identified support for family homes, 64% for starter homes and 51% for 'easy access' homes** such as bungalows for the elderly. Although most residents acknowledged provision should primarily be through open market housing there was significant support for opportunities to be provided for self-build with over half of respondents supporting such initiatives. There was also recognition of the need for many other forms of housing provision with acknowledgement of the potential of shared ownership (38%), social renting (35%) and tied accommodation related to employment (24%).
- 2.7** The characteristics of the different settlements are considered important to the particular identities of each community within the Border Group of Parishes. There are also a range of landscapes within the Border Group of Parishes with Herefordshire **Council's Landscape Character Assessment** identifying seven landscape types. Some 80% of residents who responded to the local questionnaire indicated that building design that respected the scale and style of existing buildings was needed when any new houses were provide. Furthermore 72% supported the use of traditional materials. Many residents consider their environment important with 76% of respondents wishing to see increased protection for the natural environment, 67% seeking the retention of greenspace and gardens, 63% wanting protection for views and vistas and 54% advocating measures to protect historic buildings and features. Location and design is therefore important and respecting the characteristics of the landscape and individual settlement is seen as a priority.



Figure 2 – Redundant Barns at Walford

- 2.8** Support for the local economy and jobs are also priorities. Although parts of Border Group of Parishes lie close to Presteigne, it is distant from any major employment centre. Local economic activity and employment relies significantly upon small scale businesses, especially related to agriculture and tourism, and including through diversification. Some 76% of respondents supported planning policies that would support working from home and this is already significant within the Group Parish. This was also reflected by the level of support given to live/work units in the residents' questionnaire with 56% of respondents considering such units to be a form of housing that would be appropriate to the area. A sustainable local rural economy supporting a thriving community, however, requires appropriate infrastructure, in particular modern technologies with 76% of respondents indicating the need for access to high speed broadband and 70% improved mobile phone reception.
- 2.9** Although just under half of respondents felt road infrastructure needed improvement to help the local economy the issue of excessive traffic speed (67%) and the size of vehicles were causes of concern. Parts of the Group Parish are characterised by narrow lanes, while other parts experience speeding traffic, in particular where a main road cuts through communities. This happens at Adforton, Brampton Bryan and Walford.
- 2.10** There is an acknowledgement that the sparse population is such that the area would not be able to support increased community facilities although the greatest level of concern is for facilities for young people (48% of respondents). Again, the need to improve the quality of mobile phone reception (66%) and provision of high speed broadband (77%) is seen as important to improved accessibility to services. Existing facilities are generally well supported and their multi-use where they exist is seen a priority that ought not to be unduly restricted.
- 2.11** These are seen as the issues and priorities which are essential to creating and maintaining sustainable communities within the Border Group of Parishes. Unforeseen proposals may however come forward, but the priorities set out by this policy should assist in guiding decisions upon whether planning permission should be granted or not as the case may be.
- 2.12** Within this context the approach to accommodating development within the Border Group of Parishes, and particularly its settlements, has been carefully considered and is set out in the following Development Strategy.

Policy BG2 – Development Strategy

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

- To allow for residential development and managed growth in Adforton, a settlement boundary has been defined within which development might take place. In addition, one small site is identified to contribute towards the required level of proportional housing growth. The conversion of rural buildings and use of

a brownfield site will also contribute to meeting the limited housing requirement.

- The approach to accommodating housing, business needs and other appropriate development within Brampton Bryan will take place predominantly through the conversion of redundant farm and other rural buildings within the village with limited extensions to buildings in the form of courtyards where this reflects the character of the village.
- To allow for required residential development and managed growth in Lingen, development boundaries have been defined within which development might take place. In addition, two small sites have been identified that should meet some of the defined housing requirement.
- To allow for residential and business development within Walford a settlement boundary is defined within which sensitively designed housing will be permitted provided, in particular, they can be protected appropriately from flood risk and do not cause increased flooding elsewhere. In addition, one small site is identified to contribute towards the required level of proportional housing growth. Opportunities to utilise rural buildings for B1/B8 business use may be supported where there are appropriate environmental safeguards.
- Development outside of the settlement and development boundaries, even upon land that adjoins these, and including within the parishes of Willey and Buckton and Coxall, will be limited to that set out for rural areas in Herefordshire Core Strategy and particularly Policy RA3 covering residential development. It may especially be necessary to use rural exception sites to provide small rural affordable housing schemes.

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

2.14 In preparing this NDP the Steering Committee and subsequently Border Group Parish Council has throughout applied the principles of positive planning: its aim has been to enable development, and it has exceeded Local Plan allocations. Even so it has confronted inflexible constraints of both topography and tenure. The Harley Estate is by far the dominant landowner in three of the six parishes (Walford Letton & Newton, Buckton & Coxall, Brampton Bryan) and owns almost all the freeholds in the village of Brampton Bryan. Brampton Bryan is potentially the most sustainable location with good public transport

connections to the facilities of Knighton and Leintwardine. Although a significant conversion opportunity has been proposed, no new land for development was offered in the village by The Estate which takes a guardianship role in relation to its property. The hill-and-watercourse topography that makes the area so distinctive has severely limited the scope for new building: flat sites are few, often come with drainage problems, and have remained undeveloped over the centuries for sound reasons. In Adforton, which rises up the side of a former glacial lake, flat sites are particularly scarce, and in Walford, once at the bottom of that lake, flood risk rules out much of the settlement. Lingen faces a more modest version of the same problem as well as being more isolated. These constraints test to the limits the capacity of planning to meet the levels of growth required and are relevant when assessing the solutions that have been adopted.

2.15 Although more residents supported the setting of settlement boundaries (43 – 44% depending upon settlement) a similar but slightly lower proportion had no opinion or did not respond to a question on the issue (39-40%). Some 16-18% of residents, depending upon the settlement, were opposed to settlement boundaries. In preparing the Neighbourhood Plan there was a strong sense that the four settlements identified to accommodate housing development each have their own distinctive character requiring different approaches in terms of how dwellings should be accommodated. Common to all communities within these settlements is the desire to avoid dense infilling, support for the maintenance of green spaces and long established and well appreciated views, and the avoidance of modern suburban estate forms. Consequently, approaches used to determine where development might be accommodated and to protect the wider environment have varied, although they **have taken into account Herefordshire Council’s guidance upon whether and where** settlement boundaries might be defined. Although based upon the main built-up areas of the settlements and including housing allocations where appropriate, they also take into account the character and settings of the settlements with criteria being defined to ensure these are maintained where it is appropriate. Development boundaries as opposed to a settlement boundary have been defined for Lingen to avoid putting pressure on important green spaces, views and heritage sites that effectively separate the village into two distinct areas of development. A settlement boundary is not proposed for Brampton Bryan because of the impact infilling would have on its special character. Settlement boundaries were however considered suitable for Adforton and Walford where infilling would have less of an impact and enable appropriate contributions to the required housing target although the ability to bring forward sites may be restricted by detailed issues such as access and flood risk that would be considered at the time of any planning application. However, no proposals for significant site allocations are advanced and sites within settlements will generally come forward on a windfall basis for a variety of reasons. A number of small sites are known to be available and suitable for development and will contribute to the housing target set for the Group of Parishes in order to provide the level of certainty required by Herefordshire Council that the proportional housing growth will be delivered. Sufficient owners of individual plots or small sites who were approached have confirmed sites are available. There are a further limited number of potential sites where housing might take place but where there remains uncertainty that their development will materialise during the plan period³.

2.16 A limited number of small sites are however available within some of the settlements. In order to ensure these are developed sensitively, specific design criteria are put forward in

³ http://www.bordergroup-pc.org/?page_id=234

policies included later in this plan. Similarly, rural building conversion opportunities are available within a number of settlements as well as in the countryside. These will make a notable contribution to meeting the housing target while ensuring both settlement character and the rural landscape are protected.

- 2.17** Development outside of the four settlements will be determined in accordance with Core Strategy policies, especially Policy RA3 – **Herefordshire’s Countryside** – which limits development to proposals which meet one or more specific criteria. This will include development within all six parishes. The defined boundaries include land within or adjacent to the built-up areas of each settlement where housing development may take place, in accordance with Herefordshire Local Plan Core Strategy Policy RA2 and paragraph 4.8.23. Outside of these boundaries, development will be within open countryside where further new dwellings must comply with Core Strategy policy RA3. It is understood the definition of boundaries was sought by the Inspector appointed to consider the Core Strategy for this express purpose. The low level of development required is such that sites providing elements of affordable housing as part of larger schemes will not be available. Consequently, a proactive approach will be required within the group parish to identify local needs for such housing which might be met through Herefordshire Core Strategy Policy H2. It should also be noted that there is scope for rural building conversions under Herefordshire Core Strategy Policy RA5 across the Neighbourhood Plan area.
- 2.18** This flexible approach in relation to settlement definition and limiting development to small **sites was considered to best reflect the communities’ views that development should take** place upon small sites, with some 35% indicating a preference for sites of up to 2 dwellings, and 48% sites that might accommodate 3 - 5 dwellings.
- 2.19** Although improvements in community facilities would be welcome there is recognition that **the area’s location** and sparse population is unlikely to support any expansion. However, there are shortcomings in terms of services such as high-speed broadband and mobile phone coverage that ought to be addressed. The settlements are likely to be the most appropriate location for most services and facilities. The settlements are also considered the most appropriate locations for employment and economic activity with 40% - 46% of residents supporting this view depending upon the settlement concerned. However, a significant proportion offered no opinion or did not answer a question on this subject (40%+) when asked.

3. Meeting Housing Needs

- 3.1** The required level of proportional growth set by Herefordshire Core Strategy Policies RA1 and RA2 for the four parishes with settlements is 36 dwellings. Herefordshire Council has indicated that between 2011 and 2017 no dwellings had been constructed although commitments in terms of planning permission granted during that period amounted to two dwellings. **Herefordshire Council’s rural windfall allowance of 19%** over the plan period would amount to 7 dwellings although the two outstanding commitments would be included within that total with the remainder coming forward primarily through Herefordshire Core Strategy Policy RA3. Consequently, the minimum target to be provided within the four settlements listed in Herefordshire Core Strategy Tables 4.14 and 4.15 for the remainder of the plan period is 29 dwellings.

