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# Burghill Parish Neighbourhood Development Plan 2018-2031

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## January 2019 Referendum Document

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## **Acknowledgements**

### **This Neighbourhood Plan has been prepared by Burghill Parish Council with the support of Kirkwells Planning Consultants**

This submission neighbourhood development plan has been prepared in accordance with The Localism Act of 2011 and Statutory Instrument No. 637 TOWN AND COUNTRY PLANNING, ENGLAND The Neighbourhood Planning (General) Regulations 2012 (as amended).

The Burghill Neighbourhood Development Plan has been produced to help deliver the requirements and aspirations of the local community up until 2031. The views of parishioners have been taken into account in preparing the plan and the document will provide a means of guiding, promoting and enabling balanced growth within the parish.

**January 2019**

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# 1 Introduction

- 1.1 The Government has introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2011, Town and Parish Councils and other bodies have been given the power to prepare Neighbourhood Development Plans for their local areas.

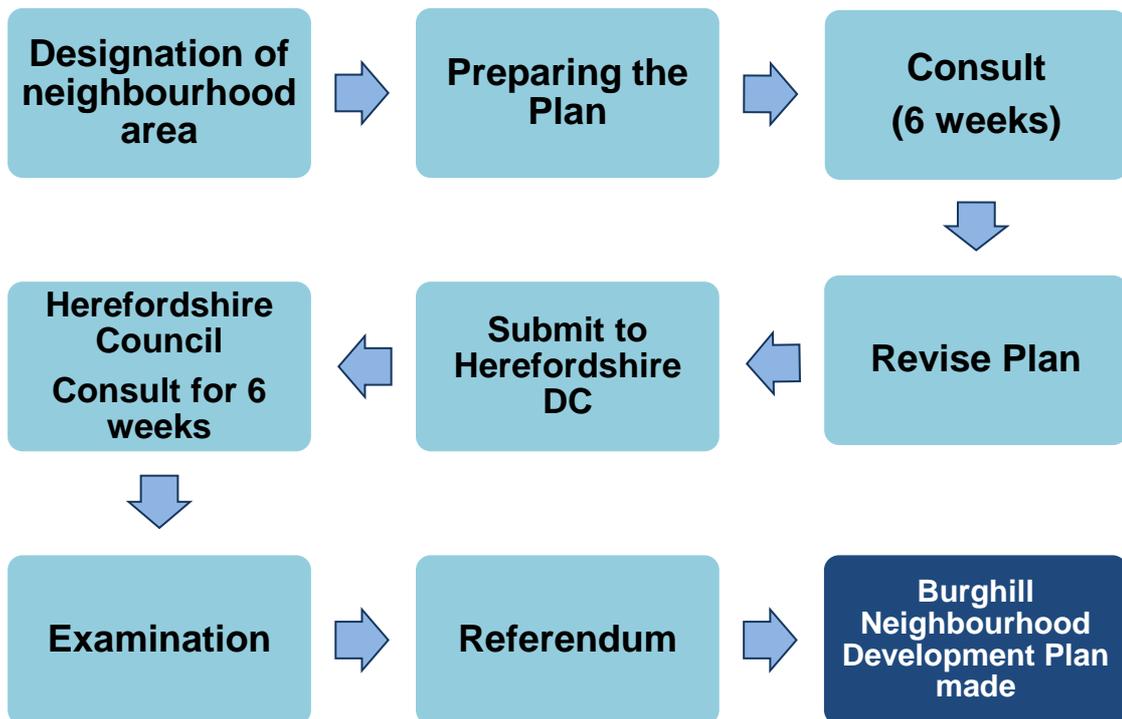
## Designation

- 1.2 Burghill Parish Council applied to Herefordshire District Council for designation as a neighbourhood area in July 2013. This application was approved by the Council on the 11th September 2013. The Burghill Parish Council is the neighbourhood planning body for the area shown on Map 1.
- 1.3 A volunteer steering group of villagers and parish councillors was set up by the Parish Council to help in the development of this plan. In the earliest stages, the Steering Group carried out a questionnaire-based survey, whose aim was to reach right across the various groups, businesses, individuals and landowners to build up a picture (and evidence base) of the issues and concerns that should be addressed in producing the Burghill Neighbourhood Development Plan.

## The Neighbourhood Development Plan Process

- 1.4 Neighbourhood Development Plans also have to be prepared following a procedure set by government.
- 1.5 This procedure includes two formal six-week periods of consultation on the Draft Plan, (one carried out by the Parish Council and the other by Herefordshire Council), followed by external examination and finally culminating in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire.
- 1.6 The referendum is parish wide. There is no legislation in relation to minimum turnout and an overall majority in favour of the plan would result in a successful referendum.
- 1.7 Figure 1 below is a flowchart of the Neighbourhood Development Plan preparation process.

Figure 1 – The Neighbourhood Development Plan Preparation Process



## Strategic Environmental Assessment

- 1.10 In line with European legislation, there is a requirement for the Neighbourhood Development Plan to be subjected to a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment HRA screening which will determine whether a full Strategic Environmental Assessment is required. An Environmental Report and Habitats Regulations Assessment have been produced by Herefordshire Council alongside this Plan.

## 2 About Burghill Parish

### Location

- 2.1 The centre of the predominantly rural Parish of Burghill is about 4 miles north west of the City of Hereford and to the north of the A4103 which is on an east west alignment of the former Roman Road, the defining northern city limit. The A4110 towards Canon Pyon and Knighton runs south to north on the eastern side of the parish. The "C" Class road towards the black and white village of Weobley is on a roughly parallel alignment just westwards of the central line of the parish. Aside from Hereford City to the south-east the other neighbouring parishes with contiguous boundaries are: Credenhill and Brinsop and Wormsley to the west, Stretton Sugwas to the south west, Canon Pyon to the north, Wellington to the north east together with Moreton on Lugg and Pipe and Lyde to the east and Holmer and Shelwick to the south east. The parish of Burghill lies in the administrative council ward of Queenswood. The ward has one serving independent county councillor.

### Size

- 2.2 The Burghill parish has an area of 1,521 hectares, is 5.5km in length and 4.3km at its widest points on a west – east line from Hill Farm through to Portway, on the A4110 Canon Pyon Road.



