

BREINTON

NEIGHBOURHOOD DEVELOPMENT PLAN

2011-2031

REGULATION 16 RE-SUBMISSION DRAFT

FEBRUARY 2016





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The Breinton Neighbourhood Development Plan is also accompanied by companion evidence base documents: Planning Policy Assessment; "Identification of Important Public Views in Breinton"; Breinton Housing Capacity Study.

The Breinton Neighbourhood Development Plan has been prepared by a Steering Group of volunteers and local residents, supported by Kirkwells town planning consultants.

Breinton Parish Council gratefully acknowledges a grant awarded by the Supporting Communities in Neighbourhood Development Planning Programme. This is led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through the My Community Rights website. We also acknowledge a second grant from the Community Rights Programme funded by the Department of Communities and Local Government and administered by Groundwork.

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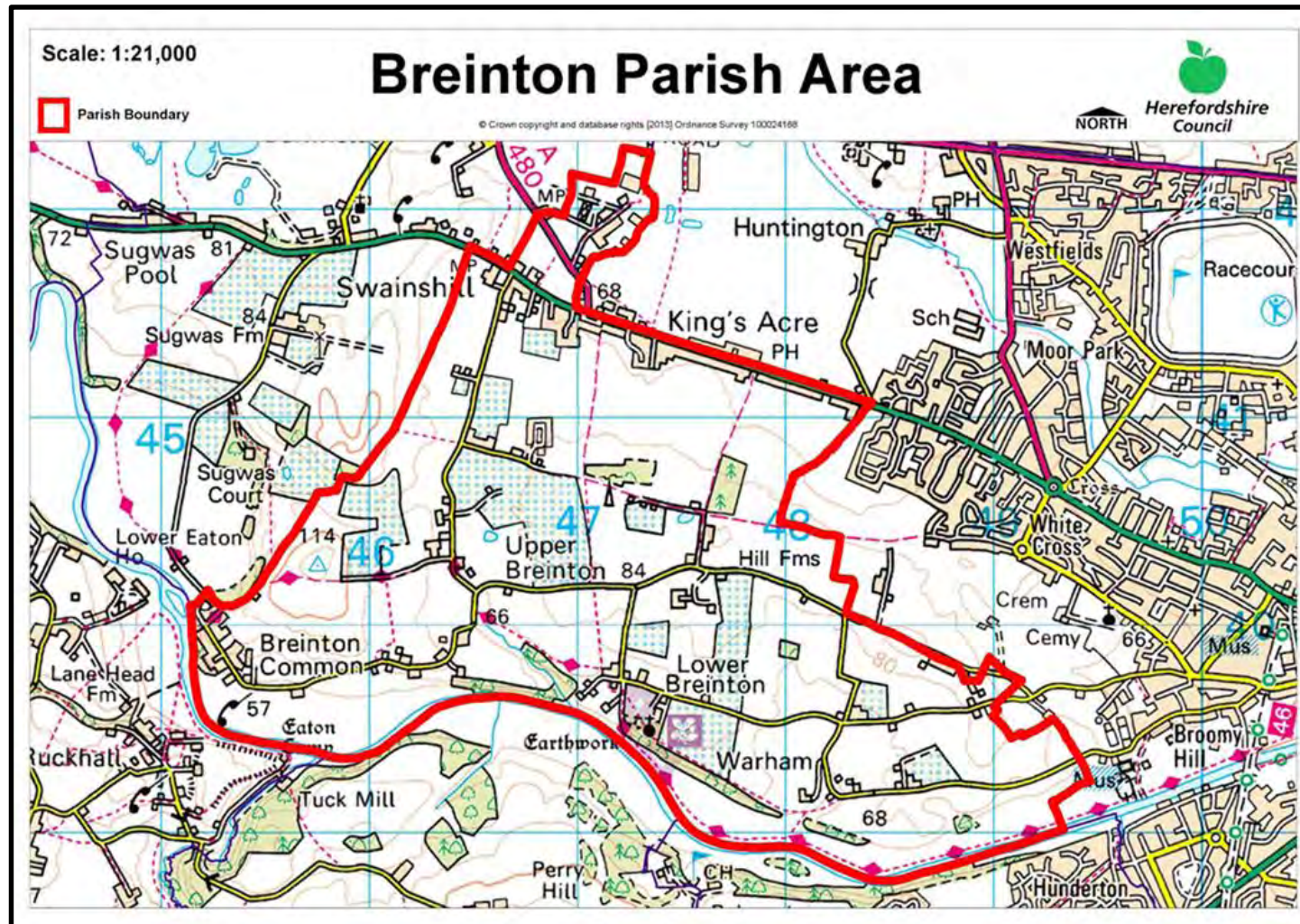
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1 Introduction

- 1.1 The Breinton Neighbourhood Development Plan (BNDP) sets out detailed planning policy for Breinton parish. It will be used to help shape the future development of Breinton parish up to 2031.
- 1.2 Breinton is a small, sparsely populated parish immediately to the west of Hereford city. It has been designated by Herefordshire Council as part of the Hereford rural sub-locality i.e. the belt of green fields, villages, hamlets and scattered farmsteads outside the boundaries of the historic city. The parish covers an area of 667 hectares mainly south of the A438 and north of the River Wye, a European Special Area of Conservation (SAC), and Site of Special Scientific Interest (SSSI), throughout its length (as listed in the Core Strategy Appendices 8e and 8f). There are no bridges crossing the river from Breinton.



Oilseed and Poppies in Breinton

- 1.3 Breinton parish has a population of 836¹. Population density at only 1.3 persons per hectare is low, although higher than that in the rest of rural Herefordshire (0.8 people per hectare) and around 3% of residents are employed in agriculture on high grade soils. Wyevale Nurseries are the only large local employers with around 150 staff. This low density of population and sparse development mean that Breinton retains its largely unspoilt, rural character.
- 1.4 In early Victorian times, Breinton was identified, and first described, as the “green lung” of Hereford City because the prevailing westerly winds carried in fresh, clean air from undeveloped, agricultural land to the urban area. Breinton also provided many amenity routes for residents to walk, cycle and ride around the area promoting good health in the urban population of the neighbouring City. Breinton continues to provide a high quality environment for residents and visitors from Hereford and beyond, as well as an open environment that helps retain the special character and historic setting of the City of Hereford. Breinton Parish Council supports the aims of [Dark Sky Discovery](#) (West Midlands) funded by Natural England to promote stargazing, and provide undisturbed habitats for wildlife that thrives away from light and noise.
- 1.5 Breinton has historically been a food producer for Hereford. Orchards are widespread in Breinton, and contain nationally significant biodiversity. Many of those seen today are traditional or historic orchards. Some Breinton orchards were used in the development of cider apple varieties for H.P. Bulmer and Co. Ltd. The parish was the home of the Cranston’s Nursery and Seed Company in Kings Acre, later to become Kings Acre Nurseries: the forerunner of both the current nationwide chain of Wyevale garden centres, and separate Wyevale Nurseries. The historic beauty of the River Wye at Breinton and rural landscapes was captured by the artist James Wathen (1751-

¹ 2011 Census

1828), and in the nationally recognised paintings of Brian Hatton (1887-1916) during the early part of the 20th century (Figure 4). This highly sensitive local landscape is still mostly unchanged today. There is still little air, noise or light pollution locally.

- 1.6 The boundary with Hereford city is a long standing civil boundary crossing what is still open countryside between the city and rural Breinton. Its distinct course is still marked for much of its length by historic hedgerows. The three adjacent city wards - Greyfriars, Kings Acre and Whitecross - are inseparable from the rest of urban Hereford. They include large housing estates that differ in nature and appearance from Breinton as well as having significantly higher population densities. In addition to Hereford City, four rural parishes border Breinton. To the north and west lies Stretton Sugwas while Clehonger, Eaton Bishop and Belmont Rural are to the south, across the River Wye. Our Neighbourhood Development Plan picks up common issues with the adjoining rural parishes. We are also aware of, and have taken account of, the pressures emanating from the City, including proposed housing growth in the Hereford Western Urban Expansion Area (whose southern limit is set by the A438) and strategic infrastructure projects like the Hereford Relief Road. These strategic matters will largely be managed using planning policies in Herefordshire's Core Strategy, and, where relevant, will take into account policies in the Breinton Neighbourhood Plan
- 1.7 The parish has approximately 400 dwellings (Figure 2). The parish is not conventional in the sense that it neither has one larger village nor a distinct centre. The parish is very rural and consists of a series of dispersed hamlets: including Lower Breinton, Breinton Common, Cranstone and Warham, as well as significant ribbon development, backing on to open fields, along the south side of the A438 - Kings Acre Road (Figure 1). Housing in the Parish is predominantly detached/semi-detached; although permanent caravan sites account for 7.5% of the stock (compared to 1.1% in Herefordshire). The proportion of owner occupiers is relatively high. There are limited utilities available to many of the residences, with no mains gas or sewerage connections available to the majority of the parish homes away from Kings Acre Road. Electricity supplies are also of a low grade and can be intermittent in bad weather.



View from Wyevale Wood looking north

Figure 2. Settlement Pattern Analysis for Breinton

Area	Settlement type	Estimated number of dwellings	Facilities				
			Shop	Church	Bus stop*	Post box	Notice board
Kings Acre Road	Extended ribbon development	205			x	x	x
Breinton Common	Cluster	35				x	x x
Lower Breinton	Cluster	22		x			x
Cranstone	Ribbon, isolated individuals	20					x
Lane to Breinton Common	Ribbon, isolated individuals	20					
Warham	Isolated individuals	19					x
Breinton Lane	Ribbon, isolated individuals	15	x (seasonal farm shop)			x	
Upperhill Farm and Little Breinton area	Isolated individuals	14					
Adams Hill	Cluster	10				x	x
Veldifer	Cluster	7					
Green Lane Park Homes	Static caravans	30					
Village Hall	Isolated individual						x x
TOTAL		397**					

Notes: * the bus stop is on the A438, the northern boundary of the Parish. ** This figure is based on the number of monthly newsletters delivered by the Parish Council and is slightly lower than the 2011 Census figure of 401 households. None of the other 35 potential services / facilities listed in the Rural Settlement Hierarchy Background Paper (2010) produced by Herefordshire Council exist in Breinton

- 1.8 There is a church at Lower Breinton, an isolated village hall, but no shop (apart from a seasonal farm shop), pub, playing field, allotments or school in the parish. Bus frequencies continue to be reduced and the remaining services are to be found on Kings Acre Road, not penetrating the rural, geographical heart of the parish. However, a weekly “Breinton bus” service does provide a return journey between Breinton Common and Hereford on Wednesday mornings.
- 1.9 Cyclists continue to lobby Herefordshire Council for a cyclepath along Kings Acre Road (which has a 40mph speed limit). Breinton is criss-crossed by many footpaths and historic bridleways (Figure 1). The historic Green Lane bridleway (a former drove road) is popular with walkers and cyclists as it travels in a straight line along the flat summit of the east-west ridge between Westfaling Street in Hereford and Breinton Lane at Cranstone. The route of the Wye Valley long distance walk runs through Breinton (Figure 1).
- 1.10 Breinton is identified, in the Herefordshire Local Plan Core Strategy², as one of a number of “settlements” within the Hereford Rural Housing Market Area where “proportionate housing is appropriate”. However, the much dispersed nature of the small settlements within the parish mean that it is very difficult to identify a specific Breinton settlement with distinct boundaries. Nevertheless, to be in general conformity with the Core Strategy our Neighbourhood Development Plan seeks to meet this requirement and to provide detailed, local planning policy to help guide and control future housing development.
- 1.11 Overall, Breinton parish remains an important open area close to the City helping to preserve the special character

² This is the document’s full title – from now on in the NDP it will be referred to as Herefordshire Core Strategy or Core Strategy

and setting of the City, including the adjacent Broomy Hill Conservation Area (Core Strategy Appendix 8e). Breinton parish provides valuable access to open countryside, especially along the River Wye Special Area of Conservation, for residents, and visitors from the City and further afield through its network of footpaths bridleways and quiet country lanes. Breinton is one of a handful of parishes in the county with a Queen Elizabeth II Diamond Jubilee Field in Trust, the Green Bank Meadow at Warham (2013). Other publically accessible open space (marked M for meadow on Figure 6) for recreation is found at the National Trust's site of Breinton Springs, at Wyevale Wood (managed by the Herefordshire Woodland Trust) and at Drovers Wood, (managed by the Woodland Trust, 2001). Such new additions help maintain the wooded and meadow areas of the parish.

- 1.12 There is a scheduled ancient monument close to the church at Breinton Springs (Core Strategy Appendix 8b). This is an oval moated-mound that was in use as a building around 1150 AD. Breinton has 8 Grade II listed sites/buildings including St Michael's Church, Breinton House, Breinton Court and Warham Court Farm and a number of other buildings of architectural merit. At least four country houses (Warham House, Breinton House, Breinton Court and Wyecliffe House) have unregistered landscape parks down to the River Wye, built to take advantage of the river and landscape views. These unregistered parks were possibly part of a larger landscape plan to provide vistas as part of the "Picturesque Movement" and also relate to the setting of Belmont House, on the south side of the River Wye in the parish of Belmont Rural (Figure 3 and Core Strategy Appendix 8d). There are also other Historic Environment Records, and a large number of buildings with historic significance, e.g. at the former Cranston/Kings Acre Nurseries. The landscape also inspired the work of respected artists such as James Wathen (1751-1828) and Brian Hatton (1887-1916), and examples are shown in Figure 4.
- 1.13 Natural England describes Breinton as being in the "Herefordshire Lowlands National Character Area" bordering the River Wye. In the last Ice Age the River Wye was diverted from the valley followed by A438 Kings Acre Road (the northern boundary of Breinton, 65m above sea level (asl)) and cut its present course (the southern boundary of Breinton, 55m asl), including the steep-sided cliffs of Breinton Gorge - a Local Geological Site (Core Strategy

Appendix 8j). The valley followed by Kings Acre Road is still prone to surface water flooding. Between these valleys are rolling hills rising to 114m asl at the trig point on Breinton Manor Farm hill, and including Breinton Ridge running E-W at 85m asl.

Figure 3. Breinton’s unregistered parks and gardens in the context of the Wye Valley landscape and neighbouring parish of Belmont Rural (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)

