



# *Bromsash, Gorsley & Linton* *(Linton Parish)* *Neighbourhood Development Plan*

Linton Parish Neighbourhood Development Plan 2011-2031

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## Consultation draft



## Pre-submission consultation and publicity notice

A public consultation on the draft Bromsash, Gorsley and Linton (Linton parish) Neighbourhood Development Plan will start at 9.00 a.m. on Monday, 11 November 2019 and end at 5.00 p.m. on Monday, 6 January 2020 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

### Where you can inspect the draft Neighbourhood Development Plan

The draft Neighbourhood Development Plan may be inspected:

- On the Parish Council website at <https://lintonpc-herefordshire.gov.uk/>
- At the Gorsley community shop, Gorsley Goffs Primary School, the Village Halls in Gorsley and Linton, and the Alma Inn and The Roadmaker public houses
- At Ross-on-Wye Library, Cantilupe Road, Ross-on-Wye, Herefordshire HR9 7AN
- On request from the Clerk to Linton Parish Council, by email to [pcclerk@lintonpc-herefordshire.gov.uk](mailto:pcclerk@lintonpc-herefordshire.gov.uk) or telephone 01989 730201.

Supporting documents are available on the Parish Council website.

### How to make comments on the draft Neighbourhood Development Plan

Comments must be made in writing and include the name and address of the person making the comments. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available.

A comments form is available and can be downloaded and printed from the website, requested from the Clerk, or collected from any of the above locations where the Plan can be inspected.

Send us your comments:

- by hand to the collection point at the Gorsley community shop
- by post to the Clerk to Linton Parish Council, Michaelchurch Cottage, St. Owen's Cross, Herefordshire HR2 8LD
- by email to the Clerk at [pcclerk@lintonpc-herefordshire.gov.uk](mailto:pcclerk@lintonpc-herefordshire.gov.uk).

**All comments must be received by 5.00 p.m. on Monday 6 January 2020.** These will be considered by Linton Parish Council and will help shape the final Neighbourhood Development Plan.

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## **1. SETTING THE SCENE**

### **Introduction**

- 1.1 New planning powers were given to local communities by the Localism Act 2011. These include the ability to prepare Neighbourhood Development Plans as part of the statutory planning framework governing the development and use of land in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Linton Parish Council has decided to prepare a Neighbourhood Development Plan (NDP) to make use of the new planning powers and help ensure that decisions on future development are guided locally.

### **Format of the Neighbourhood Development Plan**

- 1.3 The NDP begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2).
- 1.4 A vision for the Neighbourhood Area in 2031 is set out in chapter 3, together with more detailed objectives. In line with national and County-wide planning policies, the NDP seeks to contribute to sustainable development by addressing social, environmental and economic matters together. This chapter includes an overarching policy for the sustainable development of the Neighbourhood Area.
- 1.5 The NDP then sets out policies on the development and use of land, on the environment (chapter 4); housing (chapter 5); community services and facilities (chapter 6) and the economy (chapter 7). A concluding chapter explains how the NDP will be delivered, and includes a set of Community Actions to capture aspirations on non-land use matters.
- 1.6 The NDP has been prepared using evidence gathered from a range of sources. Much information has been taken from reports and other documentation prepared by Herefordshire Council for the Local Plan Core Strategy. This has been supplemented by local sources, including a comprehensive residents' questionnaire survey undertaken in 2018. The resultant 'evidence base' for the NDP is set out at Appendix A.

### **National and local planning policy context**

- 1.7 The NDP's policies need to be read alongside the existing national and County planning policies which apply in the Neighbourhood Area.
- 1.8 National planning policy is set out in the National Planning Policy Framework. Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.
- 1.9 Herefordshire Council is responsible for preparing the Local Plan. The Local Plan Core Strategy sets out strategic planning policies for the development of the County from 2011 to 2031. These cover such issues as requirements for new housing, the rural economy, the

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environment and community facilities. The NDP has been written to complement rather than duplicate these existing policies. Suitable reference is made to relevant policies.

1.10 The NDP, like all development plans, is subject to an assessment process known as Strategic Environmental Assessment. It must also undergo Habitats Regulations Assessment because of the proximity of several Special Areas of Conservation (SACs) – the River Wye SAC, the Wye Valley and Forest of Dean Bat Sites SAC, and the Wye Valley Woodlands SAC. These Assessments are undertaken independently, by Herefordshire Council. Initial screening in December 2017 concluded that further work would be needed as the NDP proceeds. A scoping report was produced in March 2018. Assessments of the draft NDP are being published as part of this consultation.

1.11 The NDP covers the period 2011 to 2031.

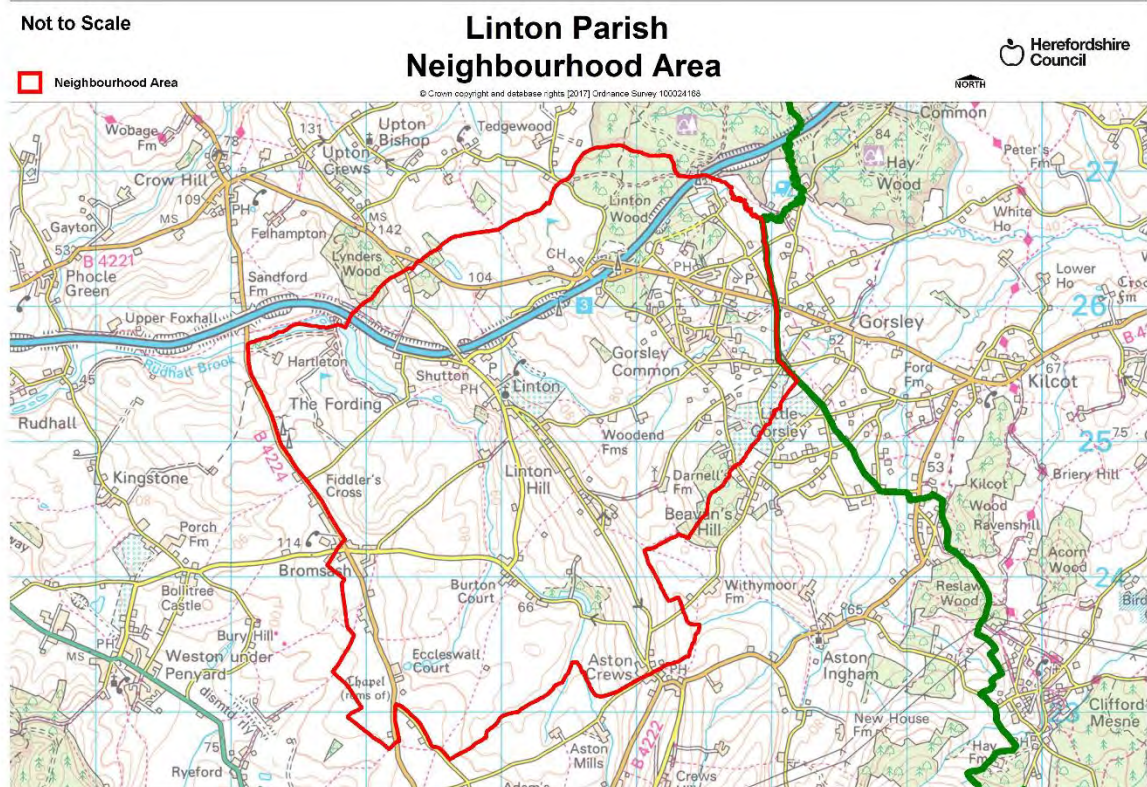


Junction of Quarry Lane and Linton Road at Sugar Tump, Gorsley

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## 2. LINTON PARISH NEIGHBOURHOOD AREA

- 2.1 This chapter describes the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place.
- 2.2 The Neighbourhood Area was designated in January 2018 for the parish of Linton, an area of 1,122 hectares in the south-east of Herefordshire, adjoining the county border with Gloucestershire (Plan 1). The qualifying body is Linton Parish Council.



### Plan 1: Linton Parish Neighbourhood Area

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- 2.3 The principal settlements are Gorsley, Linton and Brompton in the east, centre and west of the Neighbourhood Area respectively. Gorsley is the largest village and extends eastwards over the County boundary into Gloucestershire. Similarly, the western part of Brompton is within Weston-under-Penyard parish. All three settlements reflect a long period of occupation which can be traced back as far as the 12<sup>th</sup> century. Further information on the origins and growth of the villages is at Appendix B. In the wider countryside, dwellings are to be found along the escarpment at Linton Hill and associated with historic farmsteads such as Eccleswall Court and Burton Court. These are set amongst pasture, arable farmland, orchards and woodland.
- 2.4 Gorsley has a village hall, Baptist church, community shop and post office, primary school, playing field, allotments and The Roadmaker public house. Linton has a village hall, St. Mary's

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church and the Alma Inn public house. There are no similar community services in Bromsash. The nearby market towns of Ross-on-Wye and Newent provide other local services including secondary education, employment and shopping. Higher-level services are to be found in Gloucester (12 miles) and Hereford (16 miles). There are recreational opportunities at Drummonds Dub and Hartleton fishing lakes, the Ross-on-Wye Golf Club, and the South Herefordshire Golf Club.

- 2.5 The Neighbourhood Area is well-connected. The M50 motorway passes through the north of the Area, with a junction (J3) to the west of Gorsley. Local access is principally provided by the B4224, running north-south through Bromsash, and by the B4221 running east-west through Gorsley; together these routes provide access to Hereford, Ross-on-Wye, Gloucester and Newent. A network of minor roads and rural lanes runs between the villages and to neighbouring settlements outwith the Area.
- 2.6 The main public transport provision is from Gorsley to Ross-on-Wye, Newent and Gloucester with services seven days a week. This permits daytime and evening return journeys Mondays-Fridays. Bromsash and Linton have no public transport. The Area is crossed by numerous public rights of way (footpaths and bridleways) giving access for local use and tourists.
- 2.7 The population of the Neighbourhood Area was 953 in 2011,<sup>1</sup> an increase of 6% on the 2001 figure (896). The age profile of the population was slightly older than the County average. Young people aged 0-15 made up 12% of the population (County 16.1%), whilst older people aged 65 and over accounted for 29% (County 24%). The population density in 2011 was 0.8 persons per hectare, the same as that of the County.
- 2.8 There were 410 households in 2011, giving an average household size of 2.3 persons per household. In 2011 82% of homes were owner occupied, either outright or with a mortgage or loan, more than the County average (67.7%). Over half (53%) of households owned their properties outright, significantly higher than at County (39%) or national (31%) levels. Conversely a much lower proportion of households lived in socially rented properties (2%) than in the County as a whole (14%). Some 81% of dwellings had three bedrooms or more, compared to 67% in Herefordshire. Under-occupancy was a notable feature, with over four-fifths of households having more rooms or bedrooms than required.
- 2.9 Levels of economic activity of residents in 2011 were lower at 65% than in Herefordshire (70%), whilst the rates for self-employment (18%) and retired (23%) were higher than at County level (14% and 17% respectively). For those in employment, there was a greater focus on professional and managerial occupations than seen at County level. Some 10% of working residents worked at or mainly from home, notably more than for Herefordshire as a whole (6%). For those travelling to work, this was typically by driving a car or van; reflecting this and the rural surroundings, car ownership rates are relatively high with 60% of households having 2 or more cars or vans (County 41%).

