

LEINTWARDINE GROUP

Neighbourhood Development Plan

Public Consultation Draft

December 2015 – January 2016

Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission **public consultation** on the **Draft Leintwardine Group Neighbourhood Development Plan** will start **at 8.00 a.m. on 5th December 2015** for a period of 8 weeks ending **at 5.00 p.m. on 30th January 2016**.

The Leintwardine Group Neighbourhood Plan has been developed to help deliver the local communities' requirements and aspirations for the plan period up to 2031. The Plan has been created through listening to the views of the residents of Leintwardine, Burrington and Downton Parishes.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Leintwardine Group.

The Leintwardine Group Neighbourhood Development Plan Steering Group invites comments on the Draft Plan. All responses received will be considered by the Steering Group and subsequently the Group Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at Leintwardine Library and Leintwardine Surgery during opening hours. In addition, it may be viewed in the Library Reading Room between 10.00am and 12.00pm on Saturdays during the consultation period. Response forms are available in these locations although you can submit representations in letter form should you wish. The Draft Plan and response form are also available to view online on Leintwardine Parish **Council's website at** leintwardineparishcouncil.wordpress.com or may be emailed to residents by request to leintndp@outlook.com. Anyone having difficulty in viewing the plan should contact 01547 540753 or email leintndp@outlook.com

Response forms may be deposited in designated boxes at Leintwardine Library, **Leintwardine Surgery or Griffiths' Garage Shop** or scanned and emailed to: leintndp@outlook.com

**All comments must be received by 5.00 p.m.
on Saturday 30th January 2016**

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1. Introduction

Background

- 1.1 Leintwardine Group Neighbourhood Development Plan (the NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a significant contribution to some of the planning decisions in their areas.
- 1.2 In 2014 Leintwardine Group Parish Council made a formal submission to Herefordshire Council to designate the Group Parish as a Neighbourhood Plan Area under the Localism Act 2011, with the intention of preparing this NDP. Following a consultation period this was approved on 18th July 2014. This draft NDP has been prepared following the adoption of Herefordshire Local Plan Core Strategy by Herefordshire Council on 16th October 2015.
- 1.3 This draft NDP has been informed by a range of evidence including that gathered from surveys undertaken in relation to the preparation of the Parish Plan and a consultation undertaken upon initial ideas held on 29th and 30th May 2015. The NDP **also complies with the broad criteria for sustainable development within Government's National Planning Policy Framework (NPPF)** and also with Herefordshire Council's Core Strategy.
- 1.4 **Policies and proposals are set out in this document prefixed by 'LG'. These will become part of Herefordshire's Development Plan guiding what might receive** planning permission as well as indicating what measures are to be promoted to guide new development.
- 1.5 The plan has been prepared by Leintwardine Group Neighbourhood Development Plan Steering Group, the Neighbourhood Forum established for the purpose.

Leintwardine Group of Parishes – Its People and the Place

- 1.6 Leintwardine Group of Parishes comprises the parishes of Leintwardine, Burrington and Downton. They cover a substantial area at the northernmost part of the County of Herefordshire bordering the County of Shropshire and also close to the Welsh border. The nearest towns are Ludlow to the east, Knighton to the west and Leominster to the south. The parish of Leintwardine is the largest in terms of area and population and contains the only settlement of any size. Although some small hamlets are located within the Group Parish, none comprise more than small groups of houses.

- 1.7 The area is particularly attractive with rolling wooded hills and pleasant river valleys. Shropshire Hills Area of Outstanding Natural Beauty sits just to the north west of the Group Parish. The Rivers Teme and Clun run through the south and west of the Group Parish respectively. The high quality of the local environment is also reflected in its biodiversity with the River Clun being designated a Special Area of Conservation (SAC) as is Downton Gorge which sits in the east of the Group Parish. The River Teme is a Site of Special Scientific Interest (SSSI) with other areas having the same designation at Mocktree Quarries, Church Hill Quarry, Burrington Farm Stream Section, Burrington Meadow and the part of the Mortimer Forest that falls within the Group Parish.
- 1.8 A number of important archaeological sites fall within the Group Parish, the most important of which is the Roman station of Branogenium (Bravonium) upon which Leintwardine village sits. Others include the Roman Fort off Jay Lane to the west of Leintwardine village, Downton camp, the Church of St Giles at Downton, and the Castle Mound north of Downton Far. The line of Watling Street Roman Road passes north-south through the Group Parish, including through Leintwardine village.
- 1.9 The A4113 main Ludlow to Knighton Road crosses the Group Parish in an east/west direction and is adjoined to the A4110 just to the south of Leintwardine village. The B4385 links Leintwardine village with Craven Arms to the north-west.
- 1.10 The population of the Group Parish increased from 838 in 1991 to 1045 in 2001. However, it dropped to 968 in 2011. There is a high proportion of elderly people.
- 1.11 Agriculture is an important employer across the Group Parish while Leintwardine village does accommodate a number of businesses including two small industrial areas at its southern end beside the River Teme.
- 1.12 Leintwardine village contains a limited number of services and facilities and these will not serve the wider needs of the local community. Although on a public transport route, there is heavy reliance on motorcars for access to urban centres where most services and facilities are available. The community is keenly waiting for the provision of superfast broadband and improved telecommunications.

Community Involvement

- 1.13 The NDP is the second stage in the development of a comprehensive policy providing planning and development guidance that **will affect the village's future. The first stage** was consultation with village residents about their wishes and expectations. These were then tested further in a major survey of all residents, conducted in 2014. This survey achieved a high response rate of 53% of all adults in the Greater Parish of Leintwardine, Burrington and Downton, and has provided a large amount of basic data about the village, its residents and what are their major requirements and

concerns for the future. The Neighbourhood Plan has used this information, and explored further what villagers want for and expect from the future development of the village in concrete terms. A free form consultation was undertaken in May 2015, seeking views on the vision and objectives of the NDP as now formulated, and this, in turn, has guided the more detailed policies in this document which is now to be considered by residents.

- 1.14 The community consultation in 2015 supported the general direction being taken by the Steering Group who gained confidence for setting both an overall vision, objectives and draft policies, in particular for the approach to accommodating development **within the village to meet Herefordshire Local Plan Core Strategy's target for 2011 to 2031**. The Steering Group has now developed policies and proposals that it wishes the communities within the Group Parish to consider. These are set out in subsequent sections of this document.
- 1.15 **The Steering Group's membership has changed over time and now comprises 2 members of the Parish Council and 7 members from the general community.**
- 1.16 The Steering Group has written these policies with professional support from Bill Bloxsome MRTPI of Data Orchard and Gemma Webster of the Herefordshire Council's Neighbourhood Planning Team.

2. Vision, Objectives and Strategic Policy

Vision and Objectives

- 2.1 The following vision sets the basis for what is hoped to be achieved through the planning system by the end of the plan period:

"We live in a Group Parish where its rural character, environment and historical settings of both Leintwardine village and the wider high quality countryside are protected. We have encouraged sustainable development that has provided good quality homes to meet our needs, maintained a thriving local economy, and helped to support a socially diverse and active community making full use of local facilities."

2.2 This will mean that by 2031 the following objectives will have been addressed:

- Our environment and heritage is safeguarded;
- Views into and out of the village, which contribute so much to maintaining the rural character of the village and its surroundings will be retained;
- Measures to mitigate and adapt to climate change are promoted, and in particular every opportunity to reduce energy consumption is taken;
- Traffic travelling through the parish will be more responsive to speed limits;
- There is sufficient housing to meet the needs of local people, (both young and old), which is well designed, in keeping with our local character and scale of the village, and including affordable homes;
- Existing small businesses, tourism and services are encouraged and there are more businesses in the parish providing additional employment opportunities;
- New residents are welcomed, people feel safe, and community involvement and spirit is actively encouraged;
- Local facilities of all kinds are well-used and, particularly for young people, enhanced;
- Additional useable green space to match housing growth is provided.

Parish Strategy for Sustainable Development

2.3 Sustainable development seeks to ensure proposals are advanced that will “meet the needs of the present without compromising the ability of future generations to meet their own needs”¹. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, jobs, opportunities for enterprise, and access to community facilities which will help us to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.

2.4 Some issues are acknowledged by the local community as being of considerable importance and these have informed the strategy behind this neighbourhood plan. The following policy forms the basis for the overall approach being pursued.