## Character and appearance

- 2.3 Although the parish is near to the City of Hereford it still retains an essentially rural character of open countryside in agricultural use, including fruit growing and a thriving pick-your-own centre, as the main land use outside the housing groups. The northern fringe of the parish is defined by the higher ground of Badnage Wood and Round Oak Hill. The southern arable lands of the parish run almost up to the Roman Road. To both the west and east the agricultural lands of the parish run into ground of similar character and use as in adjacent parishes. Distant views to the west include the Brecon Beacons and Black Mountains whereas those far vistas to the east have clear sight of the Malvern Hills.

## Existing Housing

### *The Parish of Burghill*

- 2.4 The village of Burghill is just south of the geographical centre of the parish. Tillington and Tillington Common are to the north of the parish, Portway is to the east, Elton's Marsh to the south east and Lower Burlton on the southern fringe.

### *The Village of Burghill, its Conservation Area and other land uses.*

- 2.5 The village of Burghill is the main component of the developed area for housing within the parish. Here there are housing groups intermixed with ribbon development along the main village roads. The houses within the village display a wide variety of styles from earlier times juxtaposed with more modern houses built



within the last few years. There are traditional red brick dwellings and former farm buildings now converted to residential use along with the occasional timber-framed structure with brick infill. There are some listed buildings and the Parish Church of St Mary's is a fine example of well-maintained traditional stone-built church architecture standing in an elevated position in the southern portion of the main group and a splendid centre piece of the Conservation Area.

2.6 Within the village core there is modern residential development comprising medium sized detached houses and bungalows to suit a wide variety of tastes. These sit alongside a former council housing estate of groups of terraced dwellings, and some bungalows, where some of the individual units are now in private ownership. Overall, the village displays both a pleasant and eclectic range of village housing not untypical of any small settlement within the countryside of Herefordshire.

2.7 The Copse Leisure Area, which is also close to the village core, is a local initiative for the village funded by grants from public bodies and other organisations. The land is owned by the Herefordshire Council and leased to the Copse Leisure Trust. The use of the site has proved popular for local events. It is intended that eventually a locally funded pavilion will be built on the site for which planning permission has been granted.



2.8 Burghill Valley Golf Club is on the fringes of the village and on the opposite side of the "C" Road from the Copse Leisure Area. The course comprises 18 holes over approximately 100 acres. The club house is available for use by non-members including the restaurant, and also caters for functions.

### ***Other Housing groups***

2.9 The other main housing groups within the parish are at Redstone and Manor Fields, Tillington, Tillington Common, Portway, Elton's Marsh, St Mary's Park, Lodge Farm Barns, the southern fringe of the parish along the north side of Roman Road and the east side of Tillington Road.

### ***Redstone and Manor Fields***

2.10 Redstone is a group of 16 red brick semi-detached well-spaced dwellings set around a grassed semi-circle that fronts the public highway. The dwellings here were built post war as council houses, but most are now in private ownership.

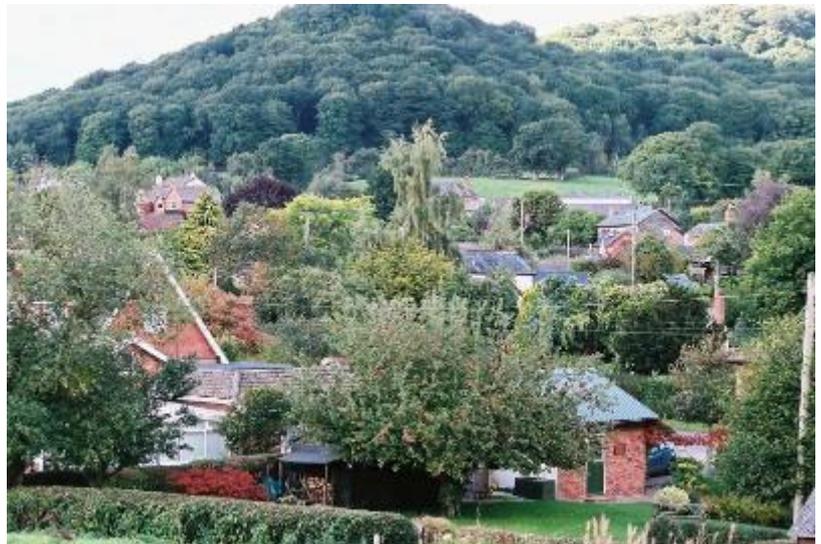
- 2.11 To the west of Redstone at Manor Fields is a newer group of 39 smaller terraced dwellings which were constructed as a low-cost or shared ownership scheme. Redstone and Manor Fields comprise one of the most compact groups, in terms of number and density of dwellings, outside the main village component and represent about 8% of the total housing within the parish.

### ***Tillington***

- 2.12 At Tillington there is a fairly compact housing group clustered near the highway cross at Whitmore, near the Bird Pool. The Bird Pool is one of the designated common land areas within the Burghill Parish and has had this status since its designation in 1973. Within the Tillington group there are also commercial properties comprising of a garage, a small business park with lock up storage and workshops and a shop. There is also The Bell, public house and restaurant a prominent and attractive building which is both popular with locals and attracts customers from a wider area. It also serves its own brand of cider made on the premises.

### ***Tillington Common***

- 2.13 The dwellings of Tillington Common form a small group. The housing is mainly ribbon in layout and is interspersed with rural gaps and the open land of the designated Tillington Common. The common land here which comprises about 12 acres of rough grassland is one of the three



designated commons within the parish. There is no distinct housing character in this zone as once again there are both pre-war and post-war dwellings and more recent housing built within the last 20 years.

### ***Portway***

- 2.14 Portway comprises another very loosely spaced ribbon of dwellings of mixed character and age with approximately 25 dwellings spaced along about 1 mile of highway. Back from the highway near the Moreton – Burghill crossroads there are a few more dwellings. There is also a group of dwellings further north on the A4110, which comprises of sympathetically converted former barns and oast houses at St Donat's Farm

### ***Elton's Marsh***

- 2.15 There is a small group of older dwellings here on the eastern side of the A4110. These have been added to over the years with minor infilling. Just further north, from Elton's Marsh, there is both old and new housing grouped near the crossroads at the bottom of Bewdley Bank, but the major part of this group, on the eastern side of the A4110, is within the adjoining parish of Pipe and Lyde.