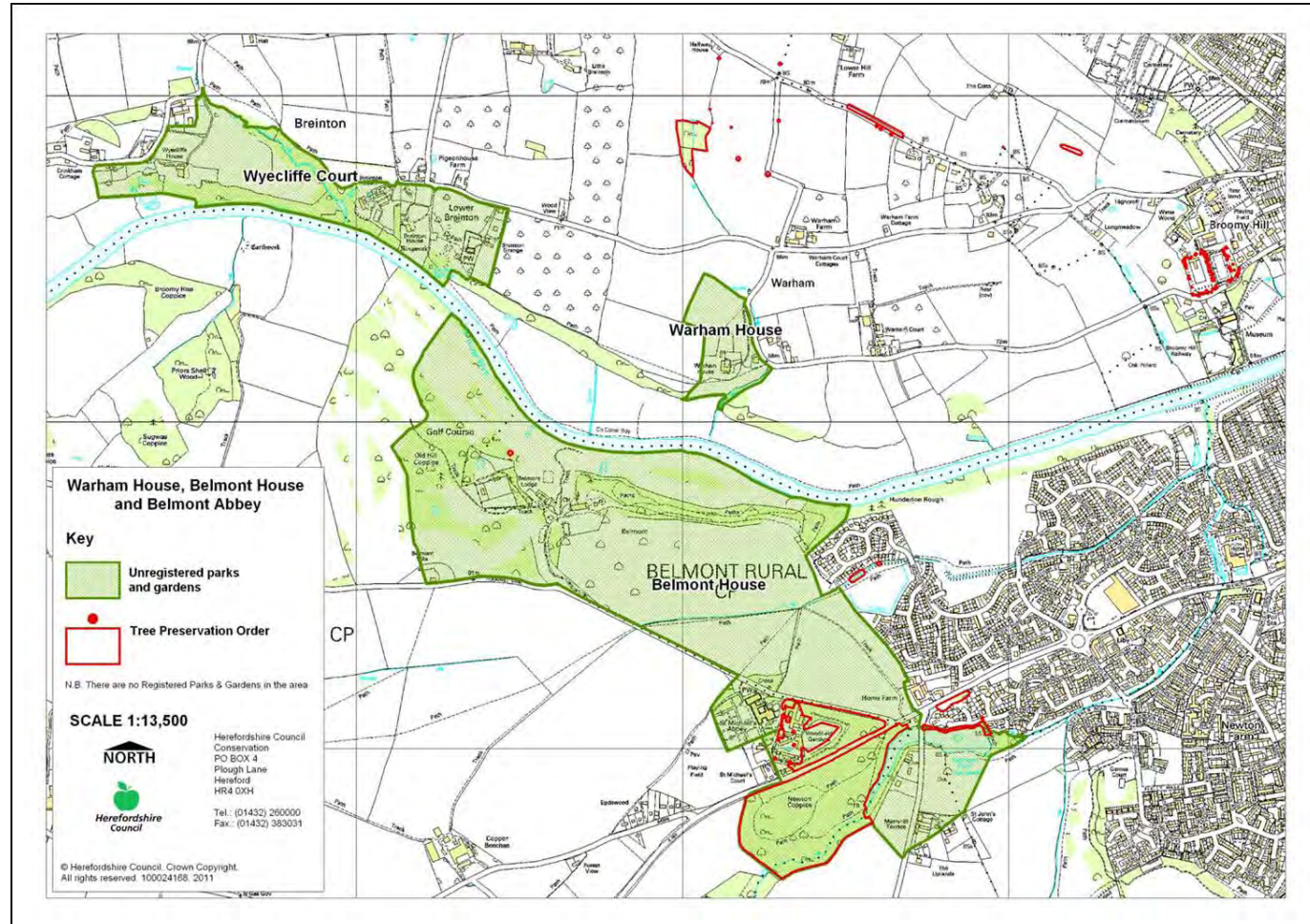
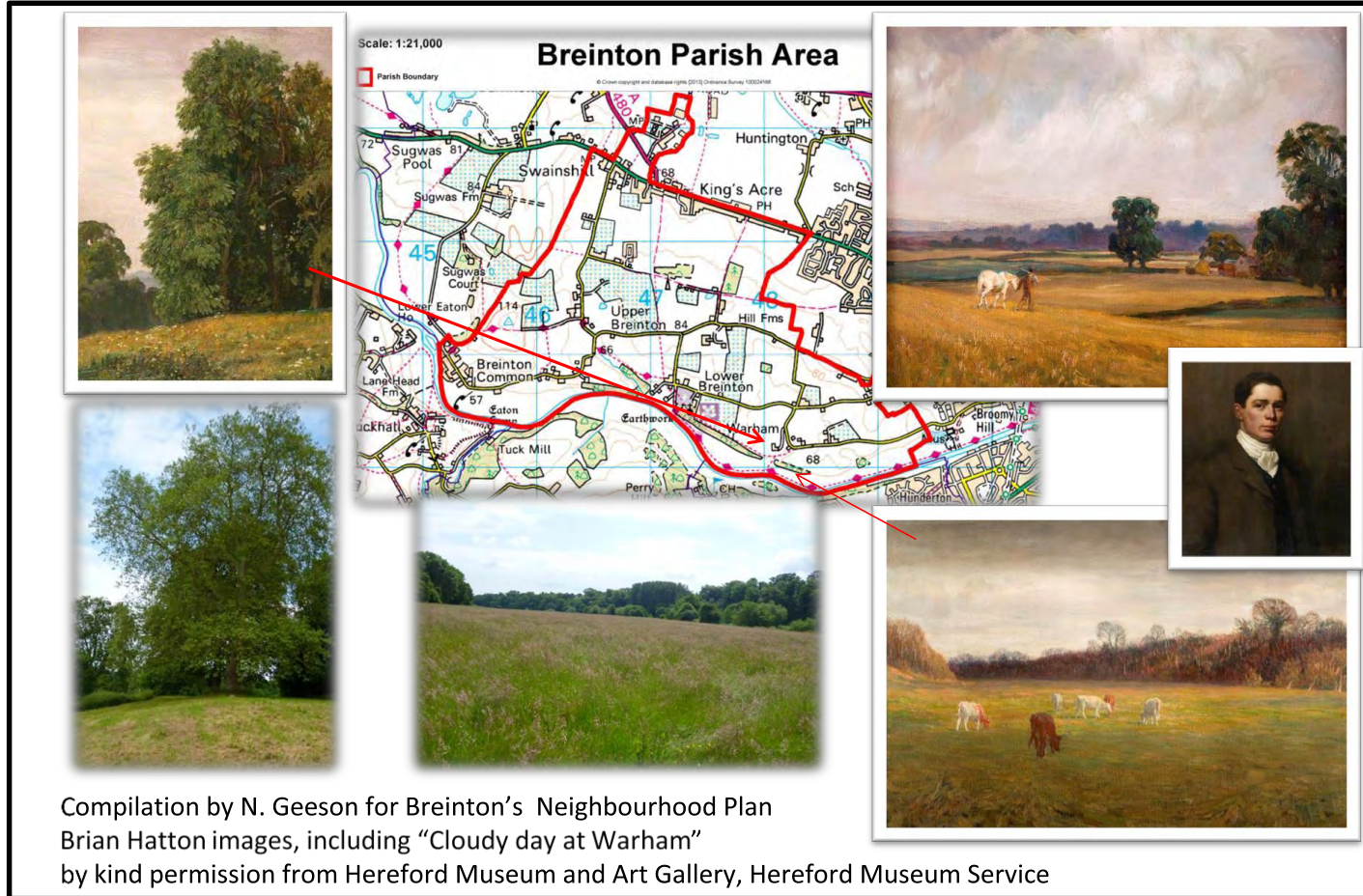
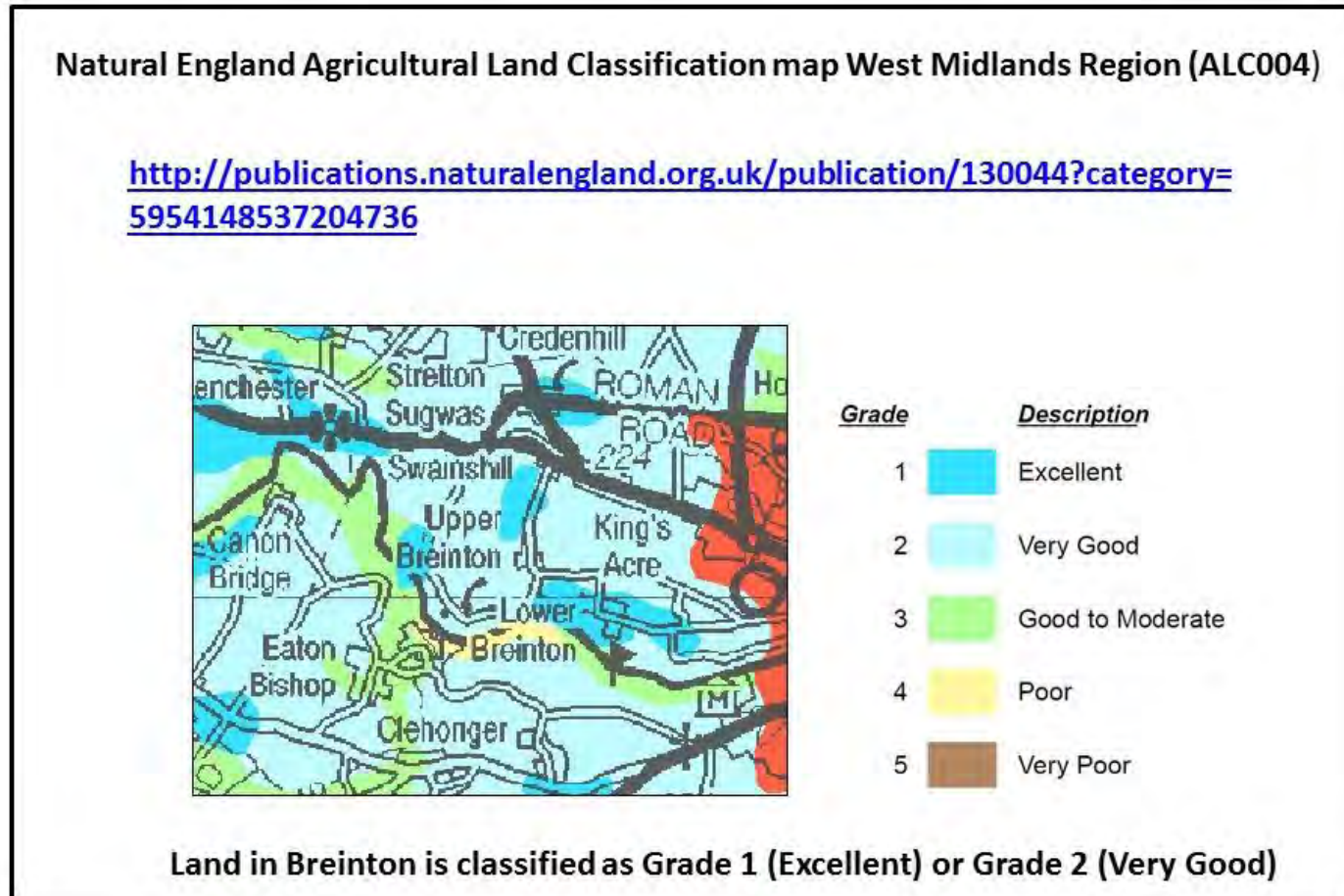


Figure 4. Two of the views that Brian Hatton (1887 -1916) painted in Breinton, and that can still be seen, hardly changed, today (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



- 1.14 Breinton's underlying geology consists mostly of mudstones and sandstones of the slightly calcareous Raglan mudstones, part of the Old Red Sandstone sequence belonging to the Devonian Period (417-354 million years ago). Much of the base rock is overlain by glacial till deposited during the Quaternary Ice Ages. Rock exposures of interest to geologists occur at several places near the river banks, the most impressive being the Red Rocks cliff opposite Breinton Common. Small gravel pits are shown on older maps (1887, 1:2500) near Breinton Common, Wye Cliff and Breinton Court. The 1839 tithe map also shows the gravel pit at the east end of Breinton Common. A Brick Kiln field is shown near Little Breinton, and Brick Kiln Meadow by the Wye at Warham. This suggests that as ice age meltwaters reached Breinton Gorge (a Local Geological Site, see Appendix 8j of the Core Strategy), first gravels were laid down, and as the valley widened and the velocity slowed, fine clay deposits suitable for making bricks were deposited.
- 1.15 Figure 5 shows that the agricultural land in much of Breinton, especially the higher land, is classified as Grade 1 (Excellent) or Grade 2 (Good). This land is characterised by slightly acid loamy, and clayey soils, with moderate to high fertility. Having slightly impeded drainage, these soils are best suited to orchards, autumn-sown crops and grassland. The remaining areas are freely draining slightly acidic loamy soils, mainly on the lower slopes. These soils have supported famous horticultural nurseries over the last 200 years (Cranston's, Kings Acre, and Wyevale today). Along the River Wye there are freely-draining floodplain soils, also with moderate to high fertility.

Figure 5. The high grade soils of Breinton (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



- 1.16 Breinton is very rural away from the ribbon development along much of the south side of the A438 (Kings Acre Road). Agriculture is dominant and there is a mixture of arable, pasture, commercial orchards, traditional cider orchards, unimproved meadows, woods, unregistered parkland, and public open space. All the rural hamlets are only accessible by narrow country lanes. Most field boundaries are hedges, often including a variety of species, and mature trees. A number of hedges are on banks flanked by ditches that suggest ancient boundaries, (Figure 6). A large proportion of the farms are part of agri-environment stewardship schemes that aim to support and enhance natural biodiversity (Figure 7).
- 1.17 The landscape and land use give rise to a wide range of wildlife habitats, and a high level of biodiversity. Of particular note are the river cliffs, the woodland (some of it ancient), orchards, unimproved or semi-improved meadows, the unregistered parkland, ponds, streams, and the networks of hedges and footpaths (Figures 1, 3, 6 and 8).















Sandstone cliffs bordering Breinton Gorge, now designated a Local Geological Site

Figure 6. Green Infrastructure and Green Spaces in Breinton. (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



Green Infrastructure is the network of connected habitats for wildlife, promoting biodiversity

-  Representative older trees
 -  commercial orchards
 - E33**  traditional orchards
 -  hedges, which are wildlife corridors
 -  pond
 -  public open space traditional meadow
 -  Deciduous Woodland
 -  Ancient and Semi-Natural Woodland
 -  Ancient Replanted Woodland
 -  National Inventory of Woodland and Trees
 -  Wood Pasture and Parkland
 -  New orchard of vintage cider apple varieties
- Other OS symbols: see Figure 1

From: <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

Figure 7. Agri-environmental schemes in Breinton support biodiversity, January 2015 (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)

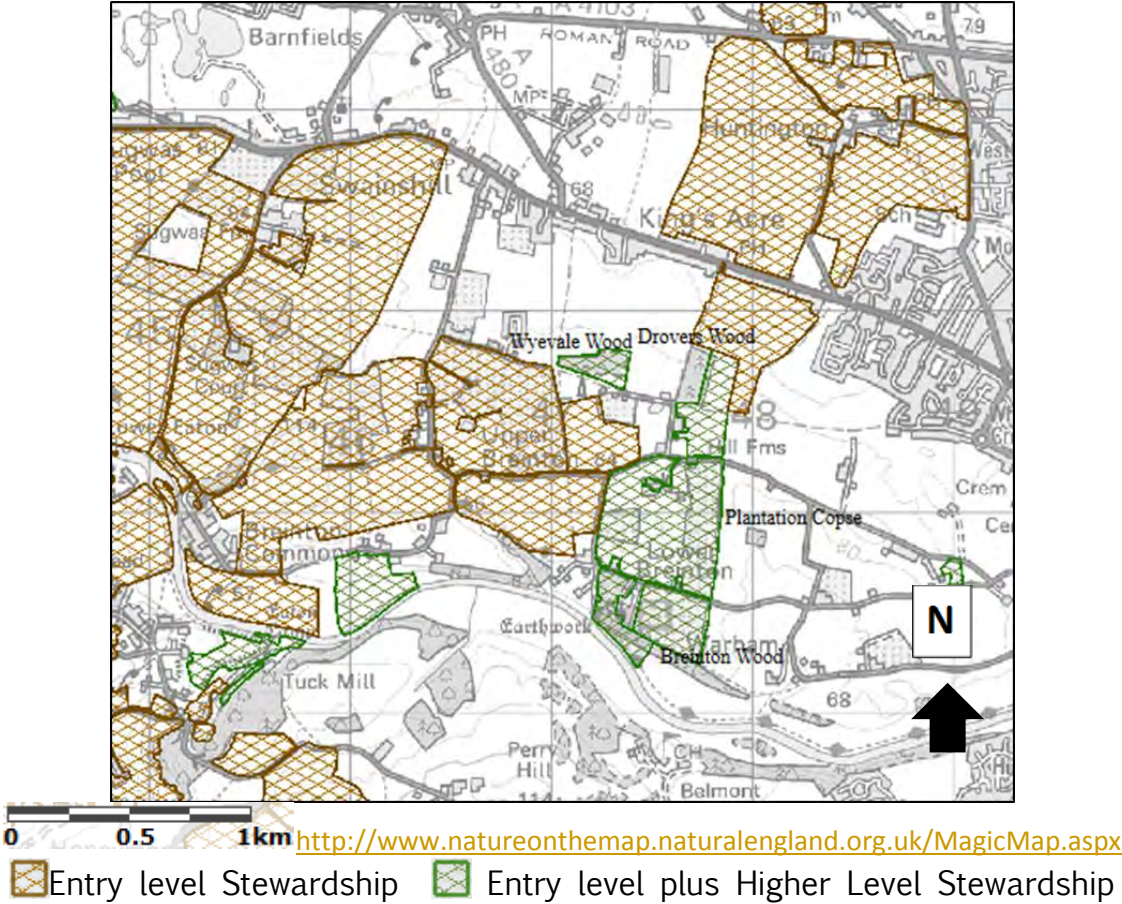
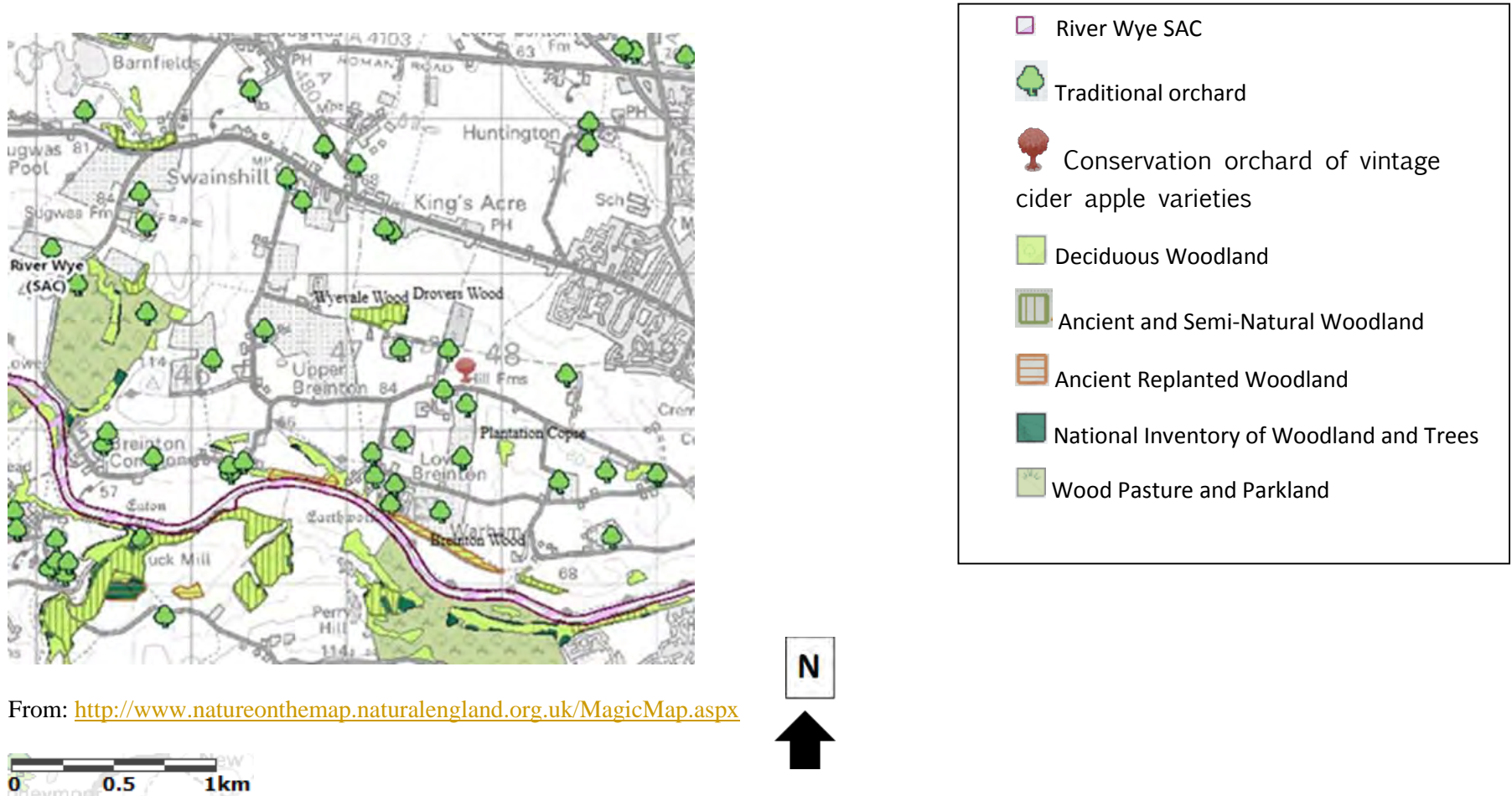


Figure 8. Distribution of woodland, traditional orchards and commercial orchards in Breinton, January 2015 (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



- 1.18 The Strategic Environmental Assessment (SEA) Scoping Report that accompanies this Plan mentions Wyevale Wood (Site of Interest to Nature Conservation), managed by the Herefordshire Nature Trust and Breinton Wood (Special Wildlife Site). Breinton Wood is ancient woodland. In addition, there are Drovers Wood (managed by the Woodland Trust), Breinton Springs (managed by the National Trust), Green Bank Meadow (managed by the Herefordshire Nature Trust), Plantation Copse (managed by Warham Court Farm) and two mixed-deciduous copses between Upper Breinton and Breinton Common.
- 1.19 Further details of Breinton's sociology, heritage and wildlife can be found in the various evidence base documents that have been used in putting together this Plan and on the Breinton Parish website under the section "About Breinton" <http://www.breintonparish.co.uk/about-us/>



Drovers Wood

2 Why are we preparing a Neighbourhood Development Plan for Breinton?

- 2.1 Neighbourhood Development Plans are a new part of the development planning system, introduced by the Localism Act in 2011. Just as local authorities, such as Herefordshire Council, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land; parish councils can likewise guide future development by preparing a Neighbourhood Development Plan.
- 2.2 Neighbourhood Development Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what type of development goes where; and, importantly, will be used to help determine planning applications.
- 2.3 With the significant development pressures arising from the City, Breinton Parish Council think this is an important right to exercise, and in December 2013 the Parish Council applied to be designated a Neighbourhood Development

Planning area. Herefordshire Council approved this application covering the whole parish, (Figure 1), in January 2014. Since designation the Parish Council's Steering Group have been preparing this draft Neighbourhood Development Plan. When finalised, this plan will be the latest way to give local people more say in the future development of the parish.

2.4 A Breinton Parish Plan was originally produced in 2005 and Appendix B of the current Community Led Plan (2014) summarises the progress made on its recommendations since then (both documents can be found on the Parish Council web site). To produce this Community Led Plan (CLP), the Steering Group, established by the Parish Council, followed the process laid down by Herefordshire Council. This CLP process included a number of parish events and a parish questionnaire in 2013. There were different questions for adults (those aged 18 and above) and young people (6-17 years). 66% of the adults in the parish completed the questionnaire as did 62% of all young people. This was an exceptionally high response rate in comparison to previous exercises in the parish and similar Community Led Plan surveys in other rural parishes. No bias could be detected in the results e.g. an over/under representation of a specific age group, gender or locality. The main findings were as follows:

- Roads, road safety and travel - the car was overwhelmingly the most commonly used means of transport with over three quarters (77%) of survey respondents using it daily and a further 14% weekly while just 1% of respondents indicated that they never used a car. Over a quarter of respondents walked daily.
- 9% of respondents have problems resulting from lack of transport, most commonly due to the bus service being too infrequent, especially in the evenings and weekends.
- Most people (61%) would not use a scheme to make private transport more accessible; however just over a quarter (27%) would use a community transport scheme.
- Over 60% of respondents believe there are serious traffic or road safety issues in Breinton. These were most

commonly speeding vehicles or poor road conditions (potholes). A similar proportion would like to see the Parish Council lobby for speed restrictions or other traffic calming measures. About half the comments on this topic (about a quarter of all survey respondents) wanted to see speed restrictions either throughout Breinton or in specific places, such as Kings Acre Road or some or all of the rural lanes in Breinton.