- 3.2 The approach promoted for the distribution of housing to meet this target is to share provision as reasonably as possible between the four settlements. Adforton, Brampton Bryan and Lingen are larger settlements than Walford, although the latter has a higher proportion of residents living within **the parish's** rural area. Promoting some housing growth in each of the four settlements will reflect the nature of the settlement pattern, the general absence of notable facilities and infrastructure within them, and the anticipated level of local housing need that is expected to arise over the plan period. The four settlements each have particular constraints to the accommodation of sustainable development.
- 3.3 Herefordshire Local Plan Core Strategy Policy H3 indicates that a range of house types and mix should be provided in order to create balanced and inclusive communities. Its evidence base includes an assessment of the proportion of housing by number of bedrooms that are needed within each Housing Market Area. The proportions required for the rural part of the Leominster Housing Market Area, within which Border Group of Parishes is located, is set out in Table 1 below.

Table 1: Proportion of Houses required by Size within Rural Part of the Leominster Housing Market Area

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

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

Housing in Settlements

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

Policy BG3 – New Homes in Adforton

Housing Development within Adforton over the period 2011 – 2031 will be accommodated as infilling within the settlement boundary and upon the sites

allocated for housing defined upon Adforton Policies Map where they meet the following criteria:

- a) Development should complement the village form and character through generally being frontage development;
- b) Dwellings should be of a scale and character reflecting the density and massing of existing properties in the vicinity and not have a significant adverse effect on residential amenity of existing properties;
- c) There should be safe and convenient vehicular access onto any public road and adequate off-road car parking must be provided;
- d) Development should not be located where residential amenity is adversely affected by adjacent uses;
- e) **Landscape proposals should form an integral part of the site's design, with** in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;
- f) Support will be given to proposals comprising custom built and/or self-build dwellings and live/work units where this would not adversely affect residential amenity of existing properties.

- 3.5 **Adforton's** form has influenced the approach to defining where development might take place. In addition, an overriding constraint is the potential danger resulting from any new access onto the A4110, either directly or upon the junction formed by Letton Lane.
- 3.6 The contribution made by Adforton to the housing target for the Group of Parishes will be partly through enabling limited infilling within a defined settlement boundary. Adforton has not previously had a settlement boundary defined for it. That defined in this NDP is based substantially upon the curtilages of existing properties which generally extend to single plot depth from the roads upon which they front. A field boundary has also been used close to the centre of the village. Small sites known to be available within the defined settlement boundary include the conversion of two existing non-residential buildings and two further areas are included for which the boundary does not follow identifiable features. In addition, a small redundant building at the western entrance to the village along Letton Lane is proposed as a site where the conversion of this property to a dwelling with modest extension would benefit the appearance of the approach to the village. Although this site is not physically adjacent to the built-up area of Adforton it is as close as constraints allow given the narrow nature of Letton Lane and the need to retain the hedgerow and avoid unsympathetic engineering works. It is not unusual to have the entrances to small Herefordshire villages marked by a small outlying cottage followed by a gap. Some opportunities are provided on the north side of the west-east running brook and south side of Letton Lane although these have not been identified as available. However, should any come forward their extent will be limited by the need to connect to the public sewer.
- 3.7 Criteria set out in this policy seek to ensure development is environmentally sensitive in all respects and safe. It is accepted that the opportunities to provide a mix of house types and tenures through this approach will be limited but there should still be an emphasis upon family accommodation and custom or self-build houses may achieve this. In addition, the need for many residents to work from home is acknowledged.

Adforton's Form and Character

- 3.8 Adforton falls within the Wooded Hills and Farmlands Landscape Character Type defined in **Herefordshire Council's Landscape Character Assessment**. Here settlements typically comprise clustered dwellings, associated with areas of open fields. Small villages and hamlets are typical but sparsely dispersed through a landscape that does not feel well populated. Additional housing should respect the settlement pattern and be concentrated on the existing clustered communities in order to maintain the low settlement density. Adforton appears typical in this regard reflected in its wealth of historically significant buildings or monuments, some dating back as far as the late 12th century. Some 23 are listed of which 5 are Grade 1. Its buildings are diverse in character. The surrounding land is woodland or agricultural and many of the older buildings within the original village were farmhouses. The village is split by the A4110 that runs north-south through it and also by the small valley created by a Brook that runs west-east, also separating it effectively into northern and southern halves. With limited exceptions development to the north of the Brook comprises properties on either side of Letton Lane sitting close to the front of plots, although curtilages do not extend to any significant depth. The area does however contain a small former local authority estate which also extends along Letton Lane, and a range of agricultural buildings offering redevelopment potential.
- 3.9 That part of the village to the south-east comprises dwellings close to the front of each plot along the main road or track that runs parallel to and on the south side of the Brook. The properties generally have large curtilages that extend to the rear for quite some depth. With limited exceptions development to the north of the Brook comprises properties on either side of Letton Lane, although again sitting close to the front of plots, they do not extend to any significant depth. The area does however contain a small former local authority estate which also extends along Letton Lane, and a range of agricultural buildings offering redevelopment potential. Letton Lane, itself, rises steeply to the west from the main A4110 and is a very narrow sunken lane with banks up to 3 metres high in places, high hedges and few passing spaces. There are, however, extensive views to the south from properties on that side of Letton Lane, including to Wigmore Rolls. Properties on the north side of the lane have views across to Leintwardine and Brampton Bryan. Further out the settlement boundary along the lane there are some good views beyond and it is popular with walkers.
- 3.10 Many of the houses on the main road are of brick or stone construction and appear to date from the 19th century although some may have earlier roots. There are five Grade 2 listed houses on the main road which is narrow, and visibility is poor. The church and car park with bench and notice board is effectively the centre of the village and still has a red telephone box and post box. A dilapidated Primitive Methodist Chapel of slightly earlier date occupies a site on the opposite side of the road.
- 3.11 The focus of the housing development in the 20th Century has been in Letton Lane with a block of six local authority brick built semi-detached houses with tiled roofs which are now partly owned by a housing association. A further five brick built bungalows of similar age with tiled roofs are quite well sited so as to complement the diverse nature of the surrounding properties. A moderate sized brick built house with a composition slate roof was added beyond the bungalows in 1986. There are four Grade 2 listed buildings in Letton Lane. The most important, historically, being Fairfield Hall, which is an incomplete cruck framed house. The last housing development in Letton Lane was a barn conversion about 10 years ago at the lower end of the lane.

- 3.12 An unsympathetic element within the local environment is the overhead electricity cabling which seemingly follows haphazard routes from several transformers although it is rather less obtrusive than the overhead telephone/internet cables which are more numerous.
- 3.13 The setting of the village is strongly influenced by topography. Over the hill at the south end of Adforton village on the way to Wigmore there is a sharp turn to the east which leads to Wigmore Grange, the ruins of Wigmore Abbey and Paytoe Hall. Wigmore Abbey is on Historic **England's Buildings at Risk Register**. The area is fairly flat and occupies what was a glacial lake. The land in this direction is a combination of arable and pasture and there are views towards Croft Ambrey and the Mortimer Forest. Immediately to the south and south-west the land rises towards a forest known as the Wigmore Rolls which is managed by the Forestry Commission and provides a wooded backdrop to the village. The houses on that side of Letton Lane enjoy views of the Wigmore Rolls above the valley below.
- 3.14 **'The Gullet'** is another steep dark sunken lane which descends to the north of the village leading to several houses and agricultural buildings at Lower House Farm and Court House Farm, and then to the B4530 road to Walford.



Figure 3 – A4110 Main Road through Adforton

Policy BG4: Redevelopment of Land North of Letton Lane

Land on the north side of Letton Lane, currently comprising steel framed agricultural buildings and identified on Adforton Policies Map, may be redeveloped for housing provided, in addition to meeting criteria listed in policy BG3, the design, materials, landscaping and boundary treatment can be shown

not to adversely affect the setting and distant views of the settlement from the north.

- 3.15 This site comprises a number of steel framed agricultural buildings that are no longer required as part of any agricultural holding and afford the opportunity for redevelopment that would enhance the character and appearance of the village. **The site's current use** already generates some traffic and its regeneration to a limited number of houses will have a marginal effect on Letton Lane. The criteria in policy BG3 will cover most development **requirements in that the site's depth is such that development will amount to infilling.** However, it offers long-distance views to the north and in turn will be visible from some distance in that direction. Accordingly, a sensitive design will be required, and this should include landscape works that will protect the rural setting of the village, including screening any external domestic infrastructure. The contribution this site will make to the required level of proportional growth is expected to be 4 dwellings.

Policy BG5: Conversion and Extension to Redundant Barn at the North End of Adforton Village

The redundant barn at the west end of Adforton Village identified on Adforton Policies Map may be converted and extended to provide one dwelling.

- 3.16 This policy affords development upon the site of the small redundant building at the western entrance to the village along Letton Lane referred to in paragraph 3.6 above. Although not physically adjoining the settlement boundary it is within close proximity and would result in an enhancement to the approach from the west. It is not uncommon in Herefordshire to see reasonably sized rural dwellings at such locations as a village is approached. Development upon the intervening gap would not be appropriate in that the combination effect of development upon the embankment and hedgerow along Letton Lane would have a significant detrimental effect on the character of the lane.
- 3.17 In combination the sites and available infill opportunities considered suitable at Adforton will contribute 9 dwellings towards the required level of proportional growth

Policy BG6 – New Homes in Brampton Bryan

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

- a) Development involving the conversion of existing farm complexes, including limited extensions to enhance any courtyard form, should respect the scale and character of existing nearby buildings and not adversely affect the amenity of adjacent properties;

- b) Satisfactory access and parking arrangements should be provided ensuring the safety of pedestrians and other vehicles using the public highway;
- c) Opportunities should be taken to develop routes and off-site measures that facilitate and encourage active travel.
- d) **Landscape proposals should form an integral part of the site's** design, with in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;

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

- 3.18 Brampton Bryan is maintained as an historic estate village with a special character that the community wishes to retain. Although services and facilities are limited, there are a notable number of enterprises located in various converted rural buildings throughout the village. There are no particular pressures for new residential development on undeveloped land and this is anticipated to remain the case during the plan period. There is however a range of agricultural buildings that have significant potential for conversion to dwellings that is likely to become available⁴.
- 3.19 The opportunity available through this policy should provide the potential for some 8 dwellings in Brampton Bryan enabling it to make a **contribution to the Group Parish's housing target** although this is anticipated to be towards the end of the plan-period.
- 3.20 Brampton Bryan has never previously had a settlement boundary defined for it and one is not proposed. The estate has indicated there is no intention to seek new development on undeveloped sites or through infilling and it would therefore serve no purpose. Furthermore, infill development would have a significant adverse effect on its character and appearance. It is considered inappropriate to propose the barns that are to be converted as an allocation in that they are important buildings making a significant contribution to the character of the village and, although there is no indication that this might happen, such an approach would suggest the site could be redeveloped and the buildings lost.

