

# BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL

Parish Clerk – Mrs Eve Wilson  
1 Rhubina Cottage, Lower Wilcroft, Bartestree, Hereford, HR1 4BE  
Telephone: 07974 604715  
E-mail: [evewilsonmediator@tiscali.co.uk](mailto:evewilsonmediator@tiscali.co.uk)

23 November 2015

To: The Residents of Bartestree and Lugwardine

Dear Residents

## **Re: Draft Neighbourhood Development Plan**

This is your copy of the Draft Bartestree with Lugwardine Neighbourhood Development Plan. Please read this Draft Neighbourhood Development Plan and study the map showing the proposed new settlement boundaries.

Your feedback is important. Please send any comments regarding the draft plan or proposed new settlement boundaries to the Parish Clerk, Mrs Eve Wilson, whose contact details can be found at the head of this letter. Feedback needs to be received no later than **18 January 2016**.

This Plan will become an important legal document, which will guide development in the Group Parish until 2031. It has been drawn up taking into account residents' feedback from the questionnaire in June 2014 and the two consultation events held in Bartestree Village Hall during October 2015.

Thank you for your continued support.

Yours faithfully

Mrs Eve Wilson  
Parish Clerk

**DATA PROTECTION ACT** The information that you supply will be processed by the Bartestree with Lugwardine Neighbourhood Development Plan Steering Committee, who will analyse any comments on behalf of Bartestree with Lugwardine Group Parish Council, who, for the purposes of the Data Protection Act 1998, are the Data Controller. Any information you provide will be treated as strictly confidential and the information you provide will only be used for the purposes of developing the **Bartestree with Lugwardine Group Parish Neighbourhood Development Plan**. The information you provide will not be shared with any other party, but please note that any comments you provide may appear in anonymised form in the published results. If you have any queries about the draft plan, please contact Mrs E Wilson, Clerk to Bartestree with Lugwardine Group Parish Council. If you require any further information about the Data Protection Act, please contact the Data Protection Officer, Herefordshire Council, Plough Lane, PO Box 4, Hereford, HR4 0LE or email [dataprotection@herefordshire.gov.uk](mailto:dataprotection@herefordshire.gov.uk).

# **BARTESTREE WITH LUGWARDINE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**

## **SUMMARY OF DRAFT**

The Draft Neighbourhood Development Plan for the Group Parish of Bartestree with Lugwardine is published for six weeks formal public consultation, and your comments are invited until 18 January 2016. The Plan covers the period to 2011 - 2031.

The Plan has been drawn up by a Steering Group made up of parish councillors and local residents under the auspices of Bartestree with Lugwardine Group Parish Council. The Steering Group was first set up in November 2012 when it consisted of 8 members. It was modified and enlarged in April 2013 since when it has consisted of an average of 18 members, some of whom have changed over time. A smaller core of members attend regular monthly meetings, whilst others contribute in the background by providing photographs, maps and manage the NDP section of the Parish Council website.

The Plan sets out a vision for Bartestree with Lugwardine for the year 2031 and a range of policies that address the following issues:-

- seeking sustainable development;
- preventing development in areas at risk of flood and providing for improved sewerage and land drainage;
- protecting wildlife and enhancing countryside access;
- conserving historic character;
- providing homes for locals who cannot compete on the open market, whilst contributing to the demand for market housing in the Hereford rural area;
- providing for modest infill within the village and conversion of buildings in the countryside or permitting small scale development phased over the whole of the plan period
- setting design standards;
- re-drawing and re-imposing Settlement Boundaries for the settlements of Bartestree, Frome Park and Lugwardine;
- responding to new demands for telecommunications;
- encouraging renewable energy;
- minimising the impact of new development on traffic levels and safety;
- protecting green spaces including recreational spaces;
- protecting the historic separation of the settlements of Bartestree and Lugwardine and ensuring that landscape and far reaching views on both sides of the A438 remain unimpeded.

Following this formal period of public consultation, the Plan will be amended to take account of comments, checked for compliance with all relevant documents and presented to the Planning Department at Herefordshire Council. The final version will then be examined by an independent examiner and, following any further revisions, will be subject to a Referendum of voters in the Parish of Bartestree with Lugwardine. The Bartestree with Lugwardine Neighbourhood Development Plan, alongside the Herefordshire Core Strategy and National Planning Policy Framework (NPPF), will then be used by planning officers to guide decisions on all planning applications within our Parish.

## **OUR VISION**

In 2031 the group parish of Bartestree with Lugwardine will continue to be a pleasant place to live and look quite similar to the way that it does today.

The villages will have a community spirit where residents of all ages live in a vibrant and distinctive

community in which they feel valued, safe and comfortably at home.

Sustainable housing development will have been provided by a mix of large and small scale developments increasing the number of dwellings by a minimum of 152 using designs that blend appropriately with existing housing stock and will have been absorbed by the community.

Settlement Boundaries have been re-drawn to control development outside the core of each settlement, to preserve the historic separation of the settlements, green spaces and landscape views and the semi-rural nature of the villages.

It is agreed that sustainable development is about meeting the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set three aims for sustainable development:-

- contributing to building a strong, competitive and responsive economy;
- supporting strong, vibrant and healthy communities;
- continuing to protect and enhance our natural, historic and built environment.

At the heart of the Government's policy (NPPF, March 2012) is a presumption in favour of sustainable development.

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## **1 INTRODUCTION**

### **1.1 OVERVIEW**

The Bartestree with Lugwardine Neighbourhood Development Plan Steering Group, under the direction of the Bartestree with Lugwardine Group Parish Council, has prepared this document.

