

**Border Group of Parishes Neighbourhood  
Development Plan**

**Update on Housing Sites  
Assessment**

**November 2017**

**On behalf of Border Neighbourhood Plan Steering Group**

# Border Group of Parishes Neighbourhood Development Plan - Housing Sites

## Purpose of this Report –

*To update the work undertaken by Border Group NDP Steering group in relation to housing sites identified during the preparation of the Neighbourhood Plan.*

## 1. Introduction

- 1.1 This report updates that prepared in June 2016 which indicated how Border Group NDP proposed to meet the housing requirements set out for it in Herefordshire Local Plan Core Strategy. A number of informal consultations were undertaken during the plan making process in addition to two formal consultations under Regulation 14 of the Neighbourhood Planning Regulations. These are explained in further detail within the Consultation statement submitted to Herefordshire Council under Regulation 15
- 1.2 When the process of preparing the NDP began Herefordshire Local Plan Core Strategy identified three settlements (Adforton, Brampton Bryan and Lingen) to receive proportional housing growth through the NDP process. Subsequent changes Policy RA2 added Walford as a settlement where housing development might also be considered as opposed to restricting this to housing for local needs.
- 1.3 Despite a lengthy plan making process only a limited number of potential housing sites were identified through both formal and informal processes. This included approaching landowners to determine whether sites might be made available within or adjacent to the four settlements. Housing development away from the built-up areas of the four settlements would fall to be considered primarily under Herefordshire Local Plan Core Strategy policy RA3 and the Development Management Process, not through the NDP.
- 1.4 Herefordshire Council undertook 'Calls for Sites' in 2012 and 2015 in relation to its Strategic Housing Land Availability Assessment (SHLAA). No sites came forward from landowners through either of these calls although the Council undertook assessments for sites its officers identified in Lingen<sup>1</sup> and Brampton Bryan<sup>2</sup> (Officer identified sites prefixed by 'O'). No assessments were undertaken for land in either Adforton or Walford. Only two sites were identified as potentially suitable if available. Both were in Brampton Bryan, had low suitability, and involved existing complexes of farm buildings within historic farmsteads. The Steering Group approached the landowner about these and the landowner agreed that one of these might come forward through a conversion proposal only.

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<sup>1</sup> <file:///C:/Users/User/Downloads/Lingen.pdf>

<sup>2</sup> [file:///C:/Users/User/Downloads/Brampton\\_Bryan.pdf](file:///C:/Users/User/Downloads/Brampton_Bryan.pdf)

1.5 In assessing sites, advice in Planning Practice Guidance<sup>3</sup> was taken into account. This advises that the methodology for the assessment should be 'proportionate'. In deciding how this might apply to this NDP the following were taken into account:

- The number of additional dwellings are required to meet the minimum requirement for proportional housing growth.
- The size and nature of the four settlements where there were a limited number of critical criteria that might rule sites out completely.
- The results of Herefordshire Council's Strategic Housing Land Availability Assessment which was helpful as a starting point and revealed the need to approach landowners.

## 2. Sites within Settlements

2.1 All four settlements are small within the context of Herefordshire and their development in the past has been restricted by various constraints. These constraints are relevant in terms of their ability to accommodate growth.

2.2 At Regulation 14, Herefordshire Council advised that sites should be shown where possible as allocations. Planning Practice Guidance suggests that site assessments should consider all sites capable of delivering 5 or more dwellings (Paragraph: 010 Reference ID: 3-010-20140306) although this can be varied. As such and given the size of the four settlements concerned, it was considered that sites capable of accommodating 3 dwellings or more would be assessed for inclusion as allocations, with smaller sites being considered infill developments where they fell within settlement boundaries.

2.3 Very few sites came forward in response to both informal and formal stages in the NDP's preparation. As small settlements, knowledge of landownership in areas that might comply with the requirements of Herefordshire Local Plan Core Strategy was comprehensive and important. The Steering Group was able to approach landowners in many instances to determine whether sites might be available. The first trawl of sites was presented in the report **Meeting Housing Need 2011-2031 (June 2016)**<sup>4</sup>. This report updates the site availability and assessment for each of the settlements.