Brampton Bryan's Form and Character

- 3.21 **Brampton Bryan lies within the landscape type described as 'principal settled farmlands' described in Herefordshire Council's Landscape Character Assessment. The settlement pattern within such areas is considered to comprise farmsteads and hamlets capable of**

⁴ http://www.bordergroup-pc.org/?page_id=234

accommodating limited new development. Such development should be in the form of low density housing that is sited to avoid coalescence. Development should be of a modest size to preserve the character of the existing settlement. Although presenting the appearance of being a reasonably sizable village, it is fairly typical of this description, being based upon a number of farmsteads. It has, however, achieved a greater level of development in the past through its historical association with Brampton Bryan Hall and Castle. Recently though there has been no modern building with development comprising change of use of existing buildings to residential or, most often, business use. The village presents a strong historic and architectural form with a number of Listed Buildings, a range of others locally important individual and groups of buildings and a number of character areas. Their overall and group effect upon the character and appearance of the village is significant.



Figure 4 – Barn Complex at Brampton Bryan contributes to the Village's Character and Distinctiveness and its potential conversion to dwellings is proposed.

- 3.22 The core of the village is centred upon the cross roads formed by the A4113 which runs in an east-west direction, the Lingen Road leading southwards and the lane to Coxall leading northwards. However, development is mostly on the south-side of the A4113 although a limited number of properties sit to the north-east of the cross roads. Properties comprise a variety of materials and the overriding character is the created by the combination of small domestic scale individual and groups of timber framed, rough stone and rendered cottages, with some timber clad additions. Most roofs are of slate although they are intermingled occasionally with tile and also thatch. The central village green provides an attractive setting to many of the cottages. Sat behind the cottages and to the south of the A4113 are two historic farmsteads with large complexes of stone barns behind substantial three-story red-brick dwellings marking the entrances to the village from the south and west. The approach from the east has a different character comprising stone buildings in the arts and crafts tradition. The approach from the north is by a narrow winding lane that includes a sharp right-angled bend where on the east side frontage sits another large red brick building with a further one behind. The lane is bounded by a hedgerow on the east side and substantial length of high wall on the west side that varies between brick and stone and hides a set of

greenhouses. On the north side of the A4113 within the main village street is another stone wall but with a substantial hedge above that comprises a most striking feature. This completes a substantial visual screen behind which sits Brampton Bryan Hall and Castle ruins. St Barnabas Church sits within a corner also sits within the north-west corner of the cross-roads and although largely behind the wall with hedge above, there is a break in the frontage through which it can be seen. The church itself maintains the enclosure around the Hall and Castle ruins.

Policy BG7 – New Homes in Lingen

Housing Development within Lingen over the period 2011 – 2031 will be accommodated through infilling within the development boundaries and upon housing site allocations defined upon Lingen Policies Map where it is in accordance with the following criteria:

- a) Infill development shall be single plot depth from the road frontage to complement the village character with no development extending unreasonably into the plot beyond the depth of neighbouring buildings;
- b) Dwellings should be in scale with the general density and massing of existing properties in the vicinity
- c) Development should not adversely affect the residential amenity of existing properties or be located where residential amenity is adversely affected by adjacent uses;
- d) Development should not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village;
- e) Development should not adversely affect the character and appearance Lingen Conservation Area (Policy BG22) and heritage assets within the village, including their settings;
- f) Important green space and land forming important views into or out of the village, should be protected from development;
- g) There should be safe access for vehicles, and parking arrangements should not detract from the village street scene but be an integral part of the overall design;
- h) Support will be given to proposals comprising custom built and/or self-build dwellings and live/work units where this would not adversely affect residential amenity of existing properties.

3.23 Lingen has no public sewer or sewage treatment works. The level of any development in the village needs to take into account the need to protect the water environment and contribute towards the River Wye Nutrient Management Plan. The village is considered the least sustainable location for further housing within the Group of Parishes in terms of accessibility but could support some limited development that serves local needs, retains or enhances the conservation area and makes a contribution to the wider needs of the Group of Parishes. Previously Lingen had a settlement boundary defined for it in the former Leominster District

Local Plan which has been reviewed, taking into account the village's character and how it might accommodate development.



Figure 5 - Lingen looking north through village from the Bridge

3.24 Areas have been added to the original settlement boundary, to the north-west to incorporate dwellings and their curtilages opposite the village hall; to the south to include a former plant nursery which offers a site for development that will be well screened within the Conservation Area; and to include the site of The Turn Farm, a historic farmstead that no longer functions as the base for any farming operations and offers an opportunity for conversion and enhancement. The boundary has also been amended to exclude the following areas that contribute to the character and appearance of Lingen Conservation Area⁵ (see Policy BG22) and provide important views out of the village to particular landscape features:

- i) The separation between the two parts of the village which is of significant importance to the character and local distinctiveness of the village and marked by the open space comprising the village churchyard and Motte and Bailey Scheduled Monument to its north and the gap between The Old Farmhouse and The Turn Farm to their south. This latter gap is important both in terms of views into the village core **where All Angel's Church is prominent, and also** out from the church across its graveyard, taking in linear earthworks and the famous Lingen Oak, The Meres (perhaps the most extensive, complex, visible and best-preserved medieval field-system in Herefordshire, as recorded in the Historic Environment Record) and the attractive Vallets Wood with its highly visible Bluebell Corner.

⁵ See Lingen Conservation Area Assessment was used to inform relevant parts of this plan and it can be seen in full at http://www.bordergroup-pc.org/?page_id=2108

- ii) The setting of the village as seen from the northern approaches and more immediately from Courthouse Corner contributes greatly towards the rurality and tranquillity of the Conservation Area. It takes in Copse Hill, the Grove Head area and Oldcastle Wood and illustrates the Domesday description of Lingen and its strategic and intimate connection with the former Royal Forest of Deerfold.
- iii) The open view westwards across to The Grange and Brierley Hill out of the northern end of the village is also particularly important to the character of the Conservation Area. In the foreground is the imposing Lingen Grange (1875 by G. C. **Haddon**) with its fine gardens and mature trees, while the skyline includes Harley's Mountain (the highest cultivated land in Herefordshire) and the deciduous Mynd Wood and Nature Reserve.

- 3.25 Some of these areas of separation created by the central spaces are also identified as Local Green Space and have resulted in an approach based upon two development boundaries rather than one settlement boundary. Other frontage gaps are important to the setting of the conservation area as well as offering well appreciated views into and out of the village.

Lingen's Form and Character⁶

- 3.26 **Lingen falls at the junction of three landscape types within Herefordshire Council's Landscape Character Assessment:** Principal Settled Farmlands, Principal Wooded Hills and Wooded Hills and Farmlands. It is considered that Lingen is fairly typical of the settlement pattern that might be expected within such a location being a small village with clustered dwellings. As such it is capable of accommodated limited growth in a way that respects the settlement pattern, preserving its character and maintaining a low density.
- 3.27 Key characteristics of the village which also contribute significantly to the character and appearance of Lingen Conservation Area include:
- spread-out buildings with open spaces between;
 - traditional timber-framed buildings with slate roofs predominate;
 - brick cottages are also present, but less numerous and less visually dominant within these building styles;
 - there are few instances of defined groupings of buildings with a similar or identical design;
 - tall hedgerows and narrow roads;
 - the village hugs the hills, fields and wooded landscape, all features that are visible from the village;
 - there are many gaps between dwellings in the form of gardens, paddocks and even complete fields. This layout contributes greatly to the tranquil, rural and agricultural feel of the Conservation Area.
 - the view from the church which offers the only clear panorama

These features are described in greater detail within section 6 in that they are most pertinent to the character and appearance of Lingen Conservation Area.

⁶ See Lingen Conservation Area Assessment was used to inform relevant parts of this plan and it can be seen in full at http://www.bordergroup-pc.org/?page_id=2108

- 3.28 The built-up area of the village comprises two distinct parts: the first area is the main village **to the south of St Michael and All Angel's Church and Court House Farm including the George Public House**, and the second, buildings to the north including the village hall.
- 3.29 A characteristic of the village along its main street is the presence of small paddocks or parcels of land behind dwellings. These paddocks are a particular feature associated with the village, some reflecting medieval ridge and furrow form. Development within the village will be limited to sites within its defined development boundaries where proposals respect density of that particular part of the village and, where appropriate, conserve or enhance the character and appearance of the Conservation Area. Where this comprises infilling of gaps within frontages, these gaps should be of sufficient width to accommodate new houses without leading to an overcrowded frontage. Exceptions to this are proposed through the allocation of a site at the south end of the village where the effect of development on the character and appearance of the Conservation Area can be minimised, and land and buildings associated with The Turn Farm that would enable a combined conversion and new build scheme to enhance the Conservation Area. Plots for three single dwellings are known to be available within the proposed development boundaries.