### ***St Mary's Park***

- 2.16 St Mary's Park is an entirely new residential community in the grounds of the former St Mary's Hospital which was in planning terms brown field land in a countryside location. Some of the dwellings here are converted former hospital buildings which are interspersed with newer homes of various sizes



built in the grounds of the former medical complex. This development, completed in about 2002, added 96 homes to the residential housing stock of the parish. It is the single most significant block increase in housing within the parish in recent memory. Of the 196 dwellings built in the parish between 1996 and 2011, approximately 50% of these were at St Mary's Park and overall it represents almost 15% of the total housing stock of the parish.

***The Southern Fringes of the Parish.***

2.17 Where the southern boundary of the parish meets the Roman Road there is ribbon development along this highway which is matched by development on the opposite and southern side, but in a different ward administration. From here the parish development extends northwards for a short distance along both the A4110 and Tillington Road. However, along the A4110 there is wide spacing between the detached dwellings.

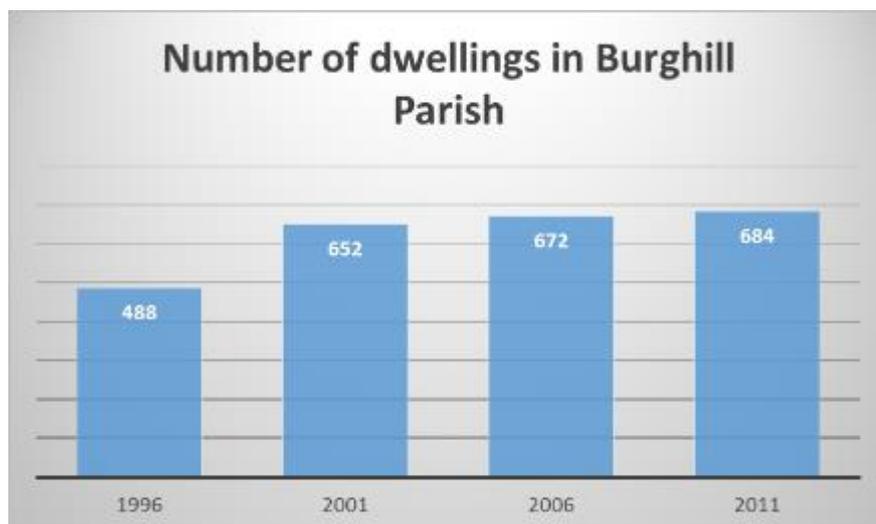
***Other Small Groups***

2.18 Aside from those described above there are small groups of Converted Barns at Lodge Farm Barns just off the A4110 north of Portway and also at Burlton Court Barns to the west of Bewdley Bank.

***Scattered Housing***

2.19 Throughout the parish there are houses of various sizes on the fringes of the larger groups and also single dwellings unrelated to groups. Many of these are established existing and former farmhouses whereas others are detached dwellings. Examples of larger houses can be seen at Oak House, Tillington Court, Burghill Manor, The Hermitage, Burghill Grange, Burghill Court, Burlton Court and the Lodge on the A4110 at the northern end of the parish. There are many other single and modest dwellings in the rural zone of the parish.

2.20 The number of dwellings in the Parish has increased significantly over the 15 years from 1996 to 2011 from 488 dwellings to 684 dwellings (40.2%). The bar chart below shows the number of dwellings in Burghill Parish by each recorded year.



## Commercial Zones

2.21 There are two principal commercial zones within the parish. These are in Tillington and at Burlton Court Farm Barns. The Tillington Business Park comprises commercial uses of a garage, a small business park with lock-up open storage, lock-up units, workshops and a shop. To the rear of the buildings there is land which is used in conjunction with the business zone for open commercial storage. At Burlton Court Barns there are a number of commercial uses housed in a range of buildings and portacabins. This zone has its own dedicated access road running eastwards towards its junction with the A4110.

2.22 At Court Farm Leisure there is a thriving market garden use with Pick-your-own, farm shop and linked wider sales of fruit and vegetables throughout the county. In terms of leisure use, there are also coarse fishing lakes and a downhill mountain board run that is nationally recognised.



2.23 The remaining business use of the parish is agriculture with the Wellcome Foundation being the principal land owner, having recently acquired the Tillington Fruit Farms from the Cooperative Society.

### ***Burghill Academy (The Local School)***

2.24 The school is located between Burghill and Tillington and is within comfortable walking distance from both places. Between both locations and the school there is a footway, but beyond the Whitmore Crossroads this pedestrian way terminates.

### ***Western Relief Road***

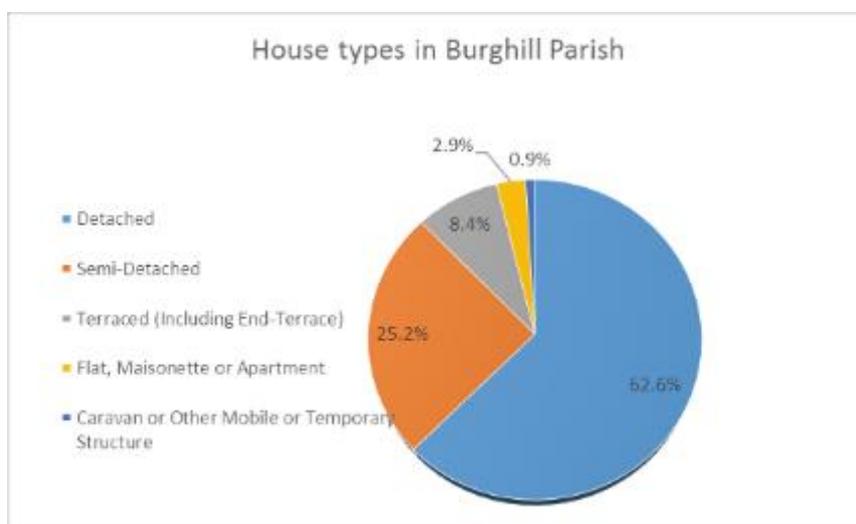
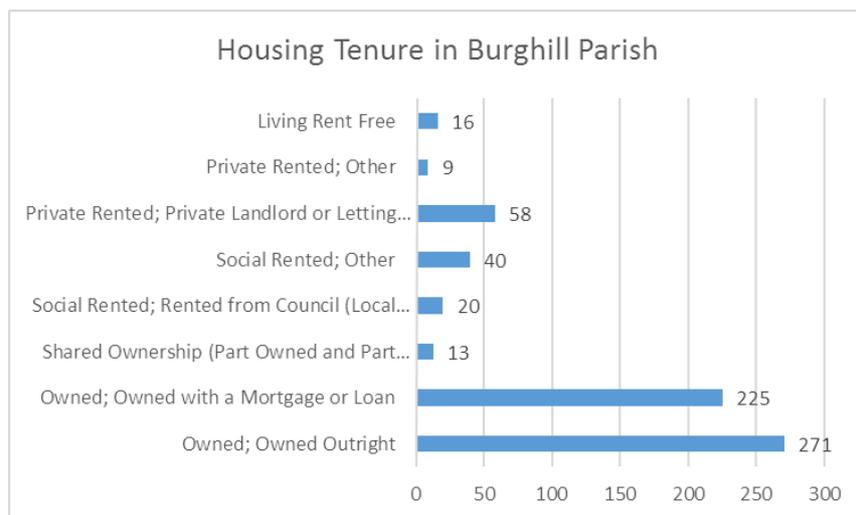
2.25 The corridor for the proposed Western Relief Road passes through the southern part of the parish between St Mary's Park and Lower Burlton and across the lands of Hospital Farm. None of the preferred development sites in this NDP coincide with this alignment, nor are they considered to have any material or harmful effect on the provision of this route by the Herefordshire Council.