The Bartestree with Lugwardine Neighbourhood Development Plan (the Plan) is a new type of planning document that sets out the direction of growth in Bartestree and Lugwardine until 2031. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area.

The Plan provides a vision for the future of the community and sets out clear policies to realise this vision. These policies must accord with higher level planning policy, ie para 17, NPPF and the Herefordshire Local Plan. The Plan has been developed through extensive consultation with the people of Bartestree and Lugwardine and others with an interest in the community.

The Plan provides local people with the opportunity to have some control over where new housing should be built.

The Plan reflects the desires of the community to ensure that facilities and services are provided as part of any additional housing development.

In order to provide a structure, which meets the needs of a growing population, safeguards our environment and builds our local economy, the Plan must be flexible, adaptable and above all sustainable in order to ensure the future wellbeing of our community.

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### **1.2 BARTESTREE WITH LUGWARDINE NEIGHBOURHOOD DEVELOPMENT PLAN BOUNDARIES**

The parish of Bartestree with Lugwardine has been formally designated as a Neighbourhood Area through an application made on 16 July 2012 under the Neighbourhood Planning Regulations 2012

(part 2 S6) and approved by Herefordshire Council on 6 September 2012.

The parish of Bartestree with Lugwardine covers an area of approximately 2530 acres (1012 hectares). Please refer to Map A for the Neighbourhood Area.

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### **1.3 HOW THE NEIGHBOURHOOD DEVELOPMENT PLAN FITS INTO THE PLANNING SYSTEM**

Although the Government's intention is for local people to make decisions about development in their towns and settlements, the Localism Act which came into force in April 2012 sets out some important regulations.

One of these is that all Neighbourhood Development Plans must be in line with higher level planning policy. That is, Neighbourhood Development Plans must be in line with European Union regulations on strategic environmental assessment and habitat regulations, the National Planning Policy Framework (otherwise known as the NPPF) and local policy, in particular Herefordshire Council's Core Strategy.

As part of the development plan for Herefordshire, the Plan together with the Core Strategy (or any subsequent plan for Herefordshire Council) is the starting point for determining planning applications within the parish of Bartestree with Lugwardine.

The Plan follows the strategic policies of the Herefordshire Core Strategy and both the Plan and the Core Strategy will be in force until 2031. The policies in the Plan are to be considered as a whole together with the strategic policies of the Core Strategy.

The Core Strategy requires Bartestree with Lugwardine to provide at least 152 new homes between 2011 and 2031. The Core Strategy provides a policy specific to Bartestree with Lugwardine. This policy helps to deliver district-wide Strategic Objectives. The Localism Act allows the Plan to provide more than this number of houses but it does not allow the Plan to provide for less. Due to the rapid expansion of the parish in the last 30 years, the additional 152 homes is the maximum number, which the parishioners consider compatible with the environment, economic and social objectives of the Plan.

Whilst planning applications are still determined by Herefordshire Council the production of the Plan will give local people the power to decide where new housing and employment provision should go, and how the village should change. The Plan provides the policy framework for Herefordshire Council to make these decisions on behalf of the people of Bartestree and Lugwardine.

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### **1.4 SUSTAINABILITY APPRAISAL**

Neighbourhood Development Plans are not technically subject to sustainability appraisal, provided they are in conformity with the development plan of the local planning authority in terms of the scale and distribution of growth planned.

However, the land use planning process provides an important means by which sustainable development can be achieved. The Bartestree with Lugwardine Neighbourhood Development Plan is in conformity with, and refines, the Core Strategy Policy relating to Bartestree with Lugwardine and forms a formal part of Herefordshire's Development Plan.

As such, the Plan will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the Parish. The Plan identifies the sustainability issues within the parish and sets out a framework within which these economic, social and environment issues will be considered to determine the plan's detailed policies

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and proposals.

Herefordshire Council on behalf of the Parish Council has carried out the statutory Strategic and Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) to ascertain environmental impact on any proposed development and which needs to be taken into account in delivering the Plan.

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## **1.5 KEY ISSUES**

The Plan must take account of national planning policy which is primarily contained in the NPPF adopted in March 2012.

The Plan must therefore “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire’s adopted Core Strategy (see appendix) and support Herefordshire’s strategic planning policy.

The Herefordshire Core Strategy seeks a growth target uplift of 18% in housing numbers in the Hereford Rural Area with much of the development in the 23 main villages of which Bartestree with Lugwardine is one.

However, growth targets are indicative and local evidence and environmental factors will determine the appropriate scale of development.

New development is to be focused within or adjacent to existing settlements.

The estimated minimum number of dwellings that the Parish is required to provide in the period 2011 – 2031 is 18% of the current number of dwellings, which equates to a figure of 152 new dwellings within the Plan period.

The Plan will allow for infilling within new Settlement Boundaries to allow for limited and controlled expansion.

Lugwardine contains a conservation area at its core. The character of this area should be preserved.

The Plan will allow appropriate development in the countryside where such proposed development meets the conditions set out in the Plan and can be proved to be sustainable.

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## **1.6 CURRENT PLANNING POSITION**

At the start of the Plan period, Bartestree with Lugwardine was designated as a main village. By 2013 there were 31 designated sites for possible development. After assessment by Herefordshire Council many of these were considered to be unsuitable for development within the Plan period. Please refer to the report and appendix via web links.

Since the previous Settlement Boundaries under the Unitary Development Plan (UDP) were made redundant by the NPPF it became possible to make applications for development for sites that were previously unavailable. As the planning authority, Herefordshire Council did not have, when the NPPF guidelines came into force, either a Core Strategy or a secured 5 year housing land supply this has enabled a number of developers to make large scale applications for housing developments within the villages.