### Adforton.

2.4 Initially 3 sites were identified within the settlement, including one comprising redundant barns. Of these, only site A1 was considered suitable for more than 3 dwellings. It was initially thought the site might accommodate 5 dwellings but subsequent discussions with the landowner reduced this to 4 in the light of

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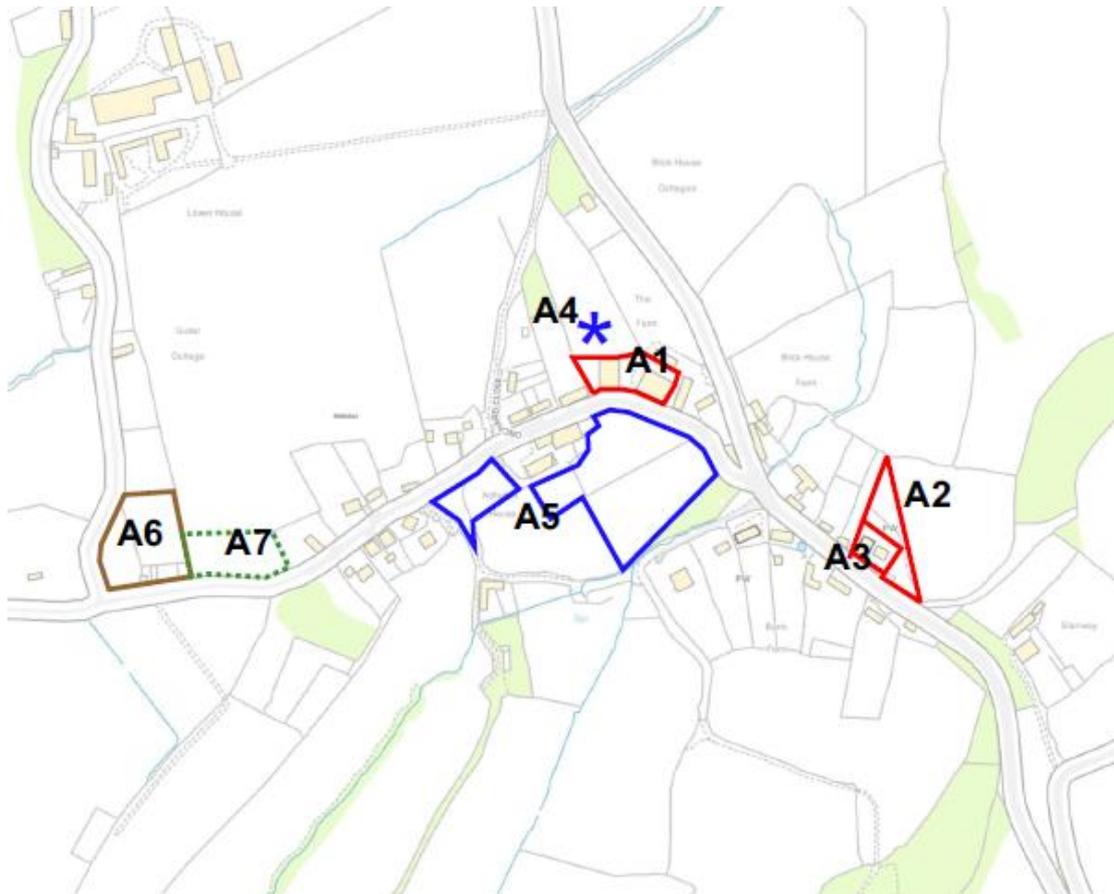
<sup>3</sup> Paragraph: 004 Reference ID: 3-004-20140306

<sup>4</sup> <http://www.bordergroup-pc.org/wp-content/uploads/2016/12/Meeting-Housing-Requirement-Report-June-2016.pdf>

developer interest. It was considered that the two remaining two sites (A2 and A3) were restricted in terms of access such that no more than two dwellings might result at each and therefore ought not to form allocations.