## A Portrait of Burghill Parish

2.25 The 2011 Census listed the usual resident population as 1579 people (786 males and 793 females), with a population density of 1 person per hectare, which is higher than Herefordshire as a whole (0.8). The age structure is broken down as follows:

- 16.3% were aged 15 years and under, compared to 17.2% across Herefordshire and 18.9% across England
- 61.2% were aged 16 to 64 years, compared to 61.6% across Herefordshire and 64.8% across England
- 22.5% were aged 65 years and over, compared to 21.3% across Herefordshire and 16.3% across England

2.26 There are 684 dwellings located within the Parish. However, the number of households in the Census is 652. The following charts indicate house tenures and types throughout the parish



- 2.27 In terms of transport, local residents depend more on cars and vans than elsewhere, with 91.9% of households having access to one or more vehicles, compared to 83.6% in Herefordshire and 74.2% across England. This is a direct result of a sparse bus service.
- 2.28 70.2% of the population of the Parish aged between 16 and 74 were economically active (employed or actively seeking employment), with 32.9% being employed full-time. 19.6% were retired.

## **Natural and Built Environment**

- 2.29 The parish has 1 Grade II\* Listed Building, 26 Grade II Listed Buildings and a Scheduled Monument. (A full list is included at Appendix 4).
- 2.30 The centre of Burghill is designated as a Conservation Area. (Appendix 5)
- 2.31 The Parish is predominantly rural in character. The Herefordshire Landscape Character Assessment Supplementary Planning Guidance (2004) identifies the landscape character type within the parish as 'Principle Settled Farmlands'.
- 2.32 There are no Sites of Special Scientific Interest (SSSI) within the parish. The area falls within the sub catchment area of the River Wye (including Lugg) Special Area of Conservation (SAC).
- 2.33 The parish contains 3 Special Wildlife Sites (SWS), and there are also two areas of Ancient Woodland.



- 2.34 Within the Parish of Burghill there are many areas that have designations of Habitats of Principal Importance. These areas were displayed at the Options Days. These areas could be: ancient woodland; traditional orchards; deciduous woodlands; wood pasture and parkland. For sites such as these there is a presumption against development as there is a national and local imperative to conserve this type of principal habitat and its resident principal species. The importance of these sites as a UK priority habitat is reflected in Core Strategy policies and those in national policy, which all support the protection of both Habitats and Species of Principal Importance. However, these land designations are not regulatory, so they do not impose an embargo on development. With the right type of mitigation, substitute planting, land management or species protection to ensure no net loss of biodiversity within the county, development could still be permitted.

## 3 Key Issues for Burghill Parish

- 3.1 In August 2013 the Neighbourhood Development Plan Steering Group was formed to work on behalf of Burghill Parish Council to produce a Neighbourhood Development Plan.
- 3.2 On the 26<sup>th</sup> November 2013, a public meeting was held in the village hall. A further meeting was held on 4<sup>th</sup> March 2014 to raise awareness of the Neighbourhood Development Plan.
- 3.3 To achieve as full a consultation process as possible the Parish Council decided that questionnaires should be delivered to every dwelling and business within the neighbourhood area. The Steering Group set up a working party of about 30 volunteers who delivered questionnaires to every dwelling, farm and business and land owner within the Neighbourhood Development Plan area over a three-week period. About 720 questionnaires were distributed.
- 3.4 Approximately 440 responses were returned in total. This represented a response rate of about 63% from households comprising farms and dwellings. Returns from business premises alone, excluding farms, was much lower at about 26% bringing the overall percentage down to about 60%.
- 3.5 The questionnaire results are provided in a separate supporting document.

### Key Issues

#### Housing

- 3.6 One of the key issues for residents in relation to housing was the amount of growth proposed by Herefordshire Council for the Parish. However, there was a clear consensus that the Neighbourhood Development Plan should identify sites for housing.
- 3.7 With regard to the appropriate types of new housing the most popular answers were medium sized dwellings, small dwellings for older/retired people, and starter homes only for local people.

#### Design

- 3.8 With regard to design over three quarters of households would like to see traditional design, traditional materials, low energy consumption,

off street parking, and improved/new footways. In addition to the Policy in Section 6, Burghill Parish Design Guidance has been prepared and is included as part of this plan at Appendix 3.

### **Settlement Boundary**

- 3.9 The majority of households (82%) think Burghill village should continue to have a settlement boundary. The majority of households (78%) think a settlement boundary for Tillington should be defined. Whilst the majority of households (71%) think a settlement boundary for Tillington Common should also be defined, this is not in accordance with the Herefordshire Core Strategy.

### **Employment**

- 3.10 Almost three quarters of respondents think the Neighbourhood Development Plan should encourage small businesses but fewer than half think workshops and live/work units should be encouraged and only 5% would be in favour of encouraging medium/large businesses.
- 3.11 Around two thirds of households (66%) think better broadband/internet services would encourage new business start-ups in the parish.

