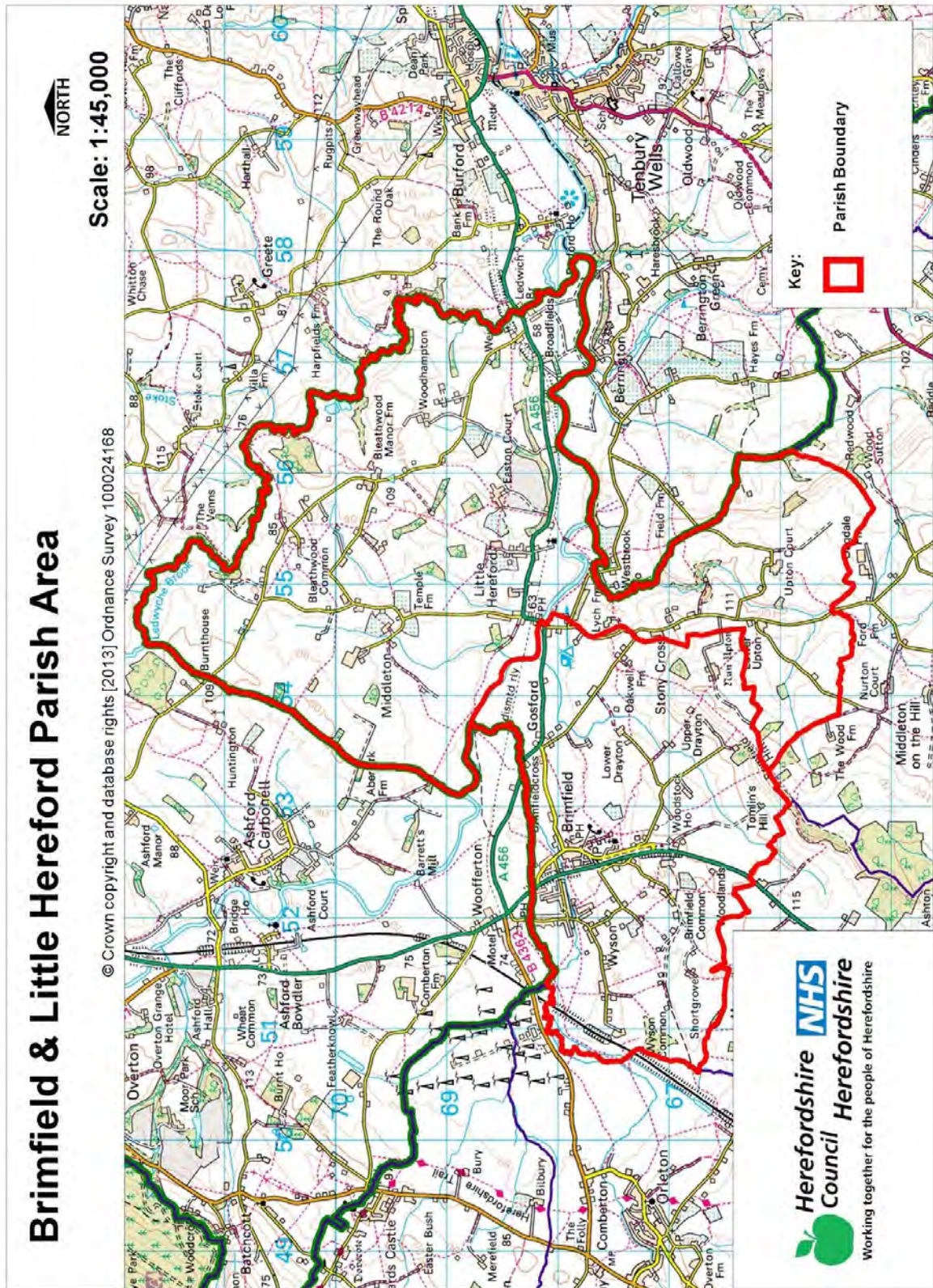


Brimfield and Little Hereford Neighbourhood Development Plan 2011-2031



Group.

Brimfield and Little Hereford Group Parish Council would like to thank all those who have contributed towards the Neighbourhood Plan, and in particular the members of the Development Group.



Map 1 Brimfield and Little Hereford Designated Neighbourhood Area
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412

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Executive Summary



View towards Brimfield Church

The Neighbourhood Development Plan for Brimfield and Little Hereford Group Parish contains policies to guide decisions on planning applications and will be used by planning officers alongside the Herefordshire Local Plan Core Strategy and national planning policy (the NPPF).

The Plan builds on the key planning related issues in the published Parish Plan for the Parish which was prepared in 2012, and also addresses issues raised by the Neighbourhood Plan Development Group of Parish Councillors, residents and representatives of local businesses. The Plan has been prepared following informal consultation on the vision, objectives and key themes, and options for proposed new housing sites in the village of Brimfield, following a call for sites process in summer 2014. The Draft Neighbourhood Development Plan for Brimfield and Little Hereford Group Parish was published for 8 weeks formal public consultation from December 2014 to February 2015. The Plan was amended following careful consideration of the all responses received and submitted to Herefordshire Council in Summer 2015. Following publication of the Plan for a further 6 weeks consultation by Herefordshire Council, the Submitted Plan was Examined in early 2016, and revised again in response to the recommendations of the Examiner. The Plan has a Vision, Aims and Objectives and includes Policies under the following key themes:

- Housing
- Community Assets
- High Quality Design
- Flooding and Wastewater Treatment
- Communication, Supporting Local Business and Accessibility.

1.0 Introduction and Background



Easton Court, Little Hereford and Grounds to the fore

- 1.1 Brimfield and Little Hereford is a small, rural group parish on the north east boundary of Herefordshire. The Parish is located approximately 5 ½ miles south east of the market town of Ludlow in neighbouring Shropshire and 8 miles north east of Leominster. Brimfield extends over 749 hectares and Little Hereford covers 1,432 hectares. The area is relatively sparsely populated with 0.28 persons per hectare in Little Hereford and 1 person per hectare in Brimfield, compared to 0.8 for Herefordshire and 4.1 for England.
- 1.2 The Parish has a population of 1,145 (2011 Census)¹ with the majority living in Brimfield (751), and 394 in Little Hereford. The resident population is concentrated in the villages of Brimfield and Little Hereford, with the remainder living in the wider rural area in smaller settlements and isolated homes and farmsteads. The population has a relatively older age profile, with a mean age of 43 years for Brimfield and 48.6 years in Little Hereford, compared to 39.3 years for England.
- 1.3 This is a farming community, and 6.8% of working age people in Brimfield and 10.6% in Little Hereford work in agriculture, farming and fishing compared with 0.8% nationally. The Group Parish has a similar proportion of residents with professional occupations and qualifications to Herefordshire and national figures; 15% of working age people in Brimfield and 18.7% in Little Hereford have professional occupations compared to 14.5% in Herefordshire and 17.5% in England. In Brimfield 15.1% have degree level qualifications and in Little Hereford 19.5% compared to 14.9% in Herefordshire and 17.4% in England. A slightly lower proportion of residents over 16 years have no qualifications; in Brimfield 18.6% of residents have no qualifications and 20.4% in Little Hereford, compared with 22.9% in Herefordshire and 22.5% in England.

¹ <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>
<http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

- 1.4 There is a limited amount of commercial activity in Brimfield and Little Hereford with a few small businesses including C Griffiths & Son, Westbrook Caravan Park, Woodstock Terracotta garden centre, Border Counties reclamation yard, a cider maker, Hyde Bros, Crafty Wood, Boyd Scaffolding, Oakleaf Joinery, Bespoke Kitchen Services, Mitre House Antiques, Leon and Graham Jones, pottery units, kennels, child minders, bed and breakfasts, seed merchants, livery / stabling, artists, a small solar farm and a cartoonist.
- 1.5 Brimfield and Little Hereford lies in the Natural England National Landscape Character Area 100 Herefordshire Lowlands²; the central ‘bowl’ of the county is made distinct by the wide river valleys of the Wye and Lugg, and intensive, but historic arable and pastoral land use, frequent orchards, the deep, rich, pink soils, scattered settlement pattern and ‘manorial’ dominance of ownership. This rural landscape setting provides an attractive backdrop of rolling hills, woodlands and pasture to the built environment of small villages, isolated cottages and larger houses and farmsteads. Brimfield has 12 statutory Listed Buildings of national architectural and historic interest, including the Church of St Michael and Nun Upton (both Grade II*). These are listed in Appendix II.



Old orchard, rear of Chapel, Little Hereford

- 1.6 The Church of St Mary Magdalene, Little Hereford was built in the Norman period, with later additions. It contains a Norman font dating from the late 11th century. In the wall of the nave is the 12th century tomb of Rainauld de la Mere, a blood relation of William the Conqueror, who fought in the Second Crusade. There are 11 Listed Buildings in Little Hereford including the Church and Upton Court which are both Grade II*. Between the church and the river are ancient (12th century) earthworks and the remains of a motte and bailey. There is also an unregistered park and garden at Easton Court.

² http://www.naturalengland.org.uk/publications/nca/herefordshire_lowlands.aspx



Remains of Motte and Bailey, next to St Mary Magdalene Church, Little Hereford

- 1.7 The River Teme flows south eastwards through the Parish. There are several other significant natural environment assets including an area of Ancient Woodland, several Special Wildlife Sites and a Site of Special Scientific Interest (SSSI) along a section of the River Teme. These are shown on Map 2 and Map 9 below.
- 1.8 Brimfield has several community facilities serving the wider area including a well-used Village Hall which provides a social hub and is the venue for Post Office services twice weekly. There is a Methodist Chapel in Wyson which is available to non-faith groups. The Roebuck Inn public house has recently re-opened with a shop.
- 1.9 Little Hereford also has a well-used parish hall and the Temeside public house. The Group Parish also has a sports club which provides sports pitches, bowling greens, tennis courts and social facilities for the use of its members.
- 1.10 There is no school in the Group Parish and children may attend schools in three different local authority areas. Public transport is poor; there is a bus service on Fridays to Leominster (Service 488) and a Ludlow Traveller book and ride service on Wednesday mornings. Local residents are therefore heavily reliant on private cars to access employment opportunities and services.
- 1.11 The Adopted Herefordshire Local Plan Core Strategy³ identifies Brimfield as a settlement which will be the main focus of proportionate housing development (Figure 414) and Little Hereford is identified in Fig 4. 15 as a settlement where proportionate housing is appropriate. There is a growth target of 14% across the Leominster Rural Housing Market Area.

³ <https://www.herefordshire.gov.uk/ldf>

1.12 The Neighbourhood Development Plan (hereafter referred to as the Neighbourhood Plan -or NDP) has been prepared taking into consideration these environmental, economic and social issues.

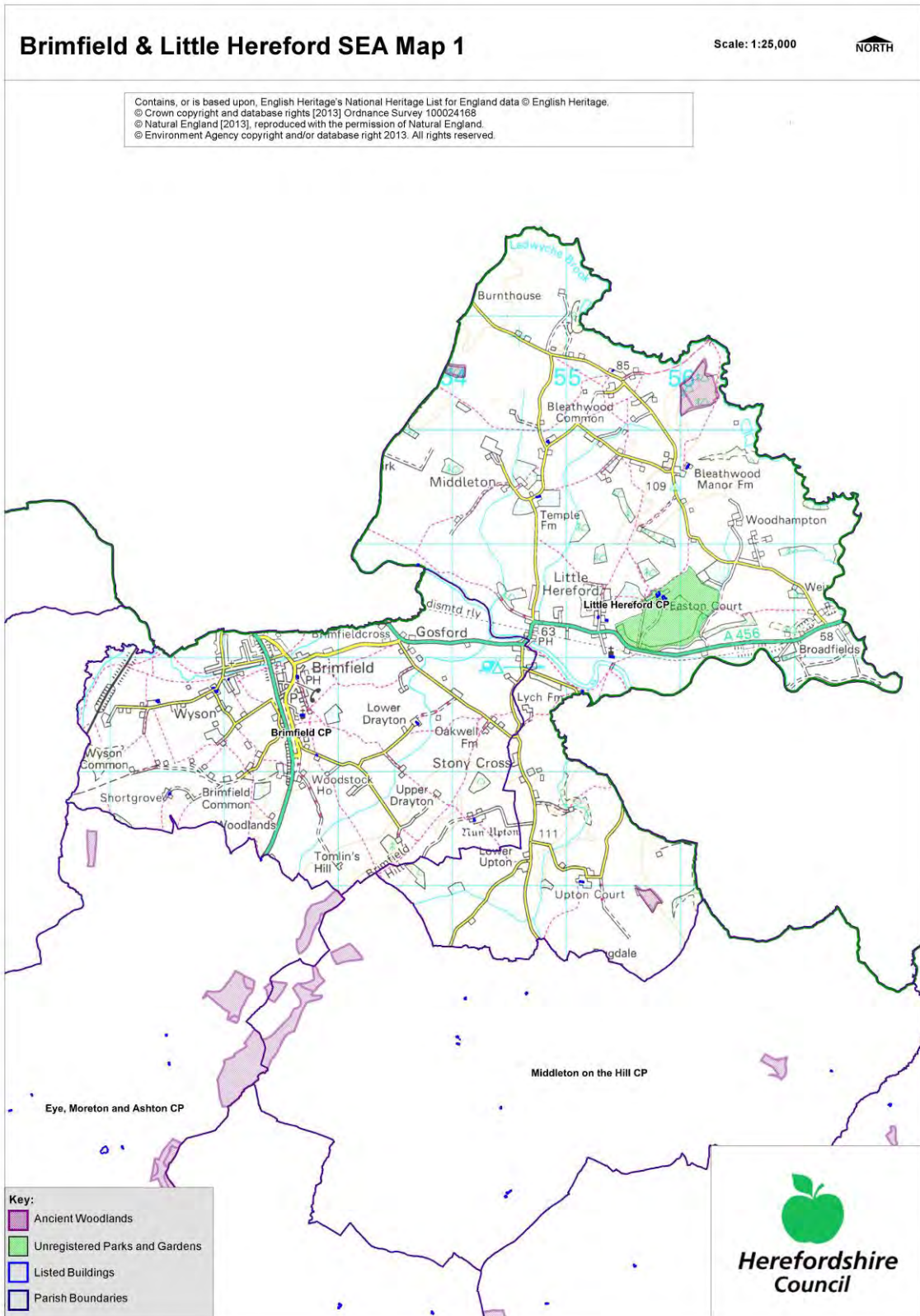
1.13 The Neighbourhood Plan takes account of the policies in the Adopted Local Plan Core Strategy

Strategic Environmental Assessment

1.14 The Strategic Environmental Assessment (SEA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. Herefordshire Council undertook an initial Screening exercise and this concluded that the Neighbourhood Plan would require an SEA due to the breadth of nature conservation designations within the Neighbourhood Area. This SEA was carried out in a series of straightforward stages and tasks:

- Stage A – Preparation of Scoping Report: established the baseline and decided on the scope of the assessment. This report was subject to consultation with Natural England, Environment Agency and English Heritage for 5 weeks in accordance with the relevant regulations.
- Stage B – Assessed the effects of the emerging policies and proposals within the Neighbourhood Plan and alternative options.
- State C – Preparation of an Environmental Report: incorporated the results of Stage B of the SEA and concluded that the Neighbourhood Plan would not have any significant effects.
- Stage D – Consultation on Draft Neighbourhood Plan (Regulation 14 consultation) and Environmental Report.

