

# **Border Group Neighbourhood Plan**

## **Outline for Draft Document and Policies**

### **1. Introduction**

The Neighbourhood Plan

Border Group of Parishes – Its People and the Place

Involving the Community including reference to parish plan and associated consultation

### **2. Vision and Objectives**

2.1 In preparing Border Group Neighbourhood Plan the community set the following vision:

*“The sparsely populated and peripheral area forming Border Group of Parishes comprises communities with a strong sense of seeking to work together for mutual support, maintaining its social fabric and promoting a resilient local economy but recognising and respecting each has its own distinct character formed by its heritage, environment and sense of community*

2.2 To support this vision the community was consulted upon a number of objectives that the neighbourhood Plan should pursue the following were agreed as the basis for setting proposals and development management policies:

#### **Objective one:**

*To increase the supply of homes for local people, especially for young families, ensuring the resultant development is accommodated in ways that retain the rural character of the villages concerned.*

#### **Objective two:**

*To encourage diversification within the rural economy of the group parish through supporting tourism, broadening the base of agricultural businesses and creating a balance between providing homes and jobs. Measures to make the best use of the area’s heritage and landscape, providing broadband and improved tele-communications, supporting home working and producing local energy through alternative crops should be given a high priority.*

#### **Objective three:**

*To increase road safety, particularly on main roads, reduce the harmful effects of heavy traffic on country lanes and address surface water flooding on the local highway.*

#### **Objective four:**

*To improve accessibility to local health and educational services.*

2.3 A high level strategic policy setting the framework for achieving this vision has been set based upon the objectives and priorities seen by the community as important to the achievement of sustainable development.

### **Policy BG1: Promoting a Sustainable Community**

**The Border Group Parish will support positive measures that promote sustainable development in accordance with the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following high level priorities that are considered essential for maintaining a cohesive and resilient community.**

- a) **The highest priority will be given to ensuring new homes meet the needs of local people;**
- b) **New development should be designed to reflect and support the character of the particular settlement or rural landscape within which it is to be located;**
- c) **The development of the local rural economy will be supported in particular by enabling the diversification of businesses and employment opportunities but ensuring any new development does not detract from features that support the local tourism industry;**
- d) **Care should be given to ensuring development does not result in traffic that cannot be accommodated upon the local highway network, both in terms of highway capacity and effect upon local amenity. Measures to reduce danger and reduce the effect of traffic upon communities should be pursued.**
- e) **The multi-use of local facilities and provision of infrastructure to support broadband will be promoted to improve accessibility to services where practicable.**

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

2.4 Supporting statement

### **Policy BG2 – Development Strategy**

**The villages of Adforton, Brampton Bryan and Lingen will be the focus for housing development and community facilities within the Group Parish with the village of Walford providing homes for local needs. Limited small scale employment opportunities will continue to be supported both within and outside of the parish's settlements provided they have limited adverse effects upon amenity and the environment, especially the landscape. The approach to accommodating development will be based upon the following:**

- **To allow for residential development and controlled growth in Adforton, a settlement boundary has been defined within which infilling might take place but restricted to**

single plot depth along frontages.

- **The approach to accommodating housing and other appropriate development within Brampton Bryan will be based upon conversion of farmsteads within or on the edge of the village with limited extensions in the form of courtyards. Exceptionally limited sensitively located and designed infilling may be permitted where this meets an identified local need for housing or facilities.**
- **To allow for required residential development and controlled growth in Lingen, a settlement boundary has been defined within which infilling might take place. In addition a small site has been identified that should meet some of the defined housing requirement provided in addition to enabling an area of open space to be provided for the community.**
- **The village of Walford shall provide housing for local needs only in accordance with Herefordshire Core Strategy Policy RA2 through limited sensitive infilling or conversion.**
- **Development outside of these villages will be limited to those set out in Herefordshire Core Strategy and particularly Policy RA3 covering residential development.**

2.5 (Supporting Statement) reference might be made here to Buckton and scope for barn conversion under policy RA3.

### **3. Meeting Housing Needs**

3.1 The housing needs identified for the four villages within the group parish within Herefordshire Core Strategy have been accepted.