Since April 2011, 14 applications for dwellings in small scale or windfall developments have been supported by the Parish Council and approved by Herefordshire Council.

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A small scale development of 7 houses has also been agreed.

After negotiations with a local developer, a development of 40 houses together with a provision of 2 areas of land to be made available to the community as green spaces was also agreed.

The further applications by developers for 30 houses on Quarry Field in Lugwardine and one for 51 houses on the south side of the A438 near Church House in Bartestree have been allowed on appeal.

An application for 50 houses on farmland adjoining Williams Mead was refused on appeal.

This has meant that 4 years into the Plan period there have been either approved or constructed a total of 145 dwellings out of a requirement of 152 by 2031 (see Table of Major Planning Applications).

As it is anticipated there will be further windfall or small scale developments which will equal or exceed a further 7 dwellings by 2031, the Plan does not allocate any further sites for development during the Plan period.

Policies and guidelines for any future developments large or small and for the requirements of detailed planning applications of those already granted are contained in the Plan.

Settlement Boundaries will be re-drawn and re-imposed with the principal aims of (i) preventing coalescence between the settlements thus preserving their historic separate identity and (ii) to prevent further incursion into open countryside.

Some as yet undeveloped sites have been included in the new proposed Settlement Boundaries.

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## **1.7 COMMUNITY ENGAGEMENT AND CONSULTATION**

The Plan belongs to the people of Bartestree and Lugwardine. It has been developed from the views of local people gathered using a variety of different consultation approaches including a village-wide paper survey and a stall at the Parish Plan event.

Local businesses and activity groups were also asked to complete either a paper-based survey or respond online.

Information gathered as part of the consultation for the Parish Plans 2008 and 2013, via a community consultation event, a paper survey and a Planning for Real project has also contributed to the community consultation evidence base.

A Neighbourhood Development Plan Questionnaire was distributed to all adult householders in residence in June 2014 and received 973 responses equating to 60% of the adult population as recorded in the 2011 census. Two whole-day Consultation Events were held in Bartestree Village Hall in October 2015.

The Neighbourhood Development Plan Steering Group (NDPSG) has met on a very regular basis to oversee the development of the Plan.

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## **1.8 ABOUT BARTESTREE AND LUGWARDINE**

The group parish of Bartestree with Lugwardine is situated in a pleasant rural location 3 miles east of Hereford. It straddles the busy A438 Hereford to Ledbury road and is bordered by the River Lugg

along its western and southern sides.

The two villages of Bartestree and Lugwardine are ancient and separate sites and both are mentioned in the Domesday Book completed by the Normans in 1086. Lugwardine has a conservation area at its core designated in 1988.

Lugwardine consists of a mixture of older buildings, some timber framed and listed, and more recent developments of bungalows and houses from the 1970s onwards.

Bartestree is mostly a recently developed community, with the conversion of Pugin's Convent to residential apartments together with additional adjacent housing, being the most recent. The majority of the housing lies to the north of the A438. Nevertheless the joint village still sits among fields and woods. There is pasture and arable land, corn, hops and even vines.

There are 43 listed or scheduled ancient monuments within the Parish ranging from milestones to Grade II\* listed mansions.

There has been a tendency towards ribbon development along the A438 for both Bartestree and Lugwardine but there are still fields separating the two villages and the residents wish to retain these open spaces so that the separate character and identity of the villages is maintained.

The Parish is home to St Michael's Hospice set up as a registered charity in 1986 and provides palliative care for short-term residential patients and their families. There is an in-patient unit and a Day Hospice. It serves the local community and county together with neighbouring areas. The Hospice is the major provider of palliative care education and training within Herefordshire.

Due to its close proximity to Hereford there has been considerable development of the villages over the past 40 years. Development in the Parish since the late 1960's means that significant expansion has taken place and the settlement populations have almost doubled.

There are no medical or healthcare facilities. These are all provided in Hereford.

There is one public house in Lugwardine. Bartestree has a village shop, hairdressers and furniture showroom. Planning permission has been granted for a fish & chip shop in Bartestree.

The local road network is dominated by the A438 Hereford to Ledbury road.

There are a number of lanes leading off the A438; Tidnor Lane, Cotts Lane, Lumber Lane and Rhystone Lane in Lugwardine and Whitestone Lane and Longworth Lane in Bartestree together with an unnamed lane near Frome Park.

These are all true country lanes and all bar Whitestone Lane are effectively for most of their lengths single lane roads, with passing spaces. They are not suitable for heavy goods vehicles or to be the access points for large scale developments. Several have junctions with the A438, which have very limited visibility and exits from Tidnor and Rhystone Lanes requiring the assistance of mirrors.

**Demographics (2011 Census)** - The population consists of 380 under 16 year olds; 1347 aged 16 - 64 and 324 people who are 65 and over.

**Public Transport Services** - The village is currently served by one bus service, the number 476 DRM service between Hereford and Ledbury, which runs approximately every hour during the daytime but evening services are restricted. Sunday and Bank Holiday services are reduced to 5 a day. The nearest train stations are Hereford, which is 3.5 miles away, and Ledbury, which is 10 miles away.

**Car Ownership** - As a rural community private car ownership and usage is the predominant method of transport; with 57.8% of all homes owning 2 or more vehicles.

**Housing - Tenure and Household Mix (2011 Census)** - Lugwardine with Bartestree consists of 832 households of which 92% are owner occupied, 0.4% are shared ownership and 14.4% are social housing or privately rented housing. Of these households 92% occupy houses or bungalows, 7.5% flats or maisonettes and 0.5% static caravans.