- Around three quarters of residents would like the Parish Council to promote cycleways.
- Future uses of land, and housing - residents considered it important that Breinton retains its rural character, with 78% who said it's very important and a further 16% fairly important. This was particularly so for residents in areas other than the Kings Acre Road area, of whom 85% said it was very important compared with 69% of residents of the Kings Acre Road area.
- Almost four out of five residents agreed with the Parish Council opposing the Hereford Relief Road.
- There was very strong, virtually universal, support for using the land for agricultural purposes while a majority were opposed to commercial or light industrial uses especially distribution / warehousing though less so for small offices. There was more support than opposition for tourism uses while housing and second homes were, on balance, not considered appropriate use of the land.
- When asked for their views if there were to be new housing, as existing plans identified, around a third said there should be no new housing, while 44% said there should be some limit. Around two thirds expressed the view that any new housing should be on previously used sites and a similar number said it was preferable that it should be based on conversion of redundant buildings where possible.
- Nearly two thirds of respondents felt that any new housing should be for people with local connections and

family homes with three or more bedrooms were the size preferred by nearly half of respondents. A similar proportion also indicated that new homes should be adapted for easy access.

- Nearly three quarters of respondents would want any new homes built to be available to buy on the open market and a large majority (71%) favoured a traditional design. Two thirds of respondents would want them to be of high energy saving standards, exceeding current government targets.
- Facilities, services, leisure and environment - nearly half of the respondents said they would use cycle paths if they were provided locally and over a third would be interested in resource sharing schemes such as bulk buying of fuel.
- The village hall was used by over half (56%) of respondents at least occasionally while fewer people used the St Michael's Church (46%). Whilst overall 54% said they have never used the Church amongst those who have lived in Breinton for 5 years or less, four fifths or 80% have never used it.
- Musical concerts, exercise classes and car boot sales were amongst the most popular additional activities that people would use if provided at the Church or Village Hall, each selected by around a third of respondents.
- The most common reasons cited amongst those who do not use organised leisure facilities in Breinton was that they do not match their interests (56%), that they use facilities elsewhere (37%) or that they were not aware of them (27%). Common amongst the other reasons given was a lack of time due to work or family commitments.
- Around one in ten people had problems with fuel costs and a similar number with gardening, decorating or DIY.
- A large proportion, around four fifths, of respondents were very or fairly concerned with illegal dumping and

litter in the parish and a majority (around two thirds) expressed concern about each of the other topics listed – dog fouling, burglary/theft and vandalism. About half the residents who responded were concerned about all five of the issues listed and there was an indication that those aged over 65 were more likely than younger people to be concerned about all five issues.

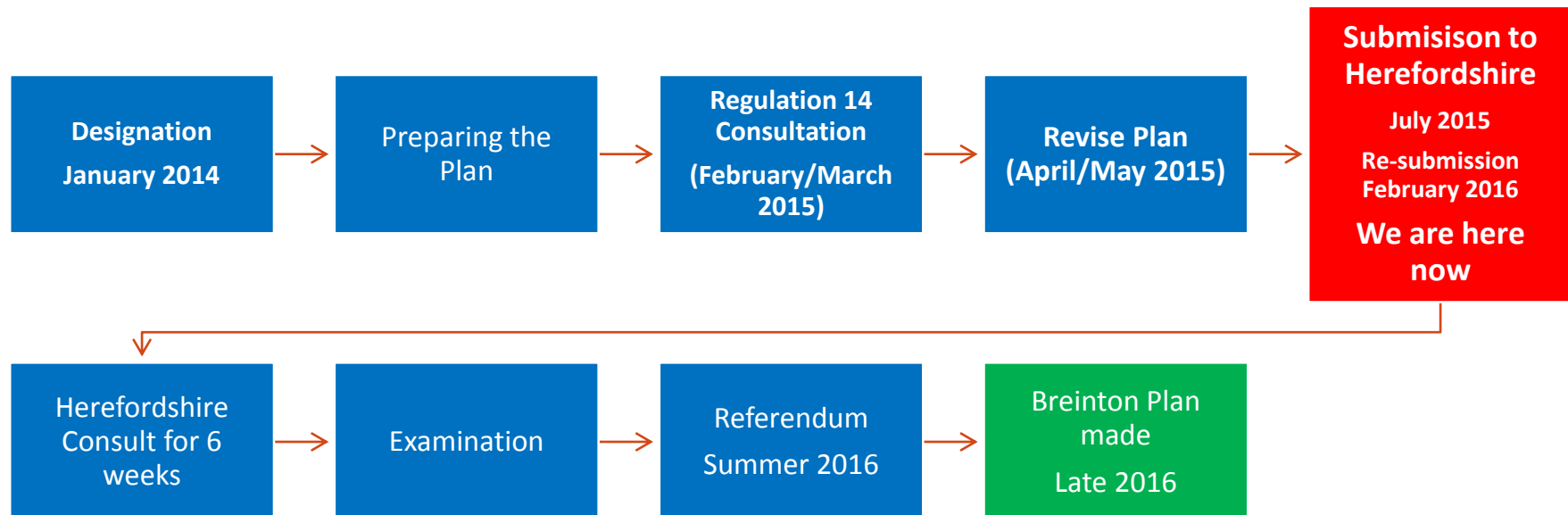
- Communication - over three quarters (78%) of respondents used the internet including 96% of those aged under 45 years, and over half of those who used it found their activities restricted by slow broadband speeds.
- Young people's questionnaire - Amongst young people (aged 6 – 17), spending time with their friends and playing computer games / using the internet was the most popular spare time activity.
- Three quarters of young people would like to see safer cycle routes and over half would like to see a safe playground and a similar number, a sports pitch.
- Improved bus services and cycle routes were the predominant suggestions amongst younger people to make transport better.

2.5 Breinton Parish was also one of the few local councils to accept the Community First invitation and a volunteer group developed the parish's Sustainability Action Plan (SAP) between June 2011 and August 2012. Both the full CLP and SAP are available on www.breintonparish.co.uk.

3 Preparing the Neighbourhood Development Plan

3.1 Neighbourhood Development Plans must be prepared following a procedure set by government, Figure 9.

Figure 9. Preparing the Breinton Plan



- 3.2 This procedure must include two six week periods of consultation on the Draft Plan. We have passed the first of these six week periods of formal consultation. The whole process culminates in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire. All adult residents will have a vote in this referendum just like a General Election. If the referendum vote is a YES, then Herefordshire “make” the Breinton Neighbourhood Development Plan part of the development plan for Herefordshire. The Breinton Neighbourhood Development Plan will then be used to help determine planning applications.
- 3.3 The Breinton Neighbourhood Development Plan underwent the first formal six week consultation (Regulation 14) between 16th of February 2014 and 30th of March 2015. The plan has been revised in the light of some of the comments made during this six week consultation and a Regulation 16 submission plan was submitted to Herefordshire Council upon which they consulted for a further six weeks between 4th of August and 15th of September 2015.
- 3.4 This second consultation raised a number of important issues, and, in consultation with Herefordshire Council the Parish Council made further changes to the Breinton Neighbourhood Development Plan. In the light of this, it was decided to repeat the Regulation 16 consultation. This will run from 8th March 2016 and it will finish at 11:59pm on 19th April 2016. Responses can be sent to neighbourhoodplanning@herefordshire.gov.uk or via the following postal address; Neighbourhood Planning, PO Box 230, Blueschool House, Hereford, HR1 2ZB. After this second six week submission consultation the plan will proceed to independent examination. We hope to reach referendum stage by during summer 2016 and have a final Breinton Neighbourhood Development Plan before the end of 2016.
- 3.5 The plan has also been subject to separate, iterative Strategic Environmental and Habitat Regulation Assessments. These assessments have informed the plan throughout its drafting and preparation.

4 Key issues for the Breinton Neighbourhood Development Plan

National Planning Policy

- 4.1 The Breinton Neighbourhood Development Plan must take account of national planning policy. This is, primarily, contained in one document, the National Planning Policy Framework (NPPF), March 2012. The Breinton Neighbourhood Development Plan has also been prepared by taking account of guidance contained in the National Planning Practice Guidance (NPPG).
- 4.2 Taking account of national planning policy means Breinton's Neighbourhood Development Plan must "plan positively to promote local development" and must "support the strategic development needs" set out in Herefordshire's Core Strategy. The next section of this chapter sets out what this means in more detail.

Herefordshire Planning Policy

- 4.3 Herefordshire's strategic planning policy is now set out in the Herefordshire Core Strategy 2011-2031 (from now on in this document referred to as "Core Strategy"). This plan was adopted by Herefordshire Council in October 2015 and all of the policies contained in the Core Strategy are what is known as "strategic". Until replaced, minerals planning is

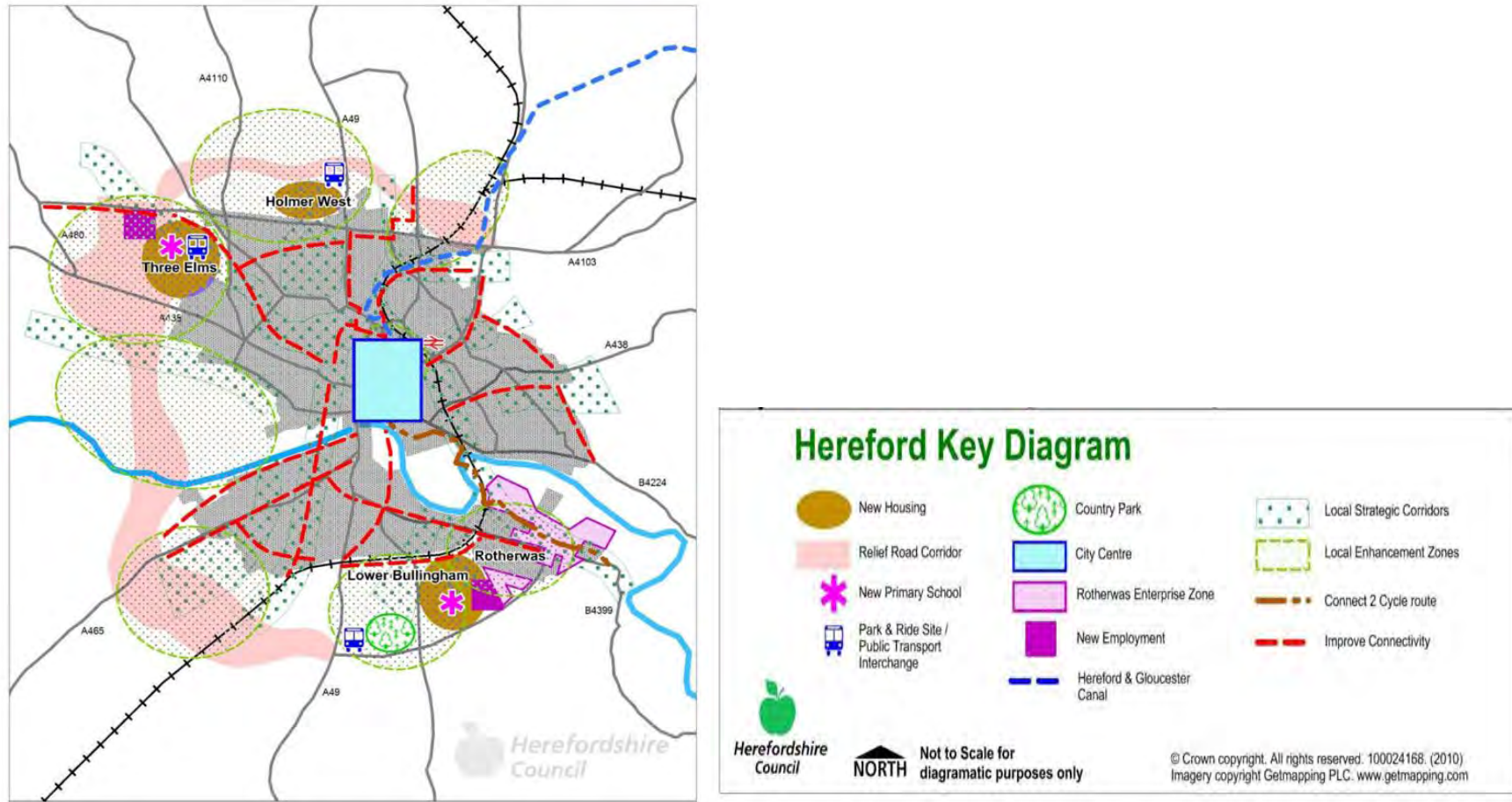
still set by the saved policies in the Herefordshire Unitary Development Plan.

- 4.4 This is important, because neighbourhood development plans, including the Breinton Neighbourhood Development Plan have to be prepared to be in “general conformity” with the strategic planning policies for the area.
- 4.5 The Breinton Neighbourhood Development Plan has, therefore, been prepared by taking account of all the relevant strategic planning policies in the Core Strategy, but, in particular, the spatial strategy policies, and the place shaping policies for the city of Hereford and the rural area.
- 4.6 The spatial strategy policies of the Core Strategy aim to promote sustainable development in Herefordshire. Policy SS1 sets out a presumption in favour of sustainable development. Policy SS2 “Delivering new homes” seeks to support new housing development “where it helps to meet housing needs and requirements, supports the rural economy and local services and facilitates and is responsive to the needs of its community”. In the wider rural area new housing will be carefully controlled to “recognise the intrinsic nature, character and beauty of the countryside.
- 4.7 Policy SS4 “Movement and transportation” seeks to locate development so that it “minimises impact on the transport network”. Development proposals should also be accessible by, and facilitate, a genuine choice of modes of travel including walking, cycling and public transport. This policy also identifies major proposals to improve the local and strategic transport network including the Hereford Relief Road.
- 4.8 Policy SS6 “Environmental quality and local distinctiveness” seeks to conserve and enhance those environmental assets that contribute to the county’s distinctiveness. More specifically, with reference to the Breinton Neighbourhood Plan, the following elements highlighted in Policy SS6 have been taken into account in preparing this document: settlement pattern, landscape, local distinctiveness, heritage assets, biodiversity and geodiversity (especially Special Areas of Conservation), heritage assets, green infrastructure, local amenity, agriculture and food production and

physical resources, such as soils. Indeed, in line with Policy SS6 “assessments of local features, areas and sites” has helped to define local distinctiveness and the policies and proposals of this plan.

- 4.9 Policy SS7 “Addressing climate change” requires development to include measures to mitigate their impact on climate change. This will include measures such as “decentralised and renewable or local carbon energy”; local food production and protecting the best agricultural land. Key considerations when assessing responses to climate change will be known physical and environmental constraints and minimising the risk of flooding.
- 4.10 The Core Strategy proposes significant growth around the city of Hereford (Figure 10). This growth is planned for the city centre and three urban extension sites to the north, west and south of the city respectively. To facilitate this growth a Relief Road to the west of the city is proposed, Core Strategy Policy HD3. The Western Urban Expansion Site (Three Elms), Policy HD5, should sensitively integrate a minimum of 1,000 new homes in to the wider landscape. Core Strategy Policy HD5 sets parameters to ensure this happens. The Breinton Neighbourhood Plan adds further more detailed policies to manage this integration so that any potential adverse impacts from the Three Elms development on things such as Breinton's traffic, water supply and sewerage, and the area's ability to provide a “green lung” of open countryside and informal recreation space for residents of the parish and city, are avoided or suitably mitigated.

Figure 10. Hereford Key Diagram (source: Herefordshire Core Strategy 2011-2031, 2015)



4.11 Planning policies for the rural area are set out in Core Strategy policies RA1 to RA6. Policy RA1 sets the minimum

housing requirement for Herefordshire's rural areas over the period 2011-2031. A minimum of 5,300 new homes will be provided in the rural areas. This figure is broken down further in to "rural housing market areas" (RHMA). Breinton falls within the Hereford RHMA. A minimum of 1,870 of the 5,300 new homes allocated to the seven Herefordshire RHMA's will be in the Hereford RHMA over the period 2011-2031. This figure of 1,870 new homes is based on an indicative minimum growth target of 18% for the Hereford RHMA.

- 4.12 Outside of the city and the market towns, Policy RA2 of the Core Strategy sets out, in further detail, how this indicative growth target will be met in the rural areas of the County, *including Breinton*. Primarily, this will be in the more sustainable settlements in the rural areas of the County. These settlements are identified in the Core Strategy (Figures 4.14 and 4.15). A number of larger settlements, with a wider range of services, are identified as being the "main focus of proportionate housing development". These do not include Breinton. Breinton is included in a further group of smaller settlements, with fewer services. These settlements are identified as areas where "proportionate housing growth" is also appropriate. In these smaller settlements, proposals will be "expected to demonstrate the particular attention to form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to the essential social well-being of the settlement concerned". Such housing development should also deliver schemes that generate the size, type and tenure and range of housing that is required to reflect local demand in a particular settlement.
- 4.13 Policy RA2 provides further strategic policy guidance by setting out that the minimum growth target for the RHMA will be used to inform the level of housing development to be delivered in the identified settlements, including Breinton. To do this, neighbourhood development plans will "allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets".
- 4.14 Policy RA3 of the Core Strategy seeks to limit residential development in the countryside and outside of the named settlements to the following:

- Homes that meet an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work, or are necessary to allow a rural enterprise to be retained or grow (such homes also need to comply with policy RA4 of the Core Strategy);
- Where development accompanies, and is necessary to the establishment, or growth of a rural enterprise (and also complies with Policy RA4 of the Core Strategy);
- Replacement of existing dwellings and comparable in size and scale with the existing dwelling;
- Re-use of redundant or disused buildings that lead to an enhancement of their setting (and also complies with Policy RA5 of the Core Strategy);
- Rural exception sites – small affordable housing schemes that meet proven local needs;
- Homes of exceptional quality and innovative design;
- A site providing for the needs of gypsies and other travellers.

4.15 Policy RA6 of the Core Strategy sets out the employment generating proposals that will be supported in helping to diversify the rural economy. These include:

- Supporting and strengthening local food and drink production;
- Village shops, petrol filling stations, garden centres and public houses;
- Small scale extension of existing businesses;
- Sustainable tourism proposals – that accord with Policy E4, see below; and
- Promoting the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced.

4.16 Herefordshire will be promoted as a sustainable tourist destination. Policy E4 seeks to encourage the following:

- Cycling, walking and heritage tourism;
- Conserving and enhancing the County's unique environmental and heritage assets. In regard to the latter, Breinton has many existing walking and cycling routes, plus diverse heritage, wildlife, and archaeology. Public recreational spaces at Wyevale Wood, Drovers Wood, Breinton Springs (owned by the National Trust), and Green Bank. Overall, Breinton's rural scenery has changed very little since painted by the nationally-known artist Brian Hatton around 1908. Breinton has no Conservation Areas but this is not a matter for the Neighbourhood Development Plan. This is a local authority power using different legislation. However, the Parish Council thinks this is an important issue that should be pursued with Herefordshire Council particularly for Lower Breinton. Designating Lower Breinton as a Conservation Area, using the boundary defined in this plan as a basis for such work has, therefore, been identified as a supporting action that the Parish Council will undertake to help with the implementation of the Neighbourhood Development Plan. One of the key comments of Historic England (formerly English Heritage) on the Strategic Environmental Assessment of the Plan was that it should seek to protect designated and non-designated heritage assets in line with the National Planning Policy Framework. **Objective 8 of this Plan has been amended to take account of this comment;**
- Sustainable tourism that capitalises on assets such as the parish's landscape, rivers and attractive rural settlements.