Map 2 Brimfield and Little Hereford Strategic Environmental Assessment (SEA) Map 1
 Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



2.0 A Neighbourhood Plan for Brimfield and Little Hereford



The Roebuck Public House, Brimfield

- 2.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 2.2 In April 2013 the Parish Council made the decision to jointly prepare a Neighbourhood Plan for the Group Parish. The area was formally designated by Herefordshire Council on 3rd July 2013 and is shown in Map 1 above.
- 2.3 The Neighbourhood Plan builds on earlier work including the preparation of a Community Led Parish Plan from 2011 to 2013. The Community Led Plan identifies a number of key themes issues which are significant to local residents, and those which are relevant to spatial planning, were used to inform the content of the Neighbourhood Plan.
- 2.4 A Local Affordable Housing Needs Survey was undertaken for the Parish in 2012. This provided information about local housing need and this evidence has been used to inform planning policies in the Neighbourhood Plan related to housing types, tenures and numbers.
- 2.5 A short Questionnaire Survey was circulated to local residents in December 2013 to test whether there was interest locally in preparing a Neighbourhood Plan, and if so, to suggest up to five areas the plan could consider. A number of informal meetings were held including a cheese and wine event in January 2014 to identify at an early stage a vision and objectives for

a Neighbourhood Plan and to build engagement with local residents. The comments submitted from the short questionnaire survey and launch event are provided in—the Consultation Statement.

- 2.6 A Development Group of Parish Councillors and interested local residents was established in February 2014 and regular meetings were held to discuss and agree the scope and content of the Neighbourhood Plan. All Neighbourhood Development Plan meetings are open to the public with public question times and comments invited from those attending in this capacity as part of discussions on the development of the Plan. Summaries have been produced following some meetings and these have been delivered to every household in the Parish. Minutes of all meetings have been placed on the website. In May 2014 the Parish Council undertook a call for sites. Call for sites flyers were delivered to every household in Brimfield and an invitation to supply suggestions for protected land were delivered to every household in both parishes as well as being advertised on the Parish Council’s website and all Parish Council notice boards in the Parish.

Informal Community Consultation, May 2014

- 2.7 In May 2014 the Development Group arranged an initial, informal public consultation process with local residents and businesses. Approximately 600 flyers were hand delivered to households and businesses throughout the two Parishes and invited comments on the working Draft Neighbourhood Plan. A copy of the Flyer is provided in the Consultation Statement.
- 2.8 A summary of the various comments received throughout this informal consultation process is provided below, and a complete list is provided in the Consultation Statement. Where possible these were used to help shape and inform the content of the Neighbourhood Plan; some suggestions lay outside the potential influence of a Neighbourhood Plan and many of these are already being addressed through other mechanisms such as the Community Led Plan or other Parish Council activities.

Protection of the Environment

- Concerns about the visual impacts of recent developments such as the solar farm on local landscape and important views
- The need for more play areas for older children, a village green, and suggestions for a cricket pitch
- Protection and improvement of existing playing fields and open spaces
- Protection of historic buildings and appropriate design of new development
- Suggestions for allotments
- The need to protect the historic setting of Little Hereford Church and remains of the motte and bailey
- Suggestions for protection of wildlife ponds

Housing – Generally and Affordable

- Suggestions that land behind the village hall would be unsuitable for housing due to poor access and more generally the need to consider impacts of additional traffic on existing road networks
- Concerns about the need to control the scale of housing extensions
- The need to protect residential amenity
- Re-using brownfield land is a priority
- Affordable and low cost housing is essential to retaining young people in the villages and developers should not build housing estate “mansions”
- There is a need for more housing for older people, but sheltered accommodation is better located close to facilities and transport etc
- More one bedroom properties are needed and housing for under 25s
- Support for local community-led housing
- Support for a mix of tenures
- Suggestions for possible sites

Protection of local community facilities

- Suggestions for community assets which should be protected included St Michael’s Church, village hall and Roebuck public house and shop

Transport

- The need for cycle paths and more footpaths
- Concerns about traffic / pedestrian conflict on busy lanes and suggestions for more footpaths and pavements
- The need for a 20mph zone and other speed limits and traffic calming
- The need for improved public transport / bus services to Ludlow
- The need to avoid adding to congestion around the Wyson area

Design

- New housing should fit in and reflect the existing vernacular of the area in terms of design and materials eg stone, wood and brick
- There was support for renewable energy technologies and improved energy efficiency, but also concerns about visual impacts
- Housing designs should be distinctive and not generic
- Housing should be limited to 3 bedrooms
- Two or more smaller sites are preferred to one development.

Flooding

- Concerns that no development should take place which is likely to exacerbate river and surface water flooding

- 2.9 The Neighbourhood Development Plan was screened by Herefordshire Council as part of the Strategic Environmental Assessment process as required by European Regulations and the Screening Report, Habitats Regulations Assessment and Environmental Report informed the preparation of the Neighbourhood Plan.
- 2.10 This Neighbourhood Plan sets out a planning framework for future development in the Group Parish. It has two overall key objectives:
- To provide a local planning and design framework for new development in the Parish over the plan period (up to 2031) and
 - To protect valued local buildings and community facilities for the benefit of local people today and in the future.
- 2.11 The Draft Neighbourhood Plan was published for 8 weeks public consultation from 15th December 2014 until 5pm on 9th February 2015. The Draft Plan was available for viewing and downloading from the Neighbourhood Plan website (<http://www.brimfield-and-little-hereford.co.uk/neighbourhood-plan/>) and hard copies were made available on request from Karen Yates, Parish Clerk, The Old Forge House, Burford, Tenbury Wells, Worcestershire WR15 8HF or by emailing: Kd.Yates@Virgin.Net. Copies were available for viewing at the following locations:
- Brimfield and Little Hereford Village Halls,
 - The Roebuck,
 - The Roebuck Shop,
 - Brimfield Post Office,
 - Brimfield and Little Hereford Churches,
 - Wyson Chapel and
 - The Sports Club.

An open event was arranged for Saturday 17th January 2015 from 10am to 2pm at the Sports Club. Comments were invited by email or in writing, preferably using the Response Form provided. All comments were considered carefully by the Development Group and Parish Council and informed the revised version of the Neighbourhood Development Plan which was Submitted to Herefordshire Council in Summer 2015 (following publication of the proposed modifications to the Herefordshire Local Plan Core Strategy 2011 – 2031).

3.0 National and Local Planning Policy Context

Neighbourhood Plans are required to sit within the framework of national, and local planning policies, and to be in general conformity with those policies. The Basic Conditions Statement summarises the principal national and local planning policies which provide the planning framework for Brimfield and Little Hereford Neighbourhood Plan.

4.0 Key Issues for Brimfield and Little Hereford



Former Chapel, Little Hereford, converted to a house

The key planning issues which have been identified for Brimfield and Little Hereford are:

- 1) The need to provide a robust neighbourhood level planning policy framework to guide an appropriate and realistic level of new housing development over the plan period – up to 2031.**

There is an opportunity for the Neighbourhood Plan to provide for a figure of around 58 new market houses overall in Brimfield up to 2031, and a small number of homes or affordable housing in Little Hereford to meet the needs of people with local connections, in line with Local Plan Core Strategy Policies RA1 and RA2.

- 2) The need for appropriate new housing to meet local needs over the plan period**

The results of the Parish Housing Needs Survey 2012⁴ demonstrated that 9 households were in need of affordable accommodation in the Parish of Brimfield and Little Hereford over the next three years. The need is for 8 one-bed and 1 two-bed dwellings.

⁴ Local Affordable Housing Needs Survey for Brimfield Parish, Herefordshire Council, 2012
<http://www.brimfield-and-little-hereford.co.uk/>

In addition there is a need to ensure that new housing provision meets the tenure and accommodation needs of the changing population, and in particular provides for an increasing aging population who have particular social care, mobility and income requirements.

The Plan proposes that any new residential development should focus on properties for smaller and / or elderly households.

3) The need to protect land and buildings from inappropriate and insensitive changes.

Brimfield and Little Hereford Group Parish has an attractive rural character, with a number of significant built and natural environment heritage assets. The Neighbourhood Plan has an important role to play in identifying these assets and ensuring the planning policies are in place to provide protection and promote enhancement over the longer term.

In addition there are a number of community facilities and open spaces which are highly valued by local people. The preparation of the Plan has resulted in the identification of assets suitable to be put forward as Assets of Community Value (ACV) (although the Plan itself cannot identify such assets).

A village meeting and open event took place in June 2014 concerning Community Right to Bid and informing residents of future possibilities. Leaflets were provided. This centred on ensuring The Roebuck public house remained open in the village.

4) A desire for high quality design in new development which is sensitive to the traditional rural landscape and built heritage of the Group Parish.

Brimfield and Little Hereford have a distinctive local character. It is important that this rural character is maintained and enhanced and that the design of new development is appropriate in terms of materials, detailing, scale, massing and landscaping.

The Parish Council is also supportive of landscaping schemes which benefit local wildlife. Landscaping should be designed to incorporate planting schemes which support local biodiversity enhancement and green spaces should be designed to incorporate a "Green Infrastructure" approach to ensure multiple benefits are secured.

5) Problems with water management, flooding and managing waste water

The existing water treatment facility at Brimfield is operating at maximum capacity and the properties in the village have experienced flooding from Wyson Brook watercourse at peak times in 2002, 2007 and 2010/11 when up to 40 properties were flooded or were put at risk of flooding.

A local Flood Group was established in the Parish in 2011, working closely with Herefordshire Council, Environment Agency and the Parish Council to alleviate flooding in the Parishes. The

Flood Group consider that the main problem areas are the Brook flooding, the treatment plant, run off from the fields and surface water from poor highway drainage maintenance.

The syphon near to The Parks has been identified as a source of protection from flooding the village, and should be preserved. Attenuation areas can be created and are encouraged. Further investigations are being carried out.

There is a need to ensure that any new development is designed to be floor resilient and flood resistant and that appropriate investment is secured in waste water treatment in the village to provide additional capacity as required.

6) Poor accessibility and transport and an isolated location

There is one local bus service serving the Parish on a weekly basis (Number 488) and levels of car ownership are high. A mobile grocery shop serves the villages on Thursdays.

There is also a need to ensure that communication links such as pavements, pathways, cycleways, bridleways and footpaths are incorporated into the plan for both villages.

7) Lack of communication technologies, high speed broadband etc and the need to support appropriate rural enterprises

In an increasing electronic communication based age, rural businesses are heavily reliant on up to date and efficient communication technologies. "Fastershire" is being rolled out over Herefordshire jointly with Gloucestershire to provide faster Broadband up to 2016. There is a need to improve local provision of high speed broadband and other services for the benefit of local employers and residents alike.

There is also a recognition that although Brimfield is primarily a residential and agricultural area there is a need to support small businesses and appropriate diversification of agricultural uses to provide local employment and training opportunities. Working from home is becoming an increasingly attractive option for many people, making use of local skills and knowledge, but this is often reliant on accessibility to high quality communication technologies.

5.0 Vision and Objectives



Little Hereford Village Hall

5.1 Vision

In 2031, Brimfield and Little Hereford Group Parish will be a thriving rural area with an active and strong local community. The natural and built environment is protected for the benefit of everyone and there is a range of housing types, sizes and tenures to meet the local needs.

5.2 Objectives

In order to meet the needs of the joint parish in the next 16 years the Parish needs:

- Objective 1** To identify a site (or sites) for small scale housing developments, providing for 58 new homes overall. These homes will be in keeping in both scale and demands of two rural parishes up to 2031, while ensuring that new housing is appropriate in terms of suitability, quantity, phasing, siting and design and having due regard to flooding and water management.
- Objective 2** To identify an up to date and appropriate settlement boundary around Brimfield village to ensure that any proposed new development is properly integrated into the existing village envelope and has good access to local services and facilities.
- Objective 3:** To ensure that transport and communication links such as public transport, pavements, pathways, cycle ways, bridle ways and footpaths are incorporated as part of the plan for both villages.
- Objective 4:** To support local businesses that contribute to the quality of life for residents including support for suitable diversification and use of new technology.
- Objective 5:** To protect areas of open space, historic value, and environmental significance throughout both villages.
- Objective 6:** To work together to protect local community facilities.

The Neighbourhood Plan policies have been prepared to ensure that the Plan addresses the above Vision and Objectives.

6.0 Neighbourhood Plan Policies

This section sets out the planning policies of the Brimfield and Little Hereford Neighbourhood Plan. These will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit.