**Crime** - The crime rate in Bartestree and Lugwardine is recorded as being very low with only minor offences being committed. See appendix.

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## **2 THE CORE OBJECTIVES AND VISION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN**

The vision and core objectives are based on the key issues raised by local people. They have been summarised and refined by the Steering Group to form the basis of the Plan for Bartestree with Lugwardine.

The delivery of the Plan should have the following objectives at its core (see para 17, NPPF):-

1. promote sustainable development and accommodate at least 152 new properties in a manner that is appropriate to the character of the village and its countryside setting;
2. control development to avoid expansion into surrounding countryside;
3. provide housing which meets the needs of the diverse and growing community;
4. maintain and develop existing local leisure facilities and amenities in tandem with any new housing development;
5. improve employment opportunities which provide 'added value' for the community;
6. improve traffic management in tandem with new housing development;
7. preserve important existing green spaces and create new green space for the community;
8. support householders applications which make use of renewable energy technology to reduce their impact on the environment;
9. maintain the historic separation of the settlements of Bartestree and Lugwardine;
10. maintain the character and surroundings of all scheduled and listed monuments and buildings and preserve historic parklands.

The delivery of these objectives will have to be achieved in partnership with public sector, private bodies and stakeholders such as landowners, developers and the community. To this end the Parish Council will liaise with representatives of other bodies who will both monitor progress and the delivery of the plan. The Plan fully accords with the requirements for public consultation as set out in the Localism Act. Details of the consultation will be recorded in a report called the 'Consultation Statement', which will be included as an appendix to the Plan.

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## **3 THE POLICIES OF THE BARTESTREE WITH LUGWARDINE NEIGHBOURHOOD DEVELOPMENT PLAN**

The Group Parish Council accepts the policies of the Herefordshire Local Plan with the addition of the following Bartestree with Lugwardine Neighbourhood Development Plan policies. These latter policies are supported by the evidence base set out in the appendix.