Policy BG8: Land at the Nursery, Lingen

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

- a) A flood risk assessment should inform the extent of the developable land;
- b) The public right of way running through the site, which should be retained, defines the maximum depth to which of the site should be developed;
- c) The entrance to the development site should be designed to reflect the rural character of the village and conservation area (Policy BG22);
- d) Landscape proposals should form an integral part of the design for the development and include measures to protect and enhance the biodiversity value of the Limebrook stream along its northern and eastern edges.
- e) Buildings should be designed to avoid repetition of form and detail that would result in an urban appearance, and utilise a mixture of materials, styles and aspects that reflect the existing village character;
- f) New housing development should provide a mix of house types, with an emphasis upon family accommodation comprising two and three-bedroom properties;
- g) Support will be given to proposals comprising custom built and/or self-build dwellings and live/work units where this would not adversely affect residential amenity of existing properties.

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

- 3.30 The site, previously a plant nursery, might accommodate a number of dwellings extending into the site. However, the exact depth to which development might take place will need to be determined through a flood risk assessment, but in any event, should not extend beyond the current route of the public right of way that runs along its eastern edge. It falls within Lingen Conservation Area and consequently any development will need to be designed to fit sensitively into the setting at this point. Further detail upon how this might be achieved is given in Policy BG9 and BG22 with additional guidance in Appendix 1. For the purposes of the contribution the site might make towards the required level of proportional housing growth, a figure of 6 dwellings is suggested.

Policy BG9: Land at the Turn Farm, Lingen

Land and buildings at The Turn Farm identified on Lingen Policies Map can be developed for housing provided the following criteria are met:

- a) The existing farm house, the C17 roadside barn and barn immediately to the south of the farmhouse shall be retained and any works, including conversion of the barns to residential properties, shall preserve features **and the buildings' settings according to** their significance, through sympathetic design
 - b) New buildings shall not adversely affect the settings of the buildings referred to in a) but contribute towards their enhancement and be informed, if possible, by evidence of the historic relationship between the farmhouse and farm buildings, and the character of the farmstead as a whole and on its landscape setting form, paying particular attention to form and layout.
 - c) Provision of parking and ancillary domestic features such as garden structures, refuse bins and garaging shall be located where they do not detract from the setting of the Listed Buildings and boundary of the Conservation area, preferably being located within a courtyard arrangement, supported by the removal of permitted development rights.
 - d) The scale of building, design details and materials for any new buildings shall be compatible with the retained buildings and non-traditional features avoided.
 - e) Landscape proposals should form an integral part of the design, retaining hedges and trees where possible and using hedgerows to define any new boundaries, avoiding fencing for both internal and external boundaries.
- 3.31 The site comprises a complex of existing buildings of which three are Listed either in their own right or as being in the curtilage of the Turn Farm farmhouse. The farmhouse is C16/17, with exposed oak frame with rendered brick panels, a shingle roof which replaced thatch in

the 1940's, a rendered stone stack to rear and wood windows and doors. The roadside barn is probably C17, with later lean-to additions to north and east, and has an oak frame with deep, tarred weatherboarding, and a Welsh slate roof. The barn immediately south of the farmhouse is possibly slightly later in date but is also oak-framed with weatherboarding and a Welsh slate roof, and has more modern farm-buildings attached which may be technically Listed but have no historic interest. These buildings should be retained. Other buildings on the site include a 1950's milking shed with partly slate roof and evidence of an earlier timber-frame and with a steel-framed extension to the south; a probably 1990's portal-framed unit; and a c.2000 roofed silage clamp. The loss of the more recent buildings and their replacement through sensitively design and orientated buildings may enhance the setting of those that should be retained.



Figure 6 - View across Churchyard to Lingen Vallet Wood

- 3.32 The site is bounded on the roadside by a mixed native species hedge with conifers, which is in poor condition, being overgrown. The western edge of the site is to some extent screened by two copper beeches with cherry infill, by a conifer hedge and by an overgrown native-species and conifer hedge. The southern edge of the site is open with only remnants of a native-species hedge bordering the footpath. The only internal feature of value is a trimmed conifer hedge, which might be worth retaining as a boundary or privacy-screen. With these features, and being surrounded on three sides by open farmland, the site is completely agricultural in character. Seen from the road, the farmhouse and roadside barn create a very attractive, time-worn impression of tranquillity, while from surrounding view-points on roads and footpaths, the impression is very much of a working farm. Any development should respect and reinforce these characteristics. The importance of its setting needs to be recognised in that it comprises a historic farmstead identified with Herefordshire Historic

Farmstead Characterisation Project undertaken with Heritage England. A detailed heritage impact statement should accompany any planning application for new development within the site and this should investigate potential evidence of previous buildings which should inform the footprint and orientation of any new buildings. This approach will assist in determining the significance of features, layout and settings of the important buildings. The changes resulting from new dwellings and the conversion of existing buildings could potentially alter the nature of the site, and criteria are therefore defined to ensure such changes are sensitive both to the Listed Buildings and the character and appearance of the Conservation Area, which the site borders. The views out of the Conservation Area to either side of the farmstead have been identified as important (see para 3.24 and Policy BG22) and the maintenance of the gaps either side are also important to the character of the historic farmstead complex itself.

- 3.33 In terms of the potential contribution towards proportional growth within the Group of Parishes, this site should provide some 5 new dwellings through conversion and new-build.
- 3.34 Overall the approach for Lingen village should contribute at least 14 dwellings towards the housing target for Border Group of Parishes.

Policy BG10 – New Homes in Walford

Residential development will be permitted through infill development within the settlement boundary and upon the site allocated for housing defined on Walford Policies Map. Development should meet the following criteria:

- a) Development should comply with the requirements of Policy BG18 and where it can take place should in particular be designed to provide appropriate protection against flooding and not result in the increased likelihood of flooding to other properties;
- b) Dwellings should complement the character of the settlement, especially being in scale with the general density and massing of existing properties in the vicinity;
- c) Development should not adversely affect the residential amenity of existing properties or be located where residential amenity is adversely affected by adjacent uses;
- d) Satisfactory access and parking arrangements should be provided ensuring the safety of pedestrians and other vehicles using the public highway;
- f) **Landscape proposals should form an integral part of the site's design,** with in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;
- g) Compensatory measures should be provided for any loss of locally important habitat;
- h) Support will be given to proposals comprising custom built and/or self-build dwellings that comply with other relevant policies contained within this plan;

- 3.35 A settlement boundary has been defined encompassing that part of the Walford that sits either side of the A4113 and also along the Lingen Road. The extent to which development is possible is constrained by a number of watercourses which are prone to flooding. A significant part of the settlement lies within an area identified as Flood Risk Zones 2 and 3 on **the Environment Agency's Flood Map** (See Map 1 below - areas coloured light and dark blue respectively). However, some works have recently been undertaken to a local weir and a reduction in the area which normally floods has been noted by residents. Nevertheless, proposals brought forward for development within the settlement boundary will normally need to be accompanied by a detailed flood risk assessment that would identify whether any site might be developed and if so what measures need to be undertaken to ensure any new development has appropriate protection from flooding and does not exacerbate conditions elsewhere.
- 3.36 A number of potential small sites and infill plots as well as a large complex of redundant farm buildings fall within the settlement boundary. The size and scale of the buildings comprising the latter is such that it offers the opportunity for business uses although it might offer opportunities for live-work craft units. Potential small sites and infill plots can be found on both sides of the A4113.

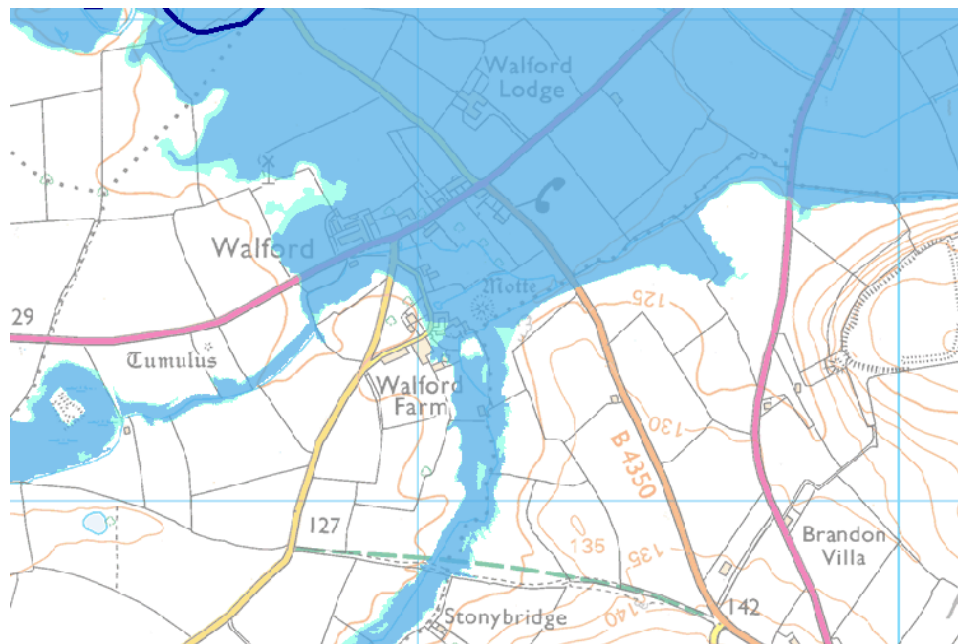
Walford's Form and Character

- 3.37 **Like Brampton Bryan, the hamlet of Walford is within the 'principal settled farmlands' landscape type described in Herefordshire Council's Landscape Character Assessment where** the settlement pattern comprises farmsteads and hamlets capable of accommodating limited new development. Such development should be in the form of low density housing that avoids coalescence and of a modest size to preserve the character of the existing settlement. In this regard Walford is reasonably typical of this description. It broadly comprises two-character areas, firstly development along the A4113 and, secondly, an area set back off of the road leading southwards to Lingen. Within the first, Manor Farm, the largest of the two historic farmsteads in the settlement, comprises a substantial range of largely redundant barns (see Figure 2) set back behind a low wall both of which are built of a mixture of stone and red brick. At the opposite end, surrounding a staggered junction, are a number of stone built detached and semi-detached cottages with slate roofs, although there is one seemingly timber framed pair of cottages with brick infill right on the road frontage. Another stone built three-story dwelling on the opposite side of the road also sits close to the road frontage while others sit back behind walled or hedged cottage gardens. Beyond the last house on the north-east side of the A4113 the landscape presents an attractive parkland appearance in front of Walford Lodge. The scale and density of development at the eastern end is in marked contrast to that further to the west before you get to Manor Farm. Here substantial properties, with large ground floor footprints and a mixture of gables and frontages looking onto the main road, sit in extensive grounds comprising with what appear to be remnant orchards and groups of small paddocks or grassed garden compartments defined by hedgerows and many trees. The buildings still comprise a preponderance of stone walls with slate roofs. An isolated small yet ubiquitous red-bricked chapel, now a gallery, sits at the western end of the hamlet on the south side of the main road.