6.1 Housing

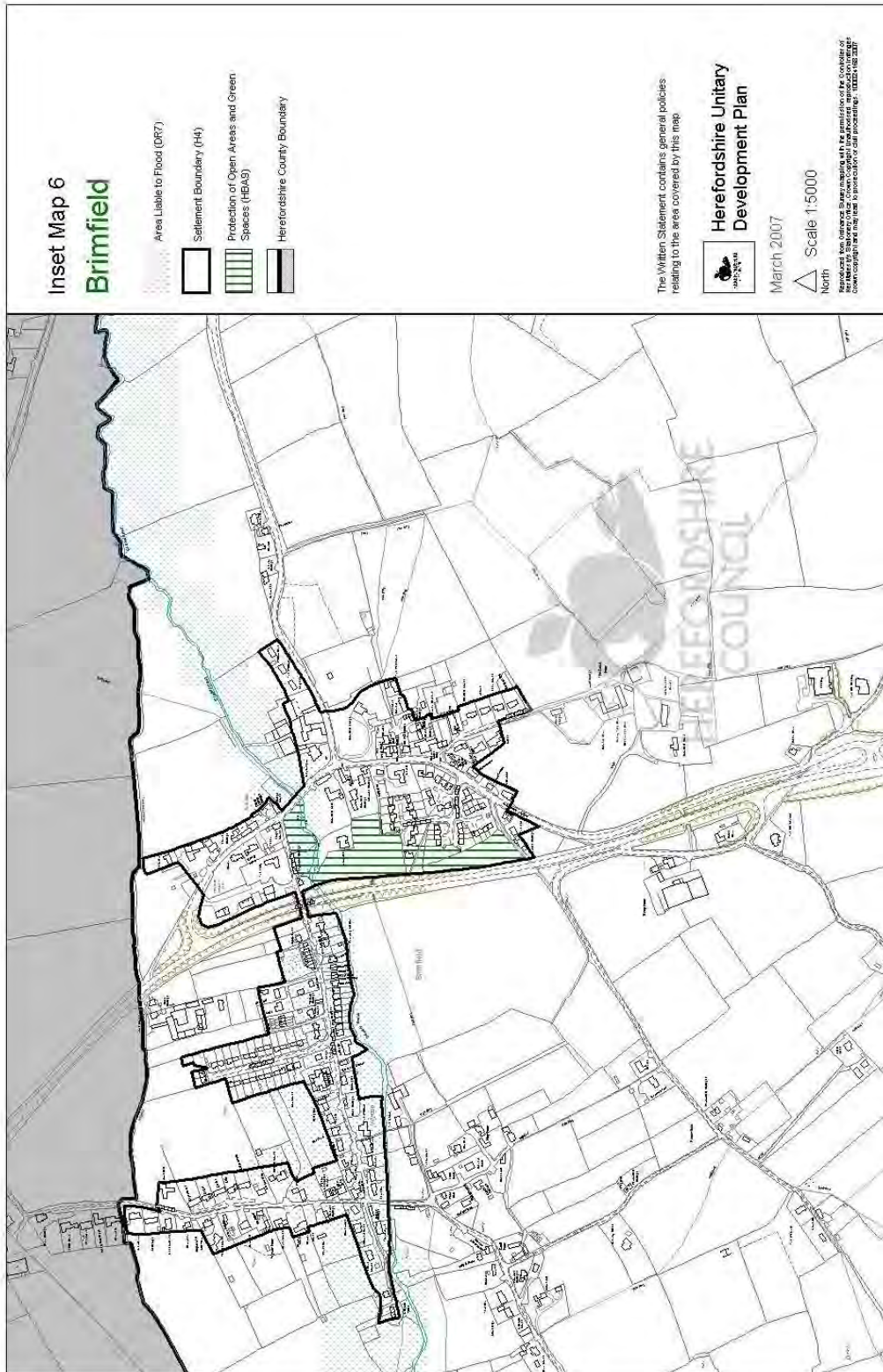


Temple Meadow, Little Hereford

- 6.1.1 The 2007 Herefordshire Unitary Development Plan (UDP)⁵ identified a settlement boundary for Brimfield, Map 3 below, Brimfield Inset Map.

⁵ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>

Map 3 Brimfield Inset Map, Herefordshire UDP
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



- 6.1.2 The Adopted Herefordshire Local Plan Core Strategy 2011 – 2031 replaced the UDP and sets the strategic planning policy for the Brimfield and Little Hereford Neighbourhood Plan.
- 6.1.3 As a strategic planning policy document the Local Plan Core Strategy does not identify a settlement boundary for Brimfield. Defining a settlement boundary for the village, is an issue for this Neighbourhood Plan. However the Local Plan Core Strategy does set out a development strategy for Herefordshire and Brimfield's place within that strategy.
- 6.1.4 Within the Adopted Local Plan Core Strategy Brimfield is identified as a settlement which will be the main focus of proportionate housing development. Across Herefordshire's rural areas the parishes will have to provide for approximately 5,300 new dwellings over the plan period of 2011-2031. Within the Leominster Rural Housing Market Area, 730 new dwellings will have to be provided over this period. All settlements identified in Figures 4.14 and 4.15 will have the opportunity for sensitive and appropriate housing growth. The primary focus for new housing will be in those settlements highlighted in Figure 4.14; Brimfield is one of 21 such settlements within Leominster area that will have to contribute to achieving this figure of 730 new dwellings. Little Hereford is recognised as a smaller settlement (in Figure 4.15) and here particular attention will be given to ensuring housing developments should respect the form, layout character and setting of the settlement.
- 6.1.5 The Adopted Herefordshire Core Strategy sets a growth target for Leominster Rural Housing Market Area of 14%. The Parish Council accepts that the growth figure of 14% over the Plan period up to 2031 would be appropriate for the Group Parish. Information provided by Herefordshire Council in April 2015 following publication of proposed modifications to the Local Plan Core Strategy, summarised the justification for the proposed housing growth figure for the Parish:

Rural housing figures

Modification MM036 clarifies that housing development in rural areas will be delivered through neighbourhood development plans and a Rural Areas Sites Allocation DPD (where neighbourhood plans do not exist). This delivery will be through a combination of existing commitments, allocations and windfall development (para 4.8.9). Modification MM037 proposes that neighbourhood plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets (Policy RA2). As such neighbourhood development plans are not necessarily required to allocate all their indicative proportional growth. The principal task will be to demonstrate that those levels of growth are achievable subject to local and environmental constraints. This can be achieved by providing local evidence of suitable land availability, historic windfall rates and specific allocations.

The table below indicates the potential indicative proportional growth for your parish in accordance with the proposed Modification MM036.

Parish/Group	Settlements in fig 4.20 and 4.21	Number of households in parish	% growth in Local Plan Core Strategy	Number of new houses required to 2031	Housing Completions 2011 – 2014	Housing commitments as at 1 April 2014	Total housing remaining
Brimfield & Little Hereford Group	Brimfield; Little Hereford	537	14	75	1	7	67

- *The baseline year of the Core Strategy is April 2011 and this is the date which has been used to calculate proportional growth figures. These statistics are based on the Local Property Gazetteer (April 2011). This calculation accurately reflects parish boundaries.*
- *For Group parish council areas/neighbourhood areas, it is only the parish totals in which the RA2 settlement sits which have been used.*
- *Commitments (planning permissions granted) and houses which have been built between April 2011 and March 2014 have also been provided in the table above. This amount has been discounted from the revised indicative target.*

6.1.6 In addition, Brimfield and Little Hereford has seen a number of planning approvals for new housing during the period April 2014 – April 2015. These are:

- 140273 – 4 houses – granted on 4/6/14
- 140742 - Conversion of single storey building to provide 2 bedroom self-contained dwelling - granted on 16/5/14
- 142466 – 2 retirement bungalows – granted 15/10/14
- 143388 – pair of semi-detached houses – granted 23/2/15

Giving a total of a further 9 units.

6.1.7 This would give a housing target growth figure of at least 58 units over the Plan period.

6.1.8 A key issue for the Brimfield and Little Hereford Neighbourhood Plan is to identify how Brimfield and Little Hereford will meet this requirement for modest growth.

6.1.9 In doing this, the Brimfield and Little Hereford Neighbourhood Plan is guided by the key principles identified in Policy RA2 of the Adopted Herefordshire Local Plan Core Strategy:

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements

identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;

2. Their locations make best and full use of suitable brownfield sites wherever possible;

3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and

4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.



New Housing at St Michael's Gate

6.1.10 Assuming a target growth of around 14%, there is a need to provide for at least 58 new units overall of market housing in the Parish. The Parish Council considers that it is important that any new development relates well to the existing settlements and that growth is managed to ensure that the strong sense of a rural village community is maintained. Therefore a Settlement Boundary and accompanying policy are provided in the Plan in order to provide certainty and to guide decisions on planning applications for new housing in the settlement. The Settlement Boundary is based on the previous Settlement Boundary identified in the UDP Policy H4, updated and amended take into account the proposed site allocation for new housing under Policy BLH2 and other existing commitments.

POLICY BLH1 – NEW HOUSING WITHIN THE BRIMFIELD SETTLEMENT BOUNDARY

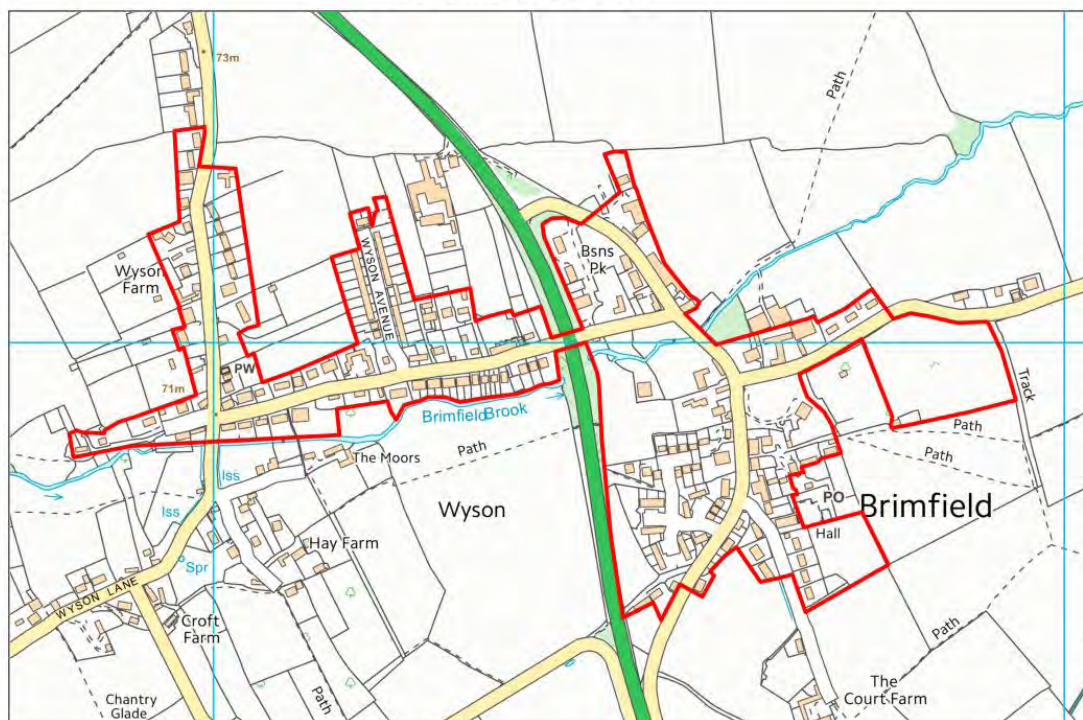
WITHIN THE DEFINED SETTLEMENT BOUNDARY FOR BRIMFIELD (SEE MAP 4 BELOW) NEW HOUSING DEVELOPMENT PROPOSALS WILL BE PERMITTED WHEN THEY MEET ALL OF THE FOLLOWING CRITERIA.

- A. THEY ARE WELL RELATED TO THE EXISTING VILLAGE IN TERMS OF ACCESSIBILITY AND LOCATION, ADJOINING THE BUILT UP AREA AND HAVING CONSIDERATION FOR RELEVANT FOOTPATHS, PAVEMENTS AND CYCLEWAYS;
- B. THEY DO NOT LEAD TO THE LOSS OF EXISTING COMMUNITY FACILITIES, OR DESIGNATED LOCAL GREEN SPACE AND ACCESS TO RECREATION;
- C. THEY DO NOT LEAD TO THE LOSS OF LOCAL EMPLOYMENT OPPORTUNITIES, INCLUDING TOURISM;
- D. THEY ARE NOT AT SIGNIFICANT RISK OF FLOODING AND THEY CAN DEMONSTRATE THEY WILL NOT INCREASE THE RISK OF FLOODING ELSEWHERE;
- E. THEY HAVE SUITABLE PROVISION FOR ACCESS AND DO NOT IMPACT ADVERSELY ON EXISTING HIGHWAY NETWORKS AND PARTICULARLY COUNTRY LANES;
- F. THEY DO NOT LEAD TO A LOSS OF RESIDENTIAL AMENITY.

PROPOSALS WHICH RE-USE EMPTY AND UNUSED BUILDINGS WILL BE ENCOURAGED.