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<sup>1</sup> Demographic and other information based on Census 2011 from Area Profile by Data Orchard, May 2018.

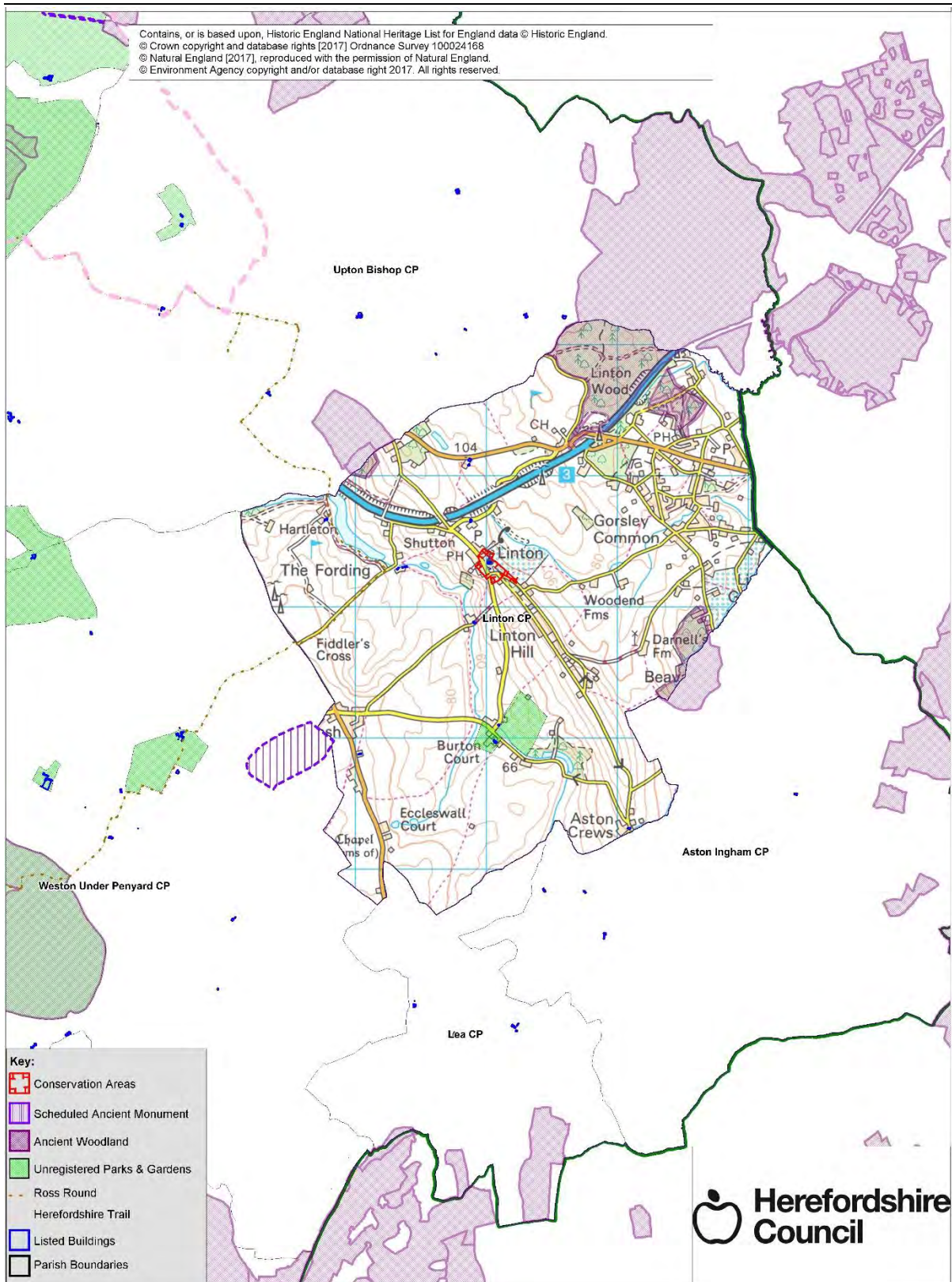


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- 2.10 The prevailing land use is agriculture, principally arable, with most of the farmland rated as grade 3 (good to moderate). Farms, local services and other small businesses including home-working provide employment. There are no industrial or trading estates.
- 2.11 The landscape is important in defining local character and distinctiveness. Despite its compact size, four distinct landscape types are identified by the County Landscape Character Assessment within the Neighbourhood Area.<sup>2</sup> These are: Forest Smallholdings in the north east at Gorsley; Plateau Estate Farmland between Gorsley and Linton; Wooded Hills and Farmlands around Linton and extending to the south; and Principal Settled Farmlands in the west around Bromsash.
- 2.12 In terms of biodiversity, there is one Site of Special Scientific Interest in the Neighbourhood Area – Linton Quarry on the edge of Gorsley, designated for its geological interest and owned by the Parish Council. Other habitats are designated at County level as Local Wildlife Sites. These are Lyders Wood; the Fording Lake; marsh near Pinfold Farm; Linton Church; Linton Quarry; Lilly Hall Orchard; Withymoor & Baldwins Wood, and marsh near Haygrove Farm. There are also Priority Habitat Inventory entries for deciduous and other woodland, ancient and semi-natural woodland, ancient replanted woodland, traditional orchards, and semi-improved grassland.<sup>3</sup> Herefordshire Council’s Ecological Network Map shows how the various habitats act as core areas, buffer zones, corridors and stepping stones. The River Wye to the west is a Site of Special Scientific Interest and a European-level Special Area of Conservation.
- 2.13 The Neighbourhood Area has a range of heritage assets. Linton has a Conservation Area, covering the area around the church of St. Mary’s which is listed grade I (the highest grade). There are several grade II listed tomb chests, headstones and cross in the churchyard. Other listed buildings (all grade II) comprise wayside dwellings, farmhouses, barns and other outbuildings. There are no scheduled ancient monuments in the Neighbourhood Area. However, the scheduled area of the Roman town of Ariconium lies immediately to the west of Bromsash and abuts the Linton parish boundary. There is an unregistered parks and garden at Burton Court.
- 2.14 The western part of the Neighbourhood Area drains via the Rudhall Brook to the River Wye, whilst to the east the Area drains to the River Leadon and thence the River Severn. A notable issue in the Wye and Severn catchments is excessive concentrations of phosphates. Land in the corridor of the Rudhall Brook is liable to flood (Flood Zones 2 and 3).
- 2.15 Plans 2 and 3 are taken from the Strategic Environmental Assessment Scoping Report produced by Herefordshire Council. They show the many areas of heritage, landscape, minerals and biodiversity interest in the Neighbourhood Area.

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<sup>2</sup> Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

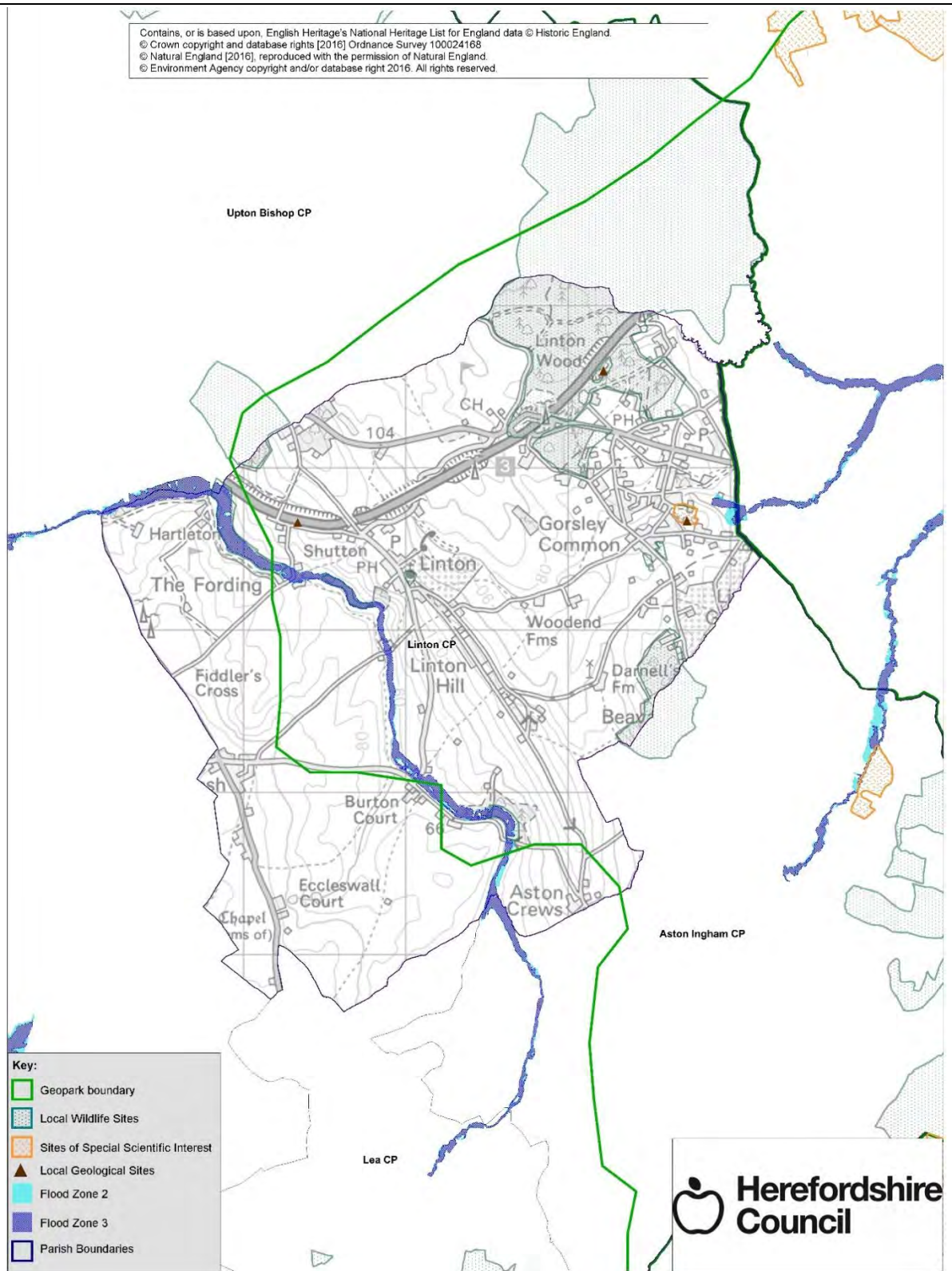
<sup>3</sup> The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006. Many of the traditional orchards around the village have been lost to development and other factors.