### **Community Services and Facilities**

- 3.12 Data gathered in response to the use of existing community facilities indicated that there were many facilities that the residents used on a regular basis. These include Simpson Hall, The Copse Leisure area, and others. It is important that community facilities are retained for the future use of residents.
- 3.13 The amenities most commonly rated as being "Very important" to the life of the community were Burghill School, home broadband/internet, the village shop, and public footpath routes.

### **Transport and Roads**

- 3.14 With regards to respondents' views on the condition of transport routes within the parish, the following graph identifies that many households think the ease and safety for cycling, ease of use for disabled persons, and "C" & "U" class roads are poor or very poor, while 44% think the footways at the side of carriageway are poor or very poor. Whilst these are not planning matters, the Parish Council consider it important to take forward as a community project.

## **General**

- 3.15 The most common reason for coming to Herefordshire/Burghill Parish was that it was a pleasant place to live and the most common sentiments were to ensure the parish retains its rural character.

## 4 Vision and objectives.

- 4.1 To address these key issues the following vision and objectives have been identified:

### VISION

***Our Vision for the Parish of Burghill is that it should be a pleasant place for people of all ages to live with amenities that allow it to be a thriving community and with a separate identity from the city of Hereford.***

### OBJECTIVES

	<b>Objective</b>	<b>Actions to achieve objective</b>
1	To try to ensure there is a mix of housing for local people to rent or buy, so that both first-time buyers and the elderly can remain a part of the community.	Identify suitable sites for housing development within the parish. Encourage developments that include a mix of housing types.
2	To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment and in accordance with the Burghill Parish Design Standards.	Set out criteria in the Neighbourhood Development Plan, reflecting feedback from questionnaire on the maximum size of any development, building materials etc. This has been used to develop the Burghill Parish Design Guidance in Appendix 3.
3	To preserve and where possible enhance the natural environment around us.	Protect Commons and open spaces. Maintain footpaths and bridleways
4	To promote and support our local primary school	Try to ensure that housing development contributes to the development of the school and that liaison takes place with the school's governing body over its development plans.

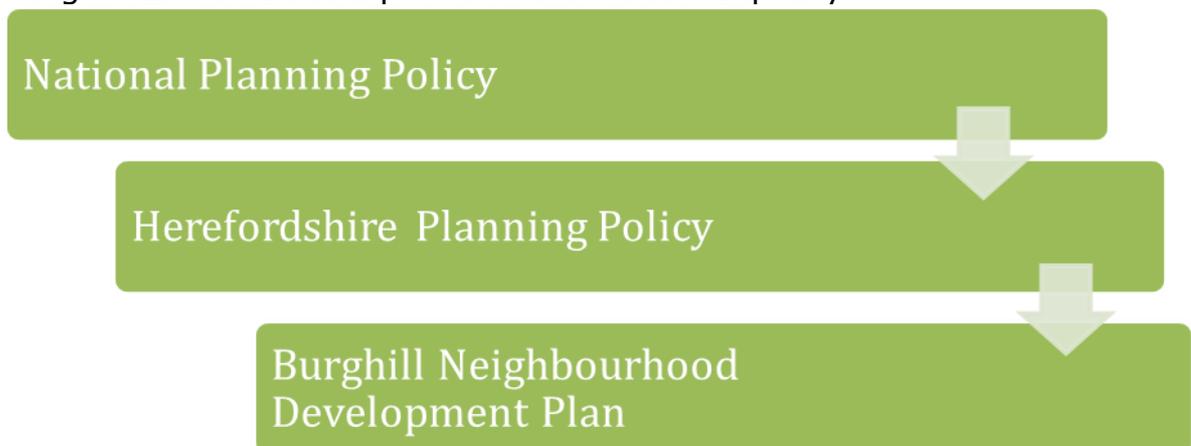
Burghill Referendum Neighbourhood Development Plan

5	To support local assets such as the shop, pub and village hall for the present and future benefit of the community.	To seek to safeguard and enhance the community facilities.
6	To preserve and where possible enhance leisure facilities such as the playground and sports grounds.	To explore ways of extending such facilities in line with local need, including allotments.
7	Deleted	Deleted
8	To try to establish safe walking, cycling and driving routes through the parish.	To explore further traffic-calming methods on the main roads through the parish. To improve and extend provision of footpaths alongside roads
9	To encourage small businesses in the parish and promote tourism.	Where possible to retain small business and commercial land uses within the parish and promote tourism within the Parish.
10	To promote better internet provision.	To liaise with the Local authority and Internet providers to seek better provision.
11	To try to provide better public transport and lessen reliance on car usage.	Work with local council and bus companies to ensure retention of basic bus services. To explore other ways of providing transport that would lessen car use.

## 5 Methodology

- 5.1 A neighbourhood development plan must address the development and use of land. To become part of the statutory development plan for Herefordshire, the plan must be accepted by an appointed Examiner through examination and also accepted by the parish residents at a referendum. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise<sup>1</sup>.
- 5.2 In order to become part of the development plan the Burghill Neighbourhood Development Plan must meet the 'Basic Conditions' of the Localism Act. In order to meet the 'Basic Conditions', the neighbourhood plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
  - Contribute to the achievement of sustainable development;
  - Be in general conformity with the strategic policies of the development plan for the area; and
  - Be compatible with and not breach European Union (EU) obligations and human rights law.
- 5.3 This means the Burghill Neighbourhood Development Plan must take account of national planning policy. This is contained in the government's National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). Also, the Burghill Neighbourhood Development Plan must "plan positively to promote local development" and must "support the strategic development needs" set out in Herefordshire's development plan policies.

Figure 2 - Relationship to national and local policy



<sup>1</sup> (Section 38(6) of the Planning and Compulsory Purchase Act 2004, and section 70(2) of the Town and Country Planning Act 1990.

- 5.4 Herefordshire Council's strategic planning policy is contained within the newly adopted Herefordshire Core Strategy (2011-2031).
- 5.5 The policies in the Burghill Neighbourhood Development Plan have been developed to take account of the key issues in Burghill Parish, and to achieve the aim and objectives in Section 4.
- 5.6 This Neighbourhood Development Plan has been prepared to ensure it is in "general conformity" with the policies and proposals in Herefordshire Core Strategy. A full list of relevant national and local planning policies is included at Appendix 6.