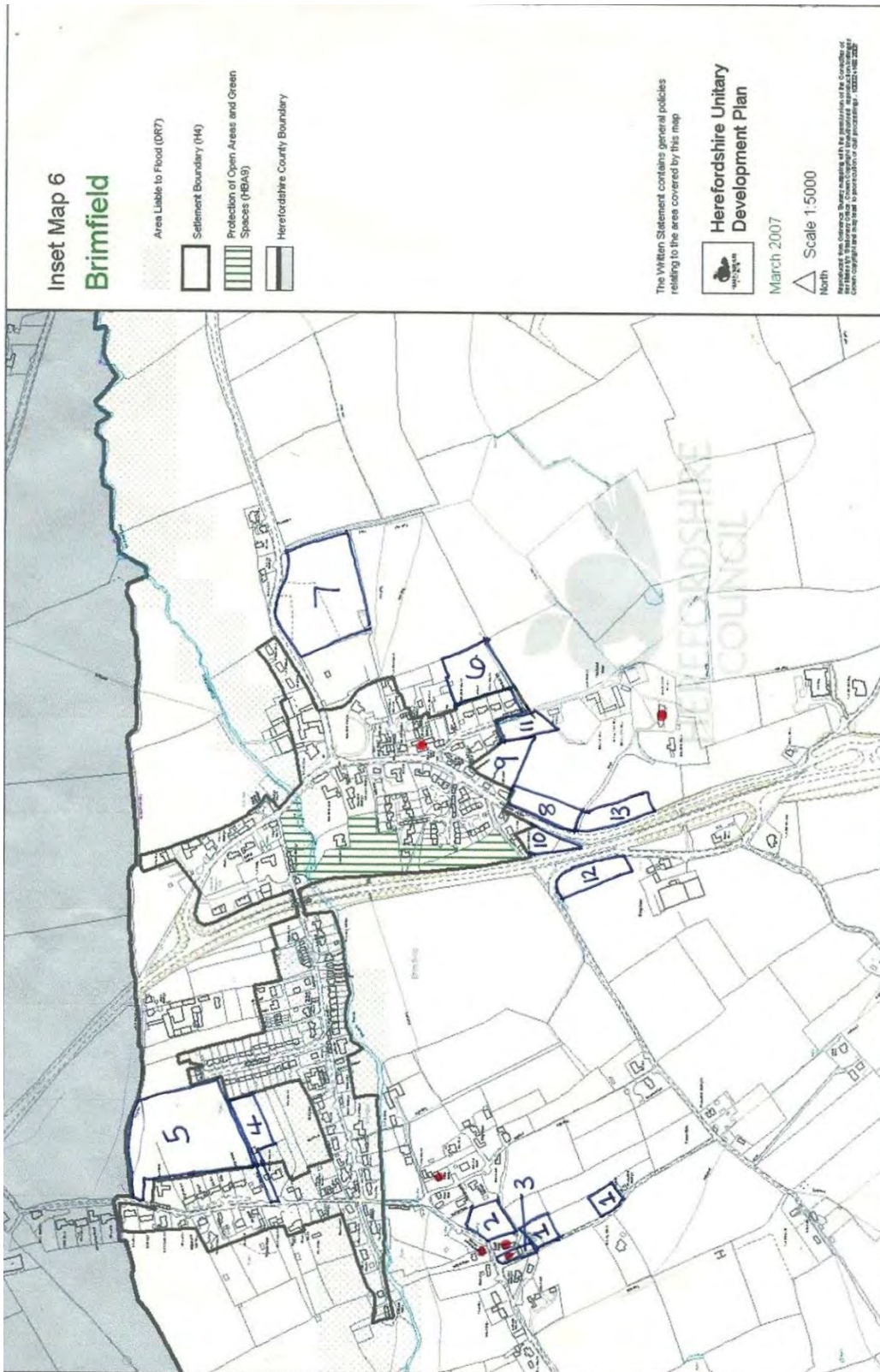
Map 4 Brimfield Settlement Boundary
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412

Settlement Boundary



6.1.11 A Call for Sites was undertaken by the Parish Council in May 2014. In total 13 sites were submitted for consideration and these were all assessed by Kirkwells Planning Consultants using Herefordshire Council SHLAA methodology. The full Site Assessments are provided in the accompanying background document Brimfield Call for Sites Viability Assessment Report, June 2014 which is provided on the Neighbourhood Plan website (<http://www.brimfield-and-little-hereford.co.uk/neighbourhood-plan/>). Sites put forward during this process are shown on Map 5 below:

Map 5 Call for Sites – Submitted Sites
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



- 6.1.12 The recommended sites in the Viability Assessment Report were Sites 8, 9, 10 and 11. However, following this assessment and during an extensive debate at a meeting with Development Group members and local residents on 26 June 2014, it became obvious that the sites recommended in the report were not considered to be the choice of the majority of the Development Group, or the residents attending the meeting. Comments concerning the protection of areas, which were submitted during the consultation process in May 2014, had clearly shown that the area surrounding, and upon approach to Brimfield Church should be preserved and protected from future development.
- 6.1.13 These comments were re-iterated at the Development Group meeting on 26 June 2014. Concerns regarding the large solar panel construction were voiced and it was suggested that no further buildings should be built around Brimfield Church to protect its historic setting. Although the original recommendation proposed fewer, smaller sites for new development, the number of comments submitted in favour of preserving the area around the Church and on the approach to the village outweighed this recommendation. Comments also reflected concerns about flooding in the area to the south of the village of Brimfield, and associated concerns about the potential for new building in this location to exacerbate flooding problems for new housing, as well as existing properties in this area and further down within the village.
- 6.1.14 The original and additional sites were reviewed by the Development Group in the light of these comments made by residents. The decision was then made by the Development Group to further consult with residents on revised housing options, therefore giving local residents the chance of voting on their preferred options within a timescale of 1 month. The results of the options consultation were analysed by the Parish Council's internal auditor. They were subsequently shared with the Development Group members and residents, as well as being placed on the website and noticeboards.
- 6.1.15 The housing sites options consultation form is provided in the Consultation Statement. Copies of the form were delivered to all households in Brimfield in July 2014 and residents were invited to submit their preferences and comments. Options presented for consultation were:

OPTION 1 - Site 7 Paddocks Orchard, Tenbury Road

(Suggested development of 15 properties by landowner) potential up to 40 houses.

Description

Open countryside. Greenfield. Agricultural land. Evidence of a past orchard. Flat land with road frontage. Access to Tenbury Road or lane to east. Boundary Hedges.

OPTION 2 – Sites 8, 9, 10, 11,

(Suggested development of 14 properties in total by landowner) potential 15 houses

Description

Site 8 Land between church and village

Open Countryside. Greenfield. Accessed from main road. Generally flat. Hedgerows located to front of site.

Site 9 Land between main road and Church Road

Adjacent to settlement boundary. Greenfield. Backland site to rear of main road and Church Road. No access identified. Indicated for Affordable Housing. Open aspect flat site.

Site 10 Adjacent Yew Tree Cottage to Church Drive. Adjacent to A49

Adjacent to settlement boundary. Greenfield. Site at junction of A49 and main road. Significant noise issues from A49. Mature trees on site. Significant constraints.

Site 11 Land adjacent to Church Road

Adjacent to settlement boundary. Greenfield. Site adjacent to settlement boundary. Ribbon development.

OPTION 3 – Sites 4 and 5

(No indication of numbers of properties given by either landowner) potential 10 houses

Description**Site 4 Land to rear of Oldfield House, Wyson**

Open Countryside. Greenfield. Land to the rear of existing dwellings between Wyson Lane and Wyson Avenue. Agricultural use - paddock. Backland development. Boundary Hedges.

Site 5 Land to rear of Frome Bungalow

Open Countryside. Greenfield. Land currently in agricultural use. Trees and hedgerows to the boundary. Open aspect.

6.1.16 The list of comments received during the Options Consultation is provided in The Consultation Statement. Overall 102 comments forms were returned and the results were:

Option 1 – 221 points (49.44%)

Option 2 – 121 points (27.07%)

Option 3 – 105 points (23.49%).

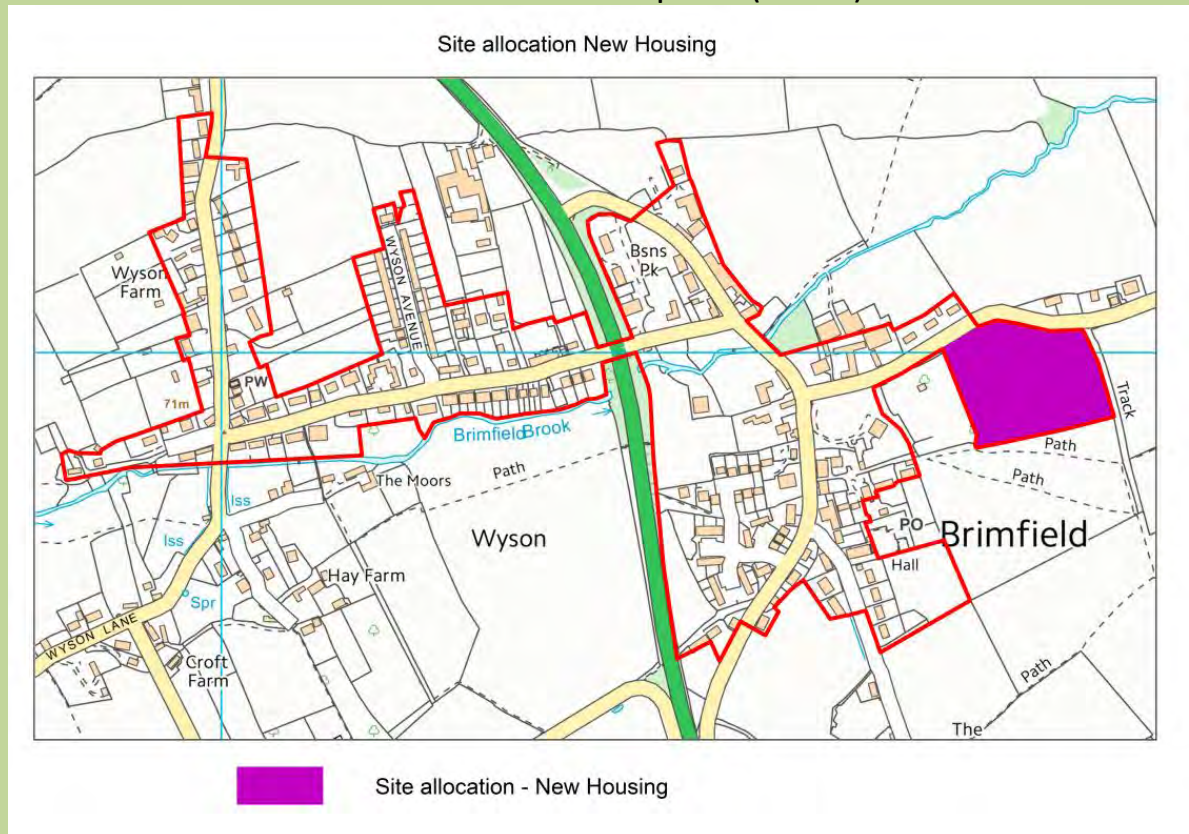
6.1.17 The results clearly showed that Option 1 was the preferred location for new housing development ie Site 7 Paddocks Orchard, Tenbury Road. It appeared from comments submitted during the options consultation process in July 2014 that Site 7 was preferred due to ease of access via the road into and out of the village, and on to surrounding main roads, the A456 and A49. It was also considered likely to cause least disruption / congestion for the village. This area is not prone to flooding and is considered to be still within walking distance to local facilities. A footpath exists from behind The Roebuck public house towards the site which could be extended. New development in this location would help to improve connectivity.

6.1.18 The Development Group's recommendation was to take this site forward in the Neighbourhood Development Plan, and to include a criteria based policy for any further housing proposals which may come forward over the plan period and this is provided in Policy BLH1 above. Therefore the proposed site for new housing reflects the majority view of the local community.

POLICY BLH2 - NEW HOUSING DEVELOPMENT**SITE ALLOCATION - NEW HOUSING DEVELOPMENT SITE AT PADDOCKS ORCHARD, TENBURY ROAD**

THE SITE IDENTIFIED ON MAP 6 BELOW IS ALLOCATED FOR NEW HOUSING DEVELOPMENT. THE TOTAL AREA OF THE SITE IS 1.6 HECTARES. . DEVELOPMENT OF APPROXIMATELY 20 DWELLINGS WILL BE ACCEPTABLE. THE DENSITY OF ANY SCHEME SHOULD BE CONSISTENT AND COMPATIBLE WITH THE EXISTING AND PREVAILING DENSITY AND REFLECT THE LOCALLY DISTINCTIVE CHARACTER OF THE LOCALITY IN WHICH THE NEW DEVELOPMENT IS PROPOSED SO THAT THE VILLAGE FEEL IS RETAINED.

Map 6 Site Allocation – New Housing
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412

**OTHER NEW HOUSING DEVELOPMENT IN THE GROUP PARISH**

PLANNING APPLICATIONS FOR ADDITIONAL NEW HOUSING DEVELOPMENT OF AT LEAST 38 NEW DWELLINGS IN BRIMFIELD AND LITTLE HEREFORD OVERALL WILL BE SUPPORTED. THE PRIMARY FOCUS FOR NEW HOUSING IN THE PARISH WILL BE BRIMFIELD.

PHASING

NEW HOUSING IS ENCOURAGED TO BE PROVIDED IN A PHASED MANNER ACROSS THE GROUP PARISH OVER THE PLAN PERIOD (UP TO 2031) TO AVOID OVER PROVISION AT THE BEGINNING OF THE PLAN PERIOD AND TO MEET FUTURE DEMAND. FROM 2011 TO 2025 AT LEAST 30 NEW DWELLINGS SHOULD BE PROVIDED, AND FROM 2026 TO 2031 AT LEAST 28 UNITS SHOULD BE PROVIDED, TAKING INTO ACCOUNT EXISTING COMMITMENTS.

- 6.1.19 Little Hereford is listed in Fig 4.15 of the Adopted Local Plan Core Strategy as a settlement where proportionate housing is appropriate. For the purposes of the Neighbourhood Plan Little Hereford is considered to extend from the Ledwych Brook in the north to Upton in the south and from the Ledwych Brook/River Teme at its border with Burford in Shropshire in the east to the River Teme at its border with Woofferton in the west.
- 6.1.20 In relation to these smaller settlements proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned.
- 6.1.21 The Local Affordable Housing Needs Survey for Brimfield and Little Hereford Group Parish⁶ was undertaken in 2012. Questionnaires were mailed out to a total of 352 households - all households in the Parish of Brimfield and Little Hereford - who were requested to return them if they foresaw a need for affordable housing in the next three years. A total of 12 questionnaires were returned containing information about households that wished to move into affordable accommodation within the next three years.
- The survey found **9 households** that would need affordable accommodation within Brimfield Parish in the next 3 years – 8 one-bed and 1 two-bed dwellings.
 - There is one further household that may have an affordable need, but there is insufficient evidence to place them into this category with confidence
 - 1 household was excluded from the reported total, as they were not considered to be eligible for affordable accommodation.
 - 1 household *did not* state that they wish to move to another home within the Parish.
- 6.1.22 To date, none of the housing need identified above has been met through new developments.
- 6.1.23 The Parish Plan identified that a quarter of the population of Brimfield is of pensionable age and that there is a need or demand for some households to downsize to a smaller property within the local area.
- 6.1.24 A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc4⁷ identified that there is a need to re-balance the general needs housing market across Herefordshire to ensure an adequate supply and wider housing choice for the ageing population. This should be undertaken by developing non-specialist general needs two and three bedroom houses, flats and bungalows for rent and sale that meet lifetime homes standards, across all areas of the county in line with the LHMA and the Local Housing Requirements Study (these will be of equal benefit to older people, people or families with

⁶ The Local Affordable Housing Needs Survey for Brimfield Parish, Herefordshire Council Research Team, Nov 2012

⁷ https://www.herefordshire.gov.uk/media/1740855/Housing_older_people_study_final_report.pdf

disabilities and young families) and encouraging mixed developments to balance the market, meet the needs of older people and create genuine lifetime communities.