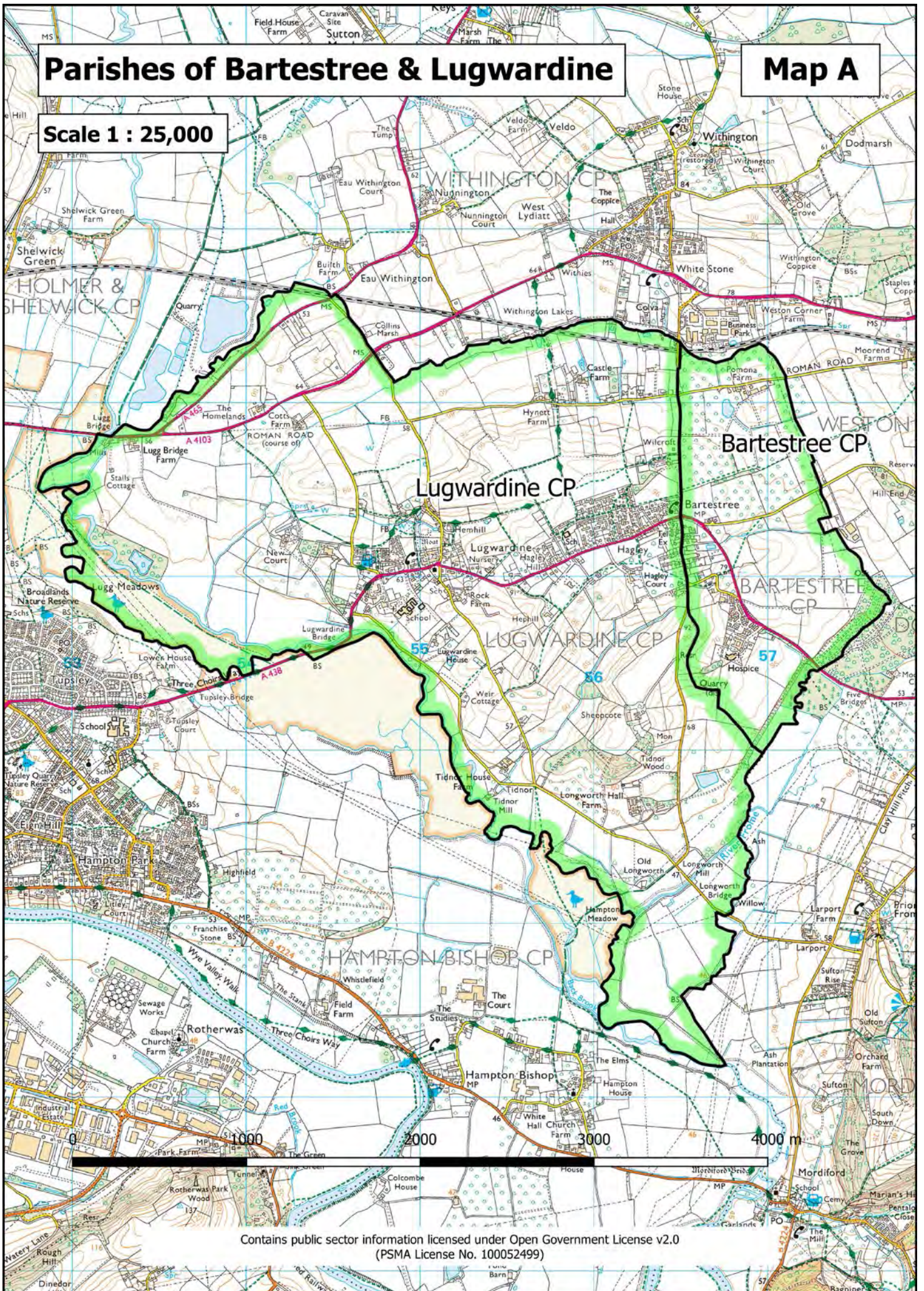




# Parishes of Bartestree & Lugwardine

# Map A

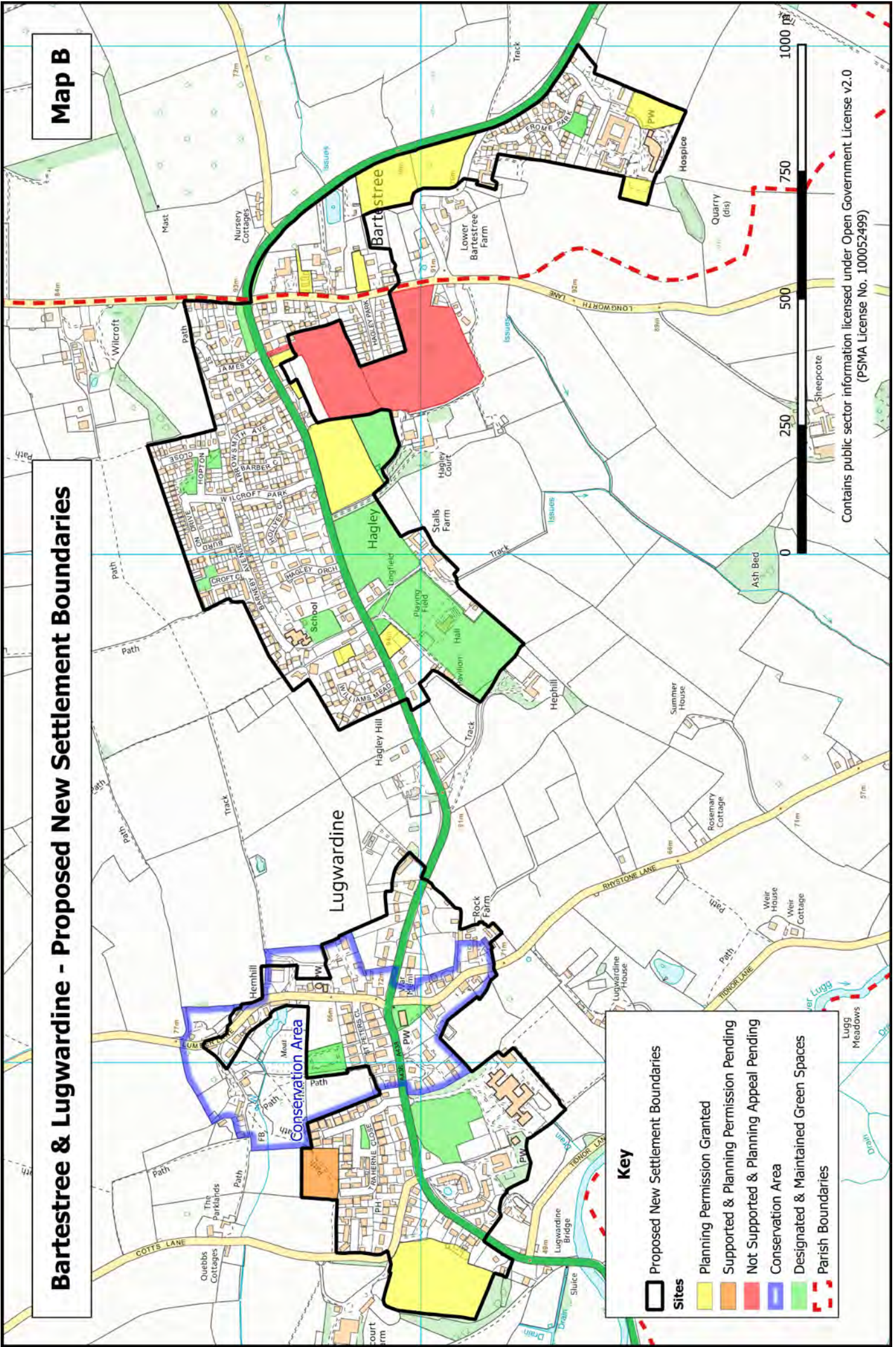
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# Map B

# Bartestree & Lugwardine - Proposed New Settlement Boundaries



**Key**

- Proposed New Settlement Boundaries
- Sites
  - Planning Permission Granted
  - Supported & Planning Permission Pending
  - Not Supported & Planning Appeal Pending
  - Conservation Area
  - Designated & Maintained Green Spaces
- Parish Boundaries

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### 3.1 HOUSING DESIGN CRITERIA

Whilst any planning application will still be determined by Herefordshire Council; prior to the submission of the application a Design Brief must be produced setting out the principles for the development of the site; which must be discussed and agreed with the Bartestree with Lugwardine Parish Council prior to being submitted as part of any planning application. The developers of each site are also expected to provide the Parish Council with a detailed design proposal to enable full consideration of the transport, heritage and green space issues, public benefits and other material planning matters, prior to submission for outline or full planning permission or any application for approval of reserved matters. Building regulations, set by national government, will ensure high standards of insulation, renewable energy systems, rain harvesting and grey water recycling and will comply with level 5 of the Code of Sustainable Homes in accord with para 173 of the NPPF.