# 6 Neighbourhood Development Plan Policies for Burghill Parish

This chapter sets out the planning policies to guide development in Burghill to 2031. The policies have been developed to address each of the objectives identified in Chapter 4 and are grouped under a number of themes. Whilst the policies are divided between these themes the plan should be read as a whole.



## 6.1 Housing

6.1.1 The housing policies and the design guidance of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

**Objective 1 - To try to ensure there is a mix of housing for local people to rent or buy, so that both first-time buyers and the elderly can remain a part of the community.**

**Objective 2 - To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment and in accordance with the Burghill Parish Design Guidance.**

- 6.1.2 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Hereford Housing Market Area (HMA) approximately 1870 dwellings will be required over the plan period and villages should have a target of 18% growth.
- 6.1.3 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the growth target will assist to inform the level of housing development in the villages. All Neighbourhood Development Plans shall aim to provide levels of housing to proportionally meet these targets in a locally focused way.
- 6.1.4 The Herefordshire Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. This has been identified as a figure of 684 dwellings (Census 2011 figures and parish count).
- 6.1.5 Applying the housing growth target of 18% for the plan period, Burghill Parish is required to find in the region of 124 new dwellings.
- 6.1.6 The latest housing land figures as at April 2018 are as follows:

Number of households in Parish	% growth in Local Plan Core Strategy	Number of new houses required	Housing completions 2011 - 2018	Housing Commitments as at 1 April 2018	Total Housing remaining
689	18%	124	23	93	8

- 6.1.7 From the above table, there is a residual requirement of 8 dwellings within the plan period, in order to satisfy the 18% minimum commitment. The full list of Housing Commitments to December 2018 is included at Appendix 8.
- 6.1.8 The large housing commitment sites are shown on Maps 2 and 3 as Housing Commitments and are numbered as follows:
- Site HC1: Tillington Road / Roman Road, Lower Burlton - 50 dwellings.
  - Site HC2: Pye Finch, Burghill - 24 dwellings.
  - Site HC3: Adjacent to Bredstone House, Burghill - outline 10 dwellings.

- Site HCA4: Land adjacent The Bell Inn, Tillington – outline 4 dwellings

6.1.9 The Core Strategy identifies Burghill and Tillington as being settlements which will be the main focus of proportionate housing development.

6.1.10 Additional relevant Herefordshire Core Strategy Policies are as follows: SS1, RA3, RA4, RA5, H2, and H3.

6.1.11 The results of the Questionnaire showed that there was a clear consensus that the Neighbourhood Development Plan should identify sites for housing, with 84% in agreement.

6.1.12 81% of households said new housing should be placed on brownfield land but only 9% said it should be located on greenfield land with 59% against. 59% of households thought homes should be built within existing groups and 45% on the edge of existing groups while 54% were in favour of using infill sites

6.1.13 Recent consultation have indicated that a number of residents are unhappy with identifying sites for allocation in the Neighbourhood Development Plan. The Parish Council consider that in order to achieve the proportional target growth, it is necessary to allocate a small number of sites for future growth.



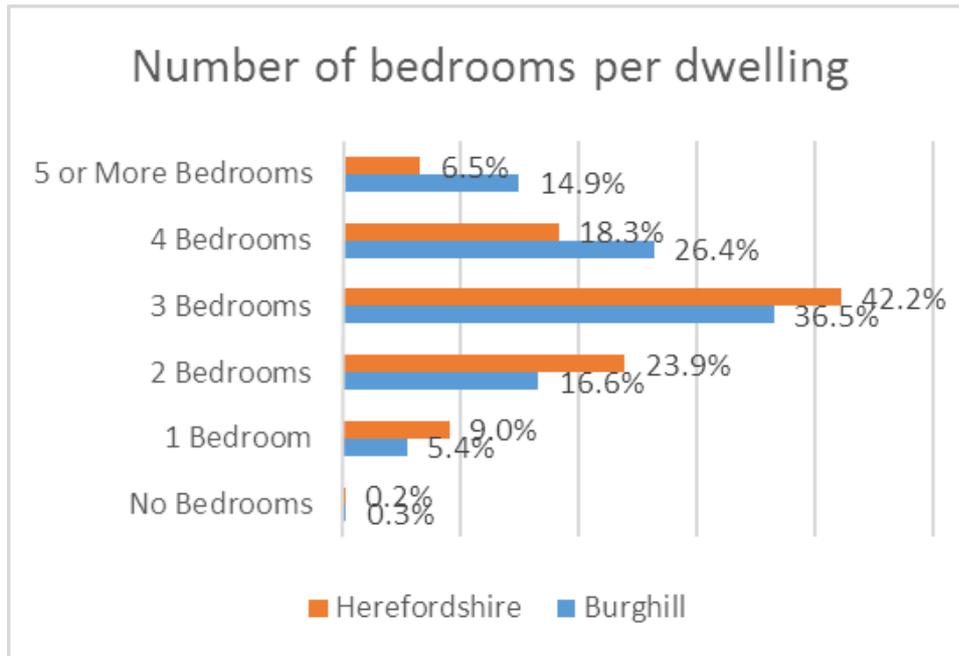
6.1.14 With regard to the appropriate types of new housing the most popular answers were medium sized dwellings, small dwellings for older/retired people, and starter homes only for local people. Fewer than 40% of respondents ticked any of the other options.

6.1.15 83% would be in favour of owner-occupied homes but only 27% in favour or rented. Almost half (46%) were in favour of affordable homes and just over a third (34%) in favour of shared ownership homes.