**Plan 2: Linton Parish Strategic Environmental Assessment: Heritage and Landscape.**

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**Plan 3: Linton Parish Strategic Environmental Assessment: Biodiversity, geodiversity and Flood Zones.**

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### 3. VISION AND OBJECTIVES

#### Vision

- 3.1 The NDP aims to deliver the following Vision by 2031, in combination with national planning policies and the policies of the Local Plan Core Strategy:

***Our community will continue to be a place where people can enjoy living and working in a rural setting. The rural character of our parish will be protected and, where possible enhanced, whilst accommodating managed growth which meets the needs of the community and helps to retain a high quality of life for all residents.***

#### Objectives

- 3.2 Objective 1: **environment and heritage**

To protect and maintain the natural and historic environment of the parish, in particular its designated areas, sites and buildings; and its landscape character, especially views and vistas, ensuring access to these through the public footpath network.

- 3.3 Objective 2: **housing**

To provide a range and choice of new homes, sensitively located and to meet the needs of all sections of the community. These homes should be built at a scale and density designed to respect and enhance the character of the parish.

- 3.4 Objective 3: **infrastructure and roads**<sup>4</sup>

To support the provision of improved infrastructure in line with new development, including roads/pavements; public transport; the sewerage system; surface water drainage; mobile telephony and broadband. Infrastructure to reduce carbon dependence will also be encouraged through seeking appropriate alternative energy methods. To address traffic issues including the speed of vehicles through the villages; the effect of traffic noise on amenity; and the need for safer environments for all road users.

- 3.5 Objective 4: **community services and facilities**

To ensure that community services and facilities are retained and enhanced as much as possible, and that community spirit and involvement is actively encouraged.

- 3.6 Objective 5: **economic development and employment**

To support and encourage the development or expansion of small and home-based businesses and farming.

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<sup>4</sup> The NDP addresses land use and development. Matters outside this scope but which are of concern to residents and to the Parish Council, such as many issues relating to traffic and transport or communications/broadband, are addressed as Community Actions in chapter 8.

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## Sustainable development

- 3.7 National and local planning policies place the achievement of sustainable development at the heart of the planning system. The objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs.<sup>5</sup>
- 3.8 The planning system has three overarching and interdependent objectives - economic, social and environmental. These need to be pursued in mutually supportive ways so that net gains can be secured across each objective.
- 3.9 The NDP seeks to play an active role in guiding development towards a sustainable solution. It does this by setting out the character of the area, identifying needs and opportunities, and providing appropriate land-use planning policies to manage change.
- 3.10 Some development proposals may entail a mix of gains and losses when assessed against the Vision and its supporting objectives. Comments on the draft Vision and objectives made as part of the residents' survey acknowledge this point. Planning decisions will need to balance such variable impacts against each other in considering how individual projects contribute to sustainability, taking into account the character, needs and opportunities of the Neighbourhood Area.

### **Policy BGL1: Sustainable development**

**Development proposals which contribute to the sustainable development of the Neighbourhood Area will be supported. In making this assessment, the following objectives will be sought and balanced, as relevant to the proposal:**

- 1. taking all opportunities to conserve and enhance the distinctive natural and historic environment of the Neighbourhood Area, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity;**
- 2. delivering new housing which is proportionate to the strategic requirements of the Herefordshire Local Plan Core Strategy and helps address community needs;**
- 3. retaining and enhancing social and community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life;**
- 4. fostering sustainable transport provision and making use of opportunities to provide or support the provision of new or improved public transport, walking and cycling infrastructure and connectivity;**
- 5. supporting new and diversified employment opportunities which are compatible and in scale with the rural nature of the Neighbourhood Area.**

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<sup>5</sup> National Planning Policy Framework 2018 paragraph 7; Resolution 42/187 of the United Nations General Assembly.

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## 4. ENVIRONMENT

### Natural environment

- 4.1 The Neighbourhood Area is a pleasant lowland landscape of hedged fields, orchards and woodland. Both the landscape and natural features within it are valued locally. This is shown by responses to the residents' survey, where preserving existing woodland and safeguarding views over and from the villages were considered very important by a large proportion of respondents (79% and 73% respectively). Preserving hedgerows, aquatic environments and traditional orchards were also seen as important, together with introducing new habitats and wildlife corridors.
- 4.2 The County Landscape Character Assessment<sup>6</sup> identifies four landscape types in the Neighbourhood Area:
- **Forest Smallholdings and dwellings** are intimate, densely settled landscapes characterised by strings of wayside dwellings and associated smallholdings, set within a complex matrix of pastoral fields and narrow lanes, often defined by dense hedges. The landscape around Gorsley is an exemplar of this type.
  - **Plateau Estate Farmlands**, such as between Gorsley and Linton, comprise an ordered, estate landscape of regular, medium sized fields separated by small hedges and woodlands within an undulating topography.
  - **Wooded Hills and Farmlands** are medium to large scale upstanding, wooded landscapes with hedged fields set to mixed farming uses. The landscape around Linton and extending to the south is typical of this type.
  - **Principal Settled Farmlands**, such as around Bromsash, are the rolling agricultural landscapes typical of central Herefordshire with mixed farming, hedgerows, and restricted tree cover. Orchards, grazed pastures and arable fields make up a rich patchwork of farmed land use. The characteristic pattern is of small to medium sized hedged fields, often following long-established historic boundaries.
- 4.3 For all these landscape types, the Assessment indicates that landscape character is being harmed by the loss and deterioration of hedgerows and hedgerow trees through for instance the intensification of arable farming. This harm arises from both the loss of hedgerows/trees themselves and impacts on any associated historic field boundary. For this reason, the further loss of important<sup>7</sup> or other hedgerows and wayside trees will generally be resisted.
- 4.4 The rolling topography of the Neighbourhood Area affords many notable views of the villages and the surrounding countryside. Safeguarding views over and from the villages was a priority

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<sup>6</sup> Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

<sup>7</sup> As defined in the Hedgerow Regulations 1997 SI No. 1160.

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in replies to the residents' survey. Further consultation has identified the following as meriting identification and protection:

- View A: Looking westwards and eastwards from Linton ridge towards Bromsash, Black Mountains, May Hill, Gorsley and the Malvern Hills (multiple vantage points).
- View B: Looking westwards and eastwards from Bromsash towards Linton, May Hill and the Black Mountains (multiple vantage points).
- View C: Looking south from Manse Lane/Cockatoos Lane, Gorsley towards May Hill (grid ref SO67512603).
- View D: Looking westwards from Gorsley Common Road opposite Frowens Lane towards Linton Ridge (grid ref SO67302587)
- View E: Looking south-eastwards over M50 bridge towards Linton church and May Hill (grid ref SO65602577).
- View F: Looking south-eastwards from Fordings Lane towards May Hill (grid ref SO65492564).

4.5 The western part of the Neighbourhood Area drains via the Rudhall Brook into the River Wye at Ross-on-Wye. The River Wye is a Special Area of Conservation and a Site of Special Scientific Interest (SSSI). Water quality is a continuing issue in the Wye catchment and elsewhere. Local Plan Core Strategy policy SD4 *Wastewater treatment and river water quality* requires that development does not undermine the achievement of water quality targets for the County's rivers, particularly through the treatment of wastewater. Policy SD4 contributes to delivery of the Nutrient Management Plan prepared by the Environment Agency and Natural England. This aims to manage nutrients in the River Wye to enable growth whilst conserving the river environment. Policy SD4 also supports delivery of Water Framework Directive objectives, together with Local Plan Core Strategy policy SD3 *Sustainable water management and water resources*.

4.6 Linton Quarry SSSI is a former quarry, 1.4 ha. in extent, which is owned by Linton Parish Council. It was notified as a SSSI in 1979 as being of geological interest because of the range of limestone, shales and sandstone strata that are visible. Its condition was assessed as unfavourable declining when last surveyed in 2013.

4.7 The Neighbourhood Area has a range of other natural environmental features. Habitats of importance are listed in Natural England's Priority Habitat Inventory and comprise a scattered mosaic of deciduous and other woodland, ancient and semi-natural woodland, ancient replanted woodland, traditional orchards, and semi-improved grassland. Woodland areas such as Linton Quarry, Linton Wood and Oxledge Wood, together with other habitats including Linton Church and The Fording lake, are designated as Local Wildlife Sites (Plan 3). Other landscape features such as trees, hedgerows, ponds and watercourses throughout the Area also have value to wildlife and form part of green infrastructure.

4.8 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in the Neighbourhood Area. The Map is based on data held by the Herefordshire

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Biological Records Centre. It identifies the role that individual wildlife habitats play in the network and shows how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.<sup>8</sup> In the Neighbourhood Area, the woodland areas to the east play an important role as core areas, with fragmentation and a relative lack of habitats characteristic of areas in the west. Policy BGL2 ensures that the evidence base that the Ecological Map represents will be taken into account in planning decisions. This includes consideration of connectivity in an environment which is becoming increasingly fragmented from a wildlife point of view.

- 4.9 The Local Plan Core Strategy includes policies to protect landscape and townscape (policy LD1), biodiversity and geodiversity (policy LD2) and green infrastructure (policy LD3). These policies, together with national policy and guidance, give an overall framework for environmental protection which is proportionate to the status and significance of the features involved. They are given local focus in the following policy. Complementary policy BGL4 on design provides for landscaping and wildlife in the context of individual development proposals.