- 4.17 Policy SC1 of the Core Strategy supports proposals that protect, retain or enhance existing social and community facilities. Such proposals should be in, or close to, settlements.
- 4.18 This policy also expects new development that creates a need for additional social and community needs will meet this additional requirement through new provision.
- 4.19 Rural areas such as Breinton are finding it increasingly difficult to retain and maintain the running of existing facilities, such as the Village Hall and church, where attendance has fallen sharply in the last few years.

4.20 The Core Strategy also sets out policies for new open spaces (Policy OS1 and OS2) generated by all new housing development, and retail and employment proposals where there is a need to provide informal areas of amenity green space for employees and visitors. Policy OS3 sets out the principles that will be applied should an open space, sport or recreation facility be subject to a proposal for development. These include:

- Clear evidence that the facility is surplus to requirements;
- Loss of the facility results in an equally beneficial replacement for the local community;
- Loss of the facility is to provide an ancillary facility to improve the functioning, useability or viability of the facility e.g. a changing room;
- Loss of the facility will not result in fragmentation or isolation of a site which is part of a green infrastructure corridor.

4.21 Policy MT1 – Traffic Management and Highway Safety seeks to manage the traffic and highway impact of new development.

4.22 Policy LD1 of the Core Strategy seeks to ensure that development proposals have used the character of landscape and townscape to positively influence design, scale, and nature and site selection.

4.23 Breinton falls within the Natural England's *Herefordshire Lowlands* national landscape character area. Key features of this landscape identified in this character area assessment, and from more local, parish specific, information include:

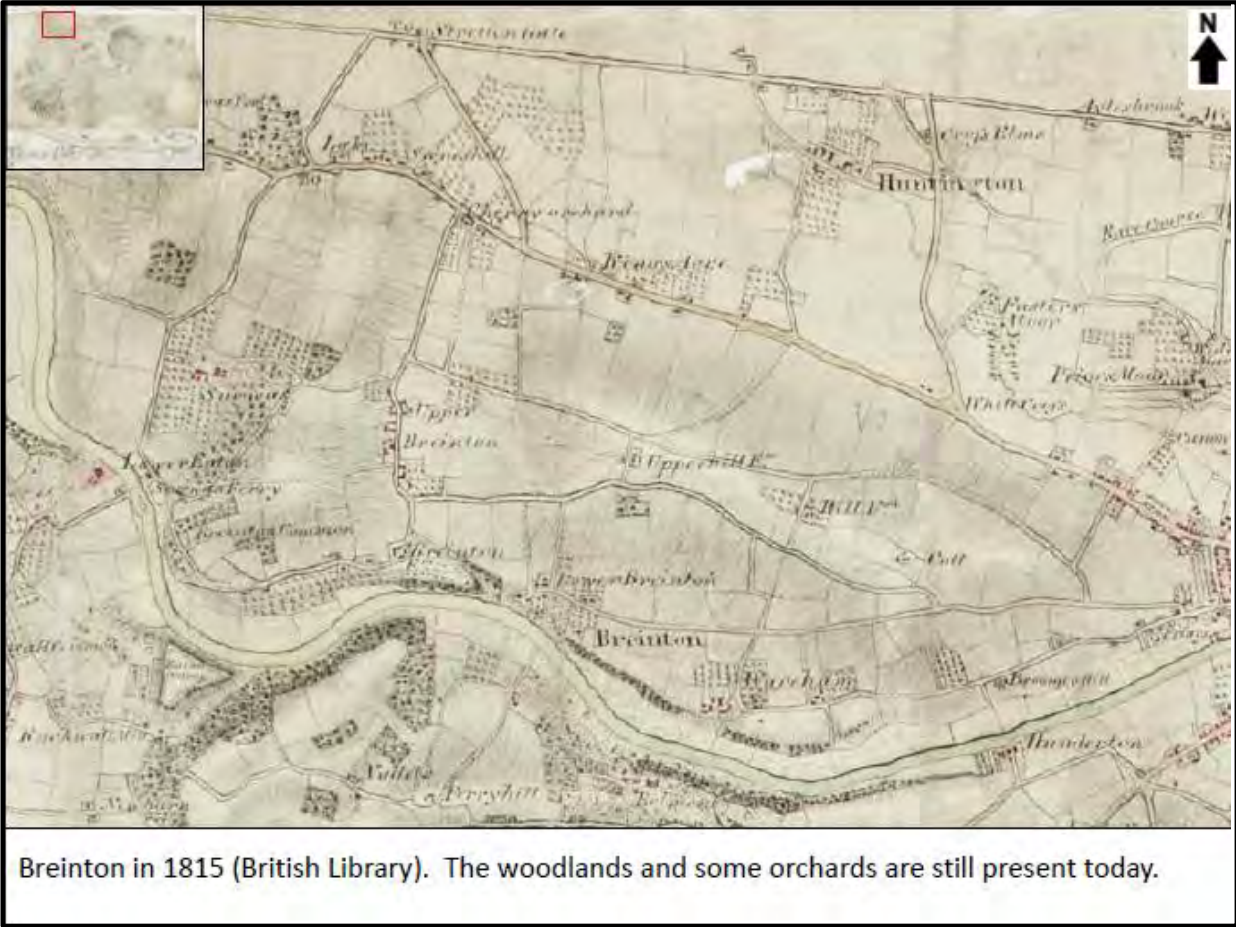
- Gently undulating landscape with fine views from hilltops and ridges;
- The River Wye follows a gorge, wooded on both sides, with a rich diversity of wildlife habitats;
- Much of the area is underlain by Raglan Mudstones (Old Red Sandstone), with localised deposits of alluvium,

- gravels and fluvio-glacial drift;
- Fertile soils support mixed agriculture, traditional orchards and modern bush orchards. Natural soils tend to be slightly alkaline;
- Pasture with occasional wet meadows and permanent grassland close to the River Wye;
- Roads and paths lined by hedges rich in plant species, and including a large number of ancient or veteran trees;
- Arable cultivation is widespread with crops including wheat, barley, oats, oilseed rape, maize and potatoes;
- Timber-framed (black-and-white) farm houses and other buildings are characteristic with stone and red brick also used frequently as building materials;
- Dispersed rural settlement pattern throughout with scattered hamlets and farmsteads;
- Hereford City is close by, and, therefore, Breinton is a popular destination for walkers, cyclists and picnickers;
- Tranquil and relatively undisturbed by major infrastructure.

4.24 Policy LD3 of the Core Strategy also seeks to protect green infrastructure – the network of green spaces and watercourses that connect places – this includes fields, woodlands, hedgerows, rivers and streams. (Figure 6)

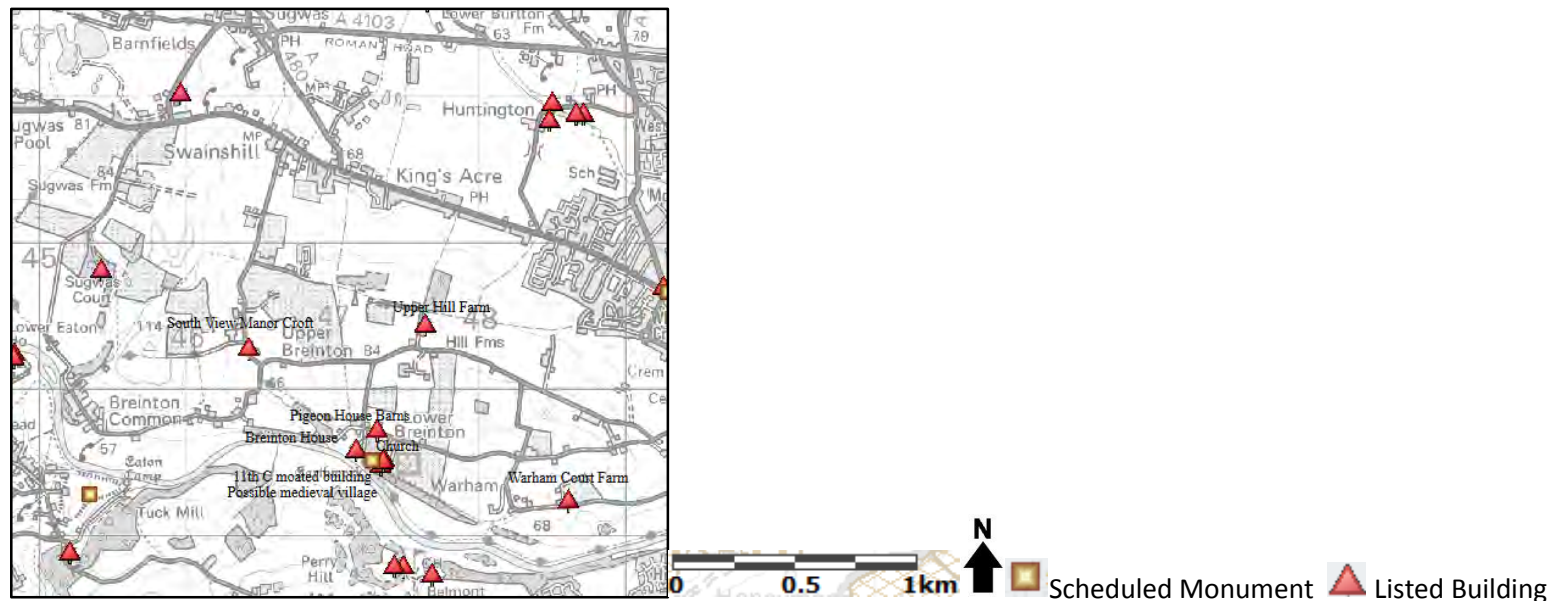
4.25 Policy LD4 of the Core Strategy seeks to protect, conserve and where possible enhance heritage assets and the historic environment. Warham is mentioned in the Domesday Book, although Breinton is not. However, there is a scheduled ancient monument close to the church at Breinton Springs. This is an oval moated-mound, 34 x 20m. There was a building there in use around 1150 AD, thought to have been a grange rather than a castle. It was probably abandoned in the 13th century, and used only as an enclosure for livestock after that time. Nearby, archaeological finds suggest that the undulations of the National Trust orchard by the church are an abandoned village. Several farms, such as Upper Hill farm, date back at least to the 16th century (Figure 11). A fuller list of local heritage assets can be found in Appendix 1.

Figure 11. Breinton in 1815



4.26 Breinton has 8 Grade II listed sites/buildings, with five of those, including the church situated in Lower Breinton (Figure 12). There are at least four country houses with landscape parks down to the River Wye, built to take advantage of the river and landscape views. There are also at least four farmhouses (with some existing timbers) in the parish dating back to the 16th century. Historic Environment Records show a total of 57 entries for Breinton. These include archaeological finds, gravel pits, and brick kilns. However, there has been no modern archaeological survey of any Breinton sites. Appendix 1 of the Breinton Neighbourhood Development Plan identifies designated and non-designated heritage assets in Breinton parish.

Figure 12. The Historic Environment of Breinton (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898) <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>



4.27 Policy SD3 of the Core Strategy promotes sustainable water management and water resources. Large areas of the south of the parish close to the River Wye are at significant flood risk (Figure 13) but flooding of the River Wye is normally contained in adjacent meadows. Flooding of residential properties by the river is not an issue. The open nature of the water meadows and their ability to fulfil their important natural function as flood plain upstream of the city means that their value in spreading flood waters and reducing flood risk downstream to the City and elsewhere is significant. This importance has increased with the recent completion of flood alleviation works upstream of Breinton, that divert excess water from Yazor Brook to the Wye flowing through Breinton.

Figure 13. Flood risk from the River Wye within Breinton is contained by riverside meadows (Environment Agency <http://watermaps.environment-agency.gov.uk>) (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



4.28 Of much greater concern for any development in Breinton is localized flooding arising from surface water run-off. In particular, there are currently regular problems arising with surface water flowing downhill from the Green Lane ridge line towards Kings Acre Road, the A438 (Figure 14). Policy SD4 promotes high standards for waste water treatment and river water quality. There has been extensive, long term, perennial flooding behind Kings Court, Kings Acre Road and Breinton Lee. There are also increasing problems with rainstorm water run-off from 'new' crops - now being widely planted - such as maize. Herefordshire Council's *Strategic Housing Land Availability Assessment* indicates that mains drainage capacity in the area is limited. The situation is further exacerbated in that many of the mains sewerage systems installed in Victorian times do not have separate storm water courses, resulting in effluent becoming mixed with the storm water and drains backing up within homes.

Figure 14. Risk of flooding from surface water in Breinton

(Environment Agency <http://watermaps.environment-agency.gov.uk>) © Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



Examples of surface water flooding in Breinton: (from top) Breinton Lee, Kings Acre; Kings Acre Road; floodwater south of Kings Acre Road and Kings Court (2012); pumping floodwater onto Kings Acre Road (2014). Find more examples on the Breinton Parish website: <http://www.breintonparish.co.uk/>

Locally identified issues

4.29 As well as all the planning issues that the Breinton Neighbourhood Development Plan has to be aware of, from national and local planning policy, there are also a number of issues that have been identified locally, including through the work of the Breinton Neighbourhood Development Plan Steering Group, and previous work on the Breinton Community Led Plan and Sustainability Action Plan.

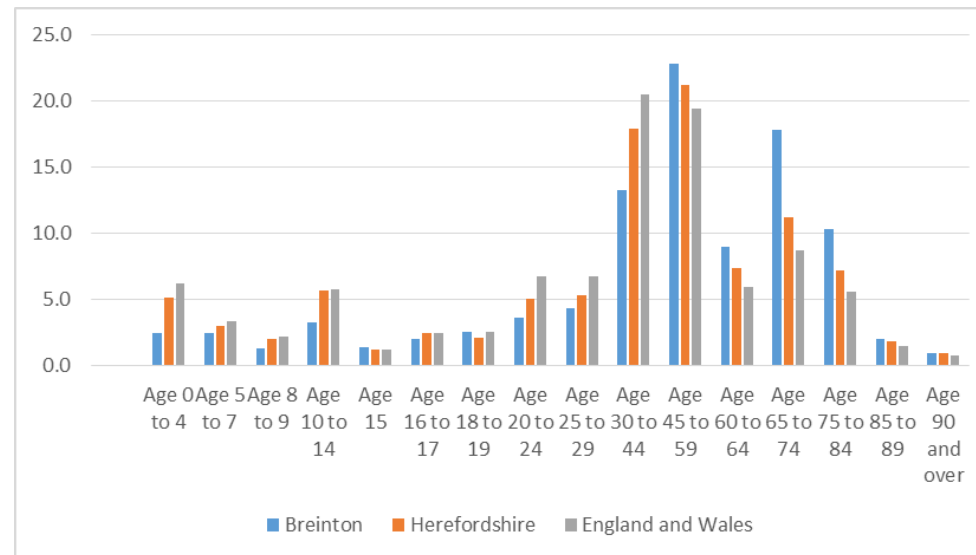
4.30 This work has identified the following issues:

- The need to preserve the parish's rural character in the face of pressure for suburban type development;
- The need to protect the open countryside of Breinton for its own value and as an important green recreation area for the City and visitors. This resource will become even more important as the City grows;
- The need to develop previously used land, and redundant buildings, when they occur, for housing;
- Limited community assets and declining use of those that are available;
- The need to protect better quality agricultural land and encourage farming practices that are sympathetic to preserving the environment and existing rural landscape of this distinctive part of Herefordshire;
- The need to protect traditional orchards (Figure 8);
- Traffic and road safety;
- Need for more cycleways;
- New housing should be for people with local connections and these should be family homes of 3 or more bedrooms. But three quarters of people also said homes should be available to buy on the open market;
- Protection for Breinton's unregistered parks and gardens (Figure 3);
- New homes should be easily adaptable to meet changing circumstances, different times of life (e.g. bungalows,

smaller homes, Lifetime Homes), be of high quality design, and will be encouraged to exceed government sustainable homes standards;

- Younger people would like to see better public transport, cycling facilities, a playground and sports pitch;
- New Housing should have adequate infrastructure including mains sewerage, drainage, water and gas supplies;
- Population – Breinton has a much older age profile than that in Herefordshire and in England Wales: with more older people and fewer children (Figure 15). Average age in Breinton is 53 years of age; Herefordshire 44; England and Wales 39.

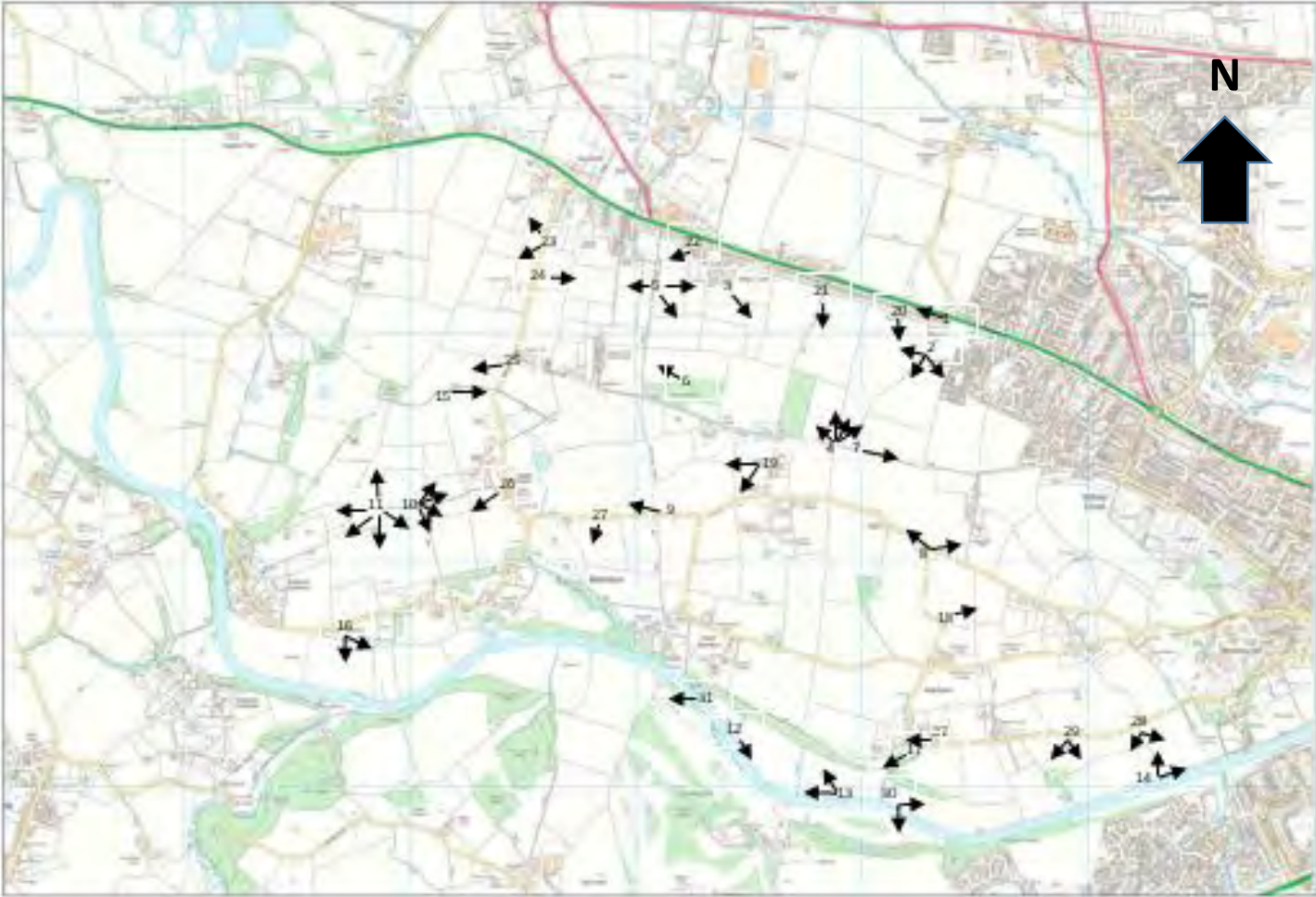
Figure 15. Breinton Parish Age Structure 2011 (Source: 2011 Census)



Environmental issues and constraints

- 4.31 As well as planning policy and locally identified issues Breinton needs to take account of a number of environmental issues and constraints.
- 4.32 The parish is within the hydrological catchment of the River Wye. The Wye is a Special Area of Conservation, and also a Special Site of Scientific Interest. This area has been given special protection under the European Union's Habitats Directive. The Neighbourhood Development Plan has to be screened for any environmental impact using a process known as Strategic Environmental Assessment (SEA); and for any impact on wildlife and habitats through a Habitat Regulations Assessment.
- 4.33 The River Wye is also the source of Hereford City's fresh water supply. The intake for this is close to Breinton's boundary with Hereford. Protection of this supply from all forms of pollution, including any from upstream including Breinton is clearly crucial.
- 4.34 The parish also has a number of other important environmental features that include:
- Orchards, woodlands, ponds, parklands and gardens, hedges, and many fine landscape views (Figures 3, 4, 6, 8, 16 and 20).
 - The historic ridge-top drove road (Figure 1), now a bridleway, from Hereford to Cranstone via Green Lane (was once important as the route the Bishops of Hereford used to reach their country seat at Stretton Sugwas).
- 4.35 In terms of minerals planning the Core Strategy does not replace the minerals policy in the Herefordshire Unitary Development Plan (UDP). The UDP includes a number of minerals reserves sites that affect Breinton and the relevant UDP policy will be applied, where appropriate, to planning applications that may affect these reserve sites.