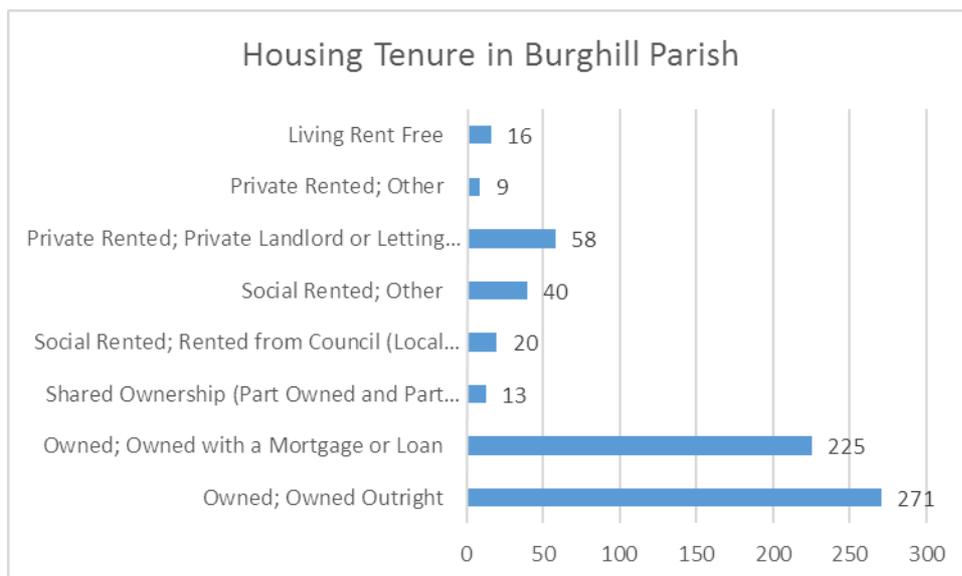
6.1.16 Over three quarters of households would like to see traditional design, traditional materials, low energy consumption, off street parking, and improved/new footways. Over half would like to see

cycle routes, linked pedestrian routes, and amenity areas. The Burghill Parish Design Guidance in Appendix 3 has been developed to take account of this information.

6.1.17 The 2011 Census information relating to number of bedrooms in dwellings within the Parishes are detailed in the graph. This clearly shows there is a greater number of larger dwellings in the Parish than across Herefordshire, but fewer smaller dwellings. (see graph below)



6.1.18 In terms of tenure, the following graph is relevant. (2011 Census)



## **Housing Requirement up to 2031 and the Core Strategy.**

6.1.19 The Herefordshire Core Strategy is now adopted. The Burghill Parish Council (BPC) took account of questionnaire returns which favoured a lower percentage of housing growth than the 18% set out in the Core Strategy. Therefore, at the time of the Examination in Public (EIP) of the Core Strategy the BPC made representations to the Inspector on matters of proportionate housing growth. It was claimed that the required 18% growth in dwelling numbers in the parish would be too high and a figure of nearer 11% would be more appropriate. The BPC considered that this submission was a cogent and well-argued case for a reduction in the growth percentage within the development plan term between 2011 and 2031. The BPC's submission was not accepted and the Core Strategy's figure for dwelling number growth in the Hereford Market Area and in Burghill Parish has remained at 18%. The BPC realises that it does not have the resources to seek any further changes and has decided that for the present time the 18% growth figure should be the determining factor for the parish in calculating growth up until 2031.

6.1.20 Figure 4.14 of the Core Strategy continues to identify both Burghill and Tillington as growth areas. The PC has previously agreed that growth should be confined to Tillington and not Tillington Common which is perceived to be an unsustainable countryside location for new development, as confirmed by previous planning decisions.

6.1.21 In the parish there is the potential for a number of sites to come forward from sites known as windfalls. These are sites which might not have been previously known, sites for single dwellings, changes in existing planning permissions or conversions to existing buildings. However, the advice from the Neighbourhood Planning Team at Herefordshire Council is that due to an uncertainty of their deliverability, the plan cannot rely on windfalls to achieve its 18% growth commitment.



6.1.22 A sufficient number of suitable sites have come forward in the selection process to achieve this growth requirement up until 2031 at a relatively low housing density.

## The Submitted Sites and the Site Assessment Process

6.1.23 A 'Call for Sites' exercise was undertaken as part of the questionnaire process during May 2014. All the sites were objectively assessed against agreed criteria formulated using the Herefordshire Neighbourhood Planning Guidance Note 21: *Guide to site assessment and choosing allocation sites*.

6.1.24 The submitted sites were displayed at the Options Days in November 2014 where residents were asked to indicate whether they were in favour of, or against, the sites. All the submitted sites are shown on the two plans in Appendix 2 with the exception of the land at "White Roses" (South of Site 2B) which was a late submission.

6.1.25 The sites were originally assessed by Kirkwells, who are the appointed consultants to support the PC through the NDP process, in line with Guidance Note 21 issued by Herefordshire Council. A full re-assessment has been carried out of all the original sites assessed to address the deliverability concerns of Herefordshire Council. Additional information is inserted into the tables in Appendix 7 from the Options Days recording the number of votes in favour, neutral or against development.

6.1.26 The result of this site re-assessment process is that 3 sites were recommended as the most suitable for development. These were as follows:

Site No	Site location	Score %	Site Area	Potential Capacity
25	Land NE Cherry Orchard Cottages, Tillington	34.6%	0.5	6
21	Land opposite Burghill Golf Club, Burghill	41.7%	1	10
10	Tillington Business Park, Tillington	44.2%	0.7	8

6.1.27 Whilst the BPC put forward the three sites for inclusion at Regulation 16, during the Examination, the Examiner recommended the removal of the two sites in Tillington (Nos 25 and 10) as housing allocations but retaining the position of the settlement boundary.

6.1.28 Burghill PC considers that Site 21 (HA1), which is delineated and numbered on the settlement boundary map, is included as a housing allocation in line with the Core Strategy and the Examiners recommendations.

## Settlement Boundaries

6.1.29 The site that is shown within the settlement boundary at Burghill, has the potential to meet the approved housing requirement set out in the Core Strategy and demonstrate alignment with its policies. Furthermore, they have the potential to achieve this growth at a modest housing density, in line with the aspirations of parishioners and which would also reflect the character and appearance of the parish.

6.1.30 The BPC notes the returns from the questionnaire which favoured the designation of a settlement boundary (SB) for both Tillington and Tillington Common. At the time of the Options Days presentations it was not clear whether both SB's would be required due to the delays in the completion of the Core Strategy by Herefordshire Council.



It was considered correct to leave both these SB options open until the adoption of the Core Strategy.

6.1.31 At the time of the Examination in Public of the Herefordshire Core Strategy it was the view of Burghill Parish Council that Tillington and Tillington Common should both be classified as open countryside. However, the adopted version of the Herefordshire Core Strategy includes both Tillington and Burghill in Policy RA1 as housing growth areas. It follows that the designation of a settlement boundary for each of these areas would be appropriate.