#### **Policy BL1 Housing Design Criteria**

**(CS Policy RA2)**

Good design and the maximum possible reduction in carbon footprint will be sought by:-

- I. incorporating locally distinctive features - although new innovative design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene;
- II. incorporating eco friendly initial designs that include 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 or other sustainable renewable energy solutions;
- III. making generous and proportionate provision for open green spaces which are linked where possible to the wider natural environment and accessible to the public for recreational use;
- IV. retaining important features such as tree cover, ponds, orchards and hedgerows and adding to the natural assets of the parish where opportunities are available;
- V. where possible, garages must be built in direct association with the houses whose inhabitants may be expected to use them. They must be of a sufficient size to accommodate modern cars. Proposals for rear or separate parking courts will not be permitted unless alternative provision is impracticable. Sufficient off street parking must be provided to accommodate sufficient space for visitor parking for each household;
- VI. an appropriate size of garden space should be provided in proportion to each new dwelling;
- VII. on site measures that support energy conservation, such as tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces and minimising the use of external lighting to that which is necessary;
- VIII. assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties;
- IX. minimising construction traffic and reducing waste;
- X. including, where possible, dwellings that meet standards for lifetime homes.

### 3.2 EXTENSIONS TO PROPERTIES

#### **Policy BL2 Extensions to Properties**

**(CS Policy RA2)**

Planning applications will be supported for extensions provided:-

- I. overall design, size, appearance, scale, height and mass remain subservient to the main dwelling;
- II. the external facing materials should match or complement the materials in the host dwelling;
- III. the extension will not result in significant adverse impact on the amenity of neighbouring properties.

### 3.3 INFILLING AND WINDFALLS

Infill is defined as development that takes place within the Settlement Boundaries.

Windfall is defined as development that takes place in the wider Parish outside of the Settlement Boundaries.

Some development will take place outside existing development sites and there has been a steady stream of consents for homes on infill sites. There are plots within the Settlement Boundaries and 'redundant' rural buildings which may be capable of development. Infill sites would be well-placed to meet ambitions for custom-built homes and self-builders.

#### **Policy BL3 Infilling and Windfalls**

**(CS Policy RA2)**

Development of both infill and windfall sites will be supported provided:-

- I. the development is in keeping with the scale, form and character of its surroundings;
- II. it does not impact adversely on the amenity of neighbouring properties including loss of daylight, loss of car parking or mature vegetation or landscape screening;
- III. it is in character with existing dwellings;
- IV. it has a safe and suitable access to the public highway.

### 3.4 BARTESTREE AND LUGWARDINE SETTLEMENT BOUNDARIES

Successive local plans have defined a village envelope or Settlement Boundary within which there has been a presumption in favour of development. Development outside the Settlement Boundaries has been restricted. There is community support to retain the Settlement Boundaries, an option now endorsed by the modifications to the Core Strategy. The previously existing boundaries have been revised to include the sites already allocated for development, areas currently developed and some other sites that may be suitable for future small scale development. Please refer to Map B for the proposed new Settlement Boundaries.

At this stage sites where planning applications have been rejected or withdrawn on planning officers advice during the Plan period have not been included nor those with underlying constraints such as mineral deposits or being in or adjacent to a flood zone.

The inclusion of undeveloped land within the Settlement Boundary does not guarantee that it will be developed. A full planning application must be submitted as other planning policies and criteria will be taken in to account when making a decision on any such application.

The re-introduction of Settlement Boundaries will retain the historic separation identity and distinctiveness of the settlements of Bartestree and Lugwardine and protect important views north towards Dinmore Hill and the hills of South Shropshire, south towards the Woolhope Dome, east to the Malvern Hills and west towards the Black Mountains from the intrusion of new development.

#### **Policy BL4 Settlement Boundaries**

**(CS Policy RA2)**

To allow for required development and controlled growth, the Settlement Boundaries are retained and extended to include sites where planning permission has been granted for housing development, sites that have been developed in the past and other undeveloped sites where small scale development could take place in the future.

### 3.5 HOUSING IN THE COUNTRYSIDE

New development in open countryside, once permitted where services were on hand, continues to be restricted in the NPPF and Core Strategy. Both now set a very restrictive approach, insisting that sustainable development must confine building in the countryside to the replacement and extension of existing dwellings, provision of homes for those employed in agriculture and forestry and conversion of redundant or under-used barns and other rural buildings. There is some scope for local judgment to allow abandoned or derelict dwellings to be brought back into use.

#### **Policy BL5 Housing in the Countryside**

**(CS Policy RA3)**

Development in areas of the parish outside the re-adopted Bartestree and Lugwardine Settlement Boundaries will be limited to:-

- I. replacement of existing dwellings;
- II. extensions of existing dwellings;
- III. exception sites to meet local housing needs.

Such development must accord with other policies in the Core Strategy.

### 3.6 NEW USES FOR REDUNDANT RURAL BUILDINGS

Agricultural barns and other rural buildings form an important feature of our landscape and heritage but many have ceased to be relevant to modern farming. Some have been converted to other tourist or business uses or to residences. The Plan will seek to find new uses rather than see buildings fall into neglect.

#### **Policy BL6 Redundant Rural Buildings**

**(CS Policy RA5)**

Consideration will be given to conversion to residential use subject to there being no harmful impact on the landscape and setting, or on the local road network.

### 3.7 RURAL EXCEPTION SITES

Due to the numbers of dwellings permitted under recent planning approvals there is no immediate foreseeable need for such sites.

If such a need arises under future reviews of the Plan, consideration would be given to the possible development of a rural exception scheme if sites could be found without compromise to the character and setting of the villages.

#### **Policy BL7 Rural Exception Sites**

**(CS Policy H2)**

If required, rural exception sites for dwellings must be developed in accordance with the provisions of the Core Strategy.

### 3.8 CONSERVING HISTORIC CHARACTER

The Parish has some 43 listed or scheduled ancient monuments and buildings ranging from milestones, bridges and cottages to a Grade II\* listed mansion. There is a conservation area in Lugwardine, within which new development would only be permitted in exceptional circumstances.