- 2.5 Further land was explored including an extension to the redundant barn site and land to its south falling within the middle of the settlement. In relation to the first (A4) the landowner pointed to sewerage constraints and indicated it would not be available. Although the land for the second (A5) has been included within the settlement boundary the landowner would not commit to making it available within the plan-period such that there was sufficient certainty that it should contribute to the required level of housing growth. A small parcel of this (at its western end) was found to be amenity land.
- 2.6 A further site was submitted at the Regulation 14 (2) consultation stage. this comprised a small derelict building just beyond the north-western end of the village along Letton Lane (A6). Its size and condition were not considered such as to comply with Herefordshire Local Plan Core Strategy policy RA5 (Re-use of Rural Buildings) although it was felt that it offered an opportunity for conversion and extension that would also enhance the approach to the village from that direction. It was however noted that it comprised an area of land similar to other instances where planning permissions had been granted similar to locations elsewhere close to named settlements as to be granted for housing (One of numerous examples is planning permission code P172809/F) In order to promote this opportunity, the NDP shows it as an allocation. The restrictions in terms of accessibility were however such that a contribution to required housing growth of only one dwelling was considered reasonable.
- 2.7 Local consultation upon the possibility of extending the settlement boundary between that originally suggested and the derelict building was undertaken (A7). Notwithstanding the environmental effects in terms of the loss of hedgerow and major engineering works that would be required for any housing to be developed within such an extension, the capacity of the lane was considered an overriding constraint to further development beyond that indicated. The landowner had not suggested the land, which forms part of a larger field, is available.

### **Map 1 – Adforton Sites Investigated**



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### **Brampton Bryan**

- 2.8 Brampton Bryan is a small estate village which with the exception of a very limited number of dwellings, is owned by the local estate. There are no potential housing sites within it that do not belong to the estate. Similarly, with very few exceptions land outside of the village is within that same estate ownership. All of the land surrounding the village is owned by the estate.
- 2.9 The estate has indicated it does not wish to make land available for a housing allocation within Brampton Bryan or for any infill plots, nor see a settlement boundary defined. It does however consider that the conversion of a number of barns to dwellings would be considered, particularly the large range at the western end of the village should be made available to convert to rented accommodation (B1 - The Hall Farm). These buildings were assessed within the SHLAA 2015 (O/BB/001 – see Appendix 1)) and may accommodate 8/9 units. The SHLAA pointed specifically the problems that would be encountered should the site be considered for redevelopment, especially in terms of heritage significance – new development is unlikely to be an improvement to village character and the current buildings have significant heritage value. Consequently, conversion is considered the most appropriate form of development and their removal and redevelopment should not be encouraged through a site allocation.
- 2.10 The estate has indicated no other sites/building complexes are available.

**Map 1 – Brampton Bryan Site advanced by the Estate**



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## **Lingen**

- 2.11 Lingen is the most remote of the Group Parish's villages. Only minor roads provide access to the village and these are particularly narrow. Much of the village is designated a conservation area and characterised by small scale development which does not extend in depth away from the road frontage. It contains no modern suburban housing estate. A Scheduled Ancient Monument is located at its northern end. Its eastern edge comprises land at risk of flooding. The village is considered the least sustainable location for further housing of any settlement in north-west Herefordshire for the above reasons although would support some limited development that serves local needs, retains or enhances the conservation area and makes a contribution to the wider needs of the Group Parish.
- 2.12 The site search involved approaching owners of land within and immediately surrounding the village. With limited exceptions, those that were interested sought small sites for their own purposes. At the initial stage those shown