#### **Policy BG3 – New Homes in Adforton**

**To meet housing needs within Adforton provision will be made for the construction of at least 7 new homes over the period 2012 – 2032. This target will be accommodated within the settlement boundary defined upon Adforton Inset map and in accordance with the following criteria:**

- a) Development should complement the village character through generally being frontage development and no more than single plot in depth ;**
- b) New housing should provide a mix of house types and tenures, with an emphasis upon family accommodation for young people;**
- c) Dwellings should be of a scale and character reflecting the density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties,**
- d) There should be safe and convenient vehicular access onto any public road.**
- e) The amenity and privacy of existing residents should be protected;**
- f) Landscape proposals should form an integral part of the site's design, with in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;**

- g) **Development should comply with such other detailed policies that may be relevant and set out in this plan or Herefordshire Core Strategy.**

### ***Supporting Statement***

3.2 Herefordshire Core Strategy requires some 7 new dwellings to be built in .....etc

## **Policy BG4 - New Homes in Brampton Bryan**

**To meet housing needs within Brampton Bryan provision will be made for at least 7 new homes over the period 2012 – 2032 in ways that retain the intrinsic architectural character of the village. This will be achieved through development comprising principally the sympathetic conversion of farmsteads where traditional buildings no longer serve then purposes of modern agriculture. The following criteria will need to be met:**

- i) Dwellings should be located in farmsteads within or close to the main core of properties comprising the village;**
- ii) The size of properties shall be limited to those with 2/3 bedrooms;**
- iii) Any new building should reflect the scale and character of existing nearby buildings and not adversely affect the amenity of adjacent properties,**
- iv) Satisfactory access and parking arrangements should be provided ensuring the safety of pedestrians and other vehicles using the public highway;**
- v) Landscape proposals should form an integral part of the site's design, with in particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;**
- vi) Development should comply with such other detailed policies that may be relevant and set out in this plan or Herefordshire Core Strategy.**

**Infilling to accommodate any additional local housing need or local facilities should comply with the above criteria and, in particular, only be permitted where utilising gaps in frontages will not change the character of the street scene or conflict with the general density of development within the village. Such development should be located along the street frontage and be of single plot depth.**

3.3 Supporting statement. Possibly refer tom the fact that limited infill opportunities exist

## **Policy BG5 – New Homes in Lingen**

**To meet housing needs within Lingen provision will be made for the construction of at least 7 new homes over the period 2012 – 2032. This will be met through:**

- i) Permitting new homes to be built within the settlement boundary identified on the Lingen Inset Map and subject to the following criteria:**
  - h) Development shall be single plot depth from the road frontage to complement the village character with no development extending unreasonably into the plot beyond the depth of neighbouring buildings;**
  - i) Dwellings should be in scale with the general density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties;**

- j) **Development should not result in the loss of important features such as trees, hedgerows, or small frontage gaps or green spaces that contribute to the unique character of the village;**
  - k) **Development should not adversely affect the character and appearance Lingen Conservation Area and heritage assets within the village, including their setting;**
  - l) **Land forming important views into or out of the village and areas defined as Local Green Space should be protected from development;**
  - m) **There should be safe access for vehicles and parking arrangements should be should not detract from the village street scene but be an integral part of the overall design.**
  - n) **New housing may include short rows of terraces which front onto the village street, providing a mix of house types and tenures, with an emphasis upon family accommodation for young people;**
- ii) **The development of X ha (y acres) land between XXXX and YYYY defined on Lingen Inset Map is proposed for housing development subject to:**
- a) **In addition to providing land for housing, an area is set aside with appropriate access to provide open space for the village;**
  - b) **The entrance to the development site should be designed to reflect the rural character of the village;**
  - c) **Buildings should be designed to avoid repetition of form and detail that might result in an urban appearance, and utilise a mixture of materials, styles and aspects that reflect the existing village character;**
  - d) **New housing development should provide a mix of house types and tenures, with an emphasis upon family accommodation for young people;**

*Supporting statement*

## **Policy BG6 – New Homes in Walford**

**Residential development will be permitted in Walford where a local housing need has been identified. Any site or sites, including through the conversion of redundant rural buildings, should be within or close to the village should and meet the following criteria:**

- **Dwellings shall meet the requirements of Herefordshire Core Strategy policy RA2.**
- **Dwelling should be on small sites or individual plots, or utilise redundant rural buildings, and phased in over the plan period.**
- **Dwellings should be in scale with the general density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties;**
- **Development should not result in the loss of important features such as trees, hedgerows, or small frontage gaps or green spaces that contribute to the unique character of the village;**
- **There should be safe access for vehicles and parking arrangements should be should not detract from the village street scene but be an integral part of the overall design.**