Figure 16. Important Public Views (The numbered locations relate to the photographs in the accompanying evidence base document Views in Breinton (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



5 Vision and objectives of the Breinton Neighbourhood Development Plan

5.1 Our Vision for Breinton is:

To develop Breinton as a sustainable, rural parish, essentially producing food and providing vital opportunities for informal, outdoor recreation and tourism by enhancing its outstanding natural environment and green infrastructure assets for the benefit of local residents and visitors from Hereford City and further afield.

5.2 To achieve this Vision we have identified the following objectives for the Breinton Neighbourhood Development Plan.

OBJECTIVE 1 - To promote a level of housing growth to help meet the indicative housing target for Herefordshire that is proportionate to the size of Breinton parish and its settlements so that the parish retains its essentially rural character.

OBJECTIVE 2 – To ensure that new housing developed in Breinton over the plan period provides a suitable range of tenures, types and sizes of homes so that opportunities are provided for local people of all ages to continue to live

in the parish.

OBJECTIVE 3 – To promote the highest possible environmental standards, by encouraging landowners and developers to exceed minimum standards required by existing regulations.

OBJECTIVE 4 - To protect the best quality agricultural land and soils as scarce national resources and support the growth of local agriculture and extensive fruit growing, by wherever possible using farming methods and practices that protect the environment and preserve the distinctive rural landscape of this part of Herefordshire (Figures 4, 5, 6 7 and 8).

OBJECTIVE 5 - To protect Breinton parish's limited community assets and to encourage provision of additional, appropriate community assets.

OBJECTIVE 6 - To protect and improve a network of links to, from and within Breinton.

OBJECTIVE 7 - To continue as an area free of chemical, airborne, noise or light pollution on the boundary of Hereford City: providing recreational opportunities including walking, running, cycling, and riding in exceptional countryside.

OBJECTIVE 8 - To protect and enhance the traditional heritage and landscapes such as the parish's designated and non-designated heritage assets, traditional orchards, hedges, low density, dispersed settlement pattern, and fine rural views including along the Wye Valley and to the Black Mountains (Figures 1, 3, 4, 6, 8, 11, 12, 16 and 20).

OBJECTIVE 9 - To support the growth of existing businesses

Whilst not an objective of the Plan, the Breinton Neighbourhood Development Plan has been prepared with the following underlying principles:

- to ensure that it has widespread community support; and
- that it takes account of any cross boundary issues emerging from neighbouring parishes.

6 Policies and proposals of the Breinton Neighbourhood Development Plan

6.1 This section of the Breinton Neighbourhood Development Plan sets out the policies and proposals that will be used up to 2031 to achieve our aims and objectives. Each policy, or set of policies, is set out under the appropriate Neighbourhood Development Plan objective.

OBJECTIVE 1 - To promote a level of housing growth to help meet the indicative housing target for Herefordshire that is proportionate to the size of Breinton parish and its settlements so that the parish retains its essentially rural character.

POLICY B1 – HOUSING DEVELOPMENT IN THE DEFINED BREINTON SETTLEMENTS

PROPORTIONATE HOUSING DEVELOPMENT WILL BE SUPPORTED WITHIN, OR ADJOINING, THE DEFINED RURAL SETTLEMENTS OF BREINTON COMMON (FIGURE 17) AND LOWER BREINTON (FIGURE 18) WHEN THE DEVELOPMENT:

a. IS APPROPRIATE IN SIZE, FORM, LAYOUT, CHARACTER, SETTING AND LOCATION TO THE

- PARTICULAR EXISTING SETTLEMENT AND DOES NOT LEAD TO SIGNIFICANT ENCROACHMENT IN TO OPEN COUNTRYSIDE. IN PARTICULAR, ISOLATED HOMES, DETACHED FROM THE NAMED SETTLEMENTS, IN THE OPEN COUNTRYSIDE, WILL NOT BE PERMITTED;
- b. MAKES THE MOST EFFECTIVE USE OF LAND BY REUSING PREVIOUSLY DEVELOPED LAND PROVIDED IT IS NOT OF HIGH ENVIRONMENTAL VALUE;
 - c. USES LOWER GRADE AGRICULTURAL LAND AND NOT GRADE 1, GRADE 2 OR GRADE 3A LAND WHERE POSSIBLE (SEE ALSO POLICY B7);
 - d. ENHANCES THE CHARACTER OF THE AREA;
 - e. IS OF HIGH QUALITY, SUSTAINABLE DESIGN APPROPRIATE TO ITS CONTEXT AND MAKES A POSITIVE CONTRIBUTION TO THE SURROUNDING ENVIRONMENT AND RURAL LANDSCAPE AND INCLUDES PLANTING OF NATIVE TREE SPECIES AND PROVIDES ROOSTING AND NESTING OPPORTUNITIES FOR WILDLIFE;
 - f. DOES NOT LEAD TO LOSS OF COMMUNITY FACILITIES, DESIGNATED LOCAL GREEN SPACE OR EMPLOYMENT OPPORTUNITIES;
 - g. IS NOT AT RISK OF FLOODING FROM ANY SOURCE OR LEAD TO INCREASED FLOOD RISK ELSEWHERE;
 - h. IT DOES NOT HAVE A SIGNIFICANTLY ADVERSE EFFECT ON THE RIVER WYE SPECIAL AREA OF CONSERVATION (SAC). IF SUCH EFFECTS ARE IDENTIFIED THEY MUST BE SUITABLY MITIGATED. IN PARTICULAR, DEVELOPMENT WILL ONLY BE PERMITTED WHEN IT CAN BE CLEARLY DEMONSTRATED BY THE APPLICANT THAT IT WOULD NOT COMPROMISE THE ABILITY OF THE RIVER WYE SAC NUTRIENT MANAGEMENT PLAN TO REDUCE OVERALL NUTRIENT LEVELS ALONG

STRETCHES OF THE RIVER WYE THAT EXCEED, OR ARE AT THE RISK OF EXCEEDING, WATER QUALITY TARGETS; AND

- i. THE DEVELOPMENT CAN BE CONNECTED TO A MAIN SEWER OF ADEQUATE CAPACITY TO REMOVE EFFLUENT FROM THE DEVELOPMENT TO A TREATMENT WORKS, OR TO HAVE SUITABLE TREATMENT ON SITE TO MEET MINIMUM STANDARDS REQUIRED.

Figure 17. Breinton Common Settlement Boundary (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)

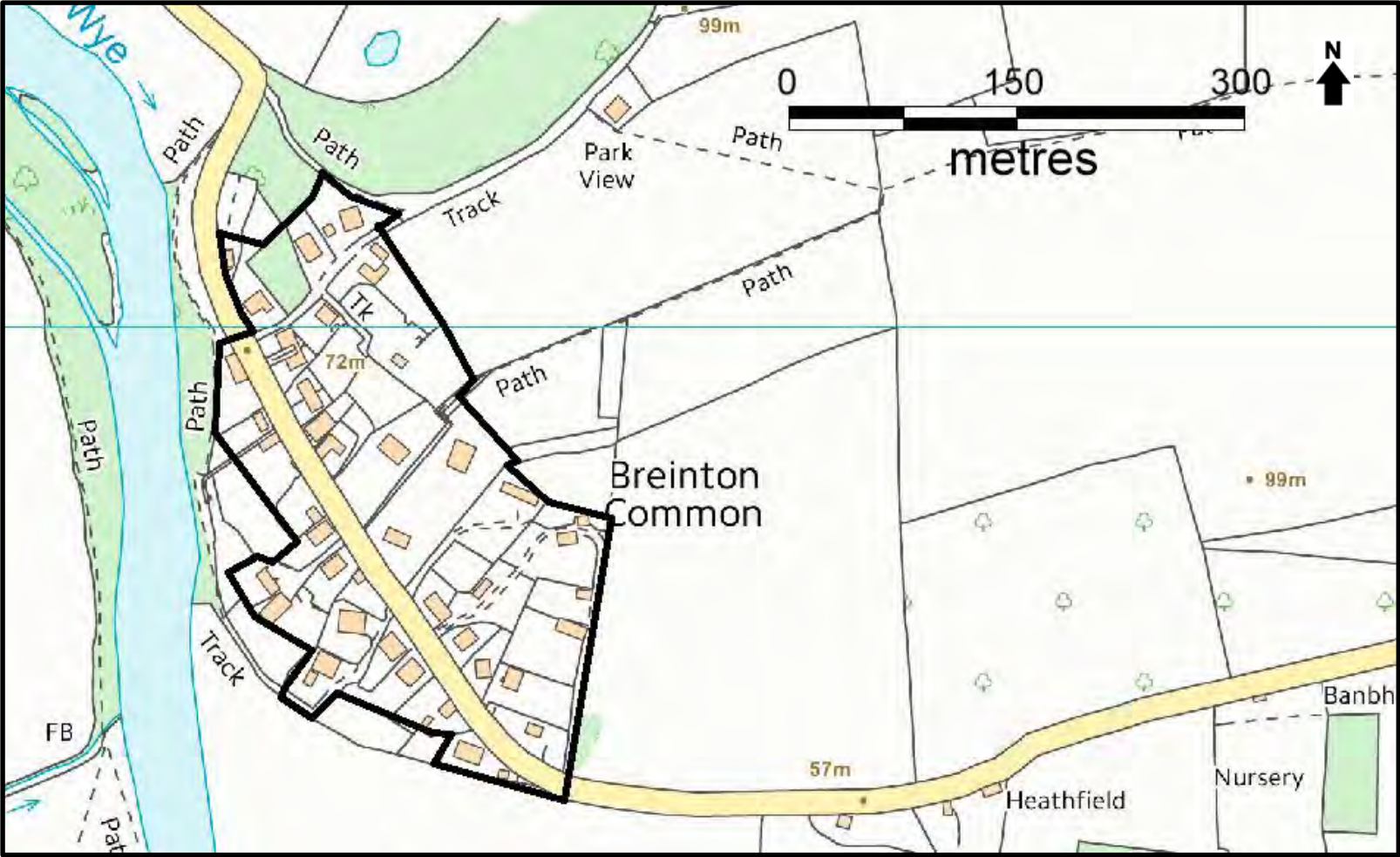
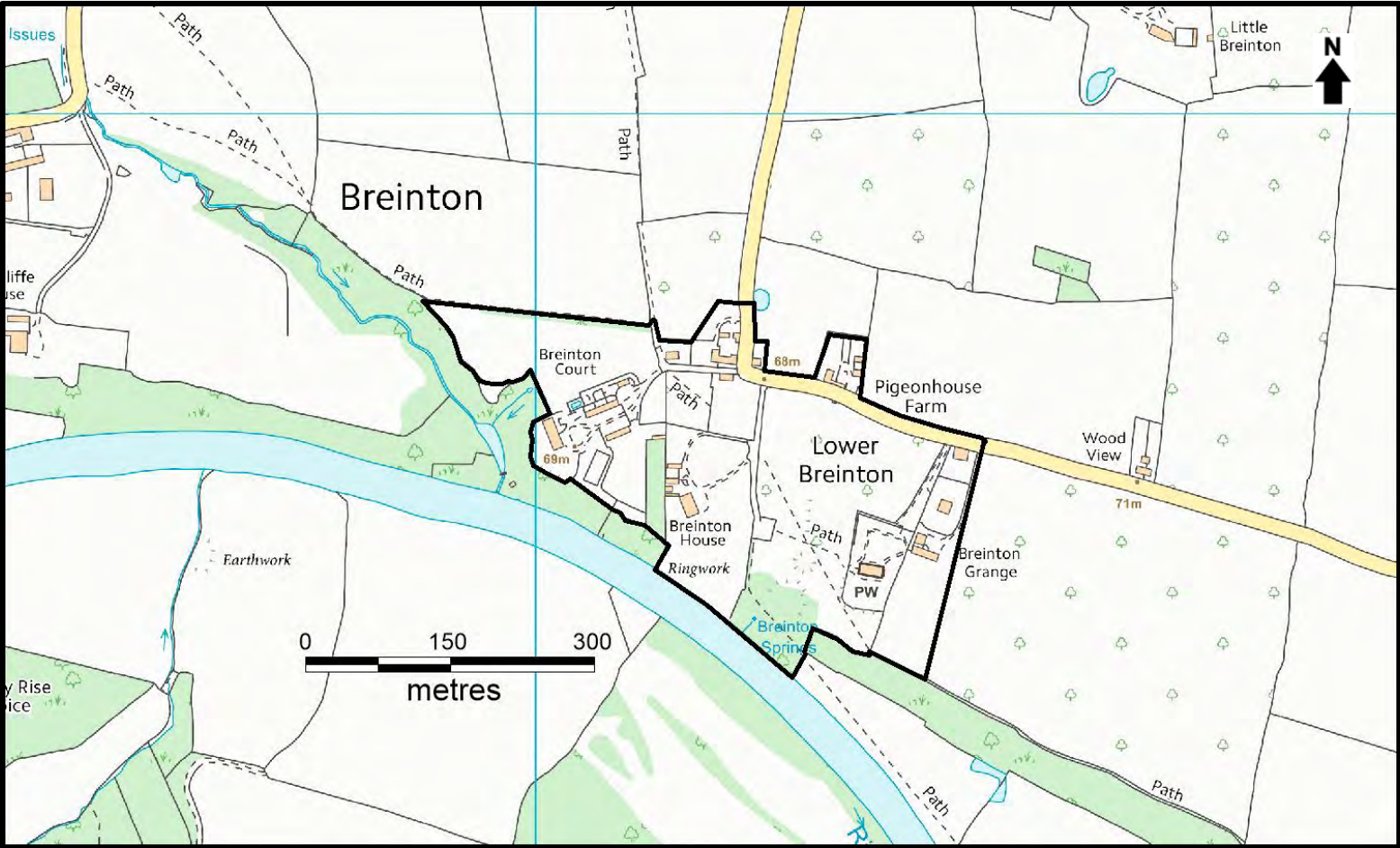


Figure 18. Lower Breinton Settlement Boundary (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



Background/Justification

National and strategic planning policy seek to promote housing growth. Policy RA1 of the Core Strategy includes an indicative minimum housing growth target for the rural Housing Market Areas (RHMA's).

Breinton is in the Hereford RHMA where a minimum target of 18% growth has been identified to be delivered up to 2031. This indicative growth target is for the whole of the RHMA. This indicative target is the starting point for informing the level of new housing to be delivered in the neighbourhood development plans. In Policy RA2, Breinton is identified as a smaller "other settlement" where "proportionate housing" is considered appropriate in the Hereford RHMA. There are a group of larger settlements within the RHMA that will be the "main focus" of housing development. This indicative growth target has also to take account of other factors, and these are acknowledged in Policy RA1 of the Core Strategy that states: "Local evidence and environmental factors will determine the appropriate scale of development."

In areas such as Breinton, this includes the significant environmental assets and constraints in the Parish, all outlined earlier in section 1 of this plan. So whilst the aim of the Breinton Neighbourhood Plan is to help meet the indicative growth target, if at all possible, this should not be at the expense

of the local environment, or in locations that cannot be considered sustainable development.

Advice from Herefordshire Council is that the base point for calculating the 18% indicative growth target is the number of households in the Parish in April 2011 – 401 households in total. Across the whole Parish this would lead to growth of 72 new homes, 2011-2031. If all this development were to be in the rural parts of the Parish, and, in line with Core Strategy strategic policy, channelled to the defined settlements of Breinton Common and Lower Breinton, this would lead to growth of around double the 18% growth figure across the Parish, or a doubling in size of the two defined settlements. This is clearly neither sustainable, given the lack of facilities and services in the rural area, nor desirable, given the environmental constraints in the area. A more sustainable approach is to acknowledge opportunities for development in the rural area, including the two defined settlements are limited and, in line with the Core Strategy, that such growth should be managed in a proportionate and sensitive way, that reflects the size, role and function of Breinton Common and Lower Breinton. To ensure this is managed appropriately settlement boundaries have been defined for each settlement. Infilling, where appropriate, within these settlement boundaries and development adjoining these settlement boundaries will be supported, but, in line with the Core Strategy, and the more detailed criteria set out in Policy B1 of this neighbourhood plan, such development must demonstrate that it has paid particular attention to the form, layout, character, setting and location of the site in relation to that particular settlement.

This approach is considered sufficiently robust to protect the parish's environmental assets and

flexible enough to help deliver sufficient housing to meet the indicative RHMA growth target. This conclusion is based on our Capacity Study that shows there is deliverable capacity that can contribute significantly to meeting the indicative growth target set for the RHMA.

In the rural area outside of the two defined settlements, new housing development will be managed using policy B3 of this plan and Policy RA3 of the Core Strategy.