**Policy BGL2: Natural environment**

**Development proposals should protect, conserve and where possible enhance the natural environment of the Neighbourhood Area in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3 by:**

1. **avoiding likely harm to the River Wye Special Area of Conservation and to species of European importance; and**
2. **avoiding likely harm to the River Wye and Linton Quarry Sites of Special Scientific Interest unless the public benefits of the proposed development clearly outweigh the likely impacts on the conservation status of the Site concerned and on the national network of protected Sites; and**
3. **respecting the prevailing landscape character, as defined in the County Landscape Character Assessment; and**
4. **not blocking, materially intruding into or detracting from the following public views:**
  - A: **westwards and eastwards from Linton ridge towards Bromsash, Black Mountains, May Hill, Gorsley and the Malvern Hills;**
  - B: **westwards and eastwards from Bromsash towards the Black Mountains, May Hill and Linton;**
  - C: **south from Manse Lane/Cockatoos Lane, Gorsley towards May Hill;**
  - D: **westwards from Gorsley Common Road towards Linton Ridge;**
  - E: **south-eastwards over M50 bridge towards Linton church and May Hill;**
  - F: **south-eastwards from Fordings Lane towards May Hill; and**
5. **promoting the conservation, restoration and enhancement of all sites and features of landscape value and biodiversity interest in accordance with their status, including**

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<sup>8</sup> [https://www.herefordshire.gov.uk/downloads/download/77/ecological\\_network\\_map](https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map)



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those identified in the Priority Habitats Inventory, Local Wildlife Sites, irreplaceable habitats such as ancient woodland and veteran trees, hedgerows, ponds and watercourses, and historic field boundaries; and

6. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, taking into account their role as green infrastructure.



Policy BGL2, 4A: views to west (top photograph) and east (bottom) from Linton ridge.



Policy BGL2, 4B: views to west (top photograph) and east (bottom) from Bromsash.



Policy BGL2, 4C: view from Manse Lane/Cockatoos Lane towards May Hill.



Policy BGL2, 4D: view from Gorsley Common Road towards Linton ridge.



Policy BGL2, 4E: view over M50 bridge towards Linton church and May Hill.

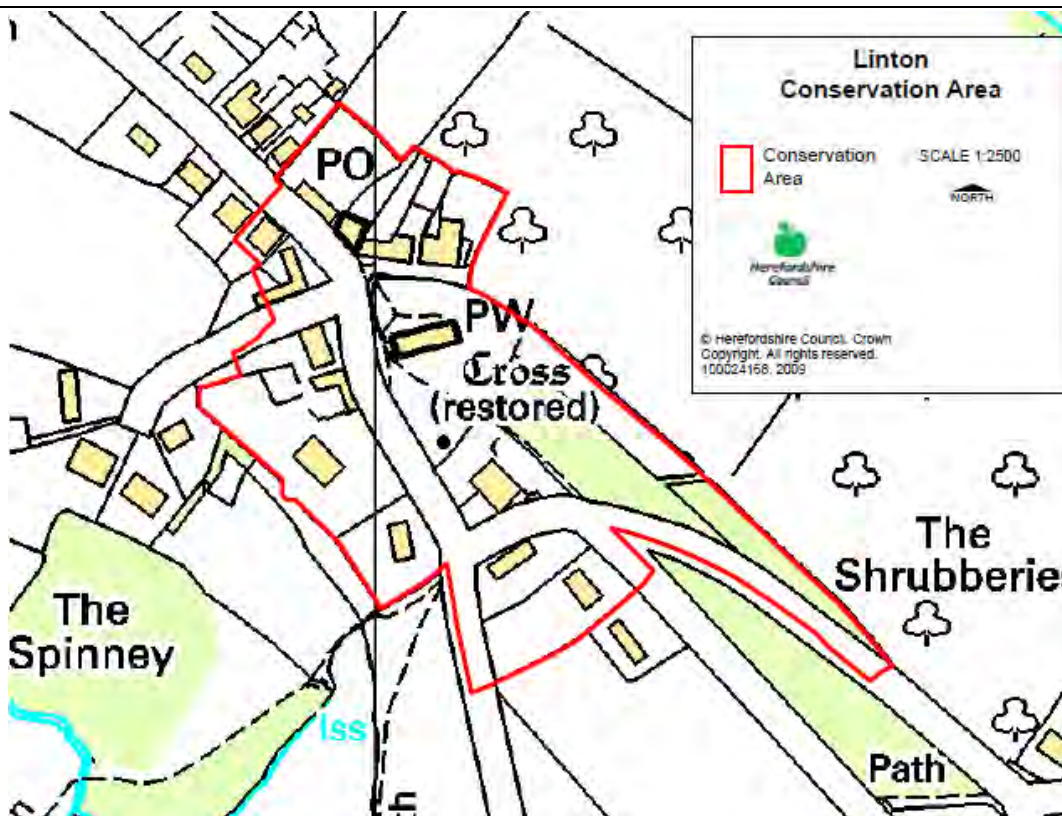


Policy BGL2, 4F: view from Fordings Lane towards May Hill.

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## Historic environment

- 4.10 Designated heritage assets in the Neighbourhood Area comprise the Linton Conservation Area and numerous listed buildings. Most of these are grade II listed wayside dwellings, farmhouses, barns and other outbuildings. At Linton, there are several grade II listed tomb chests, headstones and cross in the churchyard, and St. Mary's Church itself is grade I. The Conservation Area was designated in 1978 and covers the historic core of Linton, together with a wooded approach to the village from the south-east along Quarry Road (Plan 4).
- 4.11 There are no scheduled ancient monuments in the Neighbourhood Area, although the Roman town of Ariconium lies immediately to west of Bromsash and the scheduled area abuts the parish boundary. There is an unregistered parks and garden at Burton Court. Designated and undesignated heritage assets are important in their own right and to the character and local distinctiveness of the Neighbourhood Area.
- 4.12 National planning policy and guidance and Local Plan Core Strategy policy LD4 *Historic environment and heritage assets* give an overall framework for the protection of the historic environment. The National Planning Policy Framework requires that designated and non-designated heritage assets should be conserved in a manner appropriate to their significance. The Framework provides a national policy approach to assessing development proposals which may impact on the significance of heritage assets. This takes account of the level of any designation; the scale of harm or loss of significance; and the public benefits of the proposal.
- 4.13 Policy LD4 applies to the County's designated and non-designated heritage assets, such as archaeological sites listed on the Herefordshire Historic Environment Record.
- 4.14 Historic farmsteads are a feature of the Neighbourhood Area and development proposals should have regard to their distinctive character including their plan form and layout. Due reference should be made, and full consideration be given to the Herefordshire Farmsteads Characterisation Project.



**Plan 4: Linton Conservation Area**

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**Policy BGL3: Historic environment**

Development proposals should protect, conserve and where possible enhance historic environment and heritage assets in the Neighbourhood Area. In considering the impact of proposed development on heritage assets, account will be taken of their significance (including any contribution made by their setting) in accord with the National Planning Policy Framework and Herefordshire Local Plan Core Strategy policy LD4 by:

1. giving great weight to conserving designated heritage assets irrespective of the scale of harm or loss of significance; and
2. preserving or enhancing the character or appearance of the Linton Conservation Area; and
3. for non-designated heritage assets including Burton Court park and garden and archaeological sites, balancing the scale of any harm or loss against their significance; and
4. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.

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## Building design

- 4.15 Older village properties in Bromsash, Linton and Gorsley are typically modest wayside dwellings built using local materials, predominantly stone, painted stone and render; brick is relatively infrequent. Later 20<sup>th</sup> century properties, often bungalows, are usually set back from the road in more generous plots and use a wider range of materials including brick, render, timber, and stone. More recent developments tend to be of a larger size again and on reduced size plots, and tend to favour render, with stone occasionally used on the principal elevations. Roof coverings are typically slate or tile. Overall, it is the varied use of local stone and render in different combinations that gives each of the villages a distinctive local character. The farmsteads and other wayside dwellings in the surrounding countryside use a similar range of materials.
- 4.16 Replies to the residents' survey (Q11) showed that the most favoured objectives for a design policy were, in order of priority:
- to be of a design which was sympathetic in size, appearance and materials to surrounding properties (very important to 70%)
  - to provide off-road parking (66%)
  - to maintain a suitable dwelling to dwelling distance, consistent with adjacent properties (65%)
  - to have a garden of a size in character with surrounding properties (43%)
  - to be of innovative design to maximise energy efficiency (43%) - in replies to an earlier question 87% of respondents wanted to see energy efficient new housing
  - to be within walking distance of local services (27%).
- 4.17 Residents' survey replies also placed emphasis on addressing and minimising impacts of additional road traffic, noise and light pollution; retaining trees and other natural features; maintaining an area's character; protecting residential amenity; and for new development to reflect the density of other nearby development.
- 4.18 The design of individual buildings and their relationship to each other and their surroundings is an important aspect of the local environment. Local Plan Core Strategy policies LD1 *Landscape and townscape* and SD1 *Sustainable design and energy efficiency* detail a wide range of factors to be assessed in considering the design of new development. Policy BGL4 below supplements the strategic policies by reflecting the survey feedback. It is intended to be applicable to all forms of development as relevant, with an emphasis on new housing proposals.
- 4.19 The creation of new accesses to serve development can have notable environmental impacts (Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* deals with technical highway requirements). For example, achieving the required sightlines for new or improved junctions may lead to undue impacts on local character through the loss of roadside vegetation, with a general "opening up" of what may have been a

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relatively closed landscape setting. Proposals which cannot satisfactorily mitigate such environmental impacts will not be supported.