Policy LG1: Promoting a Sustainable Community

Positive measures that promote sustainable development within Leintwardine Group Parish will be supported where they meet the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following high

¹ National Planning Policy Framework, page 2.

level priorities that are considered essential for maintaining a cohesive and resilient community:

- a) The highest priority will be given to preserving and enhancing the natural, built and historic environment within the Group Parish including, in particular, the character of its rural landscape, the natural and historic environment and setting of Leintwardine village, and local distinctiveness across the Group Parish;**
- b) Infrastructure measures will be sought and the adverse effects of development resisted to ensure the safety of pedestrians, enable ease of access to services, and minimise the effects of traffic on local amenity;**
- c) Sufficient housing will be provided to meet the needs of both the local and wider community while developments that do not contribute to needs in terms of size, type and tenure will be resisted;**
- d) Support will be given to the development of local businesses and enterprises where they are 'in scale' with their surroundings and local amenity is protected;**
- e) Community infrastructure will be provided to sustain and improve the health and wellbeing of all Group Parish residents.**

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

- 2.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Leintwardine Group NDP will form part of Herefordshire Statutory Development Plan and this overarching policy sets out the essential sustainable development elements which the Leintwardine community considers important. These requirements should be maintained unless there are exceptional or overriding reasons to overrule **them in the wider community's interest**. Even then the principles that they set out should be addressed as far as possible.
- 2.6 The strategy for this plan recognises the community's aspirations in terms of giving a high priority to protecting the natural and historic environment. The approach is considered to be in accordance with the European Landscape Convention to which the UK Government is a signatory².

²"landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors" – Broad definition of landscape set out in the European Landscape Convention text.

3. Historic and Natural Environment and Local Distinctiveness

3.1 Protecting and enhancing the natural environment, local heritage, the distinctive built environment and the area's landscape is given a high priority by the local community. The setting of its environmental assets is of particular concern and includes Leintwardine village. In addition, responding to the need to mitigate and adapt to climate change is strongly supported by the community. The following policies seek to address these objectives.

Policy LG2: Protecting Heritage Assets

Heritage assets and their settings within the Group Parish will be conserved or enhanced through, in particular:

- i) Resisting development that would adversely affect Scheduled Ancient Monuments and their settings, and specifically in relation to the remains of the Roman Station of Branogenium (Bravonium), ensuring the arrangement of the natural and artificial physical features that represent its topographical form and upon which the village's historical development has taken place are preserved;**
- ii) Development proposals elsewhere within the settlement should be accompanied by full archaeological investigations and in the event of significant and / or extensive remains being found they should be preserved in-situ in accordance with paragraph 135 of the National Planning Policy Framework;**
- iii) Development that adversely affects features or the setting of Listed Buildings and other similar heritage assets will be resisted.**
- iv) Every effort should be made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings, historic farmsteads and groups of buildings contributing to the character and appearance of Leintwardine Conservation Area;**
- v) Development that would adversely affect a registered parks and garden within the Group Parish will not be permitted;**
- vi) Development within unregistered parks and gardens should only proceed if an assessment has shown the effects of works will fit sensitively into the garden design. In addition, the contribution that such parks and gardens make to the wider landscape will be relevant to this consideration.**

- 3.2 **The area's heritage is reflected in the presence of many Scheduled Monuments, Listed Buildings, Historic Parks and Gardens and Leintwardine Conservation Area.** There are **also potential archaeological sites and historic landscapes that contribute to the area's character.** These assets and, where appropriate, their settings³ are important and need to be preserved. These features are important to both the local economy and cultural awareness, and should be retained. This should not restrict development but influence the approach taken and even stimulate development where their re-use and regeneration brings benefits.
- 3.3 The Roman station of Branogenium (Bravonium) is one of only four Roman towns known in Herefordshire and it differs from the other three by being the only one to have been settled and developed through the medieval and post medieval periods and continues to be so to this day. Herefordshire Council has produced an action plan to protect and preserve the surviving archaeology and to raise awareness of the history of the site and of the conservation issues⁴. However, this does not go beyond the scheduled monument in terms of considering its setting.



Figure 1 - The gentle rising slopes marking the eastern edge of the village's historic core

- 3.4 An assessment of the significance of the Scheduled Monument which needs to be protected should also include its setting. Leintwardine is a relatively large village of which a substantial part is located upon the important Scheduled Ancient Monument. The Scheduled Monument lies inside a conservation area that in effect sits as a buffer

³ NPPF paragraph 128

⁴ "Conservation Management Plan for "Leintwardine Roman Station of Bravinium" (Branogenium), Leintwardine, Herefordshire"; Herefordshire Archaeology Report No 341, prepared by Peter Dorling, June 2014: Event No. EHE80052

of relatively consistent depth around it. Herefordshire Council has not undertaken an appraisal of Leintwardine Conservation Area that might also inform the nature and setting of both designations. As a consequence of its historic origins coupled with significant heritage remains Leintwardine Village has a particularly special character and a simple characterisation⁵ has been undertaken in accordance with good practice relating to neighbourhood plans produced by English Heritage⁶.

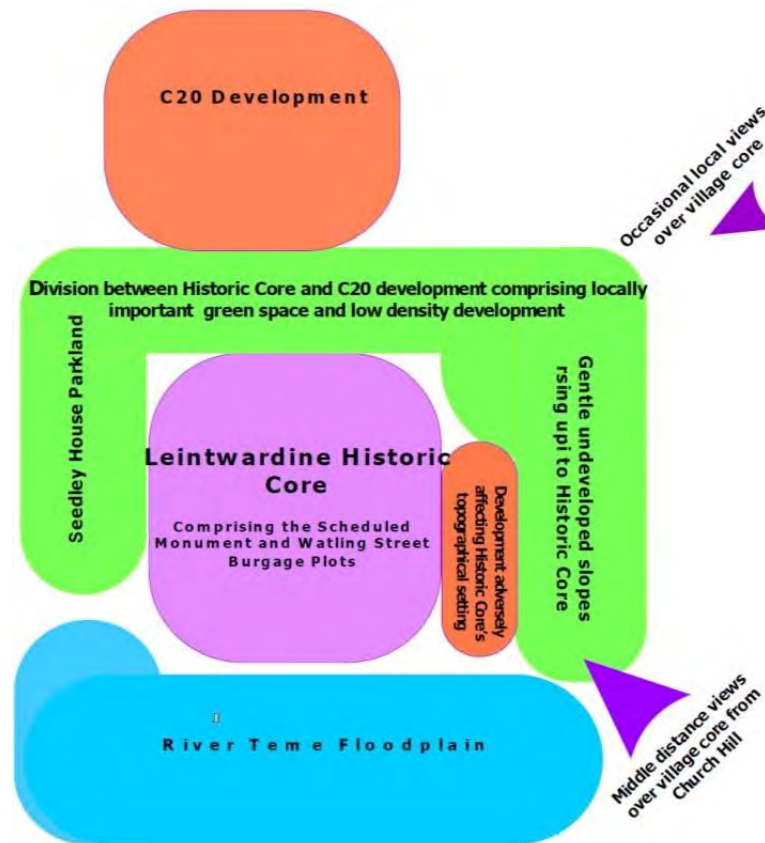


Diagram 1: Characterisation of Leintwardine Village Defining the Setting of Bravonium Roman Fort Scheduled Monument and Historic Core

3.5 Diagram 1 indicates the relevant character areas into which the village and its fringe can be defined showing the importance of the historic core and its setting. Their combination and wider immediate setting is reflected within the topography of the historic core and its surroundings. This represents the cultural landscape of the village comprising its historic settlement, enclosure and land use⁷. Both the Monument and conservation area are roughly rectangular in form with the greater length running north-south in portrait dimensions. Watling Street runs along the eastern edge of the

⁵ Approach based upon English Heritage advocacy of Rapid Townscape Assessments.

⁶ English Heritage - http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf and <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>

⁷ Natural England - <http://publications.naturalengland.org.uk/publication/6361194094919680?category=31019>

Monument with properties on both sides laid out in a burgage plot arrangement. With one exception the historic form of the settlement has been retained through a setting denoted by:

- To the south, the River Teme which provides a physical barrier by virtue of its undeveloped floodplain;
- To the west through protection offered by Seedley House parkland and proximity to the Jay Lane Fort Monument;
- To the north through the separation between the historic core and twentieth modern village extensions formed by Seedley House parkland, some intervening low density development, Leintwardine Cemetery and open area associated with Leintwardine Primary School. The area proposed for open space in Herefordshire UDP would have emphasised this separation eastwards; and
- To the east, the small open field pattern beyond the edge of the conservation area which comprises gentle slopes down to the east from the backs of burgage plots. Here the rear of the burgage plots travel parallel to Watling Street reflecting the edge of the Monument. The setting along this edge has been breached unsympathetically through the development at Rosemary.