*Supporting statement*

## **Policy BG7: Provision of Affordable Housing**

The requirement to contribute towards the provision of affordable housing within the parish will be met through the following:

- a) On sites of 3 or more dwellings, developers will normally be required to achieve the target of 40% of homes built on any site being affordable homes unless evidence upon the viability of the development indicates otherwise.
- b) On sites for 1 or 2 dwellings a contribution (pro-rata equivalent to the 40% requirement) should be made to the provision of affordable housing on another site unless the property itself provides an affordable home to be retained for that purpose in perpetuity.
- c) The exact balance of tenure types, including intermediate housing, will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area.
- d) 'Offsite' affordable housing may be delivered through 'exception' sites under Core Strategy Policy H2 – Rural Exception Sites, and may not necessarily be located in the village from which funding has arisen.

*Supporting Statement*

## **Policy BG8 – Design Criteria for Residential Development**

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

- a) Incorporating locally distinctive features although new innovative design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene.
- b) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, cycle and recycling storage, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels;
- c) Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available;
- d) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces, and minimising the use of external lighting to that which is necessary;
- e) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties; and
- f) Minimising construction traffic and reducing waste.

*Supporting statement*

## **4. Supporting Local Enterprise**

4.1 Border Group is a sparsely populated group of parishes with no major employer. The community is concerned to promote the widest range of employment opportunities..... ,

### **Policy BG9: Supporting Local Business**

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

- i) Development proposals should be in scale with the rural character of the group parish or settlement in which the site is located, as the case may be;**
- ii) The amenity of nearby residents is not adversely affected;**
- iii) There will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal;**
- iv) Small scale light or general industry, in particular craft-based operations or sustainable technologies will be encouraged to locate in suitably converted rural buildings, or on brownfield sites provided they comply with the general criteria set out in this policy;**
- v) There will be an emphasis upon the use and conversion of rural buildings to employment uses;**
- vi) Proposals should avoid obtrusive external storage and paraphernalia or provide effective screening where this is necessary;**
- vii) Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused;**
- viii) Diversification proposals meeting the above criteria will in particular be supported where this retains essential services and facilities through increasing their viability.**
- ix) Tourism enterprises will be supported where they are appropriate to the area's rural character in terms of the nature and scale;**

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

*Supporting Statement (include support for working from home)*

### **Policy BG10: Broadband Infrastructure**

**Proposals to provide broadband infrastructure and mobile telephone equipment infrastructure will be supported through:**

- Seeking well-designed and unobtrusively located development associated with the introduction of appropriate super-fast broadband and mobile telephone equipment that provide high quality internet connectivity especially for business and also for residential users.**
- Requiring new development proposals to connect to high speed broadband as a minimum by means of providing suitable ducting for fibre connectivity within development sites, linked to the local/national network, as appropriate.**

*Supporting statement (e.g. Residents are particularly concerned to see the introduction of broadband throughout the Group of Parishes, in particular to support the local economy. Also an issue in relation to mobile phone reception)*

## **Policy BG11: Renewable Energy**

**Renewable energy proposals that will benefit the community will be encouraged where:**

- i) They respect the rural and/or settlement character of the locality;**
- ii) They do not adversely affect local heritage such as archaeological sites and historic buildings, including their settings;**
- iii) They will not adversely affect biodiversity;**
- iv) Local and residential amenity is protected;**
- v) Any traffic that is generated can be accommodated safely upon the local road network**
- vi) Their scale reflects the community's needs.**

Supporting statement (e.g. The community is keen to reduce its carbon footprint, in particular by exploring the production of renewable energy. This includes schemes with communal or individual benefits. Safeguards are however considered necessary to ensure proposals are brought forward sensitively.)