6.1.25 The Parish Council would like to ensure that new developments incorporate a mix of properties in terms of size and tenure in order to meet the changing needs of residents, and particularly the needs of younger and older people.

POLICY BLH3 - HOUSING TO MEET LOCAL NEEDS

RESIDENTIAL DEVELOPMENT OF AT LEAST 58 UNITS WILL BE SUPPORTED ON ONE OR MORE SITES OVER THE PLAN PERIOD, SUBJECT TO POLICIES BLH 1 AND BLH2 ABOVE, AND POLICY RA2 IN HEREFORDSHIRE'S CORE STRATEGY, WHERE IT COMPRISES AN ELEMENT OF ONE OR A COMBINATION OF THE FOLLOWING TYPES:

- 1. AFFORDABLE HOUSING FOR RENTAL OR SHARED OWNERSHIP BY THOSE WITH A LOCAL CONNECTION (AS DEFINED IN HEREFORDSHIRE COUNCIL'S LOCAL CONNECTION POLICY – SEE NOTE BELOW)⁸;**
- 2. PROPERTIES PREFERABLY SHOULD BE ONE OR TWO BEDROOMED TO MEET THE NEEDS OF FIRST TIME BUYERS AND SMALL FAMILIES, BUT HAVE NO MORE THAN A MAXIMUM OF THREE BEDROOMS;**
- 3. PROPERTIES DESIGNED TO BE SUITABLE FOR OLDER PEOPLE (LIFETIME HOMES STANDARD)⁹, WHICH ARE LOCATED CLOSE TO KEY FACILITIES.**

ALL PROPOSALS FOR NEW HOUSING WILL BE REQUIRED TO BE SUPPORTED BY AN UP TO DATE LOCAL NEEDS SURVEY TO BE PROVIDED BY THE DEVELOPER.

Note - Local connection means a person within the household has a connection to a locality or parish. Generally speaking, this can be someone who has lived in an area for a period of time, or is working, usually 16 hours or more, in the area where the properties are located. It is also possible to have a local connection if a family member has a proven need to give or receive support from family members. This can be personal or physical care to enable the person to live independently within the community (Herefordshire Council <https://www.herefordshire.gov.uk/housing/advice/definition-of-affordable-housing>).

POLICY BLH4 - ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES

ALL PROPOSALS FOR NEW HOUSING DEVELOPMENT WILL HAVE TO DEMONSTRATE HOW THEY CONTRIBUTE TO MAINTAINING A MIX OF TENURES, TYPES AND SIZE OF DWELLING IN THE PARISH.

⁸ <https://www.herefordshire.gov.uk/housing/advice/definition-of-affordable-housing>

⁹ <http://www.lifetimehomes.org.uk/>

ON SITES OF ONE AND TWO DWELLINGS THE CONTRIBUTION SUCH SITES MAKE TO HOUSING VARIETY AND MIX WILL BE MONITORED OVER TIME. PROPOSALS THAT COULD CUMULATIVELY LEAD OVER TIME TO AN OVER PROVISION OF ONE TENURE, TYPE OR SIZE OF DWELLING WILL NOT BE PERMITTED.

ON SITES OF THREE OR MORE DWELLINGS A MIX OF TENURES, TYPES AND SIZES MUST BE PROVIDED.

WHERE A DEVELOPMENT COMPRISES 11 OR MORE DWELLINGS AND WHERE THE COMBINED FLOOR SPACE EXCEEDS 1,000 SQ M ON ONE SITE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE REQUIRED, AND THIS WILL BE NEGOTIATED ON A SITE BY SITE BASIS.

AFFORDABLE HOUSING MUST BE PROVIDED ON SITE AND INTEGRATED WITH MARKET HOUSING ACROSS THE SITE. DEVELOPMENT THAT LEADS TO CONCENTRATIONS OF SINGLE TYPES AND TENURES OF HOMES IN SEPARATE GROUPS ON A SITE WILL NOT BE PERMITTED.

6.1.26 Little Hereford is characterised by a dispersed settlement pattern of farmsteads, small hamlets and individual rural cottages and properties. New development proposals will be required to demonstrate particular attention to the form, layout, character and setting of the site and its location within the wider settlement. Small scale development will be appropriate to the rural setting of Little Hereford.

POLICY BLH5 - CRITERIA FOR NEW HOUSING SITES IN LITTLE HEREFORD

ALL PROPOSED SITES FOR NEW HOUSING DEVELOPMENT IN LITTLE HEREFORD WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA:

- 1. THE PROPOSED SITE MUST BE APPROPRIATE TO THE SIZE AND CHARACTER OF THE SETTLEMENT WITHIN WHICH IT IS LOCATED.**
- 2. THE PROPOSED SITE MUST BE WITHIN OR ADJACENT TO AN EXISTING SETTLEMENT, AND NOT AN ISOLATED SITE.**
- 3. THE SCALE OF ANY PROPOSED DEVELOPMENT MUST NOT:**
 - A. ADVERSELY AFFECT THE NEIGHBOURS' ENJOYMENT OF THEIR HOMES AND GARDENS;**
 - B. HAVE A DETRIMENTAL IMPACT ON THE OPENNESS OF THE COUNTRYSIDE;**
 - C. INCREASE SIGNIFICANTLY THE SCALE OR SIZE OF POPULATION OF THE SURROUNDING AREA OR ADJACENT SETTLEMENT AND ITS IMPACT ON LOCAL SERVICES.**

The above Neighbourhood Plan Policies support the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

Objective 1 To identify a site (or sites) for small scale housing developments, providing for 58 new homes overall. These homes will be in keeping in both scale and demands of two rural parishes up to 2031, while ensuring that new housing is appropriate in terms of suitability, quantity, phasing, siting and design and having due regard to flooding and water management.

Objective 2 To identify an up to date and appropriate settlement boundary around Brimfield village to ensure that any proposed new development is properly integrated into the existing village envelope and has good access to local services and facilities.

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031 Adopted October 2015

SS1 Presumption in favour of sustainable development

RA1 Rural Housing Distribution

RA2 Herefordshire's Villages

RA3 Herefordshire's countryside

H2 Rural exception sites

6.2 Community Assets



Brimfield Village Shop at the Roebuck

6.2.1 Brimfield and Little Hereford Group Parish has a limited number of community facilities which are highly valued by local residents. These include:

- The Churches of St Mary Magdalene and St Michael
- Wyson Methodist Chapel
- The Village Halls in Brimfield and Little Hereford
- Brimfield and Little Hereford Sports Club
- The Roebuck Inn
- The Roebuck Shop
- Temeside Inn
- Brimfield Post Office

Right to Bid

6.2.2 The Community Right to Bid came into force on 21st September 2012, through the Localism Act 2011 (Part 5 Chapter 3).

6.2.3 The purpose of the Community Right to Bid is to give local communities a right to identify a building or land that is considered to be of value to their social wellbeing (an asset of

community value) and gives them an equal opportunity to make a bid to buy the property on the open market if the owner decides to sell.

6.2.4 Only eligible community groups, local town and parish councils, local neighbourhood planning forums, voluntary organisations and charities can nominate a building or land to be placed on the list. Buildings and land nominated by the community are considered by the local authority, before a decision is made on whether or not the asset meets the eligibility criteria and should be placed on the list of assets of community value. For a building/land to be eligible its current main use must further the social interests or social wellbeing of the local community and it must be realistic to think that such a use can continue, or a use in the recent past must have furthered the social interests or social wellbeing of the local community and it must be realistic to think it could be brought back into such use within the next five years. Examples of assets that would be eligible include:

- Community centres
- Libraries
- Leisure centres
- The last pub or shop in an area
- Post offices
- Theatres
- Museums.

6.2.5 It should be noted that the Right to Bid only becomes effective should the owner wish to sell the property in the future. Registering a Right to Bid means that the owner will have to give the Parish Council, or community group, a six month period in which to consider the purchase of the site and prepare a bid. The owner is not obliged to accept the community's bid. A village meeting and open event took place in June 2014 concerning Community Right to Bid and informing residents of future possibilities. Leaflets were provided. This centred on ensuring The Roebuck public house remained open in the village.

6.2.6 The Parish Council will prepare a list of properties and areas of land to be identified as assets of community value for possible Right to Bid activity (under the Localism Act 2011). This is considered to be a useful tool and the Parish Council will work to register as Right to Bid on suitable properties and facilities. The assets which have been suggested through public consultation and which are under consideration include the following:

- Brimfield and Little Hereford Sports Club
- The Roebuck Inn
- The Roebuck Shop
- Temeside Inn
- Brimfield Post Office.

POLICY BLH6 - PROTECTION OF COMMUNITY FACILITIES

LOCAL COMMUNITY FACILITIES SUCH AS VILLAGE HALLS, SPORTS FACILITIES AND RELIGIOUS BUILDINGS WILL BE PROTECTED. THERE WILL BE A PRESUMPTION IN FAVOUR OF THE RE-USE OF SUCH FACILITIES FOR COMMUNITY AND RECREATION TYPE USES.

THE PARISH COUNCIL WILL NOT PERMIT THE CHANGE OF USE OF EXISTING FACILITIES TO OTHER USES UNLESS THE FOLLOWING CAN BE DEMONSTRATED:

- A. THE PROPOSAL INCLUDES ALTERNATIVE PROVISION, ON A SITE WITHIN THE LOCALITY, OF EQUIVALENT OR ENHANCED FACILITIES. SUCH SITES MUST BE ACCESSIBLE BY PUBLIC TRANSPORT, WALKING AND CYCLING AND HAVE ADEQUATE CAR PARKING; OR
- B. . THERE IS NO LONGER A NEED FOR THE FACILITY AND THIS IS DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY ADVISED AS APPROPRIATE BY THE PARISH COUNCIL.

The above Neighbourhood Plan Policies support the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

Objective 5: To protect areas of open space, historic value, and environmental significance throughout both villages.

Objective 6: To work together and support the local community to protect local community facilities.

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031 Adopted October 2015

SS1 Presumption in favour of sustainable development

SC1 Social and community facilities

OS3 Loss of open space, sports and recreation facilities

6.3 High Quality Design



Foundry Cottages, Brimfield

Built Heritage and New Buildings

- 6.3.1 Brimfield and Little Hereford have a distinctive rural character with many built and natural environment heritage assets. The Group Parish has 12 Listed Buildings in Brimfield and 11 Listed Buildings in Little Hereford, including Grade II* buildings Nun Upton, Bleathwood Manor, Upton Court and the 2 Churches of St Michael and St Mary Magdalene. There are also the remains of a fortified castle on land to the south and east of Little Hereford Church (11th century) incorporating a motte and bailey from the 12th century.
- 6.3.2 A 'locally listed building' is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the local authority to be of local importance due to its architectural, historical or environmental significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list. The purpose of the local list is to ensure that care is taken over decisions affecting the future of these buildings, and that their special status is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.
- 6.3.3 Currently, local listing is supported by the National Planning Policy Framework (NPPF) in particular, paragraphs 126 to 131. The NPPF defines heritage assets as including designated

heritage assets and assets identified by local planning authority (including local listing). Locally-listing a building or structure does not change or bring additional consent requirements over and above those required for planning permission and would not result in any additional legal requirements for property owners. It is intended however, to play an important role in helping to influence planning decisions. English Heritage produced a best practice guide in May 2012¹⁰ which includes a suggested criterion for assessing the suitability of buildings being added to a list and suggests methods of consultation.

6.3.4 The Parish Council is working to compile a list of local built heritage assets in partnership with local residents and Herefordshire Council for protection. Potential non-designated heritage assets which have been identified so far include the following:

- Station House, Little Hereford – Former railway station and platform
- School House and Former School, Bryhampton Lane, and land to west of School House, Little Hereford
- Millennium Stone at the edge of the road in front of Little Hereford Village Hall (stone quarried from Clee Hill)
- Huck's Barn, an old hop kiln by Mistletoe Bow, Little Hereford
- The aqueduct on the old canal site on the way to Ashford Bowdler
- Pritchett Almshouses in Brimfield
- Site of an old village on land surrounding St Mary Magdalene Church at Little Hereford
- Manor Farm.

POLICY BLH7- LOCAL HERITAGE LIST

PROPOSALS REQUIRING CONSENT WHICH AFFECT A BUILDING OR STRUCTURE ON THE LOCAL HERITAGE LIST MUST DEMONSTRATE HOW THEY PROTECT OR ENHANCE THE HERITAGE ASSET TAKING ACCOUNT OF THE SIGNIFICANCE OF THE HERITAGE ASSET.

THE RENOVATION OR ALTERATION OF BUILDINGS OR STRUCTURES IDENTIFIED ON THE LOCAL HERITAGE LIST MUST BE DESIGNED SENSITIVELY, AND WITH CAREFUL REGARD TO THE HERITAGE ASSET'S HISTORICAL AND ARCHITECTURAL INTEREST AND SETTING.

. THE WHOLE OR PARTIAL LOSS OF ANY LOCALLY LISTED BUILDING OR STRUCTURE WILL NORMALLY BE RESISTED.

6.3.5 The Parish Council is concerned that materials used in developments should be in keeping with the existing village buildings. Where possible materials should include traditional brick colours such as dark red or brown brick for elevations, welsh slate or clay tiles for roofs, wooden doors and window frames and timber frames. Reclaimed materials should be used where possible. Extensions should be small in scale and subordinate in scale to the original building.