3.6 This topographical analysis suggests that the plan form is important to the setting of both the monument and conservation area and this feature should carry significant weight. It should inform not only the choice of sites but measures to protect important areas that contribute to their boundaries and setting.

3.7 Despite its history, there is only a limited number of Listed Buildings within the village and most fall within the Conservation Area. The most notable are the St Mary Magdalene Church, Leintwardine House, and Leintwardine Bridge.

3.8 Registered Parks and Gardens within the Group Parish include: Downton Castle Park on the eastern side of the Group Parish and Ferney Hall Park and Garden straddles its northern boundary. The unregistered park and garden at Seedley House is located on the eastern edge of Leintwardine village. The character and integrity of historic parks and gardens can be destroyed, damaged or otherwise adversely affected by development that might affect their historic structure, character, appearance, features or setting (including the designed visual envelope). Preferably development proposals affecting an historic park or garden should be accompanied by an appraisal which might even look at the potential for restoration.

3.9 Historic Parks and Gardens can contribute in a variety of ways to the local environment. Seedley Historic Park is particularly important to the setting of Leintwardine, the Bravonium Roman Station Scheduled Monument and the setting of Leintwardine Conservation Area. Together with other open land within the village it is an important open space separating the historic village from modern 20th/21st century development.

Policy LG3: Retaining the Natural Environment and Landscape

Measures to maintain and reinforce Leintwardine Group's natural environment and landscape character will be promoted wherever possible.

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

- a) Not adversely affect landscape character of the areas within the Group Parish, in particular ensuring the features contributing to their identification as Principal Settled Farmlands or Riverside Meadows, as appropriate, are conserved, restored or enhanced through measures consistent with their characterisation;**
- b) Give the highest level of protection to the natural integrity of the River Clun SAC and River Teme SSSI, which should include considering the cumulative effects of development on these watercourse habitats and utilising development where appropriate to improve their conservation status;**
- c) Contribute towards the ecological network of the area with measures, in particular, to maintain and enhance the ecological stepping stones along the west side of Leintwardine and the ecological corridor along its eastern edge in order to strengthen and support the biodiversity value of designated and local sites and green infrastructure within and surrounding the village;**
- d) Maintain and preferably extend tree cover;**
- e) Retain important features such as ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.**

3.10 The Group Parish has a landscape incorporating five landscape types. That under greatest pressure from development because of proximity to Leintwardine village is considered to be the areas defined as 'Principal Settled Farmlands' in the Herefordshire Landscape Character Assessment. The management objectives for these areas place an emphasis upon their conservation and enhancement. Required measures are indicated to comprise:

- Conserving and enhancing hedgerow pattern, tree cover and wetland habitats along watercourses;
- Conserving areas of permanent pasture and maintaining a balance between arable and pastoral land uses;
- Retaining the integrity of a dispersed settlement pattern;
- Strengthening the pattern of tree cover associated with settlements;
- Seeking opportunities to maintain and increase traditional standard orchards.

3.11 In addition, development within Leintwardine village may have indirect effects on the 'Riverside Meadows' landscape type. The objectives here are to:

- Discourage built development;
- Discourage construction work that would interrupt the linear unity of the landscape;
- Seek to retain the strongly linear form of the landscape;
- Conserve all areas of permanent pasture;
- Conserve, restore and enhance continuous tree cover along hedge lines, ditches and watercourse.

3.12 The remaining landscape types within the Group Parish are:

- Principal Wooded Hills;
- Wooded Estatelands;
- Enclosed Moors and Commons.

Development pressures within these are expected to be less although may potentially involve, inter-alia, agricultural and forestry development, renewable energy proposals and telecommunications infrastructure. This policy would apply to these areas more in terms of protection than seeking restoration or enhancements in association with any development.

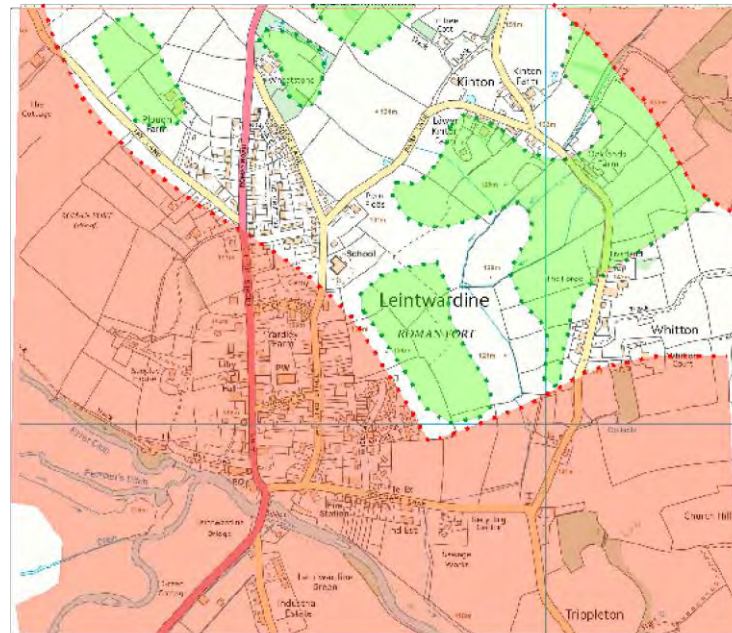
3.13 Leintwardine sits on the north side of the River Teme which is a Site of Special Scientific Interest (SSSI). The River Clun just to its west is a Special Area of Conservation (SAC). These designations represent important wildlife habitats which need to be safeguarded in terms of ensuring development has no significant effect upon them. In addition, where possible, measures to ensure they retain or achieve favourable conservation status should be promoted. To the north west of the village sit a number of local wildlife sites surrounding Mocktree Quarries SSSI and to its east is Church Hill Quarry SSSI.

3.14 Further to the east sits Downton Gorge SAC falling substantially within Downton Castle Registered Historic Park and Garden. A further number of linear SSSIs are located within the parish of Burrington.

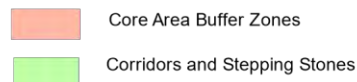
3.15 The combination of these important habitats is important **to the Group Parish's natural environment and their integrated nature is represented upon Herefordshire Council's Ecological Network** (see Diagram 2). The area contains a significant number and expanse of habitat core areas and buffers including some that extend into the historic core of Leintwardine from the south. In addition, the network map shows a number of **stepping stones and a corridor along the village's eastern edge.**

3.16 A number of landscape features also contribute to the green infrastructure of the Group Parish such as hedgerows and trees. These are also important to the setting and character of Leintwardine village, and the combination has greatest effect when viewed from the south as you approach the village. However, tree planting (and sometimes

removal) within the Scheduled Monument requires consent and advice should be sought from English Heritage should this be contemplated.



Herefordshire Council February 2013



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Diagram 2 – Ecological Network Areas Extrapolated from Herefordshire Council's Ecological Network Map

Policy LG4: Development within Leintwardine Conservation Area

The character and appearance of Leintwardine Conservation Area, including its setting, will be preserved or enhanced by ensuring development complies with the following detailed requirements:

- 1. The form of development should respect Leintwardine's historical evolution of which the key elements are its topography with the conservation area boundary reflecting the form and shape of the Branogenium (Bravonium) Roman Station Scheduled Monument, the historic street layout, terraced frontage development along Watling Street, the general north-south orientation of development with properties fronting onto the village streets, the variety of materials present and detailing of buildings.**
- 2. The Conservation Area setting and views into and from the village should be preserved, in particular from the south and east which reinforce the compact nature of the village.**

- 3. New development, including alterations and extensions should contribute positively to the Conservation Area through being of high quality design, incorporating traditional or locally distinctive features, ensuring sensitive relationships with surrounding development within the village street in terms of height, size, massing, building scale and plot width and form.**
- 4. Landscape proposals should form an integral element within the design ensuring the maintenance of tree cover and hedgerows where these are important components of the village character.**
- 5. Street furniture should be minimal and consistent with existing arrangements, avoiding clutter.**
- 6. Measures to address unattractive areas will be supported and where possible promoted.**

3.17 Leintwardine is the only village within the Group Parish to have a designated Conservation Area. This designation was made in 2000. Designation imposes a duty to conserve or enhance its character and appearance. Herefordshire Council has not undertaken a detailed appraisal of the conservation area but as part of the preparation of this Neighbourhood Plan a set of requirements is set out above in order to assist with this conservation area duty.