## **5. Infrastructure and Utilities**

### **5.1 – Introduction**

## **Policy BG12: Highways and Transport Infrastructure**

**Measures will be promoted, in association with Herefordshire Council, to reduce the impact of vehicles upon amenity, address community concerns and promote greater accessibility, including through public transport. In particular proposals to address the speed of vehicles approaching and travelling through Adforton will be sought.**

**Where development proposals are advanced these should ensure:**

- a) There should be safe access onto the adjacent roads;**
- b) Proposals would not result in on-street parking but should provide adequate off street parking for residents and visitors, and preferably address the reduction of any on-street parking problems that may exist within the vicinity;**
- c) Proposals should not lead to a significant increase in speed or the volume of traffic travelling through villages within the parish or on roads that do not have sufficient capacity.**
- d) Any other local issues (e.g. street lighting?)**

## **Policy BG13: Surface and Foul Water Drainage**

**Development should not cause or increase surface water flooding or risk of pollution. Where this is identified as a potential problem, developers will need to undertake detailed assessments to inform decisions upon planning applications.**

**Where the management of drainage needs to be addressed, developers should utilise or contribute to sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.**

- 5.2 *Supporting statement* (e.g. *Flooding has been identified as a problem within areas of the Group Parish. More details are expected to be required to determine the effect of development upon surrounding areas and property in order to appropriate measures to address the issue. Where addressing flooding will enable essential development Community Infrastructure Levy arrangements may be used, in particular in relation to addressing surface water flooding.*)

## **Policy BG14: Accessibility to Services and Facilities**

**The use of existing facilities such as village halls and small business premises may be used or expanded to accommodate additional services where a need has been identified to increase accessibility. Proposals to expand such premises to meet such needs may be permitted where this will not adversely affect local amenity.**

*Supporting statement*

## **6. Character and Environment within the Border Group**

- 6.1 The community wishes to give a high priority to protecting and enhancing local heritage, the natural environment and landscape features. The following policies seek to address this objective.

### **Policy BG15: Retaining the Natural Environment and Landscape**

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

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

- a) **Not adversely affect landscape character but where appropriate include measures to conserve, restore or enhance sites;**
- b) **Retain important views, vistas and panoramas, in particular into and out of Lingen Conservation Area;**
- c) **Contribute towards the ecological network of the area with measures, in particular, to support the biodiversity value of designated and local sites;**
- d) **Maintain and preferably extend tree cover;**
- e) **Retain important features such as ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.**

## Policy BG16: Protecting Local Heritage

The historic character and local distinctiveness of the Group of Parishes will be conserved or enhanced by:

- i) ensuring conservation objectives for Lingen Conservation Area are met;
- ii) opposing development that adversely important buildings and other heritage assets within the village, including their setting.
- iii) retaining the character of traditional rural buildings, the historic landscape and archaeological sites;

Conservation objectives for Lingen Conservation Area include:

1. **The Conservation Area setting and views should be preserved:** Proposals for development should preserve important views within, into and from the conservation area. These should remain protected from inappropriate forms of development. Key views include:
  - XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
  - XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX;
2. **New development should contribute positively to the village and Conservation Area:** There should be a high quality of design for new buildings, alterations or extensions to existing buildings and for changes to external areas within the conservation area. Proposals should seek to incorporate traditional building features present within the village. However new innovative building design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene. Developers should demonstrate how their proposals contribute to village character, in particular the relationship with the village street and its associated spaces. The height, size, massing and scale of buildings and plot width and form should respect those surrounding the development. Choice of materials will also be important to the character of the village. This includes ground surface and roofing materials as well as those for external building walls. Landscape proposals should form an integral element within the design of proposals for all but minor works.
3. **Tree cover and hedgerows are essential components of the rural village character of Lingen:** Tree cover that contributes to the character of the conservation area should be retained, where appropriate by making Tree Preservation Orders. Trees that die should be replaced. New development should retain as many valuable trees on site as possible. Similarly hedgerows support the historic pattern of the village setting and development should not result in their removal. Some small or remnant hedgerows remain within the village and have been used to mark building frontages. The use of traditional hedgerow species should be the preferred choice and evergreen species should be replaced where possible. Both tree and hedgerow planting can assist measures to reduce the effects of suburban development forms where they detract from the traditional village character.

4. **Street furniture should be minimal and consistent:** The general absence of such clutter, in particular in the form of street furniture, is a unifying factor that should be retained and the Highway Authority should minimise signage, markings and other traffic management elements. New development should be designed to minimise the requirement for street furniture.
5. **Measures to address unattractive areas will be supported and where possible promoted:** Lingen has few unattractive open areas, but areas can deteriorate over time. Measures may include as a minimum enhancements to soften and improve their visual appearance of unattractive areas.

*Supporting statement*

## **Appendix 1: Non-Statutory Enabling policies**

1. To meet community aspirations and support Neighbourhood Plan policies EGPC will seek to work in collaboration with Herefordshire Council, relevant agencies, developers and other organisations in the following areas:
  - i)
  - ii)