Figure 7 – A44113 through Walford

Map 1: Areas at Risk of Flooding at Walford (Extract from Environment Agency's Flood Map)



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- 3.38 The area off the Lingen Road is separated from that part of the settlement along the main road by a tributary brook to the River Teme. Although the whole of the current settlement, with the exclusion of Walford Farm, fall within the area at risk of flooding, it is this part area where the water environment appears to predominate in that there are a number of channels flowing eastward to connect before travelling under Walford Bridge to the River Teme. Again, with the exception of Walford Farm, none of the properties are visible from the Lingen Road, being hidden behind high hedges and other vegetation. Walford Farm is the second farmstead within the hamlet and itself is barely visible, although sits out of the flood area on slightly higher land. Most of the properties sit at the southern end of the road that

loops around Walford Farm to connect with the Lingen Road both to its north and south. Walford Grange is the only exception, lying at its northern end. Many properties comprise several buildings, often set at right angles to each other. The overall appearance is one of irregular juxtaposition and traditional design with slate roofs.

Policy BG11: Land South of Walford

The development of approximately 0.2 ha (0.5 acres) of land to the south of the Walford and identified on Walford Policies Map is proposed for housing development subject to the following additional criteria being met:

- a) The flood risk assessment undertaken in accordance with Policy BG18 must inform the extent to which measures are required to ensure there is no increase in surface water run off beyond current greenfield flows from the site itself. Opportunities to address existing storm flooding problems should be taken where possible and take into account climate change.
- b) Developers must show, through appropriate evidence, that foul water drainage can be accommodated without causing pollution.
- c) In addressing the management of drainage developers should utilise sustainable drainage systems (SuDS), including measures to support biodiversity, and ensure any proposed scheme that meets the above requirements is fully implemented before development is brought into use.
- d) No development or other encroachment will be permitted within 10 metres of the Severn Trent Elan Valley Aqueduct that runs to the south of the land proposed for development. This will include front gardens, side gardens, rear gardens and private drives. Developers will be required to carry out investigations to confirm the exact alignment of the aqueduct to ensure an appropriate buffer zone is provided and discuss the need for a Risk Assessment and Method Statement (RAMS) for works with Severn Trent Water. Should one be necessary, the developer will submit evidence to the local planning authority that all relevant conditions have been or will be complied with to protect the aqueduct.
- e) The entrance to the development site should be designed to reflect the rural character of the settlement.
- f) Landscape proposals should include measures to enhance biodiversity.
- g) Buildings should be designed to avoid repetition of form and detail that would result in an urban appearance, and utilise a mixture of materials, styles and aspects that reflect the existing settlement character.
- h) New housing development should provide a mix of house types, with an emphasis upon family accommodation comprising two and three-bedroom properties.

- i) Support will be given to proposals comprising custom built and/or self-build dwellings that comply with other relevant policies contained within this plan.

3.39 Although a substantial part of Walford falls within the area identified by the Environment Agency to be at risk of flooding, this site falls outside that area although a flood risk assessment is still necessary to assess how any potential effects of development on other properties through any water run-off can be fully mitigated through ensuring this remains at the current level of greenfield flow. Consequently, developers should ensure sustainable drainage systems (SuDS) are utilised to make sure run-off levels are acceptable. A range of SuDS systems are available and should be considered. These include retention ponds, infiltration trenches and basins, rain gardens, sand filters, detention basins, swales, rainwater harvesting, permeable paving and green roofs. In addition, such systems as wetlands, for example shallow ponds, and bio-retention/filter strip, including tree pits, can have biodiversity benefits and measures to benefit wildlife are to be encouraged.

3.40 The Severn Trent Elan Valley Aqueduct runs to the south of this site. The Aqueduct consist of 4 **pipes in this location 2 x 60" diameter Steel pipes and 2 x 42" diameter Cast Iron pipes carrying huge** volumes of water. The aqueduct is outside of the boundary of the land proposed for development although a water map should be obtained from Severn Trent Water to identify its exact location in relation to any proposed development. Care is still required to ensure an appropriate buffer is maintained and the requirement to liaise closely with Severn Trent Water is essential. Severn Trent Water has precautionary processes and conditions that will need to be complied with in order to safeguard its asset and will require the following information when working in close proximity to the aqueduct:

- **A full detailed site plan**
- **Confirmation of the line and level of the Aqueducts through hand dug trial holes**
- **Details of any proposed change in finished ground levels.**
- **For any works in close proximity of the Aqueducts - a RAMS will need to be submitted for review and comment.**
- **An Asset Protection application.**

The Local planning authority will need to be assured that all relevant Severn Trent Water processes and conditions have or will be met have been met.

3.41 As a consequence of accommodating these two principal constraints, a modest density of development is suggested for the purposes of the contribution the site might make to housing proportional growth, at 3 dwellings. It is considered that the site will not represent any greater degree of coalescence leading to a prominent wayside settlement pattern in that it would be capable of being set back behind a strong hedge, well landscaped and there is no exiting row of properties along the Lingen lane at this point. In this regard the policy criteria reinforce the need for development to fit with the general character of the settlement.

3.42 **Table 1 below shows how the required level of housing growth will be met within Border Group of Parishes.**

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

	<i>Number of dwellings</i>
Target 2011-2031-	36
Completions/Commitments April 2017	2
Adforton NDP Contribution*	9
Brampton Bryan NDP Contribution*	8
Lingen NDP Contribution*	14
Walford NDP Contribution*	3
Rural windfall allowance (outstanding)*	3
Total	39

* The estimate of dwellings under each heading is for the purposes of showing how Herefordshire Local Plan Core Strategy target for the Group of Parishes might be met. It takes into account amenity and other site-specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

Affordable Housing

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

Policy BG12: Provision of Affordable Housing

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

- a) The identified level of need will be up-to-date and determined in consultation with Border Group Parish Council;
- b) Sites should normally be located close to a settlement within the Group of Parishes, although this will not preclude development within a hamlet not referred to in Herefordshire Core Strategy Tables 4.14 or 4.15 where there is a particular need related to family or employment circumstances;
- c) Affordable housing may include elements of market housing where this will assist the delivery of a mixed development scheme, especially where the market housing includes individual or multiple dwellings constructed under self-build projects or community housing groups.

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

Housing Design

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

Policy BG13 – Design Criteria for Residential Development

An integrated approach to achieve a high standard of design will be required to, in particular, achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of design measures which, in addition to regulatory requirements, include:

- a) Incorporating locally distinctive features although diversity in design will be encouraged and new innovative design or features will not necessarily be resisted where they fit sensitively within the particular settlement frontage and street scene.
- b) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, cycle and recycling storage, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels;

- c) Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available;
- d) Hard and soft landscape proposals should not result in a suburbanised appearance, for example through the planting of boundaries with non-native species, the use of timber board or panel fencing, extensive use of pavers or tarmac, or use of uncharacteristic gravel;
- e) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces, and minimising the use of external lighting to that which is essential;
- f) Where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;
- g) Providing sufficient space for each property to maintain a functioning **garden incorporating elements for children's play and the growing of produce**;
- h) Proposals should not lead to the urbanisation of any of the Group **Parish's** settlements by requiring unnecessary street or other lighting. Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow;
- i) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties;
- j) Utilising reclaimed and locally sourced materials: and
- k) Minimising construction traffic and reducing waste.

3.49 The quality of the physical and natural environment is seen as important within the Group of Parishes and new development should in particular fit in sensitively into important street scenes and frontages. Locally distinctive features should also be utilised where this will **enable such development to contribute to or maintain an area's special character. In** addition, design should incorporate sustainable design and the **resident's survey indicates** strong support for a range of such measures. Although energy efficiency measures cannot now be determined locally some 60% of respondents indicated support for an approach **based on exceeding Government's energy efficiency standards.** Ensuring layouts that assist energy efficiency and are functional in an area where facilities are limited is also important. It is seen as particularly important to ensure properties have sufficiently large gardens to enable people to grow their own food (54% of respondents supported this) as well as to enable young children to play in safety.

3.50 An integrated approach to design is required not only to ensure development is in keeping with adjacent properties but also to ensure high standards in terms of individual building

architecture, site layout, landscaping and relationship to surroundings. Sustainability requirements, such as building orientation, indirect energy and water conservation measures and good construction practice, among others, can add to the contribution new developments make to the principles of sustainability and the approach to these matters might usefully be explained in supporting statements when proposals are advanced. There is an absence of street lighting within the four settlements and their context is such that it will remain unnecessary. Where lighting is essential for safety purposes it should be the minimum necessary to meet that requirement, and designed as far as possible to avoid night glow. No specific issues in terms of contaminated land have been identified although it is understood parts of the Group of Parishes have relatively high levels of radon emissions. This is generally a matter to be addressed through Building Regulations and testing may usefully be undertaken to determine what protective measures are necessary. The use of reclaimed and locally sourced materials would minimise embodied energy and transport costs contributing to sustainable building practice and eco-friendly building. This policy expands upon the requirements set out in Herefordshire Local Plan Core Strategy Policy SD1.