3.18 An important historical element of the Conservation Area is the topographical framework representing the origins and development of the village and particularly the historic layout of property boundaries, especially along the eastern side of the village. There are numerous important buildings and other structures, including many that are not listed but which are of local interest, which combine to provide a special historic or architectural character through their type, period, design, quality or other similarly important inter-relationships. This is particularly the case on its eastern side along Watling Street. The Bravonium Roman Station Scheduled Monument is a particularly significant element within the conservation area. Although there are only a limited number of civic spaces, the street layout, including a number of ancient and historic thoroughfares, and topography create enclosures, serial vision and views in and out of the area. A range of building materials is used but they generally integrate in a sensitive manner. Important trees, hedges and other vegetation combine with buildings and spaces to create the particular character and appearance of the area.



Figure 2 - Open views from the east where the setting of the historic core and the dominance of the Parish Church is adversely affected by C20 modern development.

3.19 Significant landmarks, vistas and panoramas, and other elements of landscape related to the built environment and appreciated by the community, which should be safeguarded, include:

- The views across to the church and wider village from Church Hill;
- The views from the south across the flood plain towards the church as the historic village climbs northwards;
- The view down Watling Street and out to the countryside looking south;
- The view from the bridle path alongside Coleswood (entrance alongside Oaklands Farm).

3.20 In assessing the suitability of a development proposal, a comprehensive design approach will be expected covering the elements identified in this policy. Where the building line, plan form and density are important characteristics, such as along Watling Street, proposals should integrate successfully into this structure. Trees and other landscape features contribute to the character and appearance of the area and where such features of importance already exist and make an important contribution they should be retained. Any hard landscape features, including street furniture, surfaces, and boundary treatments, should maintain consistency with, and be appropriate to, the use of the area.



Figure 3 - Looking south down Watling Street

3.21 Leintwardine Conservation Area has few unattractive areas needing enhancement measures or improvement to features which detract from its appearance. One aspect that might beneficially be addressed is to reduce the intrusion or impact of traffic, particularly along High Street, although parking does assist in calming the speed of vehicles passing through the village. However, should the potential arise through development to encourage beneficial changes that would improve amenity, such as improving pedestrian footways in areas along High Street, this might usefully be taken where sympathetically designed.

Policy LG5: Design Appearance

New development will be required to achieve good standards of architecture and design, in particular where there is a need to respect local distinctiveness and the traditional qualities of rural settlements and buildings within the Group Parish. This will be achieved by requiring development to:

- i) Respect the traditional character, where appropriate, by adopting a consistent approach in choice of materials and architectural styles that are sympathetic to their surroundings and incorporate locally distinctive features;**

- ii) **With regard to new innovative design or features, these will not necessarily be resisted but should be of high quality and fit sensitively within the particular village frontage and street scene;**
- iii) **Respect the scale, density and character of existing properties in the vicinity;**
- iv) **Be similar to established building heights, frontages, massing and plot sizes;**
- v) **Not detract from the amenity of adjacent existing properties;**
- vi) **Preserve existing trees, boundary hedges, ponds, orchards and hedgerows and make provision for tree planting with native species;**
- vii) **Within Leintwardine generally comply with the Village Design Statement⁸.**

3.22 This policy supports the preceding environmental policies, and together with Policy LG6, seeks to expand upon Herefordshire Core Strategy Policy SD2 relating to sustainable design. In this instance the criteria relate to the built environment, visual design and appearance within the wider setting in particular to ensure the retention of local distinctiveness. Design should especially take into account the generally consistent approach whereby dwellings face onto the main routes of High Street, Watling Street and the routes that connect them.

3.23 Surveys indicate the local community gives its significant support to measures to ensure the village's character is retained and high quality design is achieved. A Village Design Statement has been prepared, adopted and continues to be supported. The statement's summary is set out in Appendix 1.

Policy LG6: Sustainable Design

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

- a) **Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings;**

⁸ https://beta.herefordshire.gov.uk/media/5789147/Leintwardine_Village_Design_Statement.pdf

- b) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, the maximum use of permeable surfaces, and minimising the use of external lighting to that which is necessary;**
- c) Where the management of surface water drainage needs to be addressed, developers should utilise sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity;**
- d) Where development is in areas where flooding is identified as an issue, proposals will need to be supported by full and detailed flood risk assessments, including taking into account climate change, to inform decisions upon planning applications;**
- e) With regard to housing development the new homes are fully integrated into the existing neighbourhood and support a more pedestrian friendly environment through convenient links to local facilities and public transport connections which are suitable for those pushing pushchairs, in a wheelchair, walking with aids, or using a mobility scooter;**
- f) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where opportunities exist;**
- g) Where external lighting is required it should be appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow;**
- h) Minimising construction traffic and reducing waste;**
- i) Retaining important natural habitats and features such as tree cover, ponds, orchards and hedgerows while ensuring there is no net loss of biodiversity through providing offsetting for any loss and adding to the natural assets of the parish where opportunities are available;**
- j) Where new innovative sustainable design or features are incorporated this fits sensitively within the street scene and incorporates a number of locally distinctive features to maintain the areas cohesive character.**

3.24 Equally the local community is concerned to promote sustainable design and this should carry the same weight as retaining local distinctiveness. High quality design should be capable of enabling both policies to be achieved. There may be locations and buildings where retaining features, character and appearance will require innovative ways to increase sustainability.

3.25 In all instances the approach to sustainable design should be undertaken in an integrated way addressing measures related to individual buildings, site layout and landscaping and support for off-site measures where these are necessary such as links to the public footpath network and supporting public transport for example by provision of a bus shelter. Measures to promote the health and wellbeing of residents should also

be undertaken, for example by providing links to the Public Rights of Way network and provision of open space. The community is concerned about the effects of increased lighting upon the tranquillity of the area and the night sky and would wish to see the effects of any external lighting kept to a minimum. The issues of importance in this regard are seen as the visibility of the night sky, local amenity, important habitats and biodiversity species, the character of the area and pedestrian and vehicular safety.



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Diagram 3 – Land falling within Flood Zones 2 (light blue) and 3 (dark blue). (Extract from the Environment Agency's Flood Map)

3.26 Leintwardine village sits above the floodplain of the Rivers Teme and Clun. Diagram 3 indicates that some properties close to these rivers fall within the areas defined as Flood Risk Zones 2 and 3. Areas prone to flooding also lie to the south east of the village along a number of drainage ditches. These ditches fall within an ecological corridor which is defined in Diagram 2.

4. Transport Infrastructure and Traffic

- 4.1 Leintwardine village is located on the A4110 joining the A49 and Ludlow to the east with Knighton (A4113) to the west. The A4110 continues south towards Leominster with the B4385 heading north towards Craven Arms. There are many traditional lanes in the parish, creating an attractive network of cycling and walking routes – connecting smaller clusters of houses and businesses. There is also an extensive network of footpaths, including the Herefordshire Way, which are well used by both local residents and visitors.
- 4.2 The principal concern of residents within the Group Parish is pedestrian and cyclist safety especially as a consequence of both speed and HGVs as vehicles travel not only through Leintwardine village but also the rural lanes. The concern was also expressed in terms of the effect on elderly residents.



Figure 4 - Approaching Leintwardine Bridge from the south

Policy LG7: Highways and Transport Infrastructure

Measures will be promoted, in association with Herefordshire Council, to reduce the impact of vehicles upon amenity and promote greater accessibility, including through public transport.

In particular measures will be sought within Leintwardine village to improve accessibility by foot between residential areas and village facilities and services.

- 4.3 The local community had previously expressed support for speed reductions in particular along Watling Street and Dark Lane within Leintwardine village. There was also general support for measures to calm traffic for these and also along High Street. On street parking was also seen as an issue, including that for visitors to the village and wider area. There were a number of areas where residents felt footpaths should be extended and more recently significant concern has been expressed about the difficulty in crossing High Street both to the new Doctor's surgery and also to community facilities and services within the village core.
- 4.4 The requirement to accommodate further development will increase pressure to address these issues and discussions will be necessary with Herefordshire Council to determine what resources can be made available to provide facilities to meet the required level of growth, including through developer contributions or off-site works.