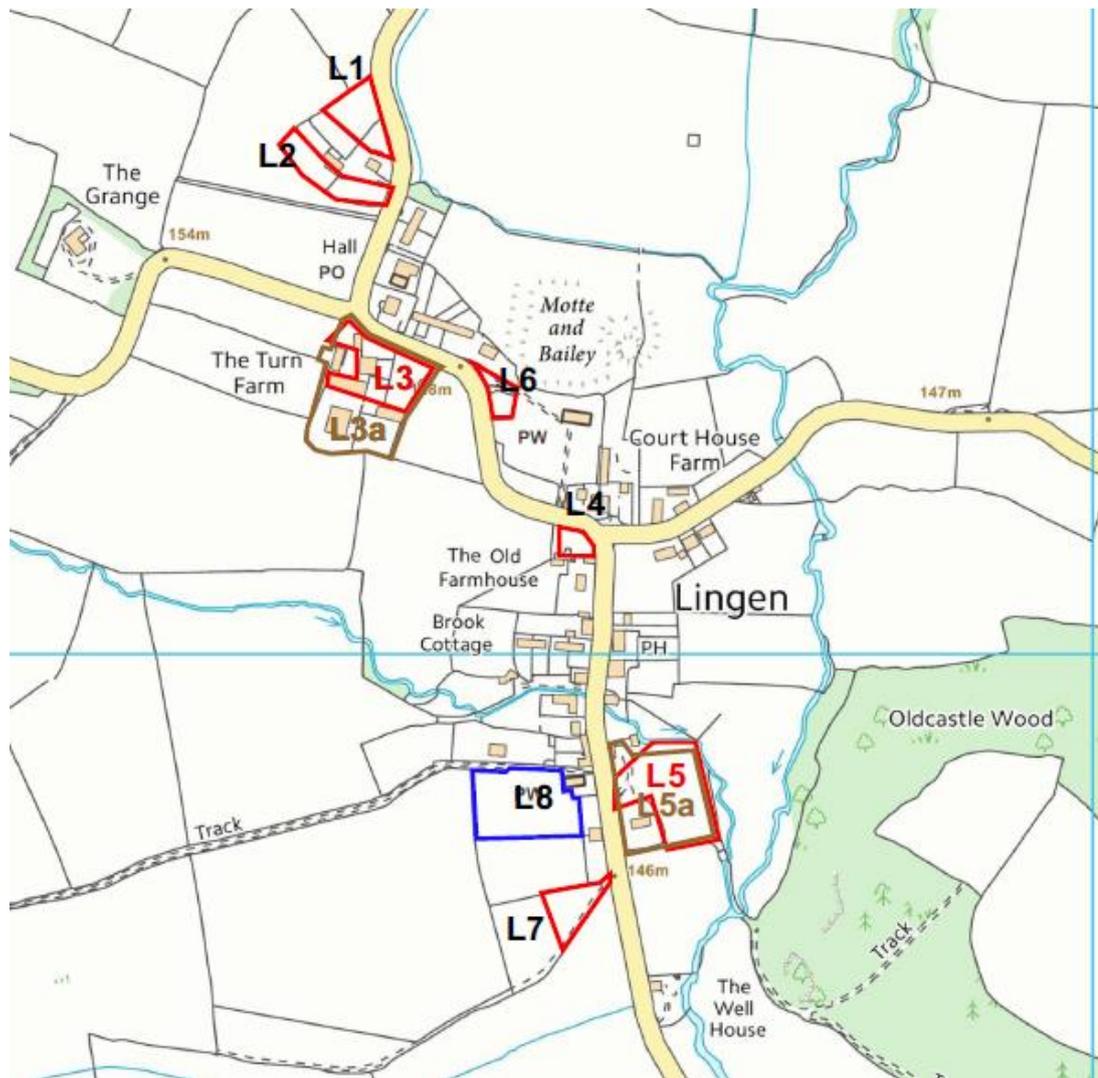
within the **Meeting Housing Need 2011-2031 (June 2016)**<sup>5</sup> evidence paper were identified and considered potentially suitable either as allocations or sites within a settlement boundary for the village although there remained some uncertainty in relation to achievability of some. The two Regulation 14 consultations revealed one additional potential site for the village and the withdrawal of another (L6). The certainty in terms of delivering site L4 was also questioned and therefore not counted as a contribution towards the required level of growth. In addition, discussions with the owners of the two principle sites were undertaken to determine potential (L3 and L5).