4. Supporting Local Enterprise

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

Policy BG14: Supporting Local Business

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

Development proposals should be in scale with the rural character of the group parish or settlement in which the site is located, as the case may be;

- a) Proposals for industrial based employment uses within settlements and particularly Lingen Conservation Area should be restricted to Use Class B1 - Business;
- b) The amenity of nearby residents is not adversely affected; There will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal;
- c) Opportunities should be taken to develop routes and off-site measures which facilitate and encourage active travel;

- d) Small scale light or general industry, in particular craft-based operations or sustainable technologies will be encouraged to locate in suitably converted rural buildings, or on brownfield sites provided they comply with the general criteria set out in this policy;
- e) There will be an emphasis upon the use and conversion of rural buildings to employment uses;
- f) Proposals should avoid obtrusive external storage and paraphernalia or provide effective screening where this is necessary;
- g) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused;
- h) Diversification proposals meeting the above criteria will in particular be supported where this retains essential services and facilities through increasing their viability.
- i) Tourism enterprises will be supported where they are appropriate to the **area's** rural character in terms of their nature and scale;

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



Figure 8 – Accommodating Rural Enterprises in Brampton Bryan

- 4.2 The location of the Group Parish in terms of distance from major centres and travelling distances to markets together with scarcity of population and capacity of the local highway network are recognised as potential constraints upon the development of the local economy and provision of employment for residents. The absence of any notable employment sites within the Group Parish is reflected in the fact that Herefordshire County Employment Land Study 2012 identified no employment sites within its assessment. Agriculture and farming has in the past had a significant influence over the local economy but the pressures upon it are increasingly resulting in greater efficiencies and the loss of agricultural employment. As a consequence, the community recognises the need for flexibility in terms of the forms of

employment and economic activity it would be happy to see encouraged. Survey results show significant support for a range of employment types, in particular those that would fall under the categories of crafts, tourism, leisure, agricultural diversification. However, there is concern that such uses should be compatible with the general serenity of the area and protect the amenity of residents, tourism and leisure proposals should not adversely affect the tranquillity which is a characteristic of the landscape. Working from home is also seen as particularly important with 76% supporting the need for planning policies to enable this.

- 4.3 There was also support for the use of brownfield sites and conversion of rural buildings to employment uses (69% and 77% of respondents, respectively), especially where associated with the three main villages. However, there was a significant reticence to see greenfield land brought forward in the Neighbourhood Plan for employment or economic activity.
- 4.4 The approach proposed is considered consistent with Herefordshire Core Strategy Policies RA5 and RA6 and provides additional criteria to ensure local amenity and the environment are protected. It also reflects the need to be flexible in terms of breadth of businesses that might wish to establish within Border Group of Parishes, in that it is less specific in relation to employment type, given the area does not have the benefits that those closer to the main towns and **strategic road network possess. The area's resilience benefits from the extent to which many local people use their skills, talents and resources to carry out a range of economic roles and activities.**
- 4.5 No strong opinion was expressed against the loss of employment land to other uses but anecdotal evidence suggests that it depends upon the particular use that may be lost. There remains concern that local facilities should be retained where possible unless there is clear evidence that they are not economically viable.

Policy BG15: Broadband and Mobile Telephone Infrastructure

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

- a) Seeking well-designed and unobtrusively located development associated with the introduction of appropriate super-fast broadband and mobile telephone equipment that provide high quality internet connectivity especially for business and also for residential users.
- b) Encouraging new development proposals to connect to high speed broadband as a minimum by means of providing suitable ducting for fibre connectivity within development sites, linked to the local/national network, as appropriate.

- 4.6 Although the provision of high-speed broadband is imminent within parts of the Group Parish, concern has been expressed about the limitations placed upon local economic development by poor mobile telephone reception and high-speed broadband internet connectivity with 77% and 66% respectively of respondents to a Group Parish Survey indicating these services needed improvement. Some 76% of those responding also considered improved broadband would encourage new businesses to the Group Parish. Consequently, the community, in particular, wishes to adopt an approach which indicates its

positive encouragement to the provision of improved infrastructure to enable the speedy roll-out of superfast broadband. It also wishes to see improvements to mobile phone reception. Given the level of self-employment and working from home present in the Group Parish it is important that new housing development makes provision to connect easily to broadband infrastructure.

Policy BG16: Renewable Energy

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

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

Proposals for wind energy schemes will only be supported where, in addition to meeting the above requirements, the developer has gained the support of the local community.

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

5. Infrastructure and Facilities

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

Policy BG17: Highways and Transport Infrastructure

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

Where development proposals are advanced these should ensure:

- a) There should be safe access onto the adjacent roads.
 - b) Proposals would not result in on-street parking but should provide adequate off-street parking for residents and visitors, and preferably address the reduction of any on-street parking problems that may exist within the vicinity.
 - c) Proposals should not lead to a significant increase in speed or the volume of traffic travelling through settlements within the parish or on roads that do not have sufficient capacity.
 - d) The nature of the development does not lead to pressure for the provision of street lighting.
 - e) Opportunities should be taken to develop routes and off-site measures that facilitate and encourage active travel.
- 5.2 The A4110 passing through Adforton and A4113 through Brampton Bryan and Walford are the principal routes through the Group Parish. However, the rest of the local network includes a significant number of narrow roads. Traffic speeds are identified as an issue of greatest concern in relation to local traffic and transport issues with two thirds of respondents to a local survey indicating this to be the case. There is also concern about the size of vehicles using local roads and pedestrian safety with 54% and 48% of survey respondents respectively indicating these give them cause for concern.
- 5.3 With the need for each of the four settlements to accommodate further development, it is essential that safety measures are introduced where necessary to cope with increases in traffic generated both within the Group Parish and in settlements that will rely upon roads through it. It is also important that local amenity is protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards to ensure the network is able to

accommodate new development and this policy adds a number of locally important issues that also need to be addressed as part of any planning application where traffic is generated.

- 5.4 The tranquillity of the four settlements is also something that residents appreciate and the absence of street lighting is a contributory factor to this. The design and layout of any new development should not lead to the need for street lighting.

Policy BG18: Flooding and Surface Water Drainage

New development will not be permitted in areas identified as flood zones 2 and 3 unless there are no other options where development is possible, in which case full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere. Where such flooding is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account climate change, to inform decisions on planning applications. Regard should be had to the Strategic Flood Risk Assessment for Herefordshire (SFRA) 2009 or any successor document.

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

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

- 5.5 Flooding has been identified as an issue within areas of the Group Parish, principally caused by rivers and streams running through or close to settlements. Surface water run-off from fields and the highway have also been identified as a problem in some areas. The need to address flooding in relation to potential development opportunities in Lingen and Walford have been identified and reference made to the need for this to be addressed within policies BG8, BG10 and BG11. This policy covers those areas not specifically identified but where development proposals may come forward. Under both this policy and those for specific land in Walford and Lingen, developers must show that the flooding issue has been fully addressed and includes measures brought forward as necessary to protect development without adversely affecting other properties. This reinforces Herefordshire Local Plan Core Strategy Policy SD3 and where a detailed flood risk assessment is required it should cover issues set out in NPPF paragraph 102.
- 5.6 Herefordshire Local Plan Core Strategy Policy SD4 addresses the treatment of wastewater. There is no mains drainage in Brampton Bryan, Lingen and Walford and consequently alternative measures of treating wastewater will be necessary. This will also be the case for proposals in the countryside. The principal issue will be to avoid causing pollution, particularly where this might affect watercourses. The Rivers Lugg and Teme need to be protected from pollution in order to protect and improve their conservation status. This is particularly the case within the River Lugg catchment into which the Limebrook flows, because the River Lugg forms part of the River Wye Special Area of Conservation further to the south and measures are being pursued to improve both its water quality and biodiversity.

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



Figure 9 – Flooding is a major constraint at Walford (Looped Lane off Lingen Road - February 2014)

Policy BG19: Accessibility to Services and Facilities

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

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

- a) They do not create unacceptable noise, light pollution or other adverse effects upon the amenity of neighbouring residential properties.
- b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads but, where possible, promote active travel to and from the facility.
- c) Appropriate parking can be satisfactorily provided without harming existing residential and other uses.

- 5.8 No specific proposals for new or expanded services and facilities had been identified at the time this plan was drafted and the sparsity of population is such that viability will remain an issue. The emphasis is expected to be upon promoting the multi-use of existing or expanded buildings to provide such enhancement of local services and community facilities as may arise. Although a flexible approach should be taken when proposals for new premises, or the expansion or conversion of existing premises, or change of use of land to provide services

and facilities are brought forward, they should not have a significant adverse effect upon local residential amenity.



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

6. Environment and Character

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

Policy BG20: Protecting and Enhancing the Natural Environment and Landscape

Measures to maintain and reinforce the Border Group of Parishes' natural environment and landscape character will be promoted wherever possible.

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

- a) Not adversely affect landscape character but where appropriate include measures to conserve, restore or enhance sites;
- b) Retain important views, vistas and panoramas, in particular into and out of Lingen Conservation Area;
- c) Maintain and preferably extend tree cover;
- d) Not adversely affect important biodiversity habitats and species but contribute towards the ecological network of the area with measures, in particular, to support the biodiversity value of designated and local sites and ecological networks;

- e) Retain important features such as ponds, orchards and hedgerows;
- f) Create new natural assets within the parish where opportunities are available.

6.2 **Over three quarters of respondents to the residents' survey indicated that they would like to see enhanced protection for the natural environment.** The Border Group of Parishes sits **within Natural England's Clun and North-West Herefordshire Hills Natural Character Area** which is considered of importance for its clean, fast-flowing rivers, notably the Teme and its tributary the Clun, which are part of the Severn catchment, and the Lugg, which flows into the Wye. Ancient semi-natural woodlands are an important feature in some parts of the Natural Area and a number of surviving deer parks support nationally rare lichens and insects. As the Group Parish covers an extensive area some 7 particular landscape types **defined in Herefordshire Council's Landscape Character Assessment can be found within it** ranging from Wooded Hills and Farmlands to Riverside Meadows. The dispersed settlement pattern comprising the four settlements together with a number of small hamlets sits snugly within this landscape. With such a range of landscapes, an extensive variety of views and settings can be found, including large scale semi-natural compositions which need to be defined to determine any effects from development in order that their important features and components are retained. The community rates the protection of local views highly with 63 % of respondents to the residents' survey identifying these as important. Tree cover is particularly important at both the landscape and local scale, and opportunities to extend this utilising native species wherever possible. The important views into and out of Lingen Conservation Area are described in Policy BG22. Retaining and enhancing biodiversity is also important and opportunities should be taken to create new habitats where possible, such as through creating community orchards.