#### **Policy BGL4: Building design**

**Development proposals should maintain and enhance the local distinctiveness of the Neighbourhood Area and achieve a high quality of design by:**

- 1. being in character with adjoining development with respect to siting, height, scale, detailing, density, building to building distances, means of enclosure and materials, including making use of stone and render to reflect the existing vernacular; and**
- 2. incorporating sustainability measures to include energy and water conservation, sustainable construction methods and materials, the generation of renewable energy, charging points for electric vehicles, and provision for communications and broadband technologies, cycle storage and the recycling of waste; and**
- 3. in the case of proposals for new housing, incorporating private amenity space in character with surrounding properties, and enough off-road parking for vehicles and cycles commensurate with the size of property; and**
- 4. being capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access should wherever practicable include provisions for pedestrians and cyclists to encourage active travel, and for powered disability vehicles; and**
- 5. avoiding creating unacceptable impacts on residential amenity and tranquillity from noise, volume and nature of traffic generated, light, dust or odour; and**
- 6. retaining and incorporating features of amenity and biodiversity value, such as mature trees, ponds and hedgerows, and incorporate new provision for wildlife; and**
- 7. providing for new tree planting and other landscaping which is in keeping with the prevailing landscape character, uses locally appropriate and native species, integrates new buildings in their surroundings, and supports green infrastructure and the Herefordshire Ecological Network.**

**Modern design approaches which take an innovative approach, including to energy efficiency and sustainability, will be welcomed where they make a positive contribution to the character of the area and contribute to local distinctiveness.**

#### **Renewable and low carbon energy**

- 4.20 National planning policy and guidance supports positively expressed and balanced policies in Neighbourhood Development Plans that allow the need for renewable or low carbon energy to be considered alongside environmental factors, cumulative impacts and the implications for heritage assets and local amenity. Local Plan Core Strategy policy SD2 *Renewable and low carbon energy generation* includes protection for amenity and the natural and historic environment.



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- 4.21 The residents' survey canvassed opinion about the scope for renewable energy schemes. Respondents generally favoured such developments by private individuals or the community. They were less supportive of schemes proposed on a commercial basis. This suggests a preference for small-scale proposals which would be in keeping with the rural character of the Neighbourhood Area. There was majority support for solar or photovoltaic panels on roofs or at ground level, waterpower, ground source heat pumps, and biomass, provided that these schemes were to be undertaken by individuals or the community (not all these would need planning permission). There was little support for wind power schemes, however these were to arise.
- 4.22 In supplementing the County-level approach, reference is made in the following policy to highway safety and capacity as another issue to be considered, because of the narrowness of many of the rural lanes in the Neighbourhood Area; and to cumulative impacts. Encouragement is given for a community-led scheme. Renewable energy micro-generation, through for instance photo-voltaic panels, should be included in new development as part of the overall approach to a scheme's sustainability (see policy BGL4).
- 4.23 Considering the results of the survey consultation and the lack of backing for wind energy proposals (either by individuals or commercial enterprises) from the local community, the NDP does not identify sites or areas as suitable for wind energy development.

**Policy BGL5: Renewable and low carbon energy**

**Development proposals for small-scale renewable and low carbon energy generation will be supported where it is shown that the individual and cumulative impacts on the natural and historic environment, amenity and highway safety and capacity are or can be made acceptable. Community-led renewable and low carbon energy proposals where benefits can be demonstrated are encouraged.**

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## 5. HOUSING

### Housing requirement and delivery

- 5.1 The Local Plan Core Strategy requires the NDP to make provision for at least 61 new dwellings between 2011 and 2031, and that settlement boundaries be defined for Bromsash, Gorsley and Linton. Housing development outside these villages is to be restricted to avoid an unsustainable pattern of development.
- 5.2 Table 1 shows the position as at April 2019 with regard to housing delivery in the Neighbourhood Area. Between 2011 and 2019, 40 dwellings have been built and a further 37 have been granted planning permission.
- 5.3 All of the dwellings built or granted planning permission 2011 - 2019 comprise 'windfalls' – sites not specifically identified in a development plan. Such sites are expected to continue to arise, albeit at a reduced rate reflecting the operation of the policies of the NDP.<sup>9</sup> A suitable windfall allowance has been included in Table 1.
- 5.4 Table 1 demonstrates that the minimum housing requirement set by the Local Plan Core Strategy can be shown to be met. The Core Strategy is concerned to ensure that housing development in the identified settlements is proportionate to the size of the community and its needs, and contributes to improving community cohesion.<sup>10</sup> The NDP also wishes to ensure that housing development is proportionate in these terms. In view of this and the significant progress already made on housing delivery, no site allocations for housing are proposed in the NDP. As noted above, further dwellings are expected to come forward as windfalls, either within the village settlement boundaries at Bromsash, Gorsley and Linton (as supported by policy BGL6) or in the wider countryside (under Local Plan Core Strategy policy RA3).
- 5.5 Since April 2019, additional planning permissions have been granted for new housing, and Table 1 will be updated as the NDP is progressed.

<b>LINTON PARISH NEIGHBOURHOOD AREA HOUSING REQUIREMENT 2011-2031</b>	<b>61</b>
Dwellings completed 2011 – April 2019	40
Dwellings with planning permission, 1 April 2019	37
Windfall allowance	27
<b>TOTAL HOUSING DELIVERY</b>	<b>104</b>

**Table 1: Housing delivery, Linton Parish Neighbourhood Area 2011-2031**

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<sup>9</sup> The windfall allowance has been calculated by projecting forward the 2011-2019 completions at a pro-rata rate of 50%. No allowance is made for 2030/2031 on the basis that permissions granted in this final year of the plan period would be unlikely to be completed before April 2031.

<sup>10</sup> Local Plan Core Strategy, paragraphs 4.8.15 and 4.8.15.

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## Settlement boundaries

- 5.6 Settlement boundaries for Bromsash, Gorsley and Linton are shown on Plans 5 -7. The residents' survey showed strong support for the use of settlement boundaries to manage development (83% agreed or strongly agreed). The boundaries show the planned extent of the main built-up form for each village and generally follow physical features, principally curtilages marked by fence or hedgerows. They have been prepared having regard to criteria in Herefordshire Council guidance.<sup>11</sup> Land with planning permission has been incorporated within the boundary in accord with the Herefordshire Council guidance (including sites where planning permission has been granted but not yet commenced). Where it is appropriate to do so, land shown in approved layouts as to be used for purposes such as open space, biodiversity enhancement, sustainable drainage, community orchard and landscaping has been excluded from settlement boundaries. This is ensure long-term planning policy protection for such green areas.
- 5.7 New housing will be supported inside the settlement boundaries where it is appropriate to its context and respects local character, including the settlement pattern of the village concerned, and meets local needs and demand. Proposals for other development such as small-scale employment will be considered against the policy criteria.
- 5.8 Land outside the settlement boundaries is defined as countryside in planning terms.

### Bromsash

- 5.9 Bromsash is nucleated in form, having developed around the crossroads junction of the B4224 and the C1280. Its elevated position affords expansive views of the surrounding countryside particularly towards Linton and Gorsley to the east. The Neighbourhood Area boundary runs through the village so that some dwellings to the west are in Weston-under-Penyard parish.<sup>12</sup> The historic pattern of development has been of wayside dwellings extending out along the approach roads. There is a 20<sup>th</sup> century cul-de-sac development in the south-east quadrant. Latterly and since 2011, development has continued along the road frontages, both to the north and south. There is planning permission for further development along the southern arm of the B4224. The Bromsash settlement boundary shown on Plan 5 demonstrates the nucleated form of the settlement and the typical pattern of wayside development, with a clear physical demarcation between village and countryside.
- 5.10 As noted in policy BGL3, a scheduled ancient monument comprising the Roman town of Ariconium lies immediately to the west of Bromsash and the scheduled area abuts the Neighbourhood Area boundary. Development proposals in and around Bromsash should be

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<sup>11</sup> Herefordshire Council, Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, June 2015.

<sup>12</sup> The settlement boundary defined here for Bromsash can only relate to that part of the village which is in the Linton Parish Neighbourhood Area.

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aware of the potential for below-ground archaeological deposits, particularly in the village's south west quadrant.

#### Gorsley

- 5.11 Gorsley is the largest village in the Neighbourhood Area, with a distinctive settlement pattern typical of the Forest Smallholdings and Dwellings landscape type.<sup>13</sup> The village has grown up within a matrix of narrow intersecting lanes, such as Frowens Lane, Quarry Lane and The Manse Lane/Cockatoos Lane, with compact wayside dwellings interspersed with small hedged pastures and rough grazing. The 20<sup>th</sup> century has seen some development in depth, often bungalows, for example off Frowens Lane at Sundale and Gorsley Gardens. The process of infill has continued in the plan period through the development of some of the remaining small fields and plot sub-division. Nonetheless the village retains a loose, dispersed settlement form and a distinct rural feel. This is due in large part to the remaining undeveloped areas within the original matrix of lanes and byways, such as between Frowens Lane and the B4221 and to the rear of Sundale, and to the many views of the surrounding countryside afforded by the low-rise and low-density pattern of development.
- 5.12 The settlement boundary for Gorsley reflects the character of the village. Open land outside and adjoining the boundary makes an important contribution to the village's rural character, including land south of Sundale and land north of Frowens Lane, which separates development along Gorsley Common Road and Quarry Lane. Areas of open land both within and outside the boundary have been designated as Local Green Space due in part to their role in defining the dispersed spatial character, form and settlement pattern of the village (policy BGL9). Characteristic views of the countryside around Gorsley are identified in policy BGL2.

#### Linton

- 5.13 Linton is a compact village grouped around the grade I listed church of St. Mary's. The Conservation Area is centred on the church and churchyard, which includes many listed headstones, a churchyard cross and an ancient yew. Limited 20<sup>th</sup> century development has taken place outside the Conservation Area to the north and the west, though the village continues to demonstrate a historic nucleated form. Linton occupies an elevated position, with views across to Bromsash to the west and to the east.