- 2.13 The additional site submitted at the first Regulation 14 consultation (L8) through a representation was assessed by the Steering Group. It was considered that the site was not suitable, and in addition there was insufficient evidence to determine it was available. In terms of suitability, development of the site was considered to adversely affect the character or appearance of the Conservation Area, adversely affect residential amenity as a consequence of the narrow lane access between dwellings, and the access was unsatisfactory in terms of accommodating further development safely. Confirmation was sought that there was right of access along the private lane to serve any development and was not received.
- 2.14 Following confirmation, the area comprising site L5 was amended (L5a) and a revised level of housing potential suggested, although this is for the purposes of suggesting the minimum contribution that the site might make to the required level of housing growth and the figure may be slightly higher if the design constraints allow.
- 2.15 Circumstances surrounding site L3 became such that discussions with representatives indicated the whole of the farmstead area was available and a larger site could be proposed (L3a) that would enhance the setting of the Conservation Area by the removal of steel framed barns. This would also improve the amenity of the original site.
- 2.16 No other sites came forward for detailed assessment through the various processes and consultations.

### **Map 3 – Lingen Sites Investigated**

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<sup>5</sup> <http://www.bordergroup-pc.org/wp-content/uploads/2016/12/Meeting-Housing-Requirement-Report-June-2016.pdf>



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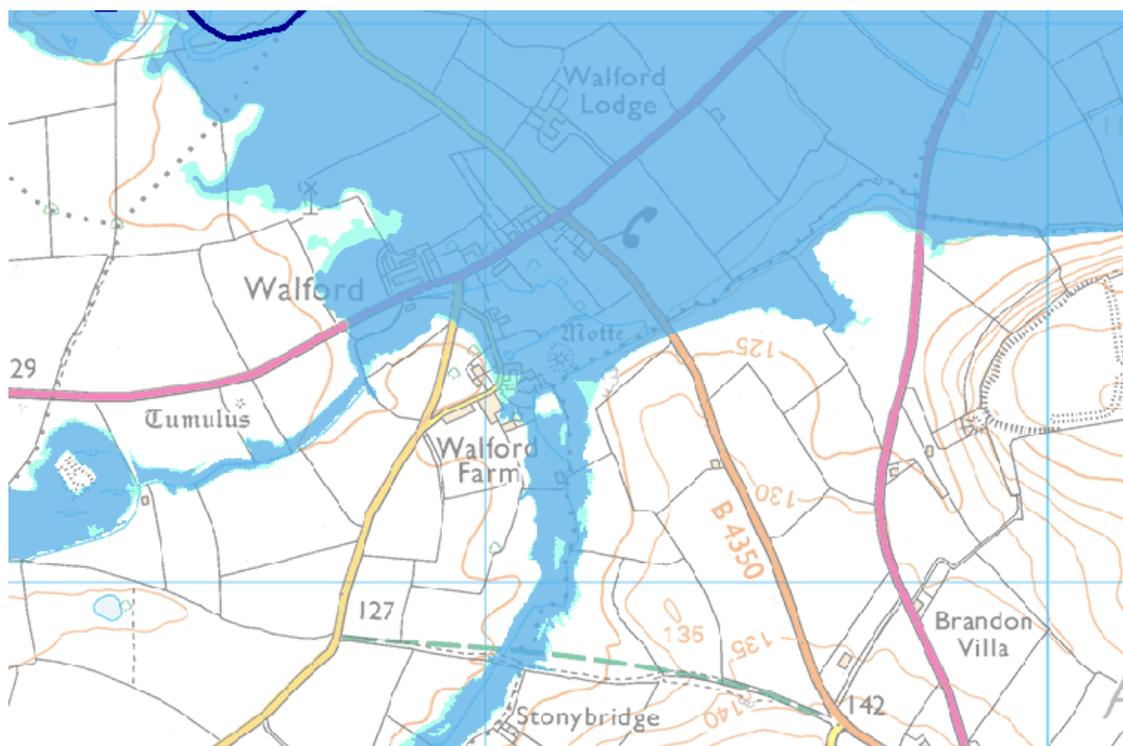
## Walford