POLICY B2 – KINGS ACRE ROAD

WITHIN THE AREA OF KINGS ACRE ROAD, IDENTIFIED ON FIGURE 19, NEW HOUSING DEVELOPMENT WILL BE SUPPORTED WHEN:

- a. IT WOULD MAINTAIN, OR PROVIDE, SUITABLE ALTERNATIVE ACCESS POINTS, SUCH AS FIELD GATES, STILES AND FOOTPATHS. THE INCORPORATION OF SUCH FEATURES IN TO AN OVERALL SCHEME SHOULD MAINTAIN VIEWS OF THE SURROUNDING LANDSCAPE AND SHOULD BE DESIGNED TO HAVE NATURAL SURVEILLANCE FROM SURROUNDING USES; AND
- b. IT WOULD NOT HAVE A SIGNIFICANTLY ADVERSE EFFECT ON THE RIVER WYE SPECIAL AREA OF CONSERVATION (SAC). IF SUCH EFFECTS ARE IDENTIFIED THEY MUST BE SUITABLY MITIGATED. IN PARTICULAR, DEVELOPMENT WILL ONLY BE PERMITTED WHEN IT CAN BE CLEARLY DEMONSTRATED BY THE APPLICANT THAT IT WOULD NOT COMPROMISE THE ABILITY OF THE

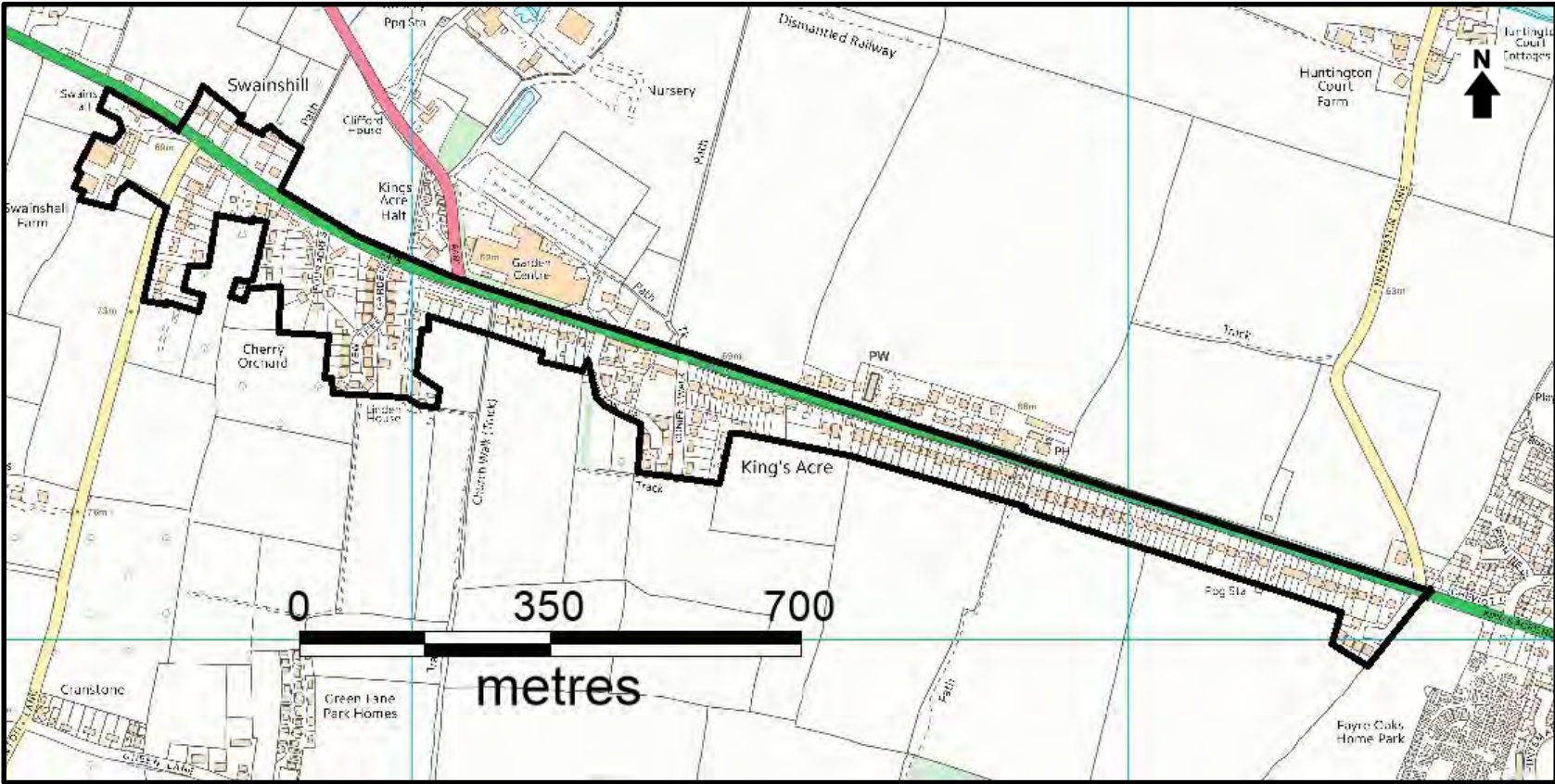
RIVER WYE SAC NUTRIENT MANAGEMENT PLAN TO REDUCE OVERALL NUTRIENT LEVELS ALONG STRETCHES OF THE RIVER WYE THAT EXCEED, OR ARE AT THE RISK OF EXCEEDING, WATER QUALITY TARGETS.

Background/Justification

Kings Acre Road is a finger of “ribbon development” sitting within the open countryside. Being “ribbon development”, this area is not identified as a settlement under Policy RA2 of the Core Strategy. However, there is a clear need for a policy to manage the future development of this area.

This policy, therefore, seeks to manage any further development in this area in a very sensitive way so as to retain the last few remaining gaps in the Kings Acre Road frontage; to retain brief glimpses of the countryside beyond; to limit any further westward expansion of ribbon development and any further southward encroachment on to open countryside, that would not be sustainable.

Figure 19. Kings Acre Road (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



POLICY B3 – HOUSING IN THE COUNTRYSIDE AND RURAL EXCEPTION SITES

NEW HOUSING DEVELOPMENT IN THE OPEN COUNTRYSIDE, THE AREA OF THE PARISH OUTSIDE OF THOSE AREAS COVERED BY POLICIES B1 AND B2, WILL ONLY BE PERMITTED WHERE IT MEETS POLICY RA3 OF THE CORE STRATEGY. IN A LIMITED NUMBER OF CASES DURING THE PLAN PERIOD PROPOSALS FOR SMALL (GENERALLY 3 UNITS OR LESS) AFFORDABLE HOUSING SCHEMES MAY BE CONSIDERED ACCEPTABLE ON LAND NOT NORMALLY CONSIDERED SUITABLE FOR HOUSING DEVELOPMENT WHEN THE PROPOSAL MEETS A PROVEN NEED FOR AFFORDABLE HOUSING ARISING IN THE PARISH AND:

- a. THE AFFORDABLE HOUSING PROVIDED IS MADE AVAILABLE TO, AND RETAINED IN PERPETUITY FOR LOCAL PEOPLE IN NEED OF AFFORDABLE HOUSING;
- b. THE PROPOSAL HAS MINIMAL IMPACT ON THE HISTORIC AND NATURAL CHARACTERISTICS OF THE SURROUNDING LOCAL AREA;
- c. THE PROPOSAL ACHIEVES AN APPROPRIATE DENSITY THAT REFLECTS THE RURAL SETTLEMENT PATTERN WHILST MAKING EFFICIENT USE OF LAND TO AVOID UNACCEPTABLE ENCROACHMENT INTO OPEN COUNTRYSIDE;
- d. REASONABLE ACCESS CAN BE MADE TO A RANGE OF SERVICES AND FACILITIES; AND
- e. NOT HAVE A SIGNIFICANTLY ADVERSE EFFECT ON THE RIVER WYE SPECIAL AREA OF

CONSERVATION (SAC). IF SUCH EFFECTS ARE IDENTIFIED THEY MUST BE SUITABLY MITIGATED. IN PARTICULAR, DEVELOPMENT WILL ONLY BE PERMITTED WHEN IT CAN BE CLEARLY DEMONSTRATED BY THE APPLICANT THAT IT WOULD NOT COMPROMISE THE ABILITY OF THE RIVER WYE SAC NUTRIENT MANAGEMENT PLAN TO REDUCE OVERALL NUTRIENT LEVELS ALONG STRETCHES OF THE RIVER WYE THAT EXCEED, OR ARE AT THE RISK OF EXCEEDING, WATER QUALITY TARGETS.

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.

Background/Justification

This will allow for small rural exception sites where there is a proven need demonstrated from an up to date housing needs survey. The latest housing needs survey (February 2012) revealed the following:

- 10 households that would need affordable accommodation in the next three years.
- 9 households indicated that they wish to remain within Breinton parish; the need was for 2 x one-bed, 3 x two-bed, 3 x three-bed and 1 x four-bed.
- 1 household wishes to move to a home *outside of the parish*.

POLICY B4 – RE-USE OF EMPTY BUILDINGS FOR HOUSING

THE RE-USE OF EMPTY BUILDINGS FOR HOUSING WILL BE SUPPORTED WHEN THEY MEET ALL OF THE FOLLOWING CRITERIA:

- a. THE BUILDINGS ARE GENUINELY NO LONGER NEEDED FOR THEIR PREVIOUS USE;
- b. THE BUILDINGS ARE OF SUBSTANTIAL CONSTRUCTION AND CAN BE RE-USED WITHOUT SIGNIFICANT REBUILDING, ALTERATION OR EXTENSION;
- c. ANY EXTERNAL ALTERATIONS ARE IN KEEPING WITH THE RURAL CHARACTER OF THE AREA;
- d. PROPOSALS CAN USE EXISTING ACCESS, ROADS, PATHS AND OTHER ROUTES WITHOUT SIGNIFICANT ALTERATION OR NEW DEVELOPMENT;
- e. PROPOSALS DO NOT HARM THE AMENITY OF EXISTING AND FUTURE OCCUPIERS; AND
- f. PROPOSALS HAVE NO ADVERSE IMPACT ON THE LANDSCAPE.

PROPOSALS TO RE-USE EXISTING BUILDINGS FOR NEW OR IMPROVED COMMUNITY ASSETS AS WELL AS MEETING CRITERIA (a) to (f) SHOULD ALSO BE IN SUSTAINABLE LOCATIONS OFFERING USERS ACCESS BY A RANGE OF MODES OF TRANSPORT, INCLUDING WALKING.

Background/Justification

National and strategic planning policy encourage the re-use of existing buildings. This policy seeks to support this aim locally and encourage the re-use of buildings for community use.

Objective 2 - To ensure that new housing developed in Breinton over the plan period provides a suitable range of tenures, types and sizes of homes so that opportunities are provided for local people of all ages to continue to live in the parish.

POLICY B5 – 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 ACHIEVING AND MAINTAINING AN APPROPRIATE MIX OF TENURES, TYPES AND SIZE OF DWELLING IN THE PARISH, INCLUDING LIFETIME HOMES.

SITES OF MORE THAN THREE HOMES THAT INCLUDE AFFORDABLE HOUSING SHOULD INTEGRATE THESE HOUSES AND MARKET HOUSING ACROSS A SITE. DEVELOPMENT THAT LEADS TO CONCENTRATIONS OF DIFFERENT TYPES AND TENURES OF HOMES IN SEPARATE GROUPS ON A SITE WILL NOT BE PERMITTED.

Background/Justification

This policy seeks to encourage a suitable mix of homes in terms of size, type and tenure. Breinton has relatively high house prices, many larger properties, and an ageing population. By encouraging diversity in future housing provision we can meet a number of needs, for example: those who live but cannot afford to buy in the Parish; or those who may want to stay in the Parish but in a different size or type of home, e.g. someone who is getting older and may want to downsize from a large family home to a smaller bungalow. Developers should also meet the Lifetime Homes standard, and produce homes that meet or exceed the prevailing national standard for sustainable homes.

OBJECTIVE 3 – To promote the highest possible environmental standards, by encouraging landowners and developers to exceed minimum standards required by existing regulations.

POLICY B6 – SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

IN ADDITION TO THE REQUIREMENTS OF CORE STRATEGY POLICY SD1 ALL NEW DEVELOPMENT PROPOSALS IN BREINTON PARISH WILL BE EXPECTED TO:

- a. ACHIEVE AN APPROPRIATE DENSITY THAT REFLECTS THE RURAL SETTLEMENT PATTERN WHILST MAKING EFFICIENT USE OF LAND TO AVOID UNACCEPTABLE ENCROACHMENT INTO OPEN COUNTRYSIDE;
- b. PRESERVE AND ENHANCE LOCAL DISTINCTIVENESS BY RESPONDING SYMPATHETICALLY TO THE HISTORIC AND NATURAL CHARACTERISTICS OF THESE AREAS; AND
- c. INCLUDE FEATURES THAT CAN CLEARLY DEMONSTRATE THE PROPOSAL MEETS, OR EXCEEDS, THE SUSTAINABLE DESIGN STANDARD FOR THAT PARTICULAR TYPE OF DEVELOPMENT PREVAILING AT THE TIME.

Background/Justification

National and Herefordshire planning policy encourages good design and promotes sustainable development. This policy will be used to promote these key planning principles in Breinton. The community engagement work revealed strong support for development that would meet or exceed standards in the Building Regulations, such as PassivHaus.

OBJECTIVE 4 - To protect the best quality agricultural land and soils as scarce national resources and support the growth of local agriculture and extensive fruit growing, by wherever possible using farming

methods and practices that protect the environment and preserve the distinctive rural landscape of this part of Herefordshire (Figures 4, 5, 6, 7 and 8).

POLICY B7 – PROTECTING THE BEST AND MOST VERSATILE AGRICULTURAL LAND, SOILS AND PROMOTING AGRICULTURAL DEVELOPMENT THAT PROTECTS THE ENVIRONMENT AND PRESERVES THE DISTINCTIVE RURAL LANDSCAPE

DEVELOPMENT LEADING TO THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (LAND IN GRADES 1, 2 AND 3A OF THE AGRICULTURAL LAND CLASSIFICATION), AND SOIL RESOURCES SHOULD BE AVOIDED IN FAVOUR OF POORER QUALITY LAND. DEVELOPMENT OF SIGNIFICANT AREAS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND WILL ONLY BE PERMITTED WHEN:

- a. POORER QUALITY LAND IS NOT AVAILABLE FOR THAT DEVELOPMENT ELSEWHERE;
- b. THE ECONOMIC BENEFITS OF THE PROPOSED DEVELOPMENT CLEARLY OUTWEIGHT THE ECONOMIC BENEFITS OF RETAINING THE LAND OPEN. THIS INCLUDES ANY IMPACT ANY LOSS OF SUCH LAND WOULD HAVE ON THE VIABILITY OF INDIVIDUAL AGRICULTURAL HOLDINGS; AND
- c. THE LAND PERFORMS NO OTHER BENEFIT, AS IDENTIFIED IN THE OTHER POLICIES OF THIS NEIGHBOURHOOD PLAN, INCLUDING IN TERMS OF THE LANDSCAPE, BIODIVERSITY, FLOODPLAIN, SETTING OF BUILDINGS AND SETTLEMENTS.

AGRICULTURAL DEVELOPMENT REQUIRING PLANNING PERMISSION SHOULD PROTECT THE ENVIRONMENT AND MAKE A POSITIVE CONTRIBUTION TO PRESERVING THE DISTINCTIVE RURAL LANDSCAPE.

Background/Justification

Breinton has significant areas of best and most versatile agricultural land. This resource will be protected for food production. The National Planning Policy Framework expects plan makers to take into account the economic and other benefits of the best and most versatile agricultural land. Figure 5 shows that most of Breinton Parish is excellent (Grade 1) or very good (Grade 2) agricultural land. In taking into account agricultural land quality, National Planning Practice Guidance (paragraph 026) indicates that this factor is “particularly important in plan-making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”.

OBJECTIVE 5 - To protect Breinton parish’s limited community assets and to encourage provision of additional, appropriate community assets.

POLICY B8 – PROTECTING AND DEVELOPING EXISTING COMMUNITY ASSETS AND INFRASTRUCTURE

THE VILLAGE HALL AND CHURCH WILL BE PROTECTED. DEVELOPMENT OF THESE ASSETS FOR NON-COMMUNITY USES WILL ONLY BE PERMITTED WHEN:

- a. AN ALTERNATIVE SITE OR BUILDING IS PROVIDED OF EQUAL OR GREATER COMMUNITY VALUE THAN THE FACILITY TO BE REPLACED; AND
- b. THE ASSET TO BE REPLACED HAS BEEN UNUSED FOR A SIGNIFICANT PERIOD OF TIME (MORE THAN 12 MONTHS), MARKETED TO FIND ANOTHER USE, AND IS NOT SUBJECT TO THE COMMUNITY RIGHT TO BID PROCESS.

IN ADDITION, TRADITIONAL SIGNPOSTS, MILE STONES/MARKERS AND PARISH BOUNDARY STONES SHOULD BE RETAINED.

Background and Justification

Breinton has very limited range of local community assets making it even more important than in other areas that these assets are protected.

POLICY B9 – PROTECTING DESIGNATED LOCAL GREEN SPACE

THE FOLLOWING DESIGNATED LOCAL GREEN SPACES WILL BE PROTECTED:

FIGURE 20a – northern Breinton

- DROVERS WOOD (Woodland Trust);
- WYEVALE WOOD (Herefordshire Wildlife Trust); AND
- THE ANCIENT GREEN LANE FROM THE EASTERN PARISH BOUNDARY TO BREINTON LANE AT CRANSTONE.

FIGURE 20b – southern Breinton

- GREENBANK MEADOW (Queen Elizabeth II Diamond Jubilee Field in trust managed by the Herefordshire Wildlife Trust);
- BREINTON SPRINGS INCLUDING BREINTON WOOD (National Trust); AND
- THE FOOTPATH ROUTE FOLLOWED BY THE WYE VALLEY WALK (National Trust/Long Distance Route) – FOR THIS ROUTE SEE FIGURE 1.

DEVELOPMENT OF THESE SITES WILL ONLY BE CONSIDERED APPROPRIATE WHERE IT IS CONSISTENT WITH NATIONAL GREEN BELT POLICY. INAPPROPRIATE DEVELOPMENT AFFECTING THESE SITES WILL

ONLY BE PERMITTED IN VERY SPECIAL CIRCUMSTANCES. THAT IS WHEN HARM TO THE LOCAL GREEN SPACE AND ANY OTHER HARM IS CLEARLY OUTWEIGHED BY OTHER CONSIDERATIONS.

DEVELOPMENT PROPOSALS THAT AFFECT THE SETTING, TRANQUILITY AND LANDSCAPE VALUE OF THESE LOCAL GREEN SPACES SHOULD AVOID, OR INCLUDE SUCH MITIGATION TO AVOID, ANY SIGNIFICANT ADVERSE IMPACT.