#### **Policy BGL6 Settlement boundaries**

**Settlement boundaries are defined for Bromsash (Plan 5), Gorsley (Plan 6) and Linton (Plan 7). Proposals for housing inside the settlement boundaries will be supported where they are in accord with other Plan policies including policy BGL2 in respect of landscape character and views of the village and policy BGL4 on design, and can be shown to be of a size and type to meet local requirements in accordance with policy BGL9 on housing mix.**


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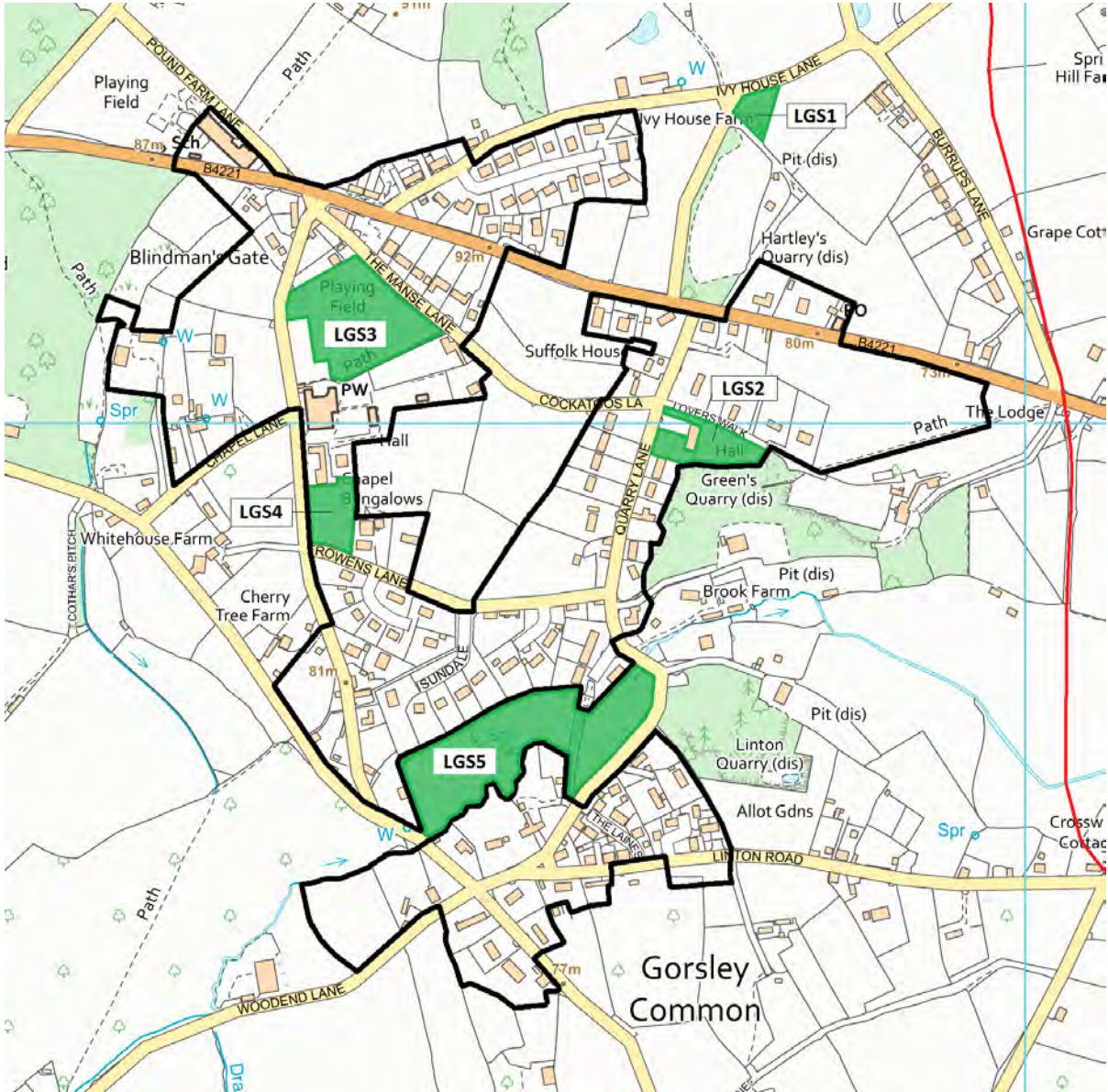
<sup>13</sup> See paragraph 4.2.






-  Settlement boundary
-  Neighbourhood Area


### Plan 5: Bromsash settlement boundary

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-  Settlement boundary
-  Local Green Space
-  Neighbourhood Area


**Plan 6: Gorsley village policies**

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-  Settlement boundary
-  Local Green Space

**Plan 7: Linton village policies**

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## Housing mix

- 5.14 It is important to make sure that housing of the right kind is provided to meet local needs. National policy requires that planning policies for rural areas should be responsive to local circumstances and support housing developments that reflect local needs.<sup>14</sup>
- 5.15 Local Plan Core Strategy policy H1 *Affordable housing thresholds and targets* requires that new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000 m<sup>2</sup> will be expected to contribute towards meeting affordable housing needs.<sup>15</sup> There is a target of 40% affordable housing provision for qualifying sites in the Neighbourhood Area.
- 5.16 Local Plan Core Strategy policy H3 *Ensuring an appropriate range and mix of housing* recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities. On larger sites of more than 50 dwellings, the policy seeks the provision of housing to meet the needs of all households, including younger single people and older people.
- 5.17 In the Neighbourhood Area, developments which are proportionate to the scale of the village communities concerned are expected to be each significantly less than 50 dwellings. Recent development proposals in and around the three villages have generally been for less than 10 dwellings. They have also provided larger dwellings rather than smaller. For example, recent schemes at Bromsash have been for between 4 and 6 dwellings each. Of a total of 15 dwellings permitted in the three schemes concerned, 13 (87%) have 4 or more bedrooms.<sup>16</sup> However, there is a continuing need to provide for a range of housing to meet a variety of household needs, so as to deliver sustainable and balanced communities.
- 5.18 Information from the Local Housing Market Assessment<sup>17</sup> on the tenure, size and type of dwellings which are needed locally over the plan period is set out in Table 2. This refers to the Ross-on-Wye Rural Housing Market Area (HMA) which includes the Neighbourhood Area. There is a significant requirement for affordable housing. In terms of dwelling type and size, for market housing the main requirement is for 3-bedroom houses (63%) or smaller (1- and 2-bedroom houses 32%). For affordable housing, both houses and flats are required with a greater emphasis on smaller properties – 61% should be 1- or 2-bedroom homes.

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<sup>14</sup> National Planning Policy Framework paragraph 77.

<sup>15</sup> Affordable housing is defined in the National Planning Policy Framework as housing for sale or rent for those whose needs are not met by the market. Under national policy, affordable housing may be sought on sites of 10 or more homes or with an area of 0.5 hectares or more.

<sup>16</sup> LPA ref 162456 (5 dwellings, all 4 bed); 173066 (4 dwellings, 3x4 bed and 1x5 bed) and 174757 (6 dwellings, 4x4 bed and 2x3 bed).

<sup>17</sup> Herefordshire Council, Herefordshire Local Housing Market Assessment 2012 update, 2013.



House type	Market Housing		Affordable housing	
	No.	%	No.	%
Houses	653	94.6%	408	88.7%
Flats	36	5.2%	52	11.3%
House size				
1 bedroom	51	7.4%	99	21.5%
2 bedroom	168	24.3%	184	40%
3 bedroom	436	63.2%	159	34.6%
4+ bedroom	35	5.1%	18	3.9%

**Table 2: Tenure, size and type of dwellings required, Ross-on-Wye Rural HMA 2011-2031**

Source: Local Housing Market Assessment tables 72 and 73.

- 5.19 Overall, the Local Housing Market Assessment shows that the main requirements are for smaller rather than larger properties of more than 3 bedrooms, particularly in respect of the affordable sector.
- 5.20 The evidence underpinning strategic policy H3 also includes *A Study of the Housing and Support Needs of Older People 2012*.<sup>18</sup> This confirms there is an increasing requirement for new housing to cater for older people. Policy H3 reflects this, seeking to ensure that new housing takes account of the changing needs of an ageing population, and that developments contain a range of house types, including, where appropriate, bungalows.
- 5.21 Responses to the residents' survey underlined these issues. The most important forms of future housing development were seen as smaller family homes (3 bedrooms), adapted or easy access homes such as bungalows, and starter homes (2 bedrooms). A majority disagreed or strongly disagreed that there would be a need for flats/apartments or for larger homes (4 or more bedrooms). There was support for a range of tenures, including low cost housing for sale, shared ownership for local people, supported accommodation, self-build and live/work as well as private ownership. Opinion was evenly split on the provision of affordable housing rented from a housing association. In summary, the expressed need was for smaller and less expensive homes, to better meet the housing requirements of younger people and families, in a range of tenures. Such a range of housing provision will cater for all ages including the young and old alike so as to allow both groups to remain in the villages. The provision of suitable housing such as bungalows for older people will allow existing residents to stay in the community, enabling downsizing and so the release of existing larger homes for family occupation.
- 5.22 Taking all this into account, the following policy will help deliver sustainable and balanced communities in the Neighbourhood Area by encouraging a suitable mix of housing. All forms of housing development, including conversion and sub-division schemes as well as new development, will be expected to show that they are contributing to meeting local housing

<sup>18</sup> Herefordshire Council, *A study of the Housing and Support Needs of Older People in Herefordshire, 2012*.

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needs. It is particularly important that new housing proposals in the Neighbourhood Area address the requirement for smaller accommodation. This will help meet housing market pressures and local need.

### **Policy BGL7 Housing mix**

**In all cases, housing proposals in the Neighbourhood Area should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties.**

**Development proposals which provide housing of a suitable size, tenure and style to meet local needs will be supported. In particular, smaller 2- or 3-bedroom property will be encouraged, as well as schemes designed to meet the needs of older people, first-time buyers and young families.**

**Where a site includes a mix of affordable and open market housing, the affordable units should be distributed across the site, be designed to be indistinguishable from the open market units, and enjoy an equivalent standard of amenity to the open market housing. Proposals that seek to concentrate different types and tenures of homes in separate groups on a site will not be supported.**



Blindman's Gate, Gorsley

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## 6. COMMUNITY

### Community services and facilities

6.1 Local community services and facilities are important in meeting the current and future needs of residents. They comprise:

- Gorsley and Linton Village Halls and adjoining open land including playground at Gorsley Village Hall
- Gorsley Goffs Primary School and playing field
- Places of worship (Gorsley Baptist Church and St. Mary's Church, Linton)
- Public houses (The Roadmaker, Gorsley and the Alma Inn, Linton)
- Gorsley community shop and post office
- Gorsley allotments

6.2 Replies to the residents' survey confirmed the importance placed on retaining local community services and facilities. A majority of residents wanted to see the existing services and facilities safeguarded, particularly the village halls (92%), primary school (91%) and the public houses (87%). In terms of new provision, there was support for a village green/local green space, public open space and additional play facilities.

6.3 Existing community facilities will be retained, and enhancements and proposals for new provision supported, in line with Local Plan Core Strategy policy SC1 *Social and community facilities*. This provides that facilities will be retained unless an appropriate alternative is available or can be provided, or that the facility can be shown to be no longer required, viable or fit for purpose. Where appropriate, it must have been vacant and marketed for community use without success.

6.4 Viable alternative facilities must be equivalent to those they are to replace in terms of size, quality and accessibility (including by foot, cycle and public transport).