There are a number of historic but unlisted areas of parkland associated with listed and other notable buildings. The character of these should be preserved and no development should take place upon them.

Development should not take place adjacent to either listed buildings or historic parkland if it will result in them being adversely affected.

### **Policy BL8 Conserving Historic Character**

**(CS Policy LD4)**

There is a conservation area in Lugwardine, within which new development would only be permitted in exceptional circumstances. All listed buildings and monuments and the conservation area will be protected in line with national policy and inappropriate development, which could have a detrimental effect upon them will not be permitted.

All areas of registered and unregistered historic parkland and biodiversity action plan (BAP) habitats should be preserved from inappropriate development. (See map in Scoping Report October 2014)

## **3.9 PROTECTING GREEN SPACES**

There is strong support to retain and add to the recreation areas and open spaces within the villages which have been designated as 'green spaces'. Proposals to respond to any call for leisure allotments in the parish will be welcomed. Please refer to Map B.

### **Policy BL9 Protecting Green Spaces**

**(CS Policy OS2 & OS3)**

The following local designated green spaces will be protected because of their beauty, historic value, special significance to the local community or recreational value:-

- I. the area surrounding the village hall including the cricket and football pitches;
- II. the 2 new areas of land designated for community use to be provided by the INCA development on land in Bartestree south of the A438;
- III. St Mary's School playing field and tennis courts;
- IV. Lugwardine Primary Academy playing field;
- V. the areas of open green space in Wilcroft Park and Frome Park, Bartestree; and Traherne Close;
- VI. the burial ground to the rear of St Peter's Close, Lugwardine;
- VII. the Churchyard of St Peter's Church, Lugwardine;
- VIII. The open green space between St James Close and the crossroads at Bartestree.

Proposals for any developments on these sites will be resisted unless they are directly related to the retention or management of the green space. Proposals to meet requests for allotments for leisure use will be considered favourably where they do not conflict with other policies in the Plan.

## **3.10 PROVIDING AFFORDABLE HOMES**

The Community recognises an obligation to meeting the needs of those who cannot afford high prices. It is critical that those houses remain affordable to meet the needs of future generations. This will be achieved by the provision of Section 106 covenants and the imposition of appropriate restrictive covenants. (See Housing Needs Survey 2014)



## **Policy BL10 Affordable Housing**

**(CS Policy H1)**

The need for affordable housing to rent, for shared ownership and for discounted sales will be met by ensuring that a substantial proportion of homes on large development sites are to meet local housing needs. Approved outline applications more than cater for the local need.

- I. All developments on larger sites of over 10 dwellings will ensure that a minimum of 35% of properties are made available to meet local housing needs to rent, for shared ownership and discounted sales.
- II. All 'affordable' homes will be subject to Section 106 agreements ensuring that priority for allocation, on the first and all subsequent lettings, is first given to those demonstrating a local housing need.
- III. A 'cascade' arrangement will be put in place to ensure that where no applicant with a local connection is forthcoming then properties will be offered to those from the neighbouring parishes of Withington, Weston Beggard, Dormington, Mordiford and Hampton Bishop, and finally to those from the rest of Herefordshire.
- IV. Covenants will be required which ensure that all such properties will be re-sold or let to occupiers who demonstrate a local housing need, and will be subject to the same cascade arrangements described above.

### **3.11 WORKING FROM HOME**

There are many home-based enterprises in the parish, mostly self-employed, ranging from building and decorating business to design and IT consultancies and counselling services. Many are dependent on good internet facilities so that improvements to broadband are important. There is widespread public support for home-working. Self employment adds to the character and viability of the local economy.

## **Policy BL11 Working from Home**

**(CS Policy E3)**

Where planning permission is required proposals for home working will be supported, where it is in keeping with the form, character and scale of its surroundings, and:-

- I. there is no adverse effect on residential amenity, including traffic generation, noise or light pollution;
- II. all work activities are carried out by the occupants of the dwelling other than minor servicing and maintenance;
- III. if required sensitively placed masts or other infrastructure needed to improve telephone and internet connection will be permitted.

### **3.12 SUPPORTING LOCAL BUSINESSES**

There are a number of local businesses and current and additional employment opportunities, which provide additional services and facilities which should be encouraged to increase inward investment and sense of community within the villages.

## **Policy BL12 Supporting Local Businesses**

**(CS Policy E1 & E4)**

Proposals for the retention and development of local businesses will be supported. Planning applications will be supported for small scale development for business use including tourism facilities within the Parish even if outside of the Settlement Boundaries.

Development proposals must be in scale with the landscape character of the villages and wider parish meaning that:-

- I. the amenity of nearby residents is not adversely affected by excessive traffic generation, noise or light pollution;
- II. there will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal;
- III. 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 any brown-field sites;
- IV. proposals for change of use of existing business premises away from employment activity will be resisted unless it is demonstrated that business use is no longer economically viable;
- V. if required sensitively placed masts or other infrastructure needed to improve telephone and internet connection will be permitted.

### **3.13 TRANSPORT AND HIGHWAYS**

There is concern about the current speed and volume of traffic on the A438 through the villages and the increase in traffic resulting from any new development.

Most journeys to and from the villages are made by car due to the poor provision of public transport.

## **Policy BL13 Transport and Highways**

**(CS Policy MT1)**

Proposals for development will need to show:-

- I. safe access onto adjacent roads;
- II. they make full and adequate provision for off-street parking within residential development, including parking for visitors;
- III. they should not lead to a significant increase in traffic volumes and speeds;
- IV. that where new roads are created on new developments, they will be served by 'shared surfaces';
- V. the site is linked to the village by an existing footway or through the creation of a new footway that provides safe passage to the range of village facilities including bus stops;
- VI. no provision is made for any additional street lighting within or beyond new developments, unless this is essential for public safety;
- VII. contributions will be made through the Community Infrastructure Levy towards improved public transport services and facilities.