Figure 20a. Designated Local Green Space – northern Breinton (© Crown copyright and database rights (January 2015)
Ordnance Survey 0100054898)

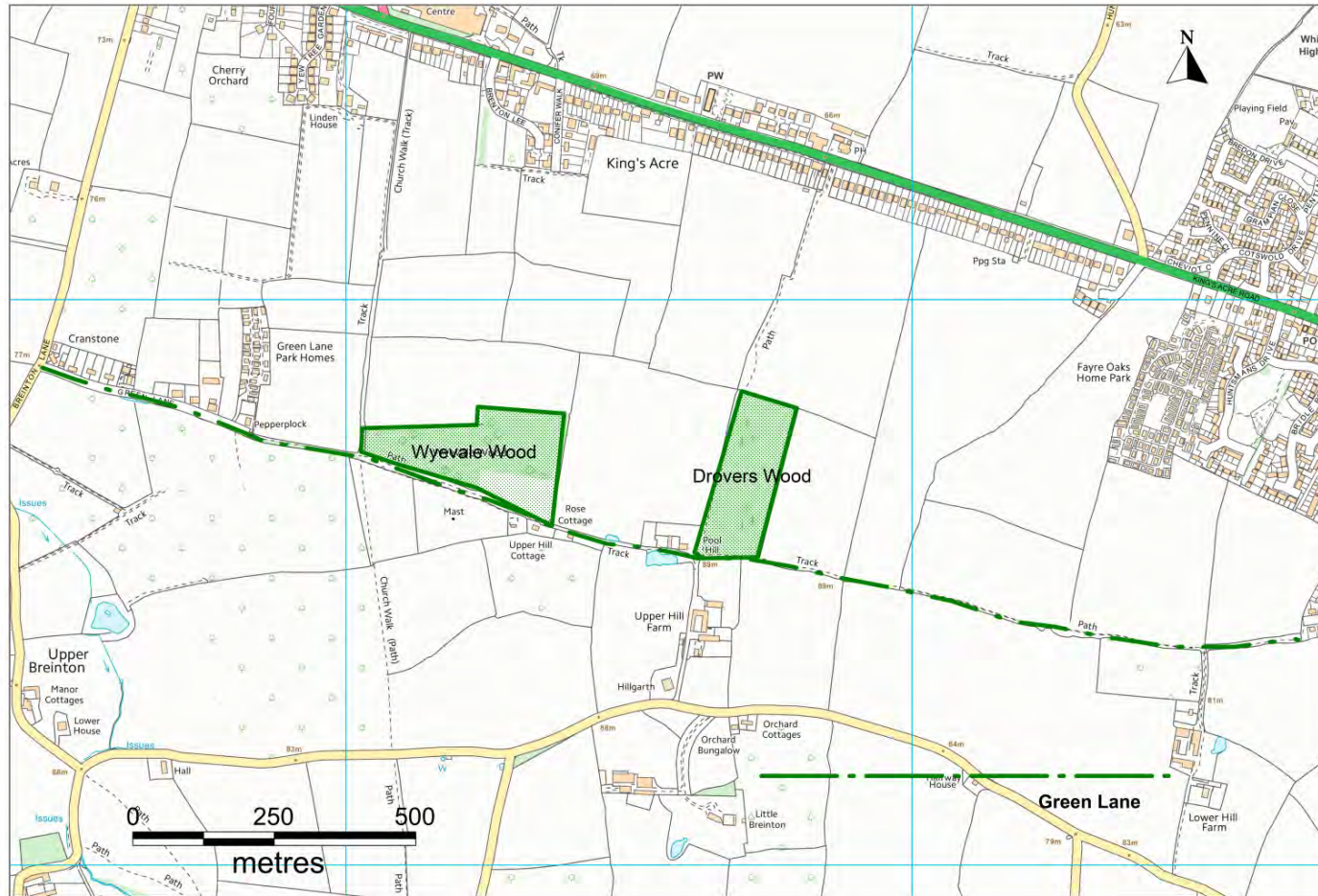
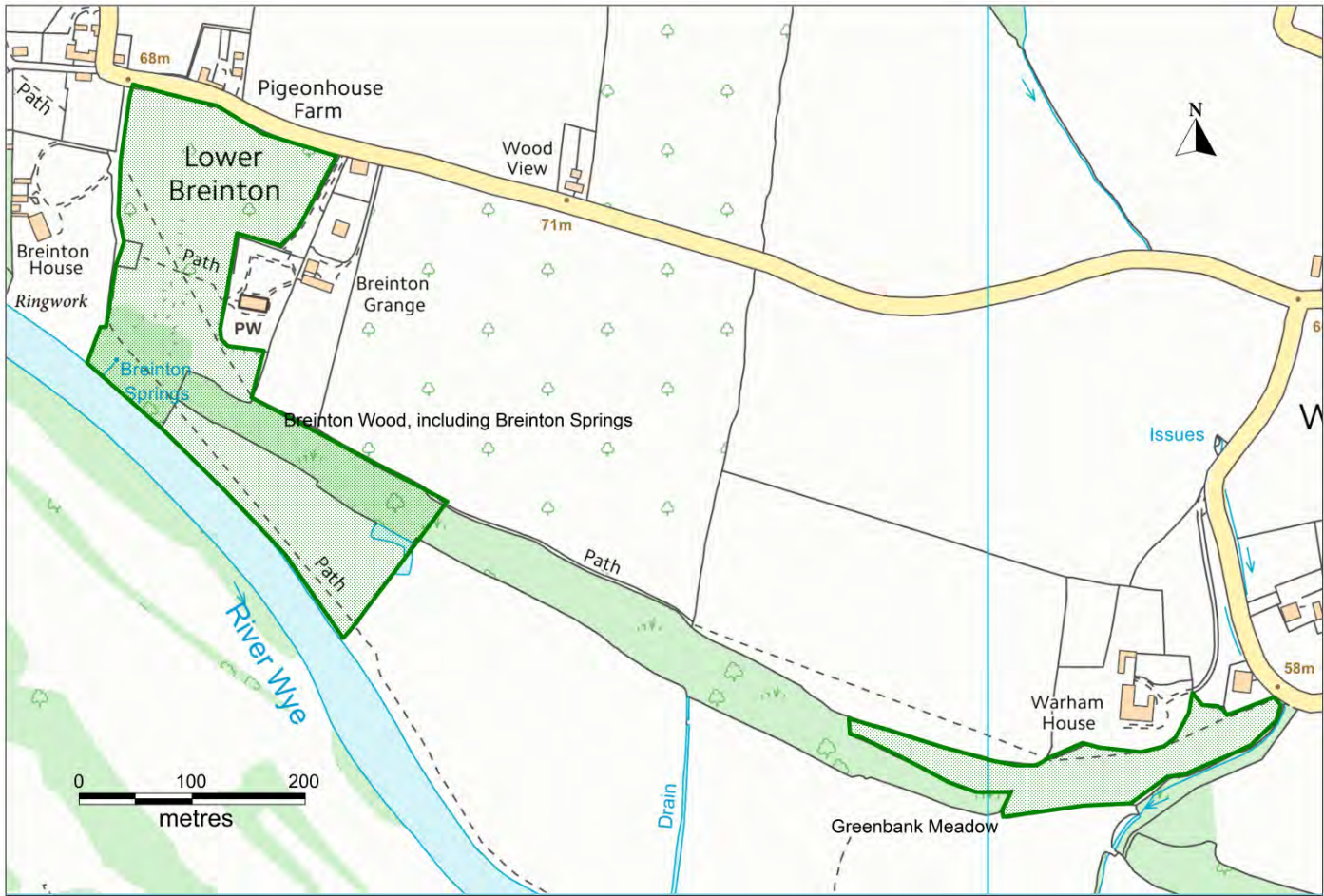


Figure 20b. Designated Local Green Space – southern Breinton (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



Background/Justification

Breinton's network of green spaces performs a number of functions. These areas all contribute to the character of the Parish and what makes it special. These areas all meet the criteria identified in paragraph 77 of the National Planning Policy Framework for designation as local green spaces. This is set out more fully in Appendix 2. This policy protects these spaces so that development will only be permitted in very special circumstances; and the policy also ensures that development proposals that may affect these spaces to protect and enhance their setting, tranquility and landscape value. The management of these areas will also encourage wild meadow flowers, including orchids.

OBJECTIVE 6 - To protect and improve a network of links to, from and within Breinton

POLICY B10 – MOVING AROUND BREINTON

THE EXISTING ROUTES SHOWN ON FIGURE 1, EXCLUDING THE A438, WILL BE PROTECTED AS QUIET LANES.

DEVELOPMENT PROPOSALS AFFECTING THESE ROUTES WILL BE EXPECTED TO DEMONSTRATE THE FOLLOWING:

- a. THE NEEDS OF ROUTE USERS HAVE BEEN TAKEN IN TO ACCOUNT IN THE DESIGN OF THE DEVELOPMENT;
- b. VIEWS INTO AND OUT OF THE ROUTE HAVE BEEN INCORPORATED AS PART OF THE DESIGN; AND
- c. EXISTING ACCESS POINTS ARE RETAINED, IMPROVED OR RE-SITED TO THE BENEFIT OF THE USERS OF THE ROUTE.

PROPOSALS FOR NEW ROADS, SUCH AS THE HEREFORD RELIEF ROAD, SHOULD BE ROUTED CAREFULLY TO INTEGRATE SYMPATHETICALLY WITH THE NATURAL LANDSCAPE CHARACTER OF THIS SENSITIVE RURAL AREA, TO TAKE ACCOUNT OF LOCAL TOPOGRAPHY AND SKYLINES AND BE DESIGNED AND SITED TO AVOID ENCOURAGEMENT OF “RAT RUNNING”. THE FOLLOWING WILL BE USED WHEN ASSESSING ROAD PROPOSALS:

- d. ANY ARTIFICIAL LIGHTING SHOULD BE MINIMISED. WHERE PROVISION OF HIGHWAY LIGHTING IS CONSIDERED ESSENTIAL, LIGHTING SHOULD BE DESIGNED THROUGH USE OF APPROPRIATE LUMINOSITY AND DIRECTION OF LIGHTFLOW TO HAVE A LOW IMPACT ON THE SURROUNDING LANDSCAPE AND HOUSING, AND SHOULD NOT LEAK UNNECESSARY LIGHT INTO THE NIGHT SKY;
- e. ANY NEW ROADS SHOULD BE PART OF A HIGH QUALITY LANDSCAPING SCHEME INVOLVING SHORT-TERM AND LONG TERM PLANTING USING INDIGENOUS AND LOCALLY APPROPRIATE TREE AND SHRUB SPECIES TO PROVIDE SCREENING AND SOUND AND VISUAL BARRIERS;

- f. SUITABLE ROAD SURFACE MATERIALS SHOULD BE USED TO REDUCE NOISE IMPACTS, AND ARTIFICIAL EARTH BUNDING WILL BE ENCOURAGED TO REDUCE NOISE AND IMPROVE VISUAL AMENITY;
- g. WILDLIFE CORRIDORS SHOULD BE PROVIDED WHERE THE GREEN INFRASTRUCTURE NETWORK IDENTIFIED IN FIGURE 6 IS TRUNCATED OR SEVERED, THROUGH THE PROVISION OF UNDERPASSES, BRIDGES, ETC.;
- h. ROADS SHOULD INCLUDE PROVISION OF APPROPRIATE WATER MANAGEMENT AND STORAGE TO MINIMISE RUN-OFF AND WATER-BORNE POLLUTION INTO NEIGHBOURING FIELDS AND PROPERTIES, AND, IN PARTICULAR, THE RIVER WYE SAC WHERE WATER QUALITY MUST NOT BE ADVERSELY IMPACTED;
- i. ROADS SHOULD RETAIN CROSSING POINTS FOR PUBLIC RIGHTS OF WAY VIA FOOTBRIDGES OR OTHER MEANS WHICH ARE OF A HIGH QUALITY DESIGN, SITED APPROPRIATELY, MAXIMISE USER SAFETY AND ENCOURAGE INCREASED USE OF THE PUBLIC RIGHTS OF WAY;
- j. CONTINUED USAGE FOR LANDOWNERS AND FARMERS IS A PRIORITY, PARTICULARLY WHERE LAND HOLDINGS ARE AFFECTED BY SEVERANCE. AREAS OF LAND THAT ANY NEW ROAD MAKES UNECONOMIC TO BE RETURNED TO THEIR PREVIOUS USE SHOULD BE RE-USED FOR PUBLIC OPEN SPACE, COMMUNITY ORCHARDS, ALLOTMENTS, PLAY GROUNDS OR SPORTS FIELDS IN PARTIAL COMPENSATION FOR THE ROAD;

- k. EXISTING LOCAL LANES AND OTHER PUBLIC RIGHTS OF WAY SHOULD NOT BE SEVERED IF AT ALL POSSIBLE. THESE INCLUDE IMPORTANT TOURIST ROUTES SUCH AS THE WYE VALLEY WAY AND THE HEREFORD LEISURE CYCLE ROUTE 2004. EVERY EFFORT SHOULD BE MADE TO MAINTAIN THE EXISTING LINKS BETWEEN THE SCATTERED FARMSTEADS AND HAMLETS AND THE RESIDENTS WITHIN THEM AND THE FEW EXISTING COMMUNITY FACILITIES SUCH AS THE PARISH CHURCH AND VILLAGE HALL;
- l. PROPOSALS FOR INTRODUCING QUIET LANES, TRAFFIC CALMING AND MAXIMUM SPEED LIMITS OF 20MPH WILL BE SUPPORTED IN PRINCIPLE ON ALL ROUTES THROUGH THE PARISH TO DISCOURAGE INCREASES IN TRAFFIC, PARTICULARLY HEAVY TRAFFIC, AS A RESULT OF THE COMPLETION OF ANY NEW ROAD;
- m. OPPORTUNITIES FOR IMPROVING PROVISION FOR WALKING, RUNNING, CYCLING AND HORSE RIDING AND PUBLIC TRANSPORT SERVICES WILL BE ENCOURAGED WHEREVER POSSIBLE SO THAT ANY ROAD IS ACCESSIBLE BY, AND FACILTATES, A GENUINE CHOICE OF MODES OF TRAVEL;
- n. PROPOSALS SHOULD MINIMISE THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND USED FOR ANY PROPOSED ROAD OR CONSTRUCTION ACTIVITY ASSOCIATED WITH IT. LAND USED DURING CONSTRUCTION BUT NOT NEEDED ONCE ANY ROAD IS COMPLETED SHOULD BE RETURNED TO ITS ORIGINAL STATE; AND

- o. ANY ROAD SHOULD BE DESIGNED AND DEVELOPED IN SUCH A WAY WHICH AVOIDS AND MITIGATES ADVERSE IMPACTS AND PHYSICAL DAMAGE TO, OR LOSS OF, HABITATS, NOISE POLLUTION AND VIBRATION, LIGHT POLLUTION, AIR POLLUTION, FLOOD RISK AND WATER QUALITY IN THE RIVER WYE SAC AS WELL AS RESIDENTIAL AMENITY AND BUSINESS INTERESTS. CONSIDERATION OF THE IMPACT OF ANY ROAD ON HERITAGE ASSETS, THEIR SIGNIFICANCE AND SETTING (INCLUDING THE RIVER WYE SAC) AS WELL AS THE HISTORIC CHARACTER OF THE WIDER LANDSCAPE WILL ALSO BE REQUIRED.

Background/Justification

This policy distinguishes between the existing network of routes and potential new roads. It is not only local green spaces that are important: the existing paths and lanes that link them help create a network of quiet, peaceful routes for movement around the Parish that allow people to experience the beauty and tranquillity of the countryside. This policy will ensure any development with a potential to affect these routes is assessed appropriately and that the detrimental impacts of any new roads upon the environment, amenities and local communities are minimised. Where detrimental impacts are unavoidable they should be mitigated in full within the parish.

In compliance with Herefordshire Council's Core Strategy Policy SS4 'where practicable development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking,

cycling and public transport’ and ‘development proposals incorporating commercial vehicular movements that could detrimentally impact on the environmental quality, amenity, safety and character of the surrounding locality will be expected to incorporate evidence demonstrating how the traffic impacts are to be mitigated’.

In compliance with Herefordshire Council’s Core Strategy Policy HD3, if a Hereford Relief Road is built it should be designed and developed in such a way which avoids and mitigates adverse impacts and physical damage to, or loss of, habitats; noise pollution and vibration. Light pollution, air pollution, flood-risk and water quality in the River Wye SAC as well as residential amenity and business interests. Consideration of the impact of the road on heritage assets, their significance and setting (including the River Wye SAC), as well as the historic character of the wider landscape will also be required.

POLICY B11 – GREEN INFRASTRUCTURE

THE GREEN INFRASTRUCTURE NETWORK IDENTIFIED ON FIGURE 6 WILL BE PROTECTED AND ENHANCED.

DEVELOPMENT PROPOSALS WILL ONLY BE PERMITTED WHEN IT CAN BE DEMONSTRATED THEY HAVE TAKEN ACCOUNT OF THIS IDENTIFIED GREEN INFRASTRUCTURE NETWORK, AND WHERE POSSIBLE SOUGHT TO ENHANCE AND EXTEND THIS NETWORK. PROPOSALS SHOULD ALSO, WHERE POSSIBLE,

INCLUDE ECOLOGICAL ENHANCEMENTS, FOR EXAMPLE FOR ROOSTING AND NESTING AND BY USING NATIVE SPECIES IN ANY PLANTING.

DEVELOPMENT PROPOSALS LEADING TO LOSS OR BREAKS IN THIS NETWORK OF GREEN INFRASTRUCTURE WILL NOT BE PERMITTED, EXCEPT WHERE REPLACEMENT OF A SMALL AREA OF BIODIVERSITY POOR HABITAT (SUCH AS A SPECIES-POOR HEDGE) IS UNAVOIDABLE. IN SUCH CASES MITIGATION OR COMPENSATION SHOULD BE PROVIDED ELSEWHERE IN THE NEIGHBOURHOOD PLAN AREA.

Background/Justification

Green infrastructure is the network of natural and semi natural areas, features and green spaces in rural and urban, terrestrial, freshwater coastal and marine areas which together enhance ecosystem health and resilience, contribute to biodiversity conservation and benefit human populations through the maintenance and enhancement of ecosystem services. Breinton is fortunate to have a significant network of intact green infrastructure assets such as green spaces, hedges, woodlands, green routes, rivers, ponds and streams. All are included in “enhancement zone HerLEZ1” in Herefordshire's Green Infrastructure Strategy. Much of Breinton’s green infrastructure is multi-functional providing recreation opportunities, helping with flood management, climate change, supporting biodiversity and delivering a wide range of environmental and quality of life benefits for local communities in line with the NPPF.

POLICY B12 - SMALL SCALE RENEWABLE AND LOW CARBON ENERGY SCHEMES

SMALL SCALE RENEWABLE OR LOW CARBON ENERGY DEVELOPMENTS TO SERVE INDIVIDUAL PROPERTIES, OR SMALL GROUPS OF PROPERTIES, WILL BE PERMITTED WHEN:

- a. THE IMPACT OF THE ENERGY GENERATING INFRASTRUCTURE EITHER INDIVIDUALLY, OR CUMULATIVELY, DOES NOT HAVE AN ADVERSE IMPACT ON THE OPEN COUNTRYSIDE OR LANDSCAPE;
- b. THE ENERGY GENERATING INFRASTRUCTURE IS LOCATED AS CLOSE AS PRACTICABLE, AND IS IN PROPORTION TO THE SCALE OF THE EXISTING BUILDINGS, OR PROPOSED DEVELOPMENT, IT IS INTENDED TO SERVE;
- c. THE SITING, SCALE AND DESIGN OF THE ENERGY GENERATING INFRASTRUCTURE DOES NOT COMPROMISE PUBLIC SAFETY AND ALLOWS CONTINUED SAFE USE OF PUBLIC RIGHTS OF WAY;
- d. ADJOINING USES ARE NOT ADVERSELY AFFECTED IN TERMS OF NOISE, VIBRATION, ELECTROMAGNETIC OR OTHER TYPES OF INTERFERENCE;
- e. WHERE APPROPRIATE, THE ENERGY GENERATING INFRASTRUCTURE AND ITS INSTALLATION COMPLIES WITH THE MICRO GENERATION CERTIFICATION SCHEME; AND

- f. A SCHEME IS AGREED WITH THE LOCAL PLANNING AUTHORITY TO REMOVE THE ENERGY GENERATING INFRASTRUCTURE AS SOON AS REASONABLY PRACTICABLE ONCE IT IS NO LONGER USED FOR ENERGY GENERATION BEFORE RETURNING THE AREA TO ITS ORIGINAL STATE.

Background/Justification

Building on Core Strategy Policy SD2, this policy will be used to encourage small scale renewable energy developments. This will allow for homeowners and business to reduce their fossil fuel energy consumption, make a contribution to reducing the carbon footprint and contribute to reducing climate change, whilst at the same time ensuring such development does not have an adverse impact on this rural Parish.

OBJECTIVE 7 - To continue as an area free of chemical, airborne, noise or light pollution on the boundary of Hereford City: providing recreational opportunities including walking, running, cycling, and riding in exceptional countryside.