#### **Policy BGL8: Community services and facilities**

**Existing community services and facilities in Gorsley and Linton will be retained in accordance with Herefordshire Local Plan Core Strategy policy SC1. Development proposals for the enhancement of existing community facilities and for new provision will be supported. Diversification proposals which can be shown to enable or increase the viability of existing and proposed services and facilities will be encouraged. Proposals should take account of the potential for the co-location of services in achieving viability.**

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## Local Green Space

6.5 Neighbourhood Development Plans can designate land as Local Green Space in order to protect green areas of particular importance to the local community. Several such areas have been identified through consultation. Local Green Spaces 1-5 at Gorsley are shown on Plan 6.

- LGS1 Gorsley Common.
- LGS2 Land at Gorsley Village Hall.
- LGS3 Land north of Gorsley Baptist Church.
- LGS4 Land north of Frowens Lane, Gorsley.
- LGS5 Land south of Sundale, Gorsley.
- LGS6 Land at Linton Village Hall (Plan 7).
- LGS7 Talbot's Well (Plan 8).

6.6 The Local Green Space designation should only be used where the green space concerned is in reasonably close proximity to the community served, is demonstrably special to the community and holds a particular local significance, and is local in character and not an extensive tract of land.<sup>19</sup> Appendix C demonstrates how these requirements are met by each of the Local Green Spaces. In summary:

- all the Local Green Spaces are close to the local communities they serve;
- by virtue of the uses they represent and benefits they offer, all are special to the community, for the reasons set out in Appendix C, and are of local significance; and
- they are all local in character and none is extensive in area.

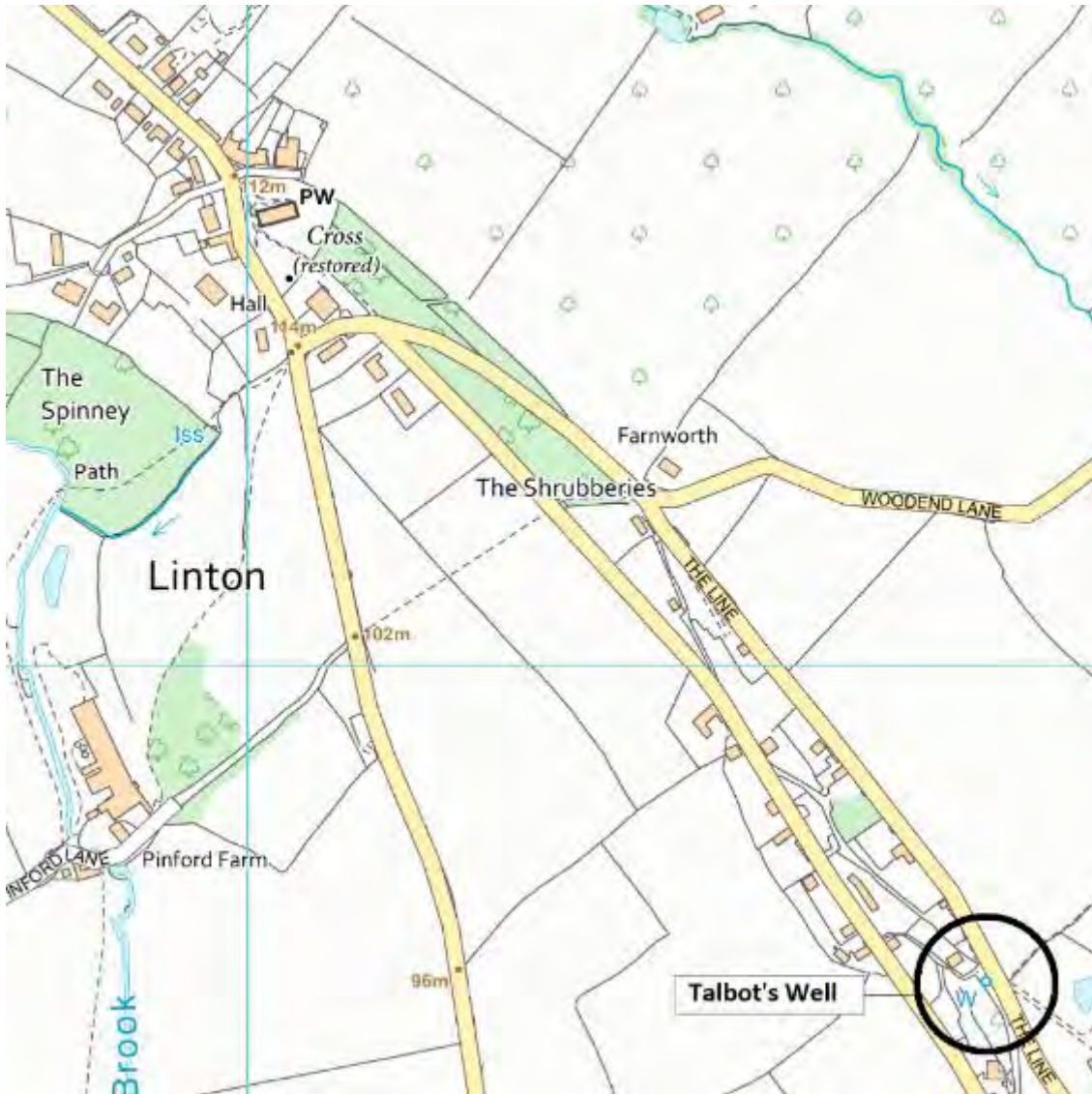
### **BGL9 Local Green Space**

**Development that would result in the loss or partial loss of the following Local Green Spaces will not be supported unless very special circumstances arise which outweigh the need for protection. Local Green Spaces 1-5 at Gorsley are shown on Plan 6:**


- **LGS1 Gorsley Common**
- **LGS2 land at Gorsley Village Hall**
- **LGS3 land north of Baptist Church**
- **LGS4 land north of Frowens Lane**
- **LGS5 land south of Sundale**
- **LGS6 land at Linton Village Hall (Plan 7)**
- **LGS7 Talbot's Well (Plan 8).**

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<sup>19</sup> National Planning Policy Framework paragraph 100.



**Plan 8: Location of Talbot's Well Local Green Space**

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## 7. ECONOMY

### Small-scale employment development

- 7.1 Employment in the Neighbourhood Area includes mixed farming, small businesses including leisure, local services and home working. Self-employment is a significant feature - 18% of working age residents were self-employed in 2011, higher than in the County (14%) or the West Midlands (8%). Home-working is also notable; 10% of working age residents worked at or mainly from home, notably more than for Herefordshire as a whole (6%).
- 7.2 Respondents to the residents' survey thought that the NDP should particularly encourage market gardening/plant nurseries, agriculture and farming related businesses, small scale retailing and equine businesses. These were all considered acceptable by around three quarters or more of respondents. Tourism and leisure related businesses would be acceptable to 61%. There was majority support (agree or strongly agree) for a range of options to enable economic development, particularly for the development of live/work premises (66%).
- 7.3 Comments to the survey gave overall support for new businesses in the Area and for increasing employment opportunities with the clear proviso that these should be in keeping with the rural character. There were concerns with the size and scale of any new buildings and the potential for loss of amenity, together with calls to improve broadband and other infrastructure.
- 7.4 The Local Plan Core Strategy recognises the broadly-based nature of the rural economy in Herefordshire. Policy RA6 *Rural economy* gives support for a wide range of employment uses in the County's rural areas through the re-use of redundant rural buildings (policy RA5), homeworking (policy E3) and tourism (policy E4). Policy E2 *Redevelopment of existing employment land and buildings* safeguards land and buildings which provide employment from redevelopment for other purposes, an option favoured by almost two-thirds of survey respondents.
- 7.5 Proposals for new businesses and other forms of economic development which enable the diversification of the rural economy will be supported provided they are of a scale and nature which are appropriate to their location and setting. Planning requirements to safeguard the character of locations and their settings, residential amenity, highway safety, and water quality are set out in Local Plan Core Strategy policy RA6. To complement this strategic approach, the following policy promotes sustaining existing businesses and enables suitable small-scale development for employment purposes through both conversions and (in acceptable locations) new building. The aim is to enable small-scale employment in the Neighbourhood Area to continue to evolve, with a flexible approach to growing enterprises and to enabling self-employment. Policy BGL4 will apply in respect of design and access matters.

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## **Policy BGL10: Small-scale employment development**

**Development proposals to enable the creation or expansion of small and medium business enterprises in the Neighbourhood Area will be supported provided that they are of a scale, type and nature appropriate to their location and setting and the impacts on highway safety and capacity are or can be made acceptable. This includes:**

- 1. the conversion and re-use of redundant rural buildings for business use, including as live/work units; and**
- 2. the small-scale extension of existing business premises and commercial facilities; and**
- 3. new buildings for small-scale employment uses provided they are not located in an isolated countryside setting; and**
- 4. extensions to existing dwellings needed to enable home working; and**
- 5. the development and diversification of farm, forestry and other land-based rural businesses; and**
- 6. rural tourism, craft and leisure proposals, particularly those which sustain, enhance and promote a better understanding of the local natural, historic and cultural environment.**

### **Agricultural development**

- 7.6 Changes in farming have seen pressures arise for larger-scale, industrial-sized developments in the countryside such as intensive livestock units, glass houses and polytunnels. Permitted development rights for agriculture and forestry mean that only buildings above certain size thresholds require planning permission. Local Plan Core Strategy policy RA6 *Rural economy* provides that proposals to diversify the rural economy will be permitted provided that there are no undue impacts due to scale or on residential amenity, traffic safety and water quality.
- 7.7 Responses to the residents' survey generally supported agriculture, farming-related businesses, market gardening and plant nurseries as types of economic development to be encouraged. However, there was little support for areas of glass housing, polytunnels or intensive livestock units. For example, 68% of respondents did not wish to see intensive livestock units encouraged in the NDP.
- 7.8 Larger-scale proposals may give rise to a range of possible impacts including on the landscape, the highway network and public rights of way. The following policy is intended to help ensure that new agricultural development is undertaken sensitively and with due regard to its implications.
- 7.9 Herefordshire Council has issued a Polytunnels Planning Guide which provides a comprehensive assessment of the relevant issues and a set of guidelines.<sup>20</sup> These guidelines will also be taken into account in deciding whether polytunnel proposals requiring planning permission are to be supported.