Policy LG8: Highway Requirements

Development proposals should ensure:

- a) There is safe access onto the adjacent roads and this should not adversely affect existing pedestrian movement;**
- b) Proposals would not result in on-street parking but should provide adequate parking for residents and visitors, and preferably include proposals that would reduce any on-street parking that may exist within the area concerned;**
- c) Proposals should not lead to a significant increase in speed or the volume of traffic travelling through the parish on roads that do not have sufficient capacity;**
- d) Residential and environmental amenity is not adversely affected by traffic;**
- e) New and improved footpaths are provided both within new developments and also off-site where extensions are necessary to enable residents of the new development to have safe pedestrian links to existing footways or to the key facilities and services;**
- f) There is no adverse effect upon the highway, Public Rights of Way network or adjacent properties as a consequence of storm water drainage flowing along any roads or parking areas;**
- g) Proposals should not lead to the urbanisation of Leintwardine village by requiring unnecessary street or other lighting.**

Proposals that cannot meet the above requirements will not be permitted.

- 4.5 This policy is for development management purposes and sets out the highway criteria which developers will need to comply with in order to receive planning permission. The need to cater appropriately for vehicle and pedestrian movements is crucial to ensuring the safety of all users of the highway and to promote sustainable transport. It supplements design policies set out in Section 3 above.

5. Meeting Housing Needs

- 5.1 Herefordshire Core Strategy names settlements that should be the focus for housing **development within the County's rural areas and indicates a level of development that** parishes containing such settlements should seek to achieve. These targets are considered a minimum although apply across the whole of the parish to the extent that an allowance can be made for windfall development within the countryside.
- 5.2 Leintwardine is the only settlement and therefore parish within the Group Parish identified to accommodate housing. New housing within Burrington and Downton may come forward provided it falls within a range of categories acceptable within the countryside and these are those generally falling within Herefordshire Core Strategy Policy RA3 such as agricultural dwellings or the conversion of rural buildings.

Policy LG9 – New Homes in Leintwardine

To meet housing needs within Leintwardine Parish provision will be made for the construction of at least 62 new homes over the period 2011 – 2031. In addition to the contribution to this target made by dwellings constructed since 2011, the outstanding requirement will be met through:

- a) Retaining as commitments those sites with planning permission but not yet implemented;**
- b) Dwellings built within the countryside under Herefordshire Core Strategy RA3;**
- c) Individual or small groups of housing built within Leintwardine Settlement Boundary in accordance with Policy LG10;**
- d) The allocation of land for housing development in accordance with Policy LG11.**

- 5.3 The target level for housing development within the parish of Leintwardine advised by Herefordshire Council for the period 2011 to 2031 to comply with Herefordshire Core Strategy is 62 dwellings. However, Herefordshire Council advised that between 2011 and 2014 there were 23 completions and a further 6 dwellings were granted planning permission but had not yet been built. During the preparation of this plan outline planning permission was granted for a further 10 dwellings adjacent to Leintwardine Surgery on part of a site included in the housing site assessment for the village. A modest estimate of the allowance for dwellings that are likely to come forward outside of the village within the remainder of Leintwardine Parish and based upon past trends is 4 – 6 dwellings. These would come forward through rural building conversions, agricultural dwellings and other acceptable forms of housing development in the countryside. Accordingly, the Neighbourhood Plan should be looking to make provision for a minimum of 19 further dwellings.
- 5.4 It is proposed that this target for housing within or adjacent to Leintwardine village be met through a combination of individual or small plots within the settlement boundary together with the allocation of one site that would enable a mixture of house types, sizes and tenures to be brought forward.

Policy LG10: Leintwardine Settlement Boundary

Residential development will be permitted within the settlement boundary defined on the Leintwardine Village Map provided it meets the following criteria:

- a) It does not adversely affect heritage assets, in particular complying with Policy LG2;**
- b) It does not adversely affect the natural environment, in particular complying with Policy LG3;**
- c) For development within Leintwardine Conservation Area, it complies with the requirements of Policy LG4;**
- d) It complies with the design requirements set out in Policies LG5 and LG6;**
- e) It complies with the highway requirements set out in Policy LG8;**
- f) Development does not utilise land designated as Local Greenspace included in Policy LG16;**
- g) Proposals will in particular be supported where:**
 - i) They result in the enhancement of Leintwardine Conservation Area;**
 - ii) They involve custom built and/or self-build houses affording a housing opportunity to someone with a local connection where proposals comply with other relevant policies contained within this plan.**

- 5.5 Herefordshire Core Strategy indicates a preference for settlement boundaries to be defined within which development might take place. This might incorporate any site allocations as well as individual sites or small plots that could be accommodated satisfactorily as infilling. The potential for windfall development within Leintwardine village is difficult to assess especially in view of the archaeological significance of its historic settlement area. The potential for important archaeological remains to be present also exists beyond the defined Scheduled Ancient Monument. Its setting is also important as previously identified. A range of other qualifying criteria are also relevant in order to meet other policies within this plan. Although a number of potential plots have been identified, only a modest small sites allowance totalling 6 dwellings is proposed based on local knowledge and historic rates for development of small sites. A site, or sites, for 13 additional houses is therefore required to meet the remaining requirements of the Core Strategy.
- 5.6 There is interest within the village to set-up a Community Land Trust to progress self-build housing and initial discussions are taking place to that end. Potential sites for 3 self-build houses are currently being sought and there is particular interest in one site, but there are a number of steps which have to be completed before agreement to go ahead could be given. Further opportunities will be sought and should it not prove possible to identify sites for this within the settlement boundary, proposals might be advanced under Herefordshire Core Strategy Policy H2 (Rural Exception Sites) where an up-to-date assessment identifies a need that might be met through such housing.

Policy LG11 – Housing Land Adjacent to the Surgery

Land adjacent to the Surgery in High Street amounting to around 1.0 hectare (2.5 acres), is proposed for housing subject to the following criteria:

- a) Development should comply with Policy LG8 through creating an improved access to the site in order to serve both the Surgery and the full extent of the housing development unless an alternative arrangement can be agreed with Herefordshire Council;
- b) The loss of any hedgerow to provide visibility along the A4113 should be replaced along a suitable alignment, the remainder shall be retained and provision made for its continued care and maintenance;
- c) An improved footpath link shall be created in order that residents can connect easily with the existing footpath network;
- d) Arrangements are made through an appropriate agreement with Herefordshire Council Provision to provide a pedestrian crossing to enable residents to cross the A4113 safely in order to walk to the services and facilities within the village;
- e) A landscaped buffer shall be provided between the hedge referred to in b) and any housing development and this should accommodate a footpath to link with the Public Right of Way no LX6;
- f) Development along the east side of the site should face onto the A4113 with any rear gardens being to the west side of such properties
- g) A landscape scheme shall be provided at the time proposals are brought forward to ensure its design is integrated with the design and layout of the roads, footpaths and houses;
- h) The landscape scheme should include substantial structural planting including features to benefit biodiversity along the western edge of the site towards the brow of the hill as a backcloth to the development and facilitate pedestrian access from the north west corner of the site onto Jay Lane;
- i) Affordable housing shall be provided within the site in accordance with Herefordshire Core Strategy Policy H1;
- j) An assessment should be undertaken to ensure the site's development does not adversely affect any significant archaeological remains, in particular complying with Policy LG2;
- k) Open space in terms of amenity areas and children's play areas shall be provided in accordance with Herefordshire Council's standards and contributions made to the provision of off-site open space requirements for parks and playing fields; and
- l) Any proposal should meet relevant criteria set out in Policies LG5, LG6 and LG8.

5.7 It has not proved easy to identify a site for housing that would meet the wishes of the community expressed in consultations. A range of considerations were assessed to determine the location of sites that were suitable, available, and achievable including minimising the effect this would have upon the historic and landscape setting of the

village, minimising the effect development would have on local amenity, and determining whether any might create benefits for the environment or community.