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## **4 GENERAL**

### **4.1 PROVISION FOR TRAVELLERS SITES**

If any such application is made within the Plan period it will be given due consideration.

## 4.2 PROVISION OF SITES FOR WINDFARMS

It is not considered that there is a suitable site for such provision within the Parish.

## 4.3 COMMUNITY ASSETS

Community assets should not be permitted to close or to be re-developed without a detailed consultation with the Parish Council and fully documented evidence of attempts to maintain them as going concerns.

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## 5 RISK ASSESSMENT

The plan could be subject to threats that could destabilise the Parish's Vision for Bartestree with Lugwardine to 2031 and affect its delivery. Most of these are outside the control of the Parish and could include:-

- I. changes in planning policies at national and district level before the end of the planning period in 2031;
- II. *ad hoc* changes to current national policy which prioritise development in determining plan applications and which over-ride local planning policies;
- III. an inconsistent interpretation of national and local planning policy by decision makers;
- IV. the separation of responsibility for planning and providing the transport infrastructure away from Herefordshire Council;
- V. the use of imprecise language leading to ambiguity in neighbourhood planning policies that obscure the intentions of the Plan or allow unintended interpretation;
- VI. failure to relate the Plan adequately to the Herefordshire Core Strategy and the National Planning Policy Framework.

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## 6 MONITORING AND REVIEW

The Plan covers the period 2011 to 2031. Development will take place during this time, both in the Parish and outside it, which will have an impact on the community, as well as on the physical fabric of the village. Each new development will influence what happens next and where.

It is, therefore, essential to the long-term success of the Plan that developments in Bartestree and Lugwardine are monitored and reviewed against the Plan's objectives and against the policies designed to implement them. Herefordshire Council will determine planning applications in the Neighbourhood Development Area and is responsible for monitoring delivery of the policies and proposals.

The Parish Council will also make arrangements to monitor developments and carry out a review as required or in line with the Core Strategy reviews. Assistance will be sought from parishioners and other interested parties if required.

The Parish Council website, [www.bartestreewithlugwardinepc.co.uk](http://www.bartestreewithlugwardinepc.co.uk), will carry up to date reports on progress with the Plan during its lifetime.

## **Appendix – Evidence Base**

### **Bartestree with Lugwardine Group Parish Council**

Parish Plan 2014

<http://bartestreewithlugwardinepc.co.uk/parishplan.php>

### **Bartestree with Lugwardine Group Parish Council Neighbourhood Development Plan Steering Group**

Residents Questionnaire 2014

[http://bartestreewithlugwardinepc.co.uk/pdf\\_np\\_consultation/Bartestree%20and%20Lugwardine%20Residents%20Questionnaire%202014.pdf](http://bartestreewithlugwardinepc.co.uk/pdf_np_consultation/Bartestree%20and%20Lugwardine%20Residents%20Questionnaire%202014.pdf)

Summary of Results of Residents Questionnaire 2014

[http://bartestreewithlugwardinepc.co.uk/pdf\\_np\\_consultation/The%20Survey%20Summary%20Results.pdf](http://bartestreewithlugwardinepc.co.uk/pdf_np_consultation/The%20Survey%20Summary%20Results.pdf)

Please visit <http://bartestreewithlugwardinepc.co.uk> to view the following documents:

Community Survey 2014

Summary of Results of Community Survey 2014

Business Survey 2014

Summary of Results of Business Survey 2014

Table of Major Planning Applications for Housing Development from 2011

### **Herefordshire Council**

Bartestree and Lugwardine SEA scoping report 2014

[http://www.herefordshire.gov.uk/media/7923666/band1\\_sea\\_scoping\\_report\\_v2.pdf](http://www.herefordshire.gov.uk/media/7923666/band1_sea_scoping_report_v2.pdf)

Bartestree and Lugwardine SEA scoping report 2015 – See Herefordshire Council website

Bartestree with Lugwardine SHLAA site assessments & maps (2015)

[http://bartestreewithlugwardinepc.co.uk/pdf\\_np\\_refdoc/B&L%20report%20v3.pdf](http://bartestreewithlugwardinepc.co.uk/pdf_np_refdoc/B&L%20report%20v3.pdf)

Core Strategy (Local Plan) for Herefordshire 2015 – See Herefordshire Council website

Herefordshire Unitary Development Plan March 2007 & February 2010 (saved Policies)

<http://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan/unitary-development-plan-text>

The Neighbourhood Planning Regulations 2012 (part 2 S6)

[http://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/229749/Neighbourhood\\_planning.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/229749/Neighbourhood_planning.pdf)

Census for Herefordshire 2011

<http://factsandfigures.herefordshire.gov.uk/about-a-topic/population-and-demographics/census-2011.aspx>

Housing Needs Survey 2014

[http://www.herefordshire.gov.uk/media/7848683/bartlug\\_hnrpt2014\\_v10.pdf](http://www.herefordshire.gov.uk/media/7848683/bartlug_hnrpt2014_v10.pdf)

### **National**

Historic England, The National Heritage List for England

<http://www.historicengland.org.uk/listing/the-list/>

National-planning-policy-framework

<http://www.gov.uk/government/publications/national-planning-policy-framework--2>

The Localism Act 2011

<http://www.gov.uk/government/publications/localism-act-2011-overview>

Crime Figures – West Mercia Police – Hereford Rural North – crime map