POLICY B13 – COUNTRYSIDE RECREATION

TO ENSURE BREINTON CONTINUES TO ACT AS AN IMPORTANT AREA FOR INFORMAL, OUTDOOR COUNTRYSIDE RECREATION AND TOURISM, DEVELOPMENT APPROPRIATE TO A TRANQUIL RURAL AREA, INCLUDING THE FOLLOWING, WILL BE ENCOURAGED:

- a. NEW AND IMPROVED ACCESS POINTS AND RECREATION ROUTES;
- b. APPROPRIATE SIGNAGE; AND
- c. RE-USE OR CONVERSION OF EXISTING BUILDINGS FOR OUTDOOR RECREATION AND TOURISM-RELATED USES APPROPRIATE TO THE TRANQUIL AND UNPOLLUTED OPEN COUNTRYSIDE.

Background/Justification

Breinton is a resource for outdoor recreation for its residents, residents of Hereford City and visitors from further afield. This resource should be enhanced and used appropriately for the benefit of all. This policy encourages improved access, routes, signage and re-use and conversion of buildings for outdoor recreation activities that respect the tranquil, rural nature of Breinton. With the proposed housing growth in the Western Urban Expansion Area (Figure 10) it will be even more important to maintain and enhance this countryside recreation resource.

OBJECTIVE 8 – To protect and enhance the traditional heritage and landscapes such as the parish’s designated and non-designated heritage assets, traditional orchards, hedges, low density, dispersed settlement pattern, and fine rural views including along the Wye Valley and to the Black Mountains.

POLICY B14 - PROTECTING THE LANDSCAPE

ALL DEVELOPMENT PROPOSALS WILL BE EXPECTED TO PROVIDE DETAILED LANDSCAPE IMPACT ANALYSIS AND TO DEMONSTRATE HOW PROPOSALS HAVE BEEN DESIGNED TO ENHANCE LOCAL LANDSCAPE CHARACTER AND REDUCE POTENTIAL URBANISATION OF THIS SENSITIVE RURAL AREA.

DEVELOPMENT SHOULD BE DESIGNED TO TAKE ACCOUNT OF LOCAL TOPOGRAPHY AND SHOULD NOT BREAK THE SKYLINE. DEVELOPMENTS SHOULD BE OF A SMALL SCALE AND NEW BUILDINGS OR STRUCTURES SHOULD BE OF A HEIGHT, SCALE AND MASSING APPROPRIATE TO THE RURAL CHARACTER OF THE PARISH.

Background/Justification

This policy will be used to protect Breinton’s landscape particularly the urbanising effect of any development. Breinton was identified as an area of high landscape sensitivity in the 2010 *Urban Fringe Sensitivity Analysis* conducted by Herefordshire as part of the Core Strategy preparations.

POLICY B15 - LOCAL DISTINCTIVENESS

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

- a. DEVELOPMENT PROPOSALS SHOULD SEEK TO CONSERVE OR ENHANCE THE CHARACTER OF THE HAMLETS AND FARMSTEADS ESPECIALLY THOSE WITH BUILDINGS OF STATUTORY AND NON-STATUTORY HERITAGE VALUE. THE DEMOLITION OF BUILDINGS AND STRUCTURES THAT CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THESE AREAS WILL BE RESISTED;
- b. LOCAL HABITATS SHOULD BE PRESERVED AND ENHANCED AND WILDLIFE CONSERVED;
- c. VETERAN, MATURE AND ESTABLISHED TREES SHOULD BE PROTECTED AND INCORPORATED INTO LANDSCAPING SCHEMES WHEREVER POSSIBLE. THE PLANTING OF LOCAL SPECIES WILL BE ENCOURAGED. SPECIES SHOULD 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 SHOULD BE USED. EXISTING HEDGEROWS SHOULD BE RETAINED AND THE ESTABLISHMENT OF NEW NATIVE HEDGES IS ENCOURAGED. ANCIENT WOODLAND ALONG THE RIVER CLIFF AND AT WYEVALE WOOD (AS SHOWN ON DEFRA'S MAGIC MAPS) MUST NOT BE DISTURBED;
- d. NO DEVELOPMENT WILL BE PERMITTED ON TRADITIONAL LOCAL ORCHARDS (AS LISTED ON THE PEOPLE'S TRUST ENDANGERED SPECIES ORCHARD INVENTORY AND/OR ARE PRIORITY HABITATS).

DEVELOPMENT WHICH INVOLVES THE REMOVAL OF SUCH ORCHARDS WILL BE RESISTED UNLESS DEVELOPERS CAN DEMONSTRATE THAT THE LOSS OF THE ORCHARDS WILL NOT REDUCE THE ENVIRONMENTAL BIODIVERSITY OR BE DETRIMENTAL BY CAUSING LOSS OF WILDLIFE HABITAT. WHERE ORCHARDS ARE LOST AS A RESULT OF NEW DEVELOPMENT PROPOSALS, DEVELOPERS WILL BE EXPECTED TO INCLUDE AN EQUIVALENT RANGE OF VARIETAL FRUIT SPECIES TRADITIONAL TO THE LOCAL AREA IN LANDSCAPING SCHEMES OF AT LEAST EQUIVALENT SIZE TO THAT WHICH WILL BE LOST;

- e. NEW DEVELOPMENT MUST TAKE ACCOUNT OF KNOWN SURFACE AND SUB-SURFACE ARCHAEOLOGY (FIGURES 3, 10 AND 11), 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; AND
- f. ALL NEW DEVELOPMENT MUST INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS) WHICH AS A MINIMUM ARE FULLY COMPLIANT WITH THE MOST RECENTLY ADOPTED NATIONAL AND LOCAL STANDARDS AND PREFERABLY EXCEED THEM.

Background/Justification

If the local landscape is to retain its special character development needs to be sympathetic to that character. This policy will be used to ensure that development proposals take in to account the local

landscape and where necessary include suitable mitigation measures to reduce impact on the landscape.

POLICY B16 – PROTECTING IMPORTANT PUBLIC VIEWS

THE FOLLOWING VIEWS (FIGURE 15) WILL BE PROTECTED FROM INAPPROPRIATE DEVELOPMENT:

- SOUTHERLY VIEWS FROM KINGS ACRE ROAD TO BREINTON RIDGE;
- VIEWS FROM BREINTON RIDGE;
- VIEWS FROM/OF ADAMS HILL;
- VIEWS FROM/TO BREINTON MANOR (THE TRIG POINT);
- VIEWS OF THE RIVER WYE SPECIAL AREA OF CONSERVATION;
- VIEWS WEST TOWARDS BREINTON COMMON;
- VIEWS PAINTED BY BRIAN HATTON (SEE THE EXAMPLES IN FIGURE 4).

Background/Justification

Being on the western boundary of the City, Breinton has a number of significant views of both the City and surrounding countryside. There also a number of important views within the parish. Analysis of these areas has resulted in the views identified in this policy being identified for particular consideration when development proposals come forward.

B17 – LOCAL HERITAGE ASSETS

DEVELOPMENT PROPOSALS SHOULD CONSERVE AND ENHANCE THE LOCAL HERITAGE ASSETS LISTED IN APPENDIX 1.

Background and Justification

As well as a number of listed buildings Breinton has a number of other heritage assets that do not benefit from any statutory protection. These assets are identified in Appendix 1. This policy will be used to conserve and enhance these assets, thereby retaining the historical richness of the area for future generations.

OBJECTIVE 9 - To support the growth of existing local businesses

B18 – VELDIFER

TO SUPPORT THE RETENTION AND GROWTH OF EXISTING BUSINESSES AT VELDIFER, DEVELOPMENT FOR BUSINESS (B1), GENERAL INDUSTRIAL (B2) AND WAREHOUSING (B8) USES WILL BE ENCOURAGED AT THE SITE (FIGURE 21).

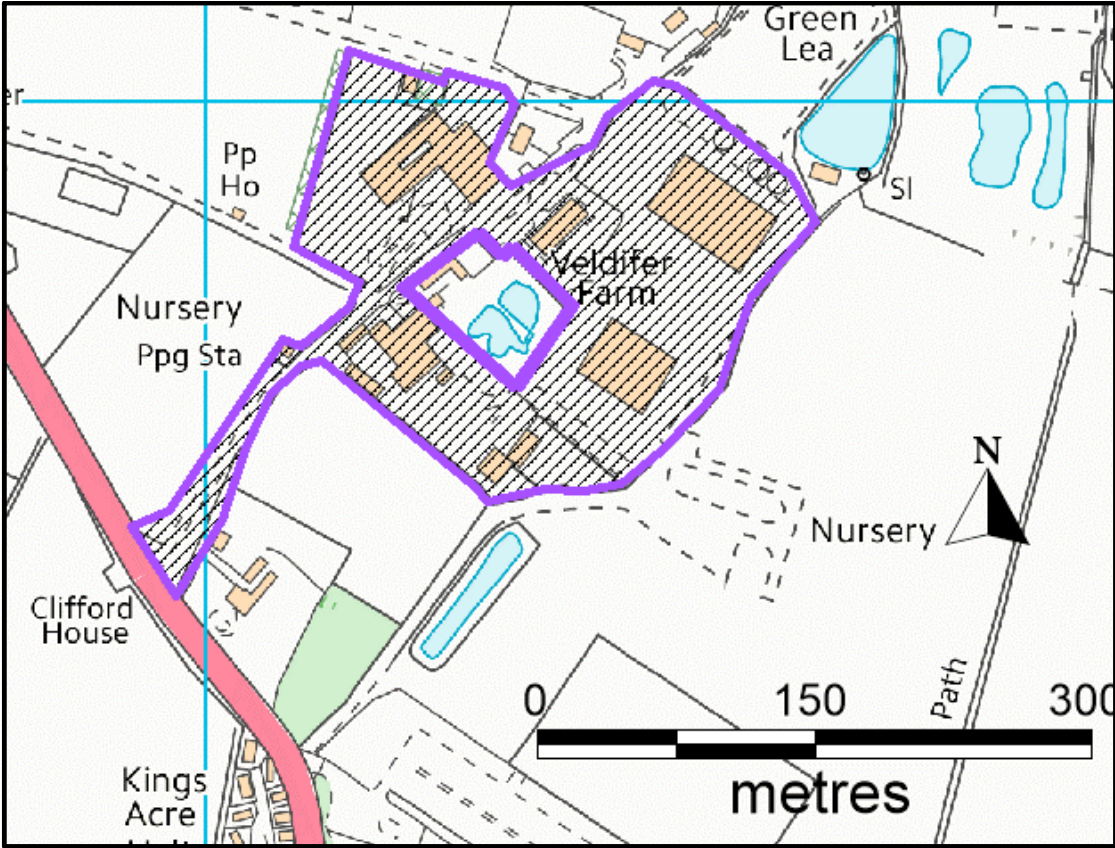
DEVELOPMENT FOR NON-EMPLOYMENT GENERATING USES WILL ONLY BE PERMITTED WHEN IT WOULD NOT HAVE A DETRIMENTAL IMPACT ON THE CONTINUED USE OF THE SITE FOR EMPLOYMENT PURPOSES.

ALL NEW DEVELOPMENT ON THE SITE SHOULD NOT HAVE A SIGNIFICANTLY ADVERSE EFFECT ON THE RIVER WYE SPECIAL AREA OF CONSERVATION (SAC). IF SUCH EFFECTS ARE IDENTIFIED THEY MUST BE SUITABLY MITIGATED. IN PARTICULAR, DEVELOPMENT WILL ONLY BE PERMITTED WHEN IT CAN BE CLEARLY DEMONSTRATED BY THE APPLICANT THAT IT WOULD NOT COMPROMISE THE ABILITY OF THE RIVER WYE SAC NUTRIENT MANAGEMENT PLAN TO REDUCE OVERALL NUTRIENT LEVELS ALONG STRETCHES OF THE RIVER WYE THAT EXCEED, OR ARE AT THE RISK OF EXCEEDING, WATER QUALITY TARGETS.

Background/Justification

The Veldifer site is the most significant area of local employment. The continued use of this area is supported so that it can continue to provide valuable local employment opportunities.

Figure 21. Veldifer (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



 Boundary to Veldfier employment site

7 Monitoring and Review

- 7.1 To ensure our Plan is kept up-to-date we will review the document annually. Where it is found that policies are not working, or no longer relevant this may necessitate a review of the Plan.

8 How to comment on this document

8.1 This second consultation on the Regulation 16 Draft Breinton Neighbourhood Development Plan will run for six weeks from This will run from 8th March 2016 and it will finish at 11:59pm on 19th April 2016.

The full Plan can be viewed at:

The Hereford Centre - Franklin House, 4 Commercial Road Hereford. HR1 2BB.
At the temporary library in Hereford Town Hall, St Owen Street.
Blueschool House, Blueschool Street Hereford HR1 2ZB.
Belmont Library, Eastholme Avenue, Belmont, Hereford.

and on the following websites:

www.herefordshire.gov.uk/neighbourhoodplanning and <http://www.breintonparish.co.uk>

A summary of the policies in the Plan is on the Parish Council noticeboard along with the details of the public consultation to be held by Herefordshire Council.

All responses must be made in writing and sent to neighbourhoodplanning@herefordshire.gov.uk or via the following postal address; Neighbourhood Planning, PO Box 230, Blueschool House, Hereford, HR1 2ZB.

Comments must be made by 11:59pm on 19th April 2016. Comments after this time will not be considered.

9 Abbreviations and Planning Terms

Asl – above sea level

C17 – 17th Century

CDF – Community Development Foundation

CLP – Community Led Plan

NPPF – National Planning Policy Framework

NPPG - National Planning Practice Guidance

RTPI – Royal Town Planning Institute

SAC – Special Area of Conservation

SAP – Sustainability Action Plan

SEA – Strategic Environmental Assessment

SSSI – Site of Special Scientific Interest

UDP – Unitary Development Plan

THE FOLLOWING PLANNING TERMS ARE ALSO USED IN (OR RELEVANT TO) THE BREINTON NDP

Affordable Housing

Best and most versatile agricultural land

Designated Heritage Asset

Development Plan

Green Infrastructure

Heritage asset

Historic environment

International, national and locally designated sites of importance for bio-diversity

Local Plan

Neighbourhood Plan

Older people

Open space

Pollution

Previously developed land

Priority habitats and species

Renewable and low carbon energy

Rural exception sites

Special Areas of Conservation

Sites of Special Scientific Interest

Strategic Environmental Assessment

Wildlife corridor

For the definition of all of these terms see Annex 2 of the National Planning Policy Framework.

Appendix 1 - Breinton's Heritage Assets

Heritage Asset type	Details
Listed buildings: Houses	Mid-Georgian Breinton House with C19 landscape park; C16 Warham Court Farm; C17 Upper Hill Farm with threshing barn and cider mill; C15/16 Manor Cottages; C17 Pigeon House barns; C19 Church with Norman and Medieval origins
Listed buildings: Monuments	Pritchard memorial and Pedestal tomb in churchyard
Scheduled monument	C11 Moated building (possible castle) at Breinton Springs SO 4727 3951
Other significant houses/buildings	C16 Breinton Court with C17 barns and C19 landscape park, 1829 Wyecliffe House with landscape park, Wyecliffe Court Farm; C17/18 Warham House with landscape park; Breinton Manor; Swains Hill Hall; C19 Breinton Grange; 1830 Chapel House (Breinton Common), once Lady Southampton's School, with Master's Cottage; C19 Breinton School (Lower Breinton); Adams Hill; Pilliners Hill; Springfield House; Kings Acre Nurseries, stables and barns
Deserted medieval settlements	Visible in National Trust orchard at Breinton Springs, plus coins, stone spindle whorl; also 11C Warham as referred to in Domesday Book

Trackway	The former Drovers' road or Green Lane (with Drovers' Pond for watering livestock) follows the bridleway westwards out of Hereford along Breinton Ridge to Cranstone
Abandoned houses/buildings 1540AD to 1900AD	Opposite Manor Croft, SO 4641 4060; on western parish boundary near Sugwas Court, SO 459 407
Other Historic Farmsteads, as per Characterisation Project, 2008	Pigeon House Farm; Veldifer Farm; Swains Hill Farm; Warham Farm
Brick barns with decorative features	Breinton Manor Farm, Pool Farm, Swains Hill Farm, Warham Court Farm
Stone cider presses	Seen at e.g. Little Breinton, Hillgarth, Breinton Manor
Houses with integral historic bread ovens	Several in Breinton Common
Houses with hand pumps for water supply	Several in Breinton Common
Historical features	Flints at Breinton Manor, Bronze Age arrowhead; neolithic arrowhead; crop marks/trackway; possible field system SW of Wyecliffe House; ridge and furrow; fishponds at Warham; harness pendant; strap fitting; ampulla; hooked tag; iron age coin

Former brick kilns	N of Little Breinton, and Brick Kiln Meadow; also 4 historic gravel pits
Boundary stones	E.g. at Kings Acre Road; Lower Hill Farm; Wyevale Wood
Ordnance Survey Trig Point	Grid reference 457402
Historic boundary banks and ditches	Around and within Wyevale Wood; along some hedgerows, e.g. near Halfway House
Black and white metal sign posts	Warham Court Farm; Warham Cottage (moved from Lower Hill Farm)
Black and white metal milestones	Kings Acre Road; road to Breinton Common

Appendix 2 – Local Green Space Assessment

PROPOSED GREEN SPACE	REASONS FOR DESIGNATION
1 Greenbank	<p>Close proximity to local community: Within 3 miles of Hereford, adjacent to housing in Warham hamlet, links lane to river path, carpark available</p>
	<p>Demonstrably special: location of views painted by celebrated artist Brian Hatton, part of the unregistered park / garden of Warham House</p>
	<p>Local character: ungrazed meadow promoting bio-diversity, crossed by 2 PROW's used by fishing and walking community</p>
2 Breinton Springs / Wood	<p>Close proximity to local community: Within 3 miles of Hereford, within Lower Breinton settlement boundary, houses and church adjacent, links lane to river path, carpark available</p>
	<p>Demonstrably special: Contains a scheduled ancient monument, traditional orchard, ancient woodland and ungrazed meadow. National Trust Ownership</p>
	<p>Local character: Includes local wildlife site, important heritage and bio-diversity assets. Crossed by two PROW's used by locals and visitors, local nature reserve</p>
3. Drovers Wood	<p>Close proximity to local community: Within 3 miles of Hereford, half a mile to Kings Acre Road with >50% of the parish's housing, bounded by 2 PROW's</p>
	<p>Demonstrably special: Planted to celebrate the millennium on donated land</p>
	<p>Local character: Mixed woodland, popular with dog walkers and used for Woodland Trust events e.g.</p>

	woodcraft for children
4. Wyevale Wood	Close proximity to local community: Within 3 miles of Hereford, half a mile to Kings Acre Road with >50% of the parish's housing, at the junction of 4 PROW's. Close to hamlet of Cranstone and caravan park
	Demonstrably special: Ancient woodland, local wildlife site.
	Local character: Important for wildlife with bird hide provided by the Herefordshire Wildlife Trust
5. Wye Valley Walk	Close proximity to local community: Direct connection to central Hereford and Breinton footpath network. Links 3 hamlets in the parish. Used by walkers, cyclists and fishermen
	Demonstrably special: River and rural walk with spectacular landscape views, a National trail
	Local character: Important for recreation and wildlife, passes through water meadows, ancient woodland and orchards
6. Green Lane Bridleway	Close proximity to local community: Direct connection to central Hereford and Breinton footpath network, used by walkers, cyclists and horse riders
	Demonstrably special: Heritage asset as a Drover's Way used since medieval times along ridgeline
	Local character: spectacular landscape views, marked by veteran trees and ponds to water animals.