- 5.8 Although not ideal the proposed site is considered to be the best available option in terms of minimising the effects on the natural and historic environment of the village. It lies to the north of the village, does not adversely affect the setting of either the Scheduled Ancient Monument or conservation area, and lies adjacent to the modern extension to the village well beyond the open space divide between the ancient and modern parts of the settlement.
- 5.9 Part of the site has recently received outline planning permission utilising a joint access with the adjacent Surgery. Works appear possible to ensure this access. Although an existing access from Jay Lane serves Plough Farm which lies adjacent to this site, studies would be needed to determine whether this might not be capable of providing a suitable alternative or contributory access. A pedestrian route linking with Jay Lane **should nevertheless be possible to enhance foot access to the village. The land's** development will need to be undertaken sensitively and make provision for residents needs in terms of accessibility, open space, affordable housing and amenity, and the development criteria are relevant to the whole site, including that with outline planning permission. Taking this into account together with the need to mitigate adverse environmental impacts the site appears capable of accommodating some 20 - 25 dwellings at a medium density, including that part with outline planning permission.
- 5.10 The criteria indicated are considered important to achieve a satisfactory form of development. In particular, it is considered that improved visibility at the exit from the Surgery is required for highway safety reasons and this is expected to require part of the hedge along the A4113 were removed and replaced by a flat grassy verge. A replanted hedge further back from the A4113 would screen the house frontages. In addition, consideration may need to be given to improvements close to the exit from Dark Lane in order to address the highway issues in a comprehensive way. The developer would also, in particular, be encouraged to make available a number of plots for self-build housing.
- 5.11 **Community consultations identified concerns about the need to phase development over the plan period. However, options for development sites that were suitable, available and achievable were very limited. There were no small to medium size deliverable sites presented that offered the opportunity to enable a realistic and reasonable phasing approach and associated policy to be utilised.**



Figure 5 - Village approach from the north

6. Supporting Local Enterprise

- 6.1 Leintwardine Group of parishes is a sparsely populated group of parishes with no major employer. There is considerable support within the local community to support local economic development that creates employment. This would include tourism and working from home as well as small workshops and other business units. The link between promoting local employment and facilitating improved electronic communication is recognised.
- 6.2 Local businesses within the Group Parish are small scale and many working residents travel to work in surrounding towns. However, there is scope to promote local employment although it is unlikely that measures such as the rural factory premises programme that took place in the 1970s and 80s will be introduced. This policy sets out a range of measures that would be supported to promote local employment. It includes a flexible approach to enable the conversion of redundant rural buildings to workshops where businesses in scale with their surroundings can become established. It also includes support for tourism enterprises, agriculture, including diversification, and home working. The Parish Council is seeking to provide a visitor car park in Leintwardine which would assist in supporting tourism.

Policy LG12: Supporting Local Business

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

- i) Development proposals should be in scale with the rural character of the rural parts of the parish or settlement in which the site is located, as the case may be;**
- ii) The amenity of nearby residents is not adversely affected;**
- iii) There will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal;**
- iv) Small scale light or general industry, in particular craft-based operations or sustainable technologies will be encouraged to locate in suitably converted rural buildings, or on brownfield sites provided they comply with the general criteria set out in this policy;**
- v) In relation to the conversion of rural buildings to employment uses, where the building involved contributes to the character of the parish, this should be retained, in particular by the form of the conversion and avoiding unacceptable external storage and paraphernalia;**
- vi) Tourism enterprises will be supported where they are appropriate to a rural area in terms of the nature and scale and effect upon the parish's rural character. They will in particular be supported where they assist the retention of a valued existing service or facility or make best and appropriate use of a redundant rural building;**
- vii) With regard to agricultural development requiring planning permission, in addition to the general criteria in this policy, particular regard will be given to ensuring the potential polluting effects are fully mitigated, and where they cannot, permission will be refused;**
- viii) Proposals for home working including where this requires the erection of an extension to a property, or a new building, or use of an existing building within the curtilage, should have no adverse effects on residential amenity, including traffic generation, noise and light pollution.**

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

6.3 Leintwardine lies on the Herefordshire Trail located at the end of the stretch starting at Titley (near Kington) and at the beginning of that to Orleton. A spur from Leintwardine forms a circular walk to Burrington and return by Downton Rock. These routes support the local tourism industry and as Public Rights of Way should be protected under Policy LG8.

Policy LG13: Renewable Energy

Renewable energy proposals, in particular those that will benefit the local community, will be encouraged where:

- a) They respect the rural and / or settlement character of the locality;**
- b) They do not adversely affect local heritage such as archaeological sites and historic buildings, including their settings;**
- c) They will not adversely affect biodiversity;**
- d) Local and residential amenity is protected;**
- e) Their scale reflects the community's needs.**

However, proposals for other than individual wind turbines meeting the above criteria will not be supported.

6.4 The community recognises the economic environmental benefits of promoting renewable energy and is keen to reduce its carbon footprint. However, these need to be in scale with the landscape and character of the area. The promotion of schemes with communal or individual benefits is supported. Safeguards are however considered necessary to ensure proposals are brought forward sensitively. The provision of renewable energy through groups of wind turbines is however considered unacceptable in terms of landscape and environmental impact, effect on residential amenity and tourism potential.

Policy LG14: Broadband Infrastructure

Proposals that will provide broadband infrastructure will be supported where they will assist in making this available throughout the Group of Parishes by:

- a) Supporting proposals for well-designed and unobtrusively located development, associated with the introduction of appropriate super-fast broadband equipment to provide high quality internet connectivity for business and residential users;**
- b) Supporting proposals for well-designed and unobtrusively located development, associated with the introduction of appropriate mobile telephone equipment, to provide high quality telecommunications for business and residential users;**
- c) Requiring new development to facilitate connection to high speed broadband by means of providing suitable ducting for fibre connectivity within development sites, linked to the local/national network, as appropriate;**
- d) Support development associated with measures for community-led local access network where appropriate.**

6.5 Residents are particularly concerned to see the introduction of broadband throughout the Group of Parishes, in particular to support the local economy both in terms of assisting businesses located within the Group Parish and also to enable working from home.

7. Community Infrastructure

7.1 Leintwardine village provides a number of services and facilities for residents of the Group Parish. Residents use their local facilities extensively, although obviously some are minority interests, such as the play areas, mother and toddler groups and the primary school. The village public amenities (the Community Centre, the Reading Room, and the Library which is run by volunteers and funded by Herefordshire County Council and Leintwardine Group Parish Council) are well and widely used, and the surgery and the retail outlets receive extensive and regular support. The restaurants and pubs are well used. The importance of retail outlets is recognised with a high proportion of the village rating them very important, and very few rating them not important. The Churches in Leintwardine, Downton and Burrington are valued for their historic buildings, as well as their community support, and the Methodist Chapel is also valued for its community role.

Policy LG15: Protection and Enhancement of Services and Facilities

The retention of key services and facilities will be supported where possible through enabling development that would enhance their viability. Proposals for new or additional services and facilities within the parish will also be supported.

All such proposals should however ensure:

- a) **They will not adversely affect the amenity of neighbouring properties through creating unacceptable noise, fumes, smell or other disturbance.**
- b) **They will not cause any adverse traffic impact upon amenity or congestion with in particular provision being made for off-street parking where this is necessary.**
- c) **They will not restrict the operation of an existing use on adjacent land.**

Development that includes proposals providing appropriate new facilities either onsite or offsite to help support the community will, in particular, be supported.

The loss of key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.

7.2 Residents of the parishes value the present level of services and facilities available. Currently there are no firm proposals, through sites being identified and funding

arranged, for new facilities. Increasing demands placed upon those currently present and the increased level of maintenance to ensure they continue to perform their function may also require related development. The need for new and improved facilities is expected to arise during the plan period and this policy enables sites and proposals to be brought forward in the future subject to appropriate safeguards.

Policy LG16: Safeguarding Local Greenspace

The following areas are designated Local Greenspace for the reasons specified. Development that would result in the loss of these sites will not be permitted. Proposals that will benefit their utility for the purpose they are designated or currently used will however be permitted provided there is no significant adverse effect on residential amenity:

- **The area comprising part of the parkland at Seedley House adjacent to High Street;**
- **Leintwardine Bridge Green;**
- **Children's play areas at Rosemary, The Criftins and Roman Close;**
- **Leintwardine cemetery which also contributes to the separation between the old village and more recent 20th/21st century development;**
- **Leintwardine Primary School Playing Field.**

7.3 The areas identified as Local Green Space are shown at section 9, Leintwardine Village Map. The area forming part of Seedley House parkland, Leintwardine Cemetery and Leintwardine Primary School Playing field contribute significantly to the setting of the village, Scheduled Monument and conservation area in particular by marking the separation between the old village and more recent 20th/21st century development. The parkland area at Seedley House also forms part of an unregistered park and garden referred to in Herefordshire Core Strategy and contains important archaeological remains. Consequently, it is of considerable historic significance. The green at Leintwardine Bridge marks the entrance to the village from the south and marks the transition from the river to the village's built form. The children's play areas are important green spaces in addition to performing their principal role.