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

6.3 The high quality and varied landscape is accompanied by significant areas and corridors of **ecological value and these are highlighted upon Herefordshire Council's Ecological Network**

Map⁷. The River Teme is a Site of Special Scientific Interest, as is the River Lugg that lies just outside of the plan-area although it is fed by the Limebrook that flows from the north-west through Lingen. A number of sites of local interest cover significant parts of the plan area and proposals associated with these should identify how they might add to the level of biodiversity within the wider network as well as improving their own value. The same approach should be taken in relation to features that form important habitats such as ponds, hedgerows and orchards. Where these may be lost compensatory measures should be provided. Policy BG20 should be read in association with Herefordshire Local Plan Core Strategy LD2 which sets out the levels of protection that should be afforded to particular biodiversity and geodiversity assets

Policy BG21: Protecting Local Heritage

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

- a) Development should not adversely affect important buildings and other heritage assets within the settlement and elsewhere in the Group Parish, including their setting.
- b) Retaining and enhancing the character of traditional rural buildings, the historic landscape and archaeological sites.
- c) Where necessary proposals for development of any site may require an archaeological evaluation or even a full archaeological investigation. In the event of significant and/or extensive remains being found they should be preserved in-situ.
- d) In considering repair, alteration or conversion of historic farm buildings due reference should be made and detailed consideration be given to the Herefordshire Farmsteads Characterisation Project⁸

Policy BG22: Lingen Conservation Area

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

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

Buildings within the village are predominantly timber-framed - some rendered - with double-fronted brick properties forming a significant counter balance in a village distinctive for the prevalence of frontage development.

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

⁷ https://www.herefordshire.gov.uk/media/5755085/henmap_20121008_drafta3_1_.jpg

⁸ http://htt.herefordshire.gov.uk/smrSearch/Events/Events_Item.aspx?ID=EHE1704

Historically, development has taken place in a dispersed, even haphazard fashion along the main road, leaving many gaps in the form of gardens, paddocks and even complete fields. This layout contributes greatly to the tranquil, rural and agricultural feel of the Conservation Area. The small paddocks have been highlighted as a particularly important feature contributing to the character of the Conservation Area which should be protected from loss through development.

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

The third main characteristic is provided by the quality of the setting of the Village, with a variety of views and vistas reinforcing the feeling of space and tranquillity. Proposals for development should preserve important views within, into and from the conservation area. These should remain protected from inappropriate forms of development. The most important views and settings are (See Map 2):

- View into the village from the north showing the Shrunken Medieval Village, Castle Mound and **All Angel's Church** (View 1).
- The panoramic view to the hills to the south and west as seen from Turn Farm Corner, Courthouse Corner and the Church across its graveyard, taking in linear earthworks and the famous Lingen Oak, the most extensive, complex, visible and best-preserved medieval field-system in Herefordshire of The Meres, and the attractive Vallets Wood with its highly visible Bluebell Corner (View 2).
- Similarly, the reverse view from the west into the historic core of the village through the gap south of the Turn Farm **where All Angel's Church is prominent** (View 3).
- The 180-degree view of the village's valley location afforded at the junction of the Deerfold/Wigmore lane and the main Leintwardine/Kinsham embracing, in particular, views to the hills to the east seen from Courthouse Corner taking in Copse Hill, the Grove Head area and Oldcastle Wood and which illustrates the Domesday description of Lingen and its strategic and intimate connection with the former Royal Forest of Deerfold (View 4).
- Views along the village street in both directions from the Bridge (Views 5 and 6).
- The open view westwards across to The Grange and Brierley Hill out of the northern end of the village which is particularly important to the character of the Conservation Area. **In the foreground is the imposing Lingen Grange, while the skyline includes Harley's Mountain and the deciduous Mynd Wood and Nature Reserve** (View 7).

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

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

ubiquitous throughout the Conservation Area. Landscape proposals should form an integral element within the design of proposals for all but minor works.

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

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

6. Street furniture should be minimal and consistent:

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

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

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

8. The following areas shown on Lingen Policies Map will be protected as Local Green Space in order to preserve the character and appearance of Lingen Conservation Area:

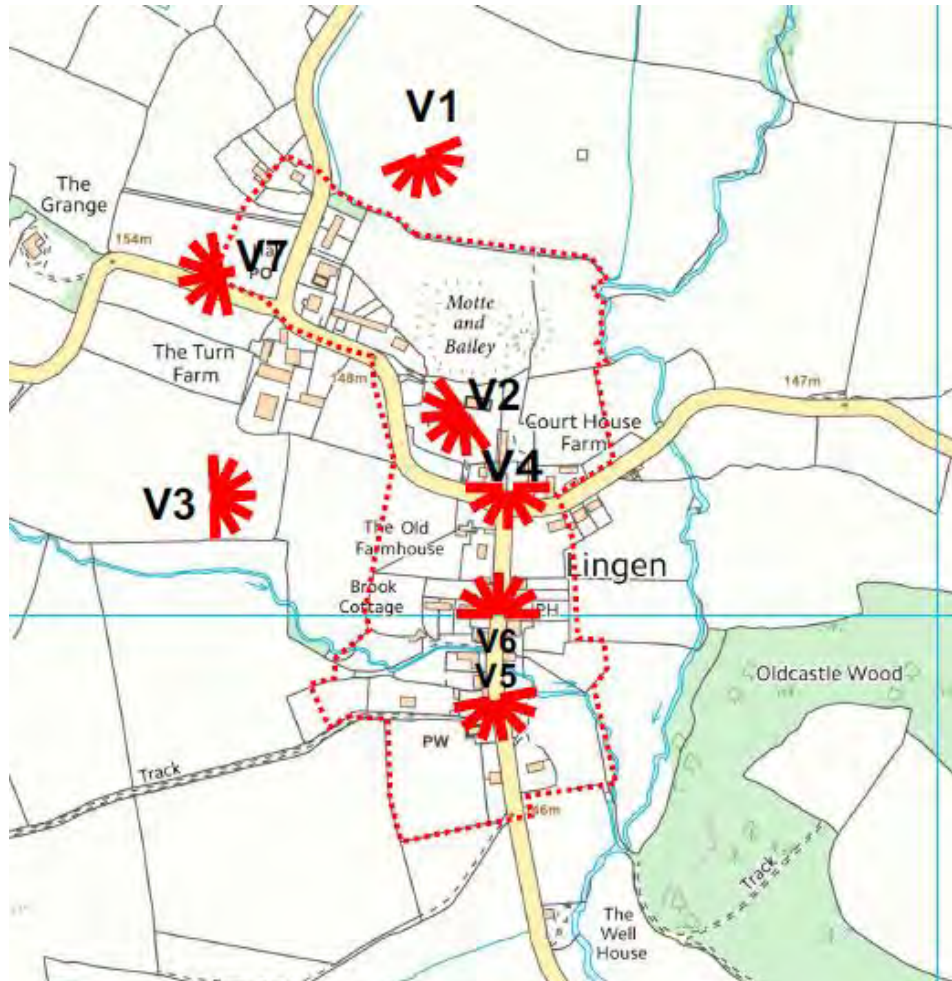
a) The separation between the two parts of the village – this area is of significant importance to the character and local distinctiveness of the village and marked by the open space comprising the village churchyard and Motte and Bailey Scheduled Monument to its north and the gap between The Old Farmhouse and The Turn Farm to their south. This latter **gap is important both in terms of views into the village core where All Angel's Church is prominent**, and also out from the church across its graveyard to the wooded hill beyond rising above hedgerows and fields of pasture land.⁹

b) The area opposite and to the south of Court House Farm - this is an important heritage asset that was identified as containing important buried archaeological remains by **Herefordshire Council's archaeology section and reflected in the Historic Environment Record**. Recent development along Wigmore Lane (opposite Court House) was located to protect this space and the archaeology beneath it (Planning application DCN000062/F Historic Ref

⁹ See Lingen Conservation Area Assessment was used to inform relevant parts of this plan and it can be seen in full at http://www.bordergroup-pc.org/?page_id=2108

NW2000/0440/F). Together with the Motte and Bailey Scheduled Monument it adds importance to the separation between the two parts of the village.¹⁰

Map 2 – Location of Views to be Protected in order to Preserve the Character and Appearance of Lingen Conservation Area.



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- 6.4 **The area's heritage is reflected in the presence of many Scheduled Monuments, Listed Buildings and Brampton Bryan Historic Park.** Many of the Scheduled Monuments lie along the Teme valley although there are areas of archaeological interest across the Group of Parishes. All of the settlements contain Listed Buildings. These assets and their settings are important and need to be preserved. Within the wider area there are many traditional rural buildings, potential archaeological sites and historic landscapes that contribute to the areas character. This character is important to both the culture of the communities and its economy and should be retained where possible. This should not restrict development but influence the approach taken and even stimulate development where their re-use and regeneration brings benefits.
- 6.5 As part of the preparation of this NDP, a Conservation Area Character Assessment was prepared¹¹. Elements of building design are important to the character and appearance of Lingen Conservation Area. There seems to be a predominance of two storey dwellings with windows under the eaves that gives the impression of one-and-a-half-storey buildings and

¹⁰ Ibid

¹¹ Ibid

the dominant impression of timber-framed late Tudor and seventeenth-century vernacular domestic architecture set by the cottages fronting the village street. The village has a particular pattern of fenestration, roof line and placement. Typical Marches houses of this period are long and narrow, placed lengthwise to the lane, with off-centre doors and this is **typical of Lingen's older housing stock. A minority of buildings are of unpainted brick.** The village has few and limited repetitions of architectural style. Those present are of modest scale with abundant deviation in detail and form. The Conservation Area is characterised by road-frontage development, with roof ridgelines parallel to the village street. The pattern of fenestration is mostly small windows on buildings aligned to the road line which focuses attention on the horizontal, not vertical with eyes drawn across properties, not up. The majority of windows tend to be small and made of timber, both natural and painted. Given the historic nature of the majority of the buildings in Lingen, there are relatively few houses with upvc windows installed. Doors are generally painted timber and, in older properties, are typically off-centre. Porches are very rare. Garages are also extremely rare with the handful of examples present being set well back from the lane. The dominant roofing type is slate with rooves being pitched with gables at either end. Chimneys also provide a regular rhythm and flow across the street scene. These include several very large stone chimneys of **seventeenth-century origin ("inglenook"), Victorian and Edwardian brick chimneys and a** small number of modern steel flues.