¹⁰ <http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/local-listing-guide.pdf>

- 6.3.6 Secured by Design is a flagship initiative of the Association of Chief Police Officers (ACPO). Its objective is the designing out of crime and anti-social behaviour during the planning process. The implementation of Secured by Design principles in the design and build process has led to significant and sustainable reductions in crime in areas across the UK. Through better planning the wellbeing of residents, occupiers and visitors to development is improved.
- 6.3.7 There is a need to ensure that new development in the Parish is of a high quality design which enhances and is in keeping with the existing traditional rural character.

POLICY BLH8 - BUILDING DESIGN PRINCIPLES

ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE HOW THEY HAVE TAKEN ACCOUNT OF THE FOLLOWING:

- 1. NEW DEVELOPMENT MUST ENHANCE AND REINFORCE THE LOCAL DISTINCTIVENESS OF THE AREA AND PROPOSALS MUST SHOW CLEARLY HOW THE GENERAL CHARACTER, SCALE, MASS, AND LAYOUT OF THE SITE, BUILDING OR EXTENSION FITS IN WITH THE "GRAIN" OF THE SURROUNDING AREA THROUGH THE SUBMISSION OF A DESIGN AND ACCESS STATEMENT OR SIMILAR EVIDENCE.**
- 2. NEW DEVELOPMENT MUST BE OF A SCALE, MASS AND BUILT FORM WHICH RESPONDS TO THE CHARACTERISTICS OF THE SITE AND ITS SURROUNDINGS. CARE MUST BE TAKEN TO ENSURE THAT BUILDING(S) HEIGHT, SCALE, AND FORM, INCLUDING THE ROOFLINE, DO NOT DISRUPT THE VISUAL AMENITIES OF THE STREET SCENE AND IMPACT ON ANY SIGNIFICANT WIDER LANDSCAPE VIEWS. PROPOSALS MUST BE DESIGNED IN SUCH A WAY THAT REFLECTS THE LOCALLY DISTINCTIVE CHARACTER OF THE AREA IN WHICH THEY ARE TO BE SITED AND DESIGN INDIVIDUALITY AND INNOVATION ARE STRONGLY ENCOURAGED. PROPOSALS WHICH DO NOT DEMONSTRATE A LOCALLY DISTINCTIVE DESIGN WILL BE RESISTED.**
- 3. EXTENSIONS MUST BE SMALL IN SCALE AND SUBORDINATE IN SCALE TO THE ORIGINAL BUILDING.**
- 4. NEW BUILDINGS MUST FOLLOW A CONSISTENT DESIGN APPROACH IN THE USE OF MATERIALS, FENESTRATION AND THE ROOFLINE TO THE BUILDING. MATERIALS MUST BE CHOSEN TO COMPLEMENT THE DESIGN OF A DEVELOPMENT AND ADD TO THE QUALITY OR CHARACTER OF THE SURROUNDING ENVIRONMENT. WHERE POSSIBLE MATERIALS MUST INCLUDE TRADITIONAL BRICK COLOURS SUCH AS DARK RED OR BROWN BRICK FOR ELEVATIONS, WELSH SLATE OR CLAY TILES FOR ROOFS, WOODEN DOORS AND WINDOW FRAMES AND TIMBER FRAMES. RECLAIMED MATERIALS MUST BE USED WHERE POSSIBLE.**
- 5. REDEVELOPMENT, ALTERATION OR EXTENSION OF HISTORIC FARMSTEADS AND AGRICULTURAL BUILDINGS WITHIN THE PARISH MUST BE SENSITIVE TO THEIR DISTINCTIVE CHARACTER, MATERIALS AND FORM. DUE REFERENCE AND CONSIDERATION MUST BE MADE TO THE HEREFORDSHIRE FARMSTEAD ASSESSMENT FRAMEWORK OR ANY SUCCESSOR GUIDANCE¹¹.**
- 6. PROPOSALS MUST MINIMISE THE IMPACT ON GENERAL AMENITY AND GIVE CAREFUL CONSIDERATION TO NOISE, ODOUR AND LIGHT. WHERE PROPOSALS**

¹¹ <http://www.english-heritage.org.uk/publications/wm-county-summaries/569611/>

REQUIRE PLANNING CONSENT LIGHT POLLUTION MUST BE MINIMISED, AND SECURITY LIGHTING MUST BE APPROPRIATE, UNOBTRUSIVE AND ENERGY EFFICIENT.

7. DEVELOPERS WILL BE REQUIRED TO DEMONSTRATE INCLUSION OF DESIGN PRINCIPLES SET OUT IN SECURED BY DESIGN¹²

Landscape Character



View towards the old station house, and across the old railway track, Little Hereford

6.3.8 The Group Parish is set within a high quality rural landscape defined as National Character Area 100 Herefordshire Lowlands¹³. Key characteristics of the Herefordshire Lowlands include:

- Gently undulating landscape with localised steep-sided hills in the centre and wide agricultural flood plains.

¹² <http://www.securedbydesign.com/>

¹³ <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

- Much of the area is underlain by Old Red Sandstone, with localised deposits of alluvium and glacial drift. There is also a small area of Silurian limestone and siltstone at Shucknall Hill. Fertile soils support intensive mixed agriculture, especially on the better drained glacial river terraces.
- Wide, meandering river valleys drain the area, including the Wye, a major ecological and recreational asset, and the Lugg, and the valleys of the rivers Frome and Arrow also offer rich habitats.
- Pasture with occasional wet meadows and permanent grassland along the rivers. Low hedgerows with sparse tree cover. Arable cultivation on lower-lying land.
- Localised traditional and bush orchards and occasional hop fields planted with windbreaks.
- Several historic parklands include Humphry Repton's landscape improvements at Garnons and Hampton Court, Capability Brown's landscape at Berrington Hall, Uvedale Price's Foxley and numerous medieval parks, many with important ancient and veteran trees.
- Timber-framed (black-and-white) buildings are characteristic with stone and red brick also used frequently as building materials.
- Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons.
- Historic market towns of Hereford and Leominster are the principal settlements.
- Tranquil and relatively undisturbed by major infrastructure aside from a few crossing A roads between Hereford, Hay-on-Wye and Leominster.



Brimfield Common

Statements of Environmental Opportunity for the Herefordshire Lowlands include:

SEO 2: Protect and enhance the natural and historic environment, integrating new development through the use of green infrastructure principles informed by existing heritage, geodiversity and biodiversity assets. Protect the agrarian character of the area by making the most of versatile and fertile soils to produce food while integrating semi-natural features and protecting above- and below-ground heritage assets and geological assets and reinforcing the strong sense of character.

For example, by:

- Planning and delivering high-quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks; and maximising opportunities for people to have a high-quality experience of nature and heritage in both the urban areas and wider countryside.
- Conserving and protecting the integrity and fabric of historic buildings and their surrounding landscapes, particularly where new uses are being considered, and encouraging the use of appropriate styles and sustainable locally distinctive materials throughout the NCA.
- Protecting the area's historical and contemporary rural nature, lack of intrusion and sense of tranquillity while supporting a working landscape that provides essential food, homes and recreational opportunities; and planning for reduced-carbon affordable housing that enhances landscape character and biodiversity, using local materials and built to high ecological standards.
- Conserving, managing and creating new orchards, conserving old fruit varieties, and developing the market for locally grown fruit and awareness of this as a local quality produce.
- Conserving, enhancing and making accessible the network of geological sites, where appropriate, to help to improve the understanding of the role that geodiversity plays, in particular its connection with biodiversity, landscape character, and industrial and cultural heritage.

6.3.9 Natural heritage assets in the Group Parish identified in the Strategic Environmental Assessment Initial Screening for Nature Conservation Landscape and Heritage Features undertaken by Herefordshire Council include 7 areas of ancient woodland (Ingham Coppice (border); Bleathwood Coppice; Deadnal Coppice; Gravel Croft Coppice (border); Upton Court Wood; Park Wood (border); Bathurst Coppice (border)) and 11 Special Wildlife Sites (SWS), including Woodlands adjoining Ledwych; Land at Temple Farm; Land at Temple Meadow; River Teme; Land at The Grove; Woodland near Upton Hill; Land adjacent to Upton Brook; Land at Blakes Bridge; Pulpits Fingers; Brimfield Common; and The Brooches and adjoining Woodlands (border). These are shown on Map 2 above and Map 9 below. In addition Wyson Common is wild and remote and of significant ecological value. The Common includes an alder carr which is a locally rare habitat.



Church drive up to Brimfield Church

6.3.10 In addition to the natural heritage assets identified in the Strategic Environmental Assessment work undertaken by Herefordshire Council, the Parish Council has identified several natural environmental heritage assets in the Parish which should be protected. These include:

- Little Hereford Jubilee Oak, rear of Little Hereford Village Hall
- Brimfield Jubilee Oak, opposite the Church on A49 roadside verge
- Pulpit Oak, off Field Lane opposite Field farm, Little Hereford
- Land surrounding Little Hereford Church
- The bridleway at Bleathwood between Little Hereford and Greete and tall oaks adjacent to and above the bridleway
- The old canal walk and nature area past Easton Court, Little Hereford towards Newnham Bridge
- The large oak tree on the edge of the field adjacent to properties on Church Lane.

6.3.11 The trees identified above are not currently protected by Tree Preservation Orders (TPOs) but the Parish Council will work with Herefordshire Council to encourage protection of these locally significant natural heritage assets. Overall the Parish Council would like to see features of local landscape interest protected and enhanced and for new development to be designed to incorporate features of local landscape significance and interest.

POLICY BLH9 - LANDSCAPE DESIGN PRINCIPLES

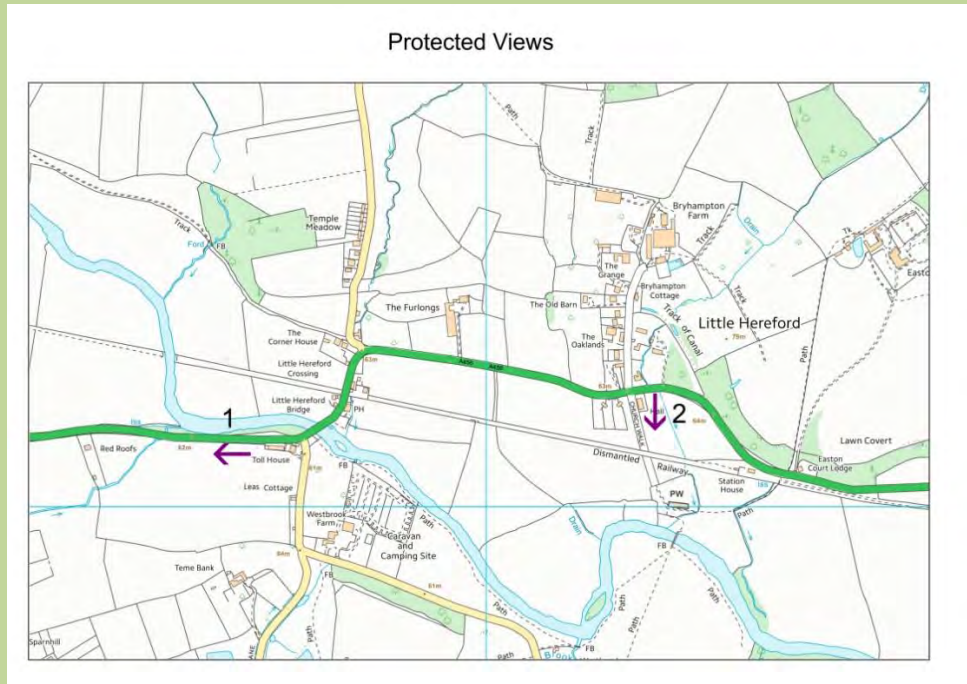
ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE CONSIDERATION OF THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- 1. THE FOLLOWING VIEWS ARE PROTECTED. DEVELOPMENT WHICH OBSCURES THESE VIEWS WILL NOT BE ACCEPTABLE. THE PROTECTED VIEWS ARE SHOWN ON MAPS 7a and 7b PROTECTED VIEWS BELOW. THEY ARE:**
 - 1) VIEW WEST FROM A456 BETWEEN LITTLE HEREFORD AND BRIMFIELD**
 - 2) VIEW SOUTH TOWARDS LITTLE HEREFORD CHURCH AND SURROUNDING LAND FROM A456.**
- 2. DEVELOPMENT PROPOSALS MUST SEEK TO PRESERVE OR ENHANCE THE CHARACTER OF THE VILLAGE AND RURAL SETTLEMENTS. THE DEMOLITION OF BUILDINGS AND STRUCTURES THAT CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THESE AREAS INCLUDING THOSE IDENTIFIED IN THE PROPOSED LOCAL HERITAGE LIST WILL BE RESISTED.**
- 3. LOCAL HABITATS AND WILDLIFE MUST BE PRESERVED AND ENHANCED.**
- 4. MATURE AND ESTABLISHED TREES MUST BE PROTECTED AND INCORPORATED INTO LANDSCAPING SCHEMES WHEREVER POSSIBLE. THE PLANTING OF LOCAL SPECIES WILL BE ENCOURAGED. SPECIES MUST BE APPROPRIATE TO THE LOCATION AND SETTING IN TERMS OF TYPE, HEIGHT, DENSITY AND THE NEED FOR ON-GOING MANAGEMENT. WHEN CONSTRUCTING BOUNDARIES NATIVE TREE SPECIES MUST BE USED. EXISTING HEDGEROWS MUST BE RETAINED AND THE ESTABLISHMENT OF NEW NATIVE HEDGES IS ENCOURAGED.**
- 5. NEW DEVELOPMENT MUST TAKE ACCOUNT OF KNOWN SURFACE AND SUB-SURFACE ARCHAEOLOGY, AND ENSURE UNKNOWN AND POTENTIALLY SIGNIFICANT DEPOSITS ARE IDENTIFIED AND APPROPRIATELY CONSIDERED DURING DEVELOPMENT. LACK OF**

CURRENT EVIDENCE OF SUB-SURFACE ARCHAEOLOGY MUST NOT BE TAKEN AS PROOF OF ABSENCE.