Policy LG17 – Provision of Local Sports Area

Opportunities will be sought in order to provide for recreation. This will include, in particular, land to provide a sports/recreation area for basketball, tennis, 5-a-side football etc. Also a playing field with ancillary uses such as a park and other open space. The location of this land should preferably be adjacent to the village or at least within its easy reach. The land should be capable of accommodating a full-size football pitch and associated changing facilities and car parking. The location of any recreation or sports areas should comply in particular with the provisions of Policy LG15.

- 7.4 An area adjacent to and to the rear of Leintwardine Community Centre has been suggested as a small sports area, either permanently or temporarily pending a larger more appropriate site is found. However, it is located within the area comprising the Scheduled Monument and it might not be possible to undertake works that would enable an appropriate area to be laid out to perform this function. The ability to utilise this area will be explored and should it be capable of overcoming the potential archaeological constraints then a proposal might be brought forward provided it complies with Policy LG15.
- 7.5 Despite being one of the larger villages within the county, Leintwardine does not possess an area sufficient to act as an outdoor sports field near the village but a suitable site has been identified in the past. Resources are not currently available to purchase or lease such land, but if the situation changes then this policy will enable an organisation to bring forward a proposal. Support will be needed for an organisation such as a sports club to raise funds to obtain and convert any land into an outdoor sports field.



Figure 6 - Children's play area adjacent to Rosemary

Policy LG18: Use of Community Infrastructure Levy

Appropriate new development within Leintwardine Group Parish should contribute towards the provision, improvement, replacement, operation or maintenance of community facilities and infrastructure in order to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions should be made through Section 106 Agreements, CIL, or other agreements that may be available at the time during the period of the Plan.

7.6 Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the plan period. Currently it operates a system for related payments through a Planning Obligations. This plan identifies a number of facilities that need to be provided, improved or maintained or a process whereby any that are identified as a consequence of housing growth can be provided. In this regard Policies LG15 to LG17 are relevant. At the time this plan was drafted the following were considered as facilities needed by the community:




- Weather-proof bus shelter by the Green
- Improvements to the footway past Griffiths garage and the Lion
- A new sports/recreation area
- Allotments
- Small visitor car park and signage

8 Delivering the Plan

- 8.1 Leintwardine Neighbourhood Plan will be implemented primarily through decisions made by Herefordshire Council applying the policies which are set out within this document. Where this plan does not cover matters then relevant policies in Herefordshire Core Strategy will be the primary determinant. In addition, it is intended that this plan will guide investment in infrastructure to be provided by Herefordshire Council and other agencies. Leintwardine Group Parish Council will also use this, together with the Parish Plan, to direct some of its actions, in particular in responding to planning applications.
- 8.2 Most development will be brought forward by landowners, business and private **developers and the plan's policies seek to achieve benefits for or at least minimise any** adverse effects upon the local community. With regard to housing, it is recognised that the community views large scale development as contrary to the character of the village and would prefer to see a number of small scale proposals rather than one major site being released. However, this has not proved possible given the options available. The approach taken however seeks to minimise the adverse effects while recognising that the housing market will determine the speed at which houses will be built. The policy set out contains a range of criteria which are aimed at achieving this objective.
- 8.3 Leintwardine Group Parish Council may receive monies through the proposed Community Infrastructure Levy charging scheme, should it be brought forward. Again, together with the Parish Plan, this plan will inform decisions about where and how any such money might be spent. Other funding means may need to be found to provide the community facilities needed within the parish, and this will be a task which needs to be undertaken by the Parish Council in consultation with Herefordshire Council.
- 8.4 Leintwardine Group Parish Council will also set up a monitoring mechanism to **determine the effectiveness of the Plan's policies, in particular to inform future reviews.** The monitoring arrangements will in particular cover housing development and its **compliance with the plan's criteria for this and the provision of community facilities and** infrastructure. Any review of the plan itself would be expected to take place at such time as Herefordshire Council reviews its Core Strategy.

9 Leintwardine Village Map



- | | | |
|---|--|---|
|  Local Green Space |  Scheduled Monument |  Special Area of Conservation |
|  Proposed Housing Site |  Conservation Area Boundary |  Site of Special Scientific Interest |
|  Settlement Boundary | | |

Not to scale



Appendix 1: Leintwardine Village Design Statement

The following comprises the Summary of Guidance set out in Leintwardine Village Design Statement. The full version can be found on Herefordshire Council's website⁹.

- Identify and preserve special characteristics of local landmarks.
- Adapt existing buildings in sympathetic ways to new uses.
- Avoid masking or diminishing local landmarks and check if Scheduled Monument Consent is necessary.
- Discourage infilling where the character of the locality will be damaged.
- Spaces between houses should be similar to those existing.
- Avoid ribbon development.
- Protect existing views in and out of the village.
- Blend new building outlines with those existing.
- Provide adequate gardens to new built houses.
- Avoid shallow pitched roofs and match existing colours for slates and plain tiles.
- Use mellow colours for brickwork and renders.
- Refer to existing village forms for doors, windows and storm porches.
- Maintain stonework using appropriate pointing.
- Retain trees and hedgerows in gaps along street frontages.
- Stone boundary walls should follow the local style.
- Replacement tree planting should be required, when appropriate, in new development (NB note Scheduled Monument requirements where appropriate).
- Street lighting and street furniture should be in keeping with a rural setting.
- All new developments should make provision for off-road parking.
- New garages should not be out of scale or obtrusive in appearance or materials.
- Planning permission for conversion of garages into living accommodation should only be granted where satisfactory arrangements can be made for alternative off-street parking.

⁹ https://beta.herefordshire.gov.uk/media/5789147/Leintwardine_Village_Design_Statement.pdf

Appendix 2: Non-Statutory Enabling Policy

The following policies are not for the purposes of land use planning but indications of actions to be pursued by Leintwardine Group Parish Council to support the growth that this Neighbourhood Plan proposes and to address community needs in terms of facilities, services and key infrastructure.

LG(NS)19 Enabling Associated Measures

To meet community aspirations and support Neighbourhood Plan policies Leintwardine Group Parish Council will seek to work in collaboration with Herefordshire Council, relevant agencies, developers and other organisations in the following areas:

- a) Provision of highway works to reduce traffic speed, in particular along Watling Street and Dark Lane;**
- b) Seek improvements to pedestrian access arrangements to the new health centre;**
- c) Seek improvements to other areas needing footways;**
- d) Explore the need for premises for a mother and toddlers group and potential sources of funding;**
- e) Explore ways in which local biodiversity can be improved;**
- f) Investigate whether night time lighting could be cut to reduce energy requirements and upward glare;**
- g) Identification of affordable housing needs;**
- h) Assessment of flooding;**
- i) Assessment of site options for a sports/recreation area incorporating a playing field, park and other open space;**
- j) Determine whether works are possible to the rear of the Community Centre to provide a small recreation or sports area;**
- k) Assessment of site options and funding for the provision of allotments.**

A2.1 These issues were identified through the process of preparing Leintwardine Parish Plan and the need for them followed community consultation. The need for proactive action in relation to many of these actions will increase as a consequence of growth within Leintwardine.

LG(NS)20 Parish Projects

The following projects will be pursued by Leintwardine Group Parish Council during the plan period, should work undertaken through policy LG(NS)19 identify them to be viable:

- **Weather-proof bus shelter by the Green;**
- **Improvements to the footway past Griffiths garage and the Lion;**
- **Recreation/sports area to the rear of the Community Centre;**
- **A new sports/recreation area comprising playing field, park and other open space;**
- **Allotments;**
- **A small visitor car park and signage.**

A2.2 Recent consultations have shown support for these projects and they have been identified as projects upon which the Community Infrastructure Levy might be used should any be received. Other forms of potential funding will also be investigated, and this will be in association with relevant local organisations where relevant. Other projects may also be identified during the Neighbourhood Plan period.