- 2.17 Walford is the smallest of the Group Parish's settlements identified as a location for new housing. Its principal constraint is that much of the village falls within Flood Risk Zone 3 with areas also in Zone 2.
- 2.18 An initial trawl of 9 areas was undertaken of which 6 fell wholly within the area at risk of flooding (W4 to W9) and were therefore not considered reasonable options in that they conflicted with the NPPF Technical Guidance on Flood Risk. Although site W3 falls within the proposed settlement boundary, its owner has indicated it was not available.
- 2.19 Site W2 was included in both Regulation 14 draft plans with an indicative level of development of 6 to 8 dwellings. At the second Regulation 14 consultation Herefordshire Council asked that the site be shown as an allocation within the plan and it was a site of sufficient size to be shown as such. However, the delivery of the site within the plan period became questionable and the landowner advised that the site should not be shown as an allocation. There

was also concern that the site might not be capable of development without causing flooding to properties down-stream within the settlement. These concerns combined to reduce the level of certainty that the site would be deliverable. Consequently, it was decided to remove the site from within the settlement boundary.

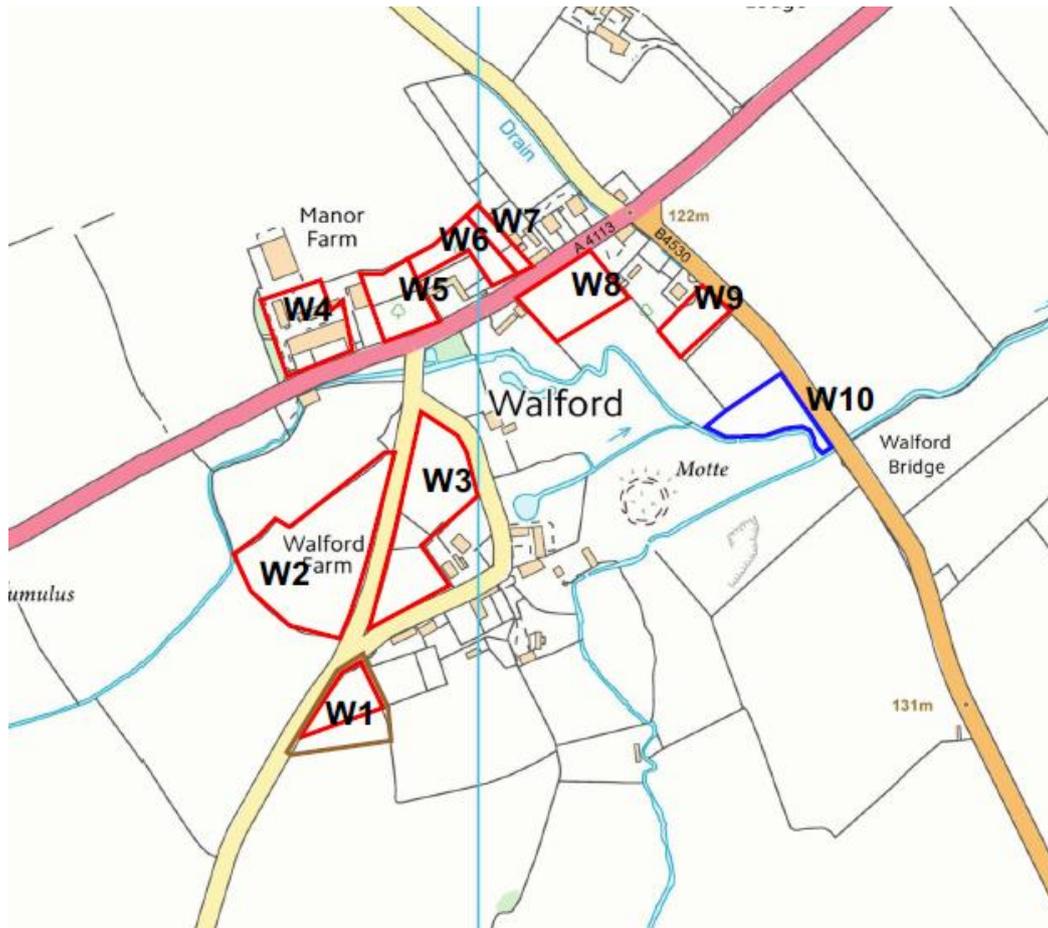
- 2.20 In order to reduce the shortfall as a consequence of the removal of site W2, site W1 was enlarged (marked brown). This was with the agreement of the landowner and a figure of 3 dwellings is used to indicate the minimum contribution that the site would make towards the required level of proportional growth. An informal consultation with the community was undertaken upon this. In addition, Severn Trent Water was contacted to determine the extent of any extension given the field within which the site sits is crossed by the trunk water main serving Birmingham. Provision is made in the plan to ensure the main is protected.
- 2.21 Subsequent to the consultation a further site was suggested (W10). This fell within Flood Risk Zone 3 and hence was not considered a reasonable alternative.