- 6. ALL NEW DEVELOPMENT MUST INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS) WHICH ARE FULLY COMPLIANT WITH THE MOST RECENTLY ADOPTED NATIONAL AND LOCAL STANDARDS.**

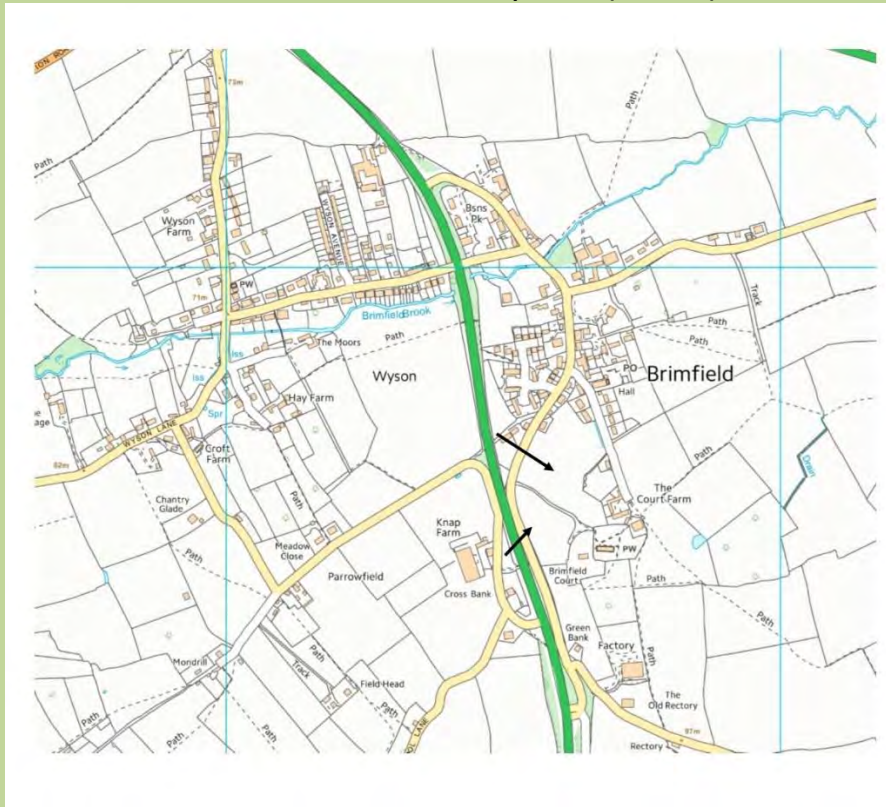
**Map 7a Protected Views – Little Hereford
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412**



- 3) VIEWS SOUTH EAST AND NORTH EAST TOWARDS ST MICHAELS CHURCH BRIMFIELD FROM A49 / APPROACH TO THE VILLAGE.**

Map 7b Protected Views – Brimfield

Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



Photographs of Protected Views

1. View West From A456 between Little Hereford and Brimfield



2. View towards Little Hereford Church and Surrounding Land from A456.



3. View towards Brimfield Church



6.3.12 The NPPF allows communities to protect significant local green space:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very

special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

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

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

6.3.13 The Parish Council supports the identification of two green spaces within Brimfield and Little Hereford for protection as Local Green Spaces. All landowners were written to and invited to comment on the proposals for local greenspace protection of their land and any comments received were taken into consideration. The justification for including these spaces is provided in Tables 1 and 2 below:

Table 1 Local Greenspace – NPPF Criteria - Brimfield

Name of Site	Distance from local community	Special Qualities / Local Significance
1. Area of land at top of Wyson Avenue, Brimfield	Located within an affordable housing development	Particular local significance due to its recreational value for residents and the local community for events.

Table 2 Local Greenspace – NPPF Criteria – Little Hereford

Name of Site	Distance from local community	Special Qualities / Local Significance
1. Land at Middleton	Grid ref 354790/269920 In the heart of Little Hereford.	Particular local significance due to a newly planted area of trees for future preservation Both beautiful and tranquil.

POLICY BLH10 - LOCAL GREEN SPACE DESIGNATIONS

THE FOLLOWING SITES ARE ALLOCATED AS LOCAL GREEN SPACE:

BRIMFIELD

1. AREA OF LAND AT TOP OF WYSON AVENUE, BRIMFIELD

Map 8a Local Green Space in Brimfield
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



LITTLE HEREFORD**1. LAND AT MIDDLETON****Map 8b Local Green Space in Little Hereford
Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412**

NEW DEVELOPMENT WHICH IMPACTS ADVERSELY ON THE OPENNESS OF THESE SITES OR THE ATTRIBUTES FOR WHICH THEY WERE DESIGNATED WILL NOT BE ACCEPTABLE OTHER THAN IN VERY SPECIAL CIRCUMSTANCES.

Allotments and Open Space

6.3.14 The Parish Council was approached by more than 6 local residents to provide allotments as part of the Parish Plan process. Herefordshire Council were approached regarding land availability but they confirmed that no Council owned land was available. Residents were then invited to form a group to carry this forward.

POLICY BLH11 - ALLOTMENTS AND OPEN SPACE

DEVELOPMENT WHICH CONTRIBUTES TOWARDS THE IMPROVEMENT OF EXISTING, OR PROVISION OF NEW ALLOTMENT FACILITIES WILL BE ENCOURAGED.

A GREEN INFRASTRUCTURE (GI) APPROACH WILL BE PROMOTED FOR ALL NEW PUBLIC OPEN SPACE PROPOSALS IN ORDER TO SUPPORT COMMUNITY ACCESS AND PROTECT AND ENHANCE THE NATURAL AND HISTORIC ENVIRONMENT. PROPOSALS MUST BE DESIGNED TO PROVIDE OPEN SPACE, SPORT AND RECREATION USES WHICH:

- **ARE ACCESSIBLE TO ALL;**
- **SAFEGUARD AND ENHANCE THE NATURAL AND HISTORIC ENVIRONMENT; AND**
- **PROTECT PRIORITY SPECIES AND ENHANCE HABITATS AND SITES OF SPECIAL BIODIVERSITY INTEREST.**

The above Neighbourhood Plan Policies support the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

Objective 3: To ensure that transport and communication links such as public transport, pavements, pathways, cycle ways, bridle ways and footpaths are incorporated as part of the plan for both villages.

Objective 5: To protect areas of open space, historic value, and environmental significance throughout both villages.

Objective 6: To work together and support the local community to protect local community facilities

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031 Adopted October 2015

SS1 Presumption in favour of sustainable development

SS4 Movement and transportation

SS6 Environmental quality and local distinctiveness

RA2 Herefordshire’s villages

RA3 Herefordshire’s countryside

H2 Rural exception sites

LD1 Landscape and townscape

LD2 Biodiversity and geodiversity

LD3 Green infrastructure

LD4 Historic environment and heritage assets

SD1 Sustainable design and environmental efficiency

6.4 Flooding and Waste Water Treatment



Wyson Brook, Brimfield

6.4.1 Parts of Brimfield and Little Hereford are vulnerable to flooding. The main source of flooding in Brimfield and Little Hereford comes from the overrunning of the River Teme and ordinary watercourses in the area, in conjunction with surface water run-off from the roads and agricultural land, and limited capacity of the highways drainage network. There is potential for flooding of roads (including the A456) and a few properties during heavy rainfall. The siphon, located some 500 metres upstream from the developed area of Brimfield at The Parks, currently provides an informal attenuation reservoir which, at times of potential flooding, causes a bottleneck by virtue of its raised earth dam, but which in a worst case scenario poses a potential inundation risk for downstream properties should it fail during flood conditions.

There are several known flooding problems in the Group Parish. These are:

- Brimfield (also known as Wyson) Brook where excess water affects land and property
- Brimfield Common – excess water affects land and property
- River Teme – around Temeside Bridge and Little Hereford Village Hall affecting land and property
- Ledwych Brook – at County border with Shropshire affecting land and property.

6.4.2 The area covered by the Neighbourhood Development Plan drains via the Brimfield (Wyson) Brook into the Teme Water Framework Directive (WFD) water catchment. The WFD objective for the Teme catchment, including Brimfield Brook, is good ecological status by 2027. Current ecological status is poor. The general physico-chemical status is good. Overall WFD status is

poor. Surface water issues have been addressed at locations in Brimfield when they occur, for instance drainage work, and this will continue.



River Teme

- 6.4.3 Map 9 below shows areas at risk of flooding from rivers and water courses in the Parish. Flood Zone 1 is defined¹⁴ as low probability and this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Zone 2 is medium probability and this zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year. Zone 3a is high probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. Zone 3b is the functional floodplain and this zone comprises land where water has to flow or be stored in times of flood.

¹⁴ Technical Guidance to the National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf

Map 9 SEA Map 2 Showing areas at risk of Flooding
 Brimfield & Little Hereford Group Parish (Licensee) License Number: 100053412



Note – The flood zone information is correct as at March 2016 but reference should always be made to the most up to date information available from the Environment Agency.

Risk of Flooding from Surface Water

6.4.4 Areas known locally to be at risk of flooding from surface water include the following:

Brimfield:

- Brimfield Brook
- Brimfield Common (as in 6.4.1 above)

Little Hereford:

- Old Rectory to the river
- Old Forge to the river
- Easton Court Lodge to the river
- Lynch Lane – from Stoney Cross to the river

6.4.5 Planning policy advice at the national level is provided in the National Planning Policy Framework (March 2012)¹⁵. Paragraph 100 advises: *Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.*

6.4.6

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a planning practice guidance web-based resource¹⁶. The Guidance on Flood Risk and Coastal Change sets out in paragraph 001 the general planning approach to development and flood risk. The main steps to be followed ... are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.

Avoid Flood Risk:

- *In plan-making, local planning authorities should apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk. In plan-making this involves applying the 'Sequential Test' to Local Plans and, if needed, the 'Exception Test' to Local Plans.*
- *In decision-taking, where necessary, local planning authorities also apply the 'sequential approach'. In decision-taking this involves applying the Sequential Test for specific development proposals and, if needed, the Exception Test for specific development proposals, to steer development to areas with the lowest probability of flooding.*

Paragraph 61 sets out how neighbourhood planning should take account of flooding:

¹⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁶ <http://planningguidance.communities.gov.uk/about/>

The overall approach in paragraph 100 of the National Planning Policy Framework applies to neighbourhood planning. In summary, the qualifying bodies involved in neighbourhood planning should:

- seek to ensure neighbourhood plans and neighbourhood development/community right to build orders are informed by an appropriate assessment of flood risk;
- ensure policies steer development to areas of lower flood risk as far as possible;
- ensure that any development in an area at risk of flooding would be safe, for its lifetime taking account of climate change impacts;
- be able to demonstrate how flood risk to and from the plan area/ development site(s) will be managed, so that flood risk will not be increased overall, and that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems, are included in the plan/order.

6.4.7 New housing development is classified as a “more vulnerable” use and is therefore considered appropriate in Zones 1 and 2. Proposals in Zone 3 would have to submit a Flood Risk Assessment with any planning application which also includes a Sequential Test of alternative sites in lesser Flood Zones to identify a more suitable site in Flood Zone 1 or 2. If following the sequential test, it is not possible to locate the development within a lower probability of flooding ie Flood Zone 1 or 2 then the Exception Test should be applied. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.¹⁷

6.4.8 As part of work preparing the Draft Neighbourhood Plan, the Parish Council requested further information from Severn Trent Water Company, specifically in relation to sewage capacity issues and flooding. The response is provided in The Consultation Statement.

6.4.9 Therefore the Parish Council has significant concerns in relation to the need for new development to be sited and designed to reduce risk of flooding to both existing and new properties in the Brimfield and Little Hereford. New housing should be sited in areas at low risk of flooding and should not contribute to existing problems associated with run-off and flooding of local water courses and surface water flooding.

¹⁷ Para 102, NPPF

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

POLICY BLH12 - WATER MANAGEMENT

THE HEREFORDSHIRE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)¹⁸ WILL BE USED TO INFORM THE LOCATION OF FUTURE DEVELOPMENT WITHIN THE PARISH. NEW DEVELOPMENTS WILL BE REQUIRED TO INCORPORATE APPROPRIATE SUSTAINABLE DRAINAGE MEASURES (SUDS). FOR DEVELOPMENTS IN AREAS WITH KNOWN SURFACE WATER FLOODING ISSUES, APPROPRIATE MITIGATION AND CONSTRUCTION METHODS WILL BE REQUIRED.

POLICY BLH13 - CRITERIA FOR ASSESSING THE SUITABILITY OF FUTURE POTENTIAL DEVELOPMENT SITES

ALL PROPOSED SITES FOR NEW DEVELOPMENT IN THE BRIMFIELD AND LITTLE HEREFORD PARISH WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA:

1. ANY PROPOSED SITE MUST DEMONSTRATE THAT THEY HAVE SATISFIED ALL REGULATORY REQUIREMENTS TO MINIMISE POTENTIAL IMPACTS ON WATER QUALITY AND TO REDUCE FLOOD RISK.
2. DEVELOPMENT SITES MUST BE SITED WITHIN FLOOD ZONE 1 ("LOW PROBABILITY") WHEREVER POSSIBLE, AND TAKE ACCOUNT OF THE SEQUENTIAL APPROACH TO THE LOCATION OF DEVELOPMENT TO AVOID FLOOD RISK, AND MUST NOT INCREASE FLOODING ISSUES DOWNSTREAM.

POLICY BLH14 - DEVELOPMENT IN AREAS OF FLOOD RISK

UNTIL ADEQUATE SURFACE WATER DRAINAGE MEASURES / WASTE WATER TREATMENT FACILITIES HAVE BEEN INSTALLED TO PROTECT BOTH EXISTING PROPERTIES AND ANY NEW DEVELOPMENT, PROPOSALS FOR NEW RESIDENTIAL DEVELOPMENT IN BRIMFIELD AND LITTLE HEREFORD WILL ONLY BE CONSIDERED ACCEPTABLE IN FLOOD ZONE 1 LOW PROBABILITY AS IDENTIFIED IN MAP 9 (SEA MAP 2 SHOWING AREAS AT RISK OF FLOODING) ABOVE.