LG(NS)21 Assets of Community Value

Leintwardine Group Parish Council will utilise the opportunity available to it to nominate Assets of Community Value where it considers land or property should be retained where it is important to the community.

A2.3 Leintwardine Parish Council has already sought the inclusion of the Sun Inn upon Herefordshire Council's Register of Assets of Community Value. The consequence is that should the owner wish to sell the asset the local authority must be informed. If a group wants to buy the asset they can trigger a moratorium for six months within which they can seek to raise the money to purchase the asset. However, it does not mean that it must be sold to that group or affect the purchase price. Possible assets that might be considered include the village post office and village shop.

Appendix 3: Leintwardine Housing Site Assessment

- A3.1 Herefordshire Core Strategy identifies Leintwardine as the location where the majority of new housing to meet its target for the Group Parish should be located. The **Core Strategy's** policy RA2 indicates that housing development should not result in free standing, individual or groups of dwellings obviously detached from or peripheral to the main built up area of the village. Leintwardine Neighbourhood Plan Steering Group was advised that the housing target for Leintwardine parish for the period 2011 to 2031 is 62 dwellings, although the Core Strategy emphasises this should be considered a minimum.
- A3.2 Taking into account dwellings built since 2011, outstanding planning permissions and a modest allowance for windfalls within the rural parts of the parish, the minimum additional houses required to achieve the Core Strategy target is 29¹⁰ dwellings. An assessment of suitable and available small or individual plots indicates a significant degree of certainty that some 6 dwellings will result from these during the plan period.
- A3.3 Options in terms of the approach to determining how new housing might be accommodated and also a number of other forms of development that could arise were considered. These included:
- a) Relying upon Herefordshire Local Plan (Core Strategy) and not preparing a Neighbourhood Plan – this was considered to be contrary to the needs of the local community with housing development, in particular, coming forward in an ad-hoc fashion and potentially in significant numbers through developers, with no community input and until Herefordshire Council produced its Rural Areas Plan that might set a limit.
 - b) Relying upon Neighbourhood Plan policies only that gave a broad indication of where development might take place – this was considered to provide residents with a similar level of uncertainty and result in potentially the same problems as the first option.
 - c) Producing a Neighbourhood Plan that indicated a settlement boundary and allocated sufficient land to meet, in particular, the housing target set for the village – this was considered the preferred approach in that the process of preparing the plan would enable residents to express their opinion upon how the required new housing could best be accommodated. It would then create greater certainty for residents for the plan period.
- A.3.4 The process of bringing forward proposals to meet Herefordshire Core Strategy's housing requirements involved:**
- i) Identifying potential sites that might contribute towards meeting the housing target;
 - ii) Assessing the sites against a range of environmental, infrastructure and social criteria;
 - iii) Choosing the approach and sites that best meet the target requirement together **with the community's aspirations.**

¹⁰ This study was undertaken prior to the granting of outline planning permission on part of Site 5. That application indicated the site would be used for 10 dwellings. The figure of 29 relates to the identified target before the grant of permission on this site adjacent to Leintwardine Surgery.

Identifying Sites

A3.5 Sites were identified through:

- i. A call for sites at the stage where the community was consulted upon the vision, objectives and direction of the plan;
- ii. Local knowledge of Steering Group members about potential site.

A3.6 The call for sites resulted in 5 sites being submitted for consideration. Local knowledge identified three further small sites. The sites considered are shown on Map A3.1.

Map 3.1 – Sites Assessed for Housing Development



Conclusion of Site Assessments

A3.7 The assessment sought to identify whether sites were suitable for development, available and achievable.

A3.8 Site 1: Land adjacent and to east of Rosemary

Herefordshire SHLAA indicates the combined site might accommodate some 70 dwellings and be developed during the first 10 years of the plan period. However, a more detailed analysis of its environmental effects suggests it would significantly compromise both the historic and natural environment. It would have an adverse effect on the setting of the conservation area and Bravonium Scheduled Ancient Monument formed by the open land surrounding **the village's historic core. Although the eastern extension created by Rosemary has already compromised this to some extent, a further eastern extension continuing down the slope would exacerbate the effect creating an unsympathetic and awkward impact upon the topographical setting of the historic core comprising Scheduled Monument and conservation area. In addition, it would compromise the biodiversity in terms of the adverse effect upon the ecological network which comprises a series of stepping stones and corridors along the eastern side of the village where the site is shown as the former on Herefordshire Council's Ecological Network Map. It was concluded that as a consequence the area should be excluded from development within the Neighbourhood Plan.**

A3.9 Site 2: Barn at Kinton Farm

This site does not fall within or on the periphery of the main built up area of the village. However, **it might comply with Herefordshire Core Strategy's policy on the reuse of rural buildings** and if so would contribute to the allowance for rural windfalls.

A3.10 Site 3: Land at Junction off A4113 and Lane to Marlow

This site is detached from the built up area of the settlement. However, it lies immediately adjacent to Site 4. It would be difficult to develop this site without leading to the development of both Sites 4 and 5 and requiring the assistance of these sites to provide for one if not more of its highway requirements. It would form an awkward and unsympathetic extension to the settlement. The level of development that would result would be considerably in excess of that required. It was concluded that the area should be excluded from development within the Neighbourhood Plan.

A3.11 Site 4: Land between sites 3 and 5

Again this site is detached from the built up area of the settlement. However, it lies immediately adjacent to Site 5. Its development would lead to the development of Site 5. Access opportunities to this site are limited given the horizontal and vertical road alignments with the site being on the outside of a tight bend and location between nearby

accesses to both the north and south. It would potentially require the assistance of site 5 to provide access to it and therefore its achievability is in doubt through the possible presence of a ransom strip.

A3.12 Site 5: Land adjacent to and to the north of the Surgery

This site is part of a larger area considered within the Herefordshire SHLAA process which indicated the full area might accommodate 65 dwellings but could not come forward until the second half of the plan period. However, part of the SHLAA defined site has already been developed to accommodate a new surgery and a further extension has received planning permission for 10 dwellings. Consequently, the evidence suggests the site can (and has) come forward earlier than suggested in the SHLAA. It is to the north of the **village and adjacent to the built up area of the 20th century settlement's extension.**

Initially the owner submitted that part of the site for which the planning application had been made. Discussions subsequently indicated a larger site might be considered although an area within its western edge is indicated to form part of an ecological stepping stone **on Herefordshire Council's Ecological Network Map** and has been excluded from the site assessed. The site falls immediately adjacent to the area of twentieth century development, has an existing access that might be improved, would accommodate the required level of housing development, and is considered potentially the best option.

A3.13 Site 6: Archers Yard, Jay Lane

This brownfield site was identified by the Steering Group from assessment. Its redevelopment would enhance the conservation area and local amenity. However, it is currently used as a yard for haulage vehicles and the use would have to be relocated. It is understood that previous discussions with the business suggest it is unlikely to become available unless an alternative site for the business could be found. However, the site falls within the current settlement boundary which would be expected to be retained in this location. Should the situation change such that it was released then the principle of redevelopment to housing would be acceptable subject in particular to an archaeological evaluation which might be expected to determine the form and extent of any development. However, it is uncertain that the site is available and therefore would not contribute towards meeting the housing target.

A3.14 Site 7: Land at Wheatstone, Dark Lane

This site currently falls just outside the settlement boundary. It could however be included within it although excluding part that would protect an area contributing to the ecological network immediately to its north. It could accommodate a small number of units. It is controlled by a housing co-operative. A decision is awaited upon whether the co-operative wishes to pursue a project and for the moment there remains uncertainty about its availability. The site together with Wheatstone and the adjacent derelict house might however be included within the settlement boundary and its development could be brought forward as a windfall within the new settlement boundary. Nevertheless, uncertainty is such that it cannot be considered a contribution to meeting the housing target.

A3.15 Site 8: Land at Yardley Farm, Watling Street

This sites falls within the current settlement boundary and there would be a presumption that it could be developed, especially as this would enhance the conservation area. However, it also falls within the Scheduled Ancient Monument and any works would require Scheduled Monument Consent. For this to proceed it would be expected that an archaeological evaluation, including through an extensive archaeological excavation would need to be undertaken. This would need to identify whether any significant remains are present and if so their importance and whether a scheme can be devised that would retain their integrity. This assessment is unable to undertake such a study which may need to be extensive. At this stage the costs of such a study is unknown and may affect viability. Hence at this stage it is uncertain whether the site is both suitable and achievable.