6.6 The spaces within Lingen and their links to surrounding features are integral to its character and appearance. The principal space is that comprising the area around the Motte and Bailey Castle Scheduled Ancient Monument, the farm land that penetrates into the village separating the northern and southern settlement areas, the Mill Field to the east of the village, and the farm land southwest of the village, adjacent to the Chapel. Of similar importance is the close proximity of woodland which, to the west is visible on Lingen Vallet Wood, and to the east, visible at Oldcastle Wood. They appear to embrace and penetrate both housing and the farmland within which the village is clustered. These spaces have acted as a natural border to development, providing the village with its unique character, allowing and opening up views to the surrounding countryside, thus keeping the village linked-to and rooted-to, its landscape and historical context. Some of the open space represents former locations of the village, long since abandoned, of which the field around the castle representing is an example. Recent development has respected these constraints and helped to define the boundaries of the undeveloped areas. Development has taken place within the two ancient Lingen settlement areas and this evidence alone reinforces the unique rural geography of Lingen. Development has generally been restricted to infill plots, along existing roads, between long established buildings. This has meant that Lingen has managed to retain its late Tudor/early Jacobean footprint and the pattern of the village has changed very little. The role **of the open spaces in helping to define the village's character** remains important and one reason for its protection as Local Green Space. Nevertheless, the many gaps between dwellings in the form of gardens, paddocks and even complete fields should not be disregarded in terms of the contribution they make to the tranquil, rural and agricultural feel of the Conservation Area.

6.7 In addition to the description of views set out in Policy BG22 (3) the following explanation provides a more detailed description of the importance of the views and features that should be protected:

- i) Views from the Church - Views from the church to the south-west link the village to Lingen Vallet Wood and to the lynchets in two fields, S. and S.E. of Archer's Ford and 600 yards S.W. of the church. Lynchets are rare ridged strip fields associated with

ancient farming practise. Royal Commission on the Historical Monuments of England **describe them: "The first series** consists of six terraces extending for about 140 yards on either side of a central hedge, N.W. of which there are only five terraces; their width varies from 23 to 44 ft. The second system, about 18 yards further W., consists of only two terraces, both about **55 ft. wide and extending for about 86 yards."** **To the west of the church the northern section of the village is visible with the rising ground of Harley's** mountain behind it. To the south west, the rear barns of Turn Farm are visible with Lingen Vallet Wood rising behind it, but this is largely screened by hedging.

ii) Views from the lanes - Other spaces that stood-out during research were those formed by the tall hedgerows and trees alongside the roads. These spaces would shield views of dwellings, then abruptly open-up to long distance views across the valley, or to short, directed views within the village itself. Elevated land, sometimes gently, like the Chapel field rising south west of the village, and sometimes more steeply rising land like the lynchets or Oldcastle Wood, Deerfold to the east, the Mound to the north-east and **Harley's mountain to the north-west** – means the landscape appears to embrace the village. Views are glimpsed between buildings, along the lane as it alternately widens and narrows, **or across the village's open spaces, and thereby root the village in its** context. Hedgerows help to control and frame the setting, providing (along with open spaces) foreground and background views.

iii) Views of woodland - Views of woodland on the west, the dominant hillside of Lingen Vallet Wood, and to the east, the steep escarpment of Oldcastle Wood, provide context and character from the church viewpoint and from the lanes. The view of Oldcastle Wood (east of the village) was identified as particularly important in the Pevsner Buildings of England (Yale University Press, 2012, p 469). Equally the village appears to sit within wooded hills when approached from the near-distance.

iv) Watercourses - The interpenetration of the village by Lingen Brook (north east to south east) and Limebrook (west to south east) provides lines of sight into background views, as well as breaking up and connecting more developed areas of the village.

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



Figure 12 – View from Lingen across to Copse Hill

7. Delivering the Plan

- 7.1 Landowners and developers will primarily deliver proposals that are promoted through policies in Border Group Neighbourhood Plan.
- 7.2 With regard to housing development previous trends indicate low levels of development have taken place. Although this may be largely the consequence of previous planning policies, it reflects the scale, character and nature of the area and its settlements, its sparse population and the consequent limited services and facilities immediately available. Within this context the approach to making land available for housing relies significantly upon small sites. This approach is considered appropriate to achieve what in effect is a relatively small number of houses, but is significant in terms of Border Group Parish. As such the use of conventional approaches to the planning of settlements, utilising land allocations is not considered appropriate. An exception is however made in Lingen where a small site is allocated for development. In this instance, a development brief has been prepared to indicate how the site should be developed to respect the character of the village and its location within Lingen Conservation Area.
- 7.3 Border Group Neighbourhood Plan will be implemented primarily through Herefordshire Council as the local planning authority determining planning applications for development within the Group Parish. Such determinations should be in accordance with this Plan unless material circumstances outweigh its provisions.
- 7.4 While the local planning authority will be responsible for development management, Border Group Parish Council will also use this Neighbourhood Plan as the basis for making its representations on planning applications.
- 7.5 Herefordshire Council will monitor the achievement of its development targets including whether housing sites are coming forward at the appropriate rate. Border Group Parish

Council will also monitor the effectiveness of the approach it has taken to the various issues it has covered in the Neighbourhood Plan policies. This will be done through its annual report. That report will indicate:

- i. The number of dwellings granted planning permission within the Group Parish, including a running total covering the plan-period 2011-2031;
- ii. A list of other planning applications for other matters received during the year indicating whether they are covered by policies in this Neighbourhood Plan, the **Parish Council's representations made, and whether they have been** determined in accordance with the plan.

7.6 It is anticipated that a review of the Neighbourhood Plan will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the Group Parish, discussions will take place with Herefordshire Council upon whether an early review is necessary.

Appendix 1: Land at the Nursery, Lingen Development Brief

1. Object of the Brief

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

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

2. Drawings and Information

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

- i) a flood risk assessment indicating the extent of the site that can be developed and the requirements for flood protection of properties, including those located off site;
- ii) the layout, including position and width of roads and footways (if proposed), and the details of design and materials for paved areas;
- iii) landscaping and biodiversity enhancement measures related to the Limebrook stream running adjacent to the site, based upon appropriate studies of existing trees, other vegetation and ecology aimed at retaining important features and including the arrangements for the permanent maintenance of landscaped areas;
- iv) means of access to buildings;
- v) siting, design, including colour and texture of facing materials of all buildings, walls and fences;
- vi) layout of foul and surface water drainage, including sustainable drainage measures, provision and protection of infrastructure to treat foul effluent and position of manholes;
- vii) provision for parking of vehicles;

viii) sufficient information to demonstrate the effect of the development on the landscape, adjoining development, street scene and Conservation Area;

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

3. The Site and Its Background

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

Border Group Neighbourhood Development Plan Policy BG8 allocates the site for housing and this Brief contributes towards its implementation. A number of special site-specific requirements are indicated in the policy and expanded upon in this Brief. Development should also comply with relevant criteria included in Policies BG8 and BG18.

4. Special Site Requirements

4.1 Addressing Flood Risk

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

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

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

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

4.2 Residential Development

a) Dwelling Type

Although a mixture of house types is sought there should be an emphasis upon housing for young families. The site is well suited for small to medium sized houses (a mix of 2

bed and 3 bed) providing opportunities in particular for those with local employment or family ties.

b) Density

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

c) Design Criteria

Housing design should comply with the requirement to conserve or enhance the character of Lingen Conservation Area through discreet layout, sensitive design and appropriate use of materials. Regard should in particular be had to meeting the detailed requirements set out in Policy BG22.

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

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

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

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

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

4.3 Landscape

Policy BG8 indicates that landscape proposals should form an integral part of the design for the development.

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

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

4.4 Drainage

a) Surface water drainage

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

b) Foul drainage

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

4.5 Highway matters

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

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

5. Implementation

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

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

Appendix 2: Non-Statutory Enabling Policies

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

1. Housing

- 1.1 **From time to time, work in liaison with Herefordshire Council's** Housing Team and relevant Housing Associations to assess the need for low cost housing and bring forward proposals, including through Policy BG12.
- 1.2 Again, in association with Herefordshire Council and housing providers, seek sites that will assist in bringing forward affordable housing sites that will suit the needs of local people, including for low cost self-build and commissioned housing schemes.

2. Sustainable Transport Initiatives

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

3. Transport and Highways

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

4. Health and Care Services

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

5. Education and Recreation

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

6. Tourism, Footpaths and Cycle Routes

- 6.1 Seek a high standard of maintenance and greater promotion of Public Rights of Way, footpaths and cycleways within the group of parishes, developing linked routes **associated with Offa's Dyke and Hereford Trail** Footpaths, including working with adjacent parishes.
- 6.2 Promote cycling through route signage, secure parking, leaflets and other measures.
- 7. Waste Disposal
 - 7.1 Investigate in association with Herefordshire Council whether enhanced recycling measures could be introduced through provision of facilities within the main settlements.
 - 7.2 Extend the skip system for large items.
- 8. Rural Businesses
 - 8.1 Promote the reuse of rural buildings as premises for small businesses.
 - 8.2 Promote working from home and the development of live/work units in appropriate locations.
 - 8.3 Again, continue to press for high speed broadband to be brought to the Group parish as quickly as possible.
- 9. Farming and Agriculture
 - 9.1 Promote diversification of the rural economy within the sector, including the development of tourism; training for a multi-skilled workforce; take up of grant aid available through DEFRA and Marches Local Enterprise Partnership.
- 10. Alternative Energy
 - 10.1 Keep informed about renewable and low carbon renewable energy sources and methods that would benefit local communities and be in scale with the local landscape.
 - 10.2 Promote planting of new woodlands and other sustainable management of existing woodlands and trees as a valuable energy source with many other benefits.

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