**Map 4 – Area at Risk of Flooding, Walford**



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**Map 5 – Walford Sites Investigated**



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**Map 5 – Location of Water Trunk Main (yellow dotted line) in relation to Proposed Housing Site (red).**



### 3. Meeting the Housing Target

- 3.1 Table 1 below includes sites which have been identified as available for development within the settlement boundaries defined in the Neighbourhood Plan. This includes both sites and building conversions associated with settlements identified by landowners who have indicated through discussions that they would be willing to release them for housing development during the plan period. The estimated number of dwellings is generally at the low end for the purposes of determining compliance with the housing target. It does not signify any restriction and the eventual number may be higher.

**Table 1: Sites Available and Considered Achievable**

<i>Location</i>	<i>Area of Group Parish</i>	<i>Number of dwellings</i>
A1. Land on north side of Letton Lane currently occupied by agricultural buildings	Adforton	4
A2. Land at south end of village off of A4110	Adforton	2
A3. Redundant building and associated land	Adforton	2
A6. Redundant building at west end along Letton Lane		1
B1. Redundant barns at west end of village	Brampton Bryan	8
L1. Land at north end of village adjacent to Yew Tree Cottage	Lingen	1
L2. Land at north end of village to south of Yew Tree Cottage	Lingen	1
L3. Land and redundant building at The Turn Farm	Lingen	5
L5. The Old Nursery Site	Lingen	6
L7. Land at south end of village on west side	Lingen	1
W1. Land at south of village on east side of Lingen Road	Walford	3
<b>TOTAL</b>		<b>34</b>

- 5.3 A rural windfall allowance of 7 dwellings for the Group Parish over the plan period was originally set based upon Herefordshire Council's allowance in its Core Strategy of 19%, of which 2 have already been provided. Hence the plan will deliver at least the 36 dwellings through existing rural provision and minimum numbers for the sites allocated and/or available. Should a more modest provision for rural windfall allowance be considered, a minimum figure of 5 over the plan period would be realistic leaving 3 more to come forward. This coupled with some greater potential upon allocated sites suggests the required level of proportional growth will be exceeded to a reasonable degree.



## Appendix 1: Extract from Herefordshire SHLAA, Brampton Bryan – 2015

Site Area (ha) 0.93	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 18	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input checked="" type="checkbox"/>	

### Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### Water information

DCWW water supply infrastructure only.  
Waste water & treatment –Severn Trent- limited capacity

### Biodiversity information

No protected species or statutory habitats recorded at this location.

### Highways information

Comments: Best access off private road

Conclusion: There are no or minor issues with this site.