DEVELOPMENT PROPOSALS IN FLOOD ZONE 2 WILL BE REQUIRED TO PROVIDE EFFECTIVE SURFACE WATER DRAINAGE MEASURES TO PROTECT EXISTING AND FUTURE RESIDENTIAL AREAS FROM FLOODING. ALL DEVELOPMENT PROPOSALS IN FLOOD ZONE 2 MUST BE ACCOMPANIED BY A FLOOD RISK ASSESSMENT. OPPORTUNITIES WILL BE SOUGHT TO REDUCE THE OVERALL LEVEL OF FLOOD RISK IN THE AREA THROUGH THE LAYOUT AND FORM OF THE DEVELOPMENT, AND THE APPROPRIATE APPLICATION OF SUSTAINABLE DRAINAGE SYSTEMS.

PROPOSALS FOR NEW RESIDENTIAL DEVELOPMENT IN FLOOD ZONE 3 WILL BE RESISTED BY THE PARISH COUNCIL.

¹⁸ https://www.herefordshire.gov.uk/media/5298440/Herefordshire_Strategic_Flood_Risk_Assessment.pdf

ALL DEVELOPMENT PROPOSALS FOR 2 OR MORE NEW RESIDENTIAL PROPERTIES WILL BE REQUIRED TO INSTALL THEIR OWN SEWAGE TREATMENT SYSTEM TO HELP ALLEVIATE FLOODING ISSUES.

POLICY BLH15 - DESIGN FOR FLOOD RESILIENCE AND RESISTANCE

ALL NEW DEVELOPMENT IN BRIMFIELD AND LITTLE HEREFORD (IE THOSE PROPOSALS IN FLOOD ZONES 1 AND 2) ARE REQUIRED TO BE FLOOD RESILIENT. DEVELOPMENT SHOULD BE DESIGNED TO REDUCE THE CONSEQUENCES OF FLOODING AND TO FACILITATE RECOVERY FROM THE EFFECTS OF FLOODING.

SUCH MEASURES COULD INCLUDE THE FOLLOWING:

- THE USE OF WATER-RESISTANT MATERIALS FOR FLOORS, WALLS AND FIXTURES
- THE SITING OF ELECTRICAL CONTROLS, CABLES AND APPLIANCES AT A HIGHER THAN NORMAL LEVEL
- SETTING THE GROUND FLOOR LEVEL WHERE PRACTICAL / FEASIBLE SUFFICIENTLY HIGH NOT TO BE AFFECTED BY THE FLOOD
- RAISING LAND TO CREATE HIGH GROUND WHERE THIS WOULD NOT RESULT IN INCREASED FLOOD RISK ELSEWHERE

THE LOWEST FLOOR LEVEL SHOULD BE RAISED ABOVE THE PREDICTED FLOOD LEVEL, AND CONSIDERATION MUST BE GIVEN TO PROVIDING ACCESS FOR THOSE WITH RESTRICTED MOBILITY.

NEW DEVELOPMENT SHOULD ALSO INCORPORATE FLOOD-RESISTANT CONSTRUCTION TO PREVENT ENTRY OF WATER OR TO MINIMISE THE AMOUNT OF WATER THAT MAY ENTER A BUILDING, WHERE THERE IS FLOODING OUTSIDE. THIS COULD INCLUDE BOUNDARY WALLS AND FENCING SUCH AS SOLID GATES WITH WATERPROOF SEALS, AND WHERE POSSIBLE INTEGRAL DRAINS OR FENCING WHERE THE LOWER LEVELS ARE CONSTRUCTED TO BE MORE RESISTANT TO FLOODING.

POLICY BLH16 - DESIGN TO REDUCE SURFACE WATER RUN OFF

NEW DEVELOPMENT SHOULD BE DESIGNED TO MAXIMISE THE RETENTION OF SURFACE WATER ON THE DEVELOPMENT SITE AND TO MINIMISE RUNOFF. SUSTAINABLE DRAINAGE SYSTEMS (SUDS) SHOULD BE IMPLEMENTED WHEREVER POSSIBLE.

THE DESIGN OF NEW BUILDINGS AND INFRASTRUCTURE SHOULD TAKE ACCOUNT OF EXISTING TOPOGRAPHY TO MANAGE THE FLOW OF WATER ALONG SPECIFIC FLOW ROUTES AWAY FROM PROPERTY AND INTO APPROPRIATE STORAGE FACILITIES.

WATER ATTENUATION FACILITIES SUCH AS LAGOONS, PONDS AND SWALES SHOULD BE PROVIDED WITHIN DEVELOPMENT SITES WHEREVER POSSIBLE.

SUSTAINABLE DESIGN OF BUILDINGS SUCH AS USE OF "GREEN" OR "LIVING" ROOFS AND "BLUE ROOFS" WHICH SUPPORT RAIN WATER HARVESTING ARE SUPPORTED. STORAGE OF RAIN WATER

FOR NON-DRINKING WATER PURPOSES SUCH AS WATERING GARDENS AND FLUSHING TOILETS IS ENCOURAGED.

The above Neighbourhood Plan Policies support the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

Objective 1 To identify a site (or sites) for small scale housing developments, providing for 58 new homes overall. These homes will be in keeping in both scale and demands of two rural parishes up to 2031, while ensuring that new housing is appropriate in terms of suitability, quantity, phasing, siting and design and having due regard to flooding and water management.

Objective 5: To protect areas of open space, historic value, and environmental significance throughout both villages.

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031 Adopted October 2015

SS1 Presumption in favour of sustainable development

LD2 Biodiversity and geodiversity

LD3 Green infrastructure

SD1 Sustainable design and environmental efficiency

SD3 Sustainable water management and water resources

SD4 Waste water treatment and river water quality

6.5 Communication, Supporting Local Business and Accessibility



Industrial units, Brimfield

- 6.5.1 The Parish Council recognises that there is a need to improve accessibility to new information technologies across the area to support local businesses and employment in rural areas. Poor internet coverage and the need to improve Broadband were identified in the Parish Plan in 2013.
- 6.5.2 The upgrading of broadband infrastructure in The Parish Plan (p11)¹⁹ advises that “Herefordshire is due to be completed by 2015 funded by central government and is dependent on the rollout schedule of BT. There is no action that the community could take that would be economically viable, such as wireless broadband, that would deliver any comparable benefits sooner or at an affordable cost that would not be superseded by 4G services or cable and exchange upgrading over the same time period. Local campaigning for prioritised upgrading may be successful in the short term but long term benefits are dependent on national policies and improvement programmes”.
- 6.5.3 “Fastershire” is being rolled out over Herefordshire jointly with Gloucestershire to provide faster Broadband up to 2016. Currently Brimfield and Little Hereford are outside the current 12 month rolling build programme (as at September 2014). Work is due to start in the Parish in March 2016, due for completion in December 2016. The rural nature of the community means that local residents and businesses are heavily reliant on broadband, particularly those working from home.

¹⁹ <http://www.brimfield-and-little-hereford.co.uk/wp-content/uploads/2014/04/BWLH-Community-Plan-Full-Version-2709131.pdf>

POLICY BLH17 - NEW COMMUNICATION TECHNOLOGIES

THE DEVELOPMENT OF NEW HIGH SPEED BROADBAND INFRASTRUCTURE TO SERVE THE PARISH WILL BE SUPPORTED WHERE IT IS SYMPATHETICALLY DESIGNED AND WHEN APPROPRIATE SUITABLY CAMOUFLAGED. ALL NEW DEVELOPMENT WILL BE REQUIRED TO MAKE PROVISION FOR HIGH SPEED BROADBAND AND OTHER COMMUNICATION NETWORKS.

6.5.4 The Parish Council is keen to support small scale, rural enterprises to help ensure opportunities for local employment and training are provided and to help prevent the villages from becoming dormitory settlements for surrounding towns.

POLICY BLH18 – DEVELOPMENTS SUPPORTING RURAL ENTERPRISE

DEVELOPMENT THAT SUPPORTS SMALL SCALE LOCAL RURAL ENTERPRISE WILL BE ENCOURAGED PROVIDING IT:

- 1. DOES NOT HAVE A DETRIMENTAL EFFECT ON THE DISTINCT CHARACTER OF THE RURAL LANDSCAPE AND SETTLEMENTS;**
- 2. DOES NOT ADVERSELY AFFECT THE SURROUNDING INFRASTRUCTURE, PARTICULARLY LOCAL ROAD NETWORKS, OR EXACERBATE LOCAL FLOODING PROBLEMS;**
- 3. BENEFITS THE LOCAL COMMUNITY, THROUGH FOR INSTANCE, PROVISION OF LOCAL EMPLOYMENT OPPORTUNITIES AND IMPROVEMENTS TO LOCAL SERVICE PROVISION, AND IS PROPORTIONATE TO THE SIZE OF SETTLEMENT IN WHICH IT LOCATED; AND**

WHERE FEASIBLE, THE DEVELOPMENT INVOLVES THE RE-USE OF EXISTING BUILDINGS OR IS PART OF FARM DIVERSIFICATION.

Developer Contributions



Footbridge over River Teme

- 6.5.5 The Parish Council supports the retention and improvement of local transport links. The one remaining local bus service is vital for our community, together with a book and ride service – Ludlow Traveller – they provide a lifeline for our residents. The Parish Council would look to developers to provide improved local transport links and other community facilities via the Community Infrastructure Levy or other developer contributions where appropriate.
- 6.5.6 The Parish Council also would like to see improvements to amenity areas and pavements in response to suggestions from local residents to informal public consultation undertaken on the Neighbourhood Plan. Wherever possible, the Parish Council will work with Herefordshire Council to encourage developer contributions to support these identified local facilities and services.

POLICY BLH19 – SUPPORTING PUBLIC TRANSPORT, WALKING AND CYCLING

DEVELOPER CONTRIBUTIONS FROM NEW DEVELOPMENT WILL BE SOUGHT WHEREVER POSSIBLE TO SUPPORT AND IMPROVE EXISTING PUBLIC TRANSPORT LINKS TO LOCAL TOWNS AND FACILITIES, AND TO IMPROVE ROUTES AND NETWORKS FOR WALKING AND CYCLING.

PRIORITIES FOR IMPROVEMENTS INCLUDE THE FOLLOWING:

- **IMPROVED BUS SERVICES TO LOCAL TOWNS AND FACILITIES**
- **CYCLE PATHS THROUGH THE VILLAGES**
- **TRAFFIC CALMING MEASURES AND SPEED LIMITS**
- **FOOTPATHS AND PAVEMENTS LINKING RESIDENTIAL AREAS TO LOCAL FACILITIES SUCH AS THE VILLAGE HALL**
- **RE-USE OF THE FORMER DISUSED RAILWAY TRACK AS A PEDESTRIAN / CYCLE ROUTE.**

The above Neighbourhood Plan Policies support the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

Objective 3: To ensure that transport and communication links such as public transport, pavements, pathways, cycle ways, bridle ways and footpaths are incorporated as part of the plan for both villages.

Objective 4: To support local businesses that contribute to the quality of life for residents including support for suitable diversification and use of new technology.

Objective 5: To protect areas of open space, historic value, and environmental significance throughout both villages.

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031 Adopted October 2015

SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

RA5 Re-use of rural buildings

RA6 Rural economy

E1 Employment provision

E2 Redevelopment of existing employment land and buildings

E3 Homeworking

APPENDICES

Appendix I Jargon Guide

Affordable Housing is defined in the NPPF Annex 2 Glossary:

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Note - Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Flood Risk Assessment - an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Strategic Flood Risk Assessment (SFRA) - collates information on all known sources of flooding that may affect existing or future development within the District. Such sources include river, surface water (local drainage), sewers and groundwater. In collecting this information, the SFRA identifies and maps areas that have a ‘low’, ‘medium’ and ‘high’ probability of flooding within Herefordshire, in accordance with National Policy. This information is used in the site selection process and also informs the Sustainability Appraisal.

Sustainable Drainage Systems (SUDS) - an environmentally friendly way of dealing with surface water run-off which increases the time taken for surface water to reach watercourses, thereby reducing flash flooding

Water Cycle Strategy - this assesses the constraints and requirements that may arise from the scale of the proposed development on the water infrastructure in the District. The report focuses on potential development sites and assesses flood risk, water supply, sewerage infrastructure, wastewater treatment, and river quality and demand management measures. These are discussed in more general terms.

Waterways - navigable watercourses encompassing canals, navigable rivers and reservoirs.

Appendix II Statutory Listed Buildings (as at March 2016²⁰)**Listed Buildings, English Heritage²¹**

There are 12 Listed Buildings in Brimfield and 11 Listed Buildings in Little Hereford:

Brimfield

Nun Upton - Grade II* List entry no. 1081859

Shortgrove Farmhouse - Grade II List entry no. 1081860

Outbuilding about 15m west of Croft Farmhouse - Grade II List entry no. 1081861

The Roebuck - Grade II List entry no. 1166611

Woofferton Grange - Grade II List entry no. 1166674

Goodrest - Grade II List entry no. 1301252

Croft Farmhouse - Grade II List entry no. 1301285

Rectory Cottage - Grade II List entry no. 1301301

Church of St Michael - Grade II* List entry no. 1349854

Lower Drayton Old Farmhouse - Grade II List entry no. 1349855

Little Croft - Grade II List entry no. 1349856

Gosford Bridge (that part in Richards Castle CP) - Grade II List entry no. 1383795

Little Hereford

Church of St Mary Magdalen – Grade II* List entry no. 1082535

Easton Court – Grade II List entry no. 1082536

Oaklands – Grade II List entry no. 1082537

The Old Rectory – Grade II List entry no. 1082538

Upper House Farmhouse – Grade II List entry no. 1082539

Woodyetts – Grade II List entry no. 1082540

²⁰ Statutory List correct at time of publication (March 2016). For up to date information please see Historic England website as per Reference 22 below.

²¹ <http://list.english-heritage.org.uk/mapsearch.aspx>

Temple Farmhouse – Grade II list entry no. 1166996

Upton Court – Grade II* List entry no.1167003

Westbrook Cottage – Grade II list entry no. 1247968

Bleathwood Manor – Grade II* List entry no. 1301094

Range of Stables approx. 50m north west of Easton Court – Grade II List entry no. 1301099

Appendix III

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Brimfield and Little Hereford Group Parish Council

March 2016