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<sup>20</sup> [https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels\\_planning\\_guide\\_2018.pdf](https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf)

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## **Policy BGL11 Agricultural development**

**Proposals for agricultural development in the Neighbourhood Area requiring planning permission, for example intensive livestock units, polytunnels or horticulture, should be able to demonstrate that they meet the following requirements. Any other existing, permitted or proposed similar developments in the locality should be taken into account so that cumulative impacts can be considered:**

- 1. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and**
- 2. the impacts on landscape character and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and**
- 3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of external lighting, the design and siting of any installation, or odour, noise and air pollution; and**
- 4. there are no unacceptable impacts on the natural and historic environments, in accordance with policies BGL2 and BGL3; and**
- 5. sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution and soil erosion; and**
- 6. there are no unacceptable impacts on the utility and enjoyment of public rights of way.**





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## **8. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN**

- 8.1 The NDP is a long-term planning document which will be implemented in the period up to 2031. Linton Parish Council will seek to implement the objectives of the NDP in delivering the sustainable development of the Neighbourhood Area.
- 8.2 The principal means of doing this will be through decisions on planning applications, taken by Herefordshire Council as local planning authority in accordance with the development plan unless material considerations indicate otherwise. The NDP will, when made, form part of the overall 'development plan'.
- 8.3 The Parish Council will seek planning decisions which accord with the NDP when consulted on planning applications by Herefordshire Council. This includes supporting proposals which meet the policies of the NDP, and opposing proposals which do not.
- 8.4 Wherever possible, the Parish Council will work pro-actively with applicants and the local planning authority to allow planning permission to be granted for development that improves the economic, social and environmental conditions of the Neighbourhood Area.

### **Community actions**

- 8.5 The formal role of the NDP is the setting of planning policies which deal with land use and development. However, in preparing the NDP and in responding to the residents' survey the local community has identified ways of improving the local Area which extend beyond this remit. These generally concern infrastructure and transport matters. Such issues cannot be addressed through the land use planning policies of the NDP but may be expressed as Community Actions to be undertaken or led by Linton Parish Council. These are set out in Table 3. The Community Actions shown reflect the priorities expressed in the residents' survey. Where appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of parish life.

<b>Ref.</b>	<b>Topic area</b>	<b>Community Action</b>
CA1	Highways – road safety for all users	Linton Parish Council will continue to work with Herefordshire Council and other partners to identify and implement measures to address the issues raised where possible, to include speed indicator devices, pavement improvements, the enforcement and lowering of speed limits, and weight/parking restrictions.
CA2	Highways – road safety priority locations	Linton Parish Council will continue to work with Herefordshire Council to seek road safety improvements at the Bromsash crossroads, on the B4221 at Gorsley and at Shutton crossroads north of Linton.
CA3	Highways – road maintenance	Linton Parish Council will continue to work with Herefordshire Council to address issues of highway maintenance including drainage (road run-off, ditches and gullies) as they arise.
CA4	Highways – other matters	Linton Parish Council will continue to work with Herefordshire Council to address other highway issues including the further provision of passing places in justified locations, traffic calming at the priority and other locations, and road and footpath signage.
CA5	Public transport provision	Linton Parish Council will work with Herefordshire Council, bus operators and Community Transport providers to investigate ways of addressing issues identified and will continue to press the case for existing service levels to be maintained and for improvements to be delivered.
CA6	Walking and cycling	Linton Parish Council will continue to work with landowners to promote the maintenance of public rights of way throughout the Parish and to seek improvements to connectivity in and around the villages to foster walking and cycling as alternatives to use of the private car for short trips.
CA7	Communications and broadband	Linton Parish Council will promote and support improvements to communications infrastructure by working in partnership with Herefordshire Council and network operators and including consideration of a community-led scheme.
CA8	Community information and communication	Linton Parish Council will continue to maintain and improve ways of providing information to and communicating with the community including use of notice boards, publications and the website.

**Table 3: Community Actions**

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## APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the NDP.

HC = Herefordshire Council

### National level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Natural England, National Character Area profile 104: South Herefordshire and Over Severn, 2014.

Environment Agency and Natural England, River Wye SAC, Nutrient Management Plan, Evidence base and options appraisal, Action Plan, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, updated December 2015, 2016.

Environment Agency, Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

### County level evidence

HC, Herefordshire Unitary Development Plan, 2007.

Preece, N. and Rimmington, N., Herefordshire Historic Farmsteads Characterisation Project Report, Herefordshire Archaeology, 2008.

HC, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

HC, Green Infrastructure Strategy, 2010.

A study of the Housing and Support Needs of Older People in Herefordshire, Peter Fletcher Associates and arc4 for Herefordshire Council, 2012.

HC, Herefordshire Ecological Network Map, 2013.

HC, Herefordshire Local Housing Market Assessment 2012 update, 2013.

HC, Herefordshire Local Plan, Core Strategy 2011-2031, 2015.

HC, Strategic Housing Land Availability Assessment, Rural Report, 2015.

HC, Polytunnels Planning Guide, June 2018.

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**Parish and local level evidence**

HC, Strategic Environmental Assessment, Linton Neighbourhood Area Scoping Report, 2018.

Linton Area Profile, Data Orchard, May 2018.

Results of drop-in events on 23 June and 14 July 2018, report by Steering Group.

Bromsash, Gorsley and Linton NDP residents' survey report, Data Orchard, January 2019.

Results of open sessions on 11 and 16 May 2019, report by Steering Group.

HC, residential commitments and completions data for Linton Parish Neighbourhood Area.

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## APPENDIX B: HISTORICAL BACKGROUND

### Bromsash

- B.1 Once known as Broomes Ash, this hamlet on the Roman road between Hereford and Mitcheldean grew up close to the former Romano-British town of Ariconium. Recent development has been linear with pockets of new housing slowly unfurling down the two main roads.

### Gorsley

- B.2 Traditionally an area of heathland, split across the counties of Herefordshire and Gloucestershire, Gorsley first appears in records as Gorstleye (Gorse field) in 1291. For centuries the area was known as “Heathen’s Heath” and the settlement pattern reflects the disputed land ownership at the county boundary which originally led to people building their own dwellings in secret on the myriad of lanes.
- B.3 Eventually, the construction of a new Newent to Ross turnpike road through Gorsley around 1810 and the building of Goff’s School in 1821, the Baptist Chapel in 1852 and Christ Church in 1892 all helped bring an isolated community together and the village grew significantly taking advantage of the distinctive local limestone (Gorsley Stone).

### Linton:

- B.4 During the medieval period a prominent royal manor had existed in Linton owned by the King but administered on his behalf by loyal kinsmen. Linton subsequently appeared in the Domesday Book as Lintune. The Talbot family, who later became the Earls of Shrewsbury, were made Barons of Linton in the C12th. They built a new manor house at Eccleswall and revamped St Mary’s Church. The latter is now largely C13th but the hilltop site was originally pagan. The ancient yew tree growing in the churchyard is thought by the Conservation Foundation to be the oldest tree in England and at least 1,500 years old. The M50 opened in 1962 and, with its construction, mains water and electricity reached the village for the first time. Previously, water had been collected daily from the main wells at Edward Palin’s memorial, Shutton and Talbot’s Well.

## APPENDIX C: LOCAL GREEN SPACES

C.1 The following table explains how each Local Green Space meets the requirements of the National Planning Policy Framework for such designations. All the green spaces were supported or proposed at public consultation in May 2019.

Name of Local Green Space	Close proximity to the community	Demonstrably special and of local significance	Local in character
LGS1 Gorsley Common (Plan 6)	Situated to the north of Gorsley village, 94m from the settlement boundary at its closest point.	Gorsley Common is an area of registered common land owned and managed for public benefit by the Parish Council. It has visual amenity value.	There is village development nearby to the west and south. Gorsley Common is 0.1 ha. in area.
LGS2 Land at Gorsley Village Hall (Plan 6)	Situated within the Gorsley settlement boundary.	Comprises informal open space around Gorsley Village Hall, laid to lawn and including play equipment. It is of formal and informal recreational value and provides tranquillity. The green space excludes the car parking area.	This green space has clear physical boundaries and is 0.4 ha. in area.
LGS3 Land north of Baptist Church (Plan 6)	Situated within the Gorsley settlement boundary.	This is a field which provides green, publicly accessible open space within the village. It contributes to the distinctive dispersed spatial character, form and settlement pattern of Gorsley. It provides a range of existing and proposed formal and informal recreational uses which are available for public use and meet the needs of a range of ages: community orchard, playing field with football pitch, walkways, play areas for toddlers and older children, and a wildflower meadow. It is also of visual amenity value to the community, including to users of the public footpath which runs on the southern boundary between Manse Lane and Gorsley Common Road. The green space excludes land adjacent to the Baptist Church which has planning permission for a coffee shop, play space and car parking area.	This green space has clear physical boundaries to highway and to development. It is 0.9 ha. in area.
LGS4 Land north of Frowens Lane (Plan 6)	Situated within the Gorsley settlement boundary.	This small field was previously protected in the former Herefordshire UDP as an important open green area contributing to the distinctive spatial character, form and settlement pattern of Gorsley. The land represents an important open space of visual amenity value to the community. It is also regularly used as overflow parking in	This green space has clear physical boundaries to highway and to development. It is 0.25 ha. in area.

		connection with services and events at the Chapel.	
LGS5 Land south of Sundale (Plan 6)	Situated adjacent to the Gorsley settlement boundary.	This green space is a wooded valley which was previously protected in the former Herefordshire UDP as an important open area contributing to the distinctive spatial character, form and settlement pattern of Gorsley. The local watercourse along its southern boundary and associated open land acts as a wildlife corridor, connecting open countryside to the west and east of Gorsley. In addition to this wildlife network role, some 0.7 ha. of the green space is a priority habitat (traditional orchard). In the residents' survey, 87% of respondents rated the preservation of traditional orchards as important or very important. The green space represents an important open space of wildlife, beauty and visual amenity value to the community.	This green space has clear physical boundaries to highway and development. It is 1.5 ha. in area.
LGS6 Land at Linton Village Hall (Plan 7)	Situated in the middle of Linton village, between the church and the village hall.	This is a small area of informal open space attached to the village hall with public access. It is mainly laid to lawn with bench seating. It provides informal recreational value and tranquillity.	This green space has clear physical boundaries and is 0.07 ha. in area.
LGS7 Talbot's Well (Plan 8)	The proximate relationship with the community is reflected in the role of the well in providing a water supply for nearby properties until the advent of mains supply in c. 1960.	This is a small area of registered common land owned and managed by the Parish Council. It comprises the well head itself and adjacent roadside land. It is of historic importance because of its role in providing a local supply of water before the arrival of mains provision. It continues to be the focus of several public footpaths which attests to its former significance.	Area to be determined