**Settlement Name** Brampton Bryan

**Site Ref** O/BB/001

**Post Code** SY7 0DH

**Site Address** The Hall Farm

**Information Source** LA officer identified

#### **Landscape and Historic Environment information**

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

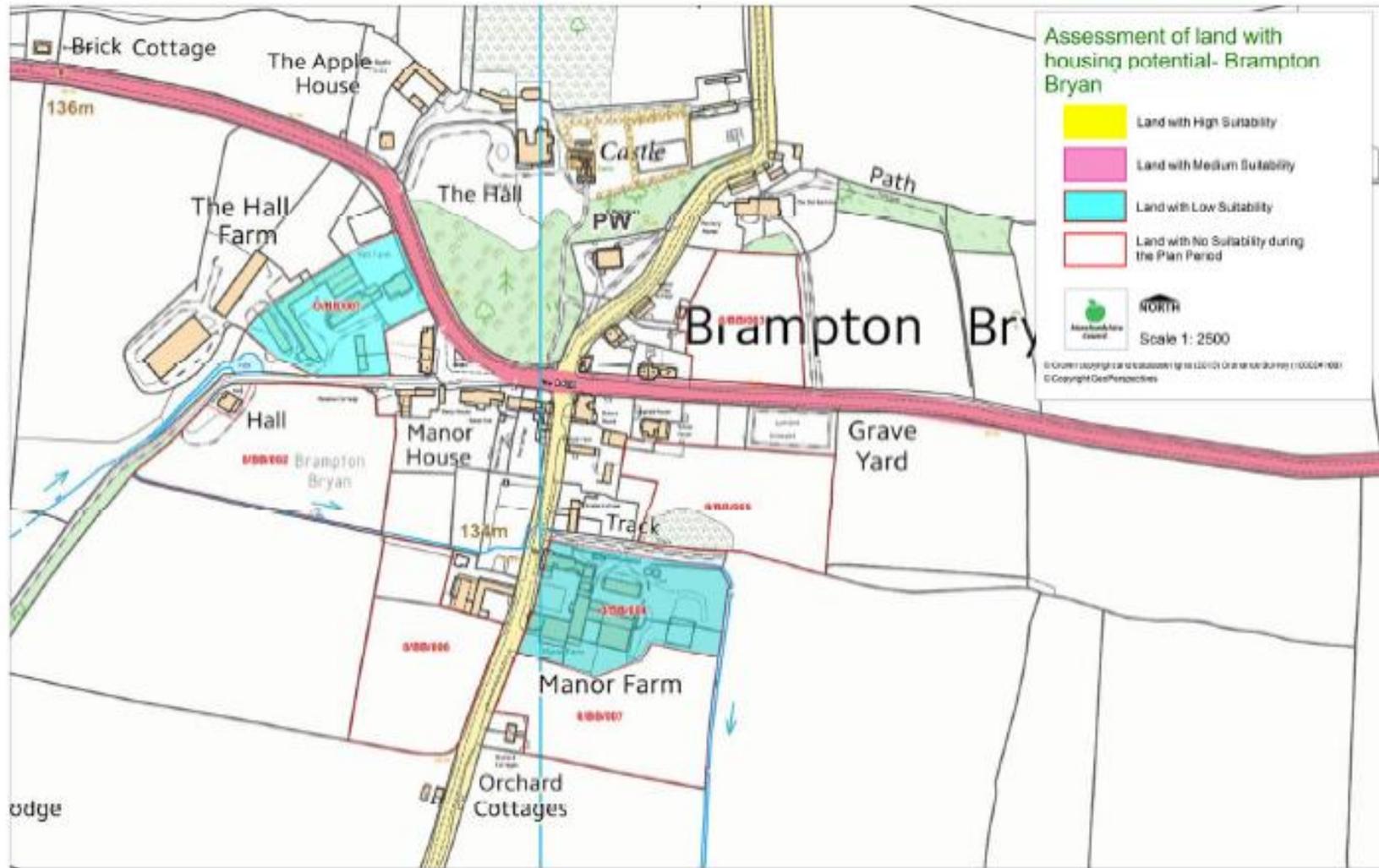
**Sensitivity & Capacity Analysis:** The site has very high aesthetic and perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is in a highly sensitive location as a gateway to the village, and on the historic route to the Registered Park and Garden. There are some buildings of local historic interest, but others are in a poor state. It is debatable whether the loss of part historic agricultural character and replacement with modern residential could result in improvement: any proposals would need an in-depth study of effects on heritage assets.

#### **Site probability**

Low potential

#### **Justification**

Debatable whether loss of part historic agricultural character and replacement with modern residential could result in improvement: any proposals would need in-depth study of effects on heritage assets.



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