6.1.32 Tillington Common is not included in Policy RA1 (Tables 4.14 and 4.15) and as such remains open countryside with no defined identifiers as a village in planning terms. Moreover, as it is excluded from Policy RA1, it is considered to be an unsustainable location for new development due to lack of services and infrastructure. Therefore, development proposals for Tillington Common and the wider parish are governed by the Core Strategy planning policy constraints for development in the countryside, outside of settlement boundaries, as set out in Herefordshire Core Strategy Policy RA3.

6.1.33 For the above reasons it is considered that the definition of a settlement boundary for the Tillington Common area would be neither necessary nor appropriate.

6.1.34 Policy B1, in addition to the site assessment process, and the allocation of sites, it seeks to achieve Objectives 1 and 2 identified in paragraph 6.1.1

**Policy B1 - Scale and type of new housing in Burghill and Tillington and Lower Burlton.**

Land opposite Burghill Golf Club, Burghill (Site HA1 on Map 3) is allocated for housing development.

New housing development will be supported on the allocated site and on infill sites within the settlement boundaries of Lower Burlton, Burghill and Tillington in accordance with the Herefordshire Core Strategy and the following criteria:

- (a) Maintains an appropriate density in context with the immediate surrounding area and not exceeding 25 dwellings per hectare;
- (b) Ensures appropriate and safe access;
- (c) Ensures adequate access to public transport facilities;
- (d) Provides appropriate living conditions for existing and future occupiers (not located adjacent to noise or nuisance generating agricultural, industrial or commercial activities);
- (e) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape and in accordance with Burghill Parish Design Guidance;
- (f) Demonstrates a contribution to the delivery of an appropriate mix of dwelling tenures, types and sizes including affordable housing and housing for older people in accordance with Core Strategy policies to meet the most recent evidence of housing need in the area;
- (g) Reflects the scale and function of the settlement;
- (h) Ensures appropriate parking is provided on site; and
- (i) Minimum living space within dwellings shall be 80 square metres.

Development in open countryside including conversion of rural buildings should be in accordance with the relevant Herefordshire planning policies.

**Travellers' Sites**

6.1.35 It is important that the accommodation needs and requirements of all sections of the community are considered in developing planning

policies. Burghill Parish Council recognises these requirements and supports the retention of the existing travellers' site located within the Parish just to the west of Manor Fields. Also, a travellers' site has recently been granted permission situated in Wellington Lane in the north of the Parish. Therefore, the Parish Council is of the view that provision of travellers' accommodation has been met.

6.1.36 The Parish Council is not seeking to allocate further sites through the Burghill Parish Neighbourhood Development Plan.

6.1.37 The provision of further accommodation for the needs of travellers, will be assessed strategically throughout the County of Herefordshire, by Herefordshire Council. In the interim period, applications for planning permission for sites will be assessed through Policy H4 of the Herefordshire Core Strategy

## **6.2 Employment**

6.2.1 The employment policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

**Objective 9 - To encourage small businesses in the parish and promote tourism.**

**Objective 10 - To promote better internet provision.**

6.2.2 Policy E1 of the Herefordshire Core Strategy states that development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

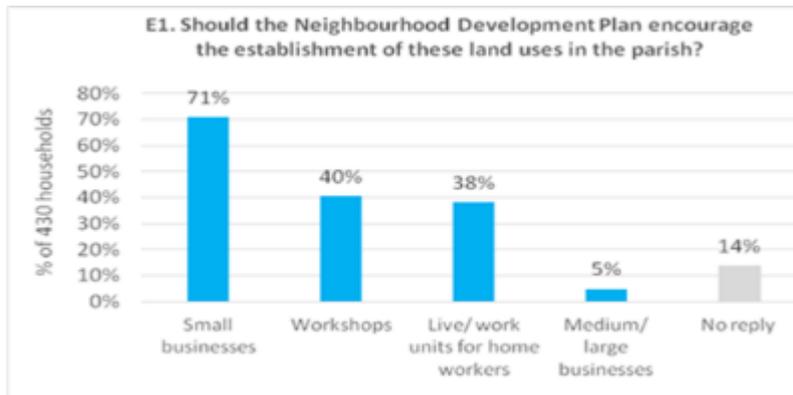
- The proposal is appropriate in terms of its connectivity, scale, design and size;
- The proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify an existing business operation;
- The proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed-use developments will also be encouraged.

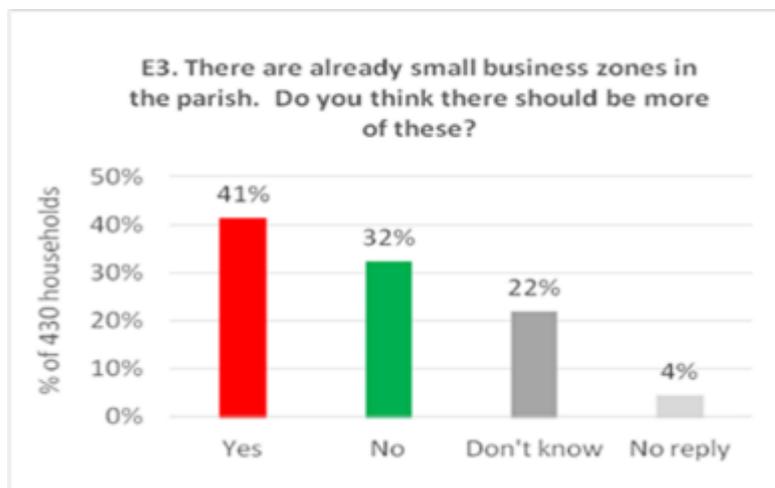
6.2.3 Policy RA6 relates to the rural economy. It states that employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported.



6.2.4 The questionnaire results indicate that households think the Neighbourhood Development Plan should encourage small businesses but fewer than half think workshops and live/work units should be encouraged.



6.2.5 Just over half the households (56%) think the Neighbourhood Development Plan should identify land for employment use, with 17% in disagreement.



- 6.2.6 In relation to small business zones already in the parish, and the possibility of more, there was a mixed response with 41% in favour of more small business zones, 32% against and 26% expressing no opinion ('Don't know' or No reply).
- 6.2.7 Around two thirds of households (66%) think better broadband/ internet services would encourage new business start-ups in the parish. 6 households mentioned roads e.g. better/easier road access, access to main road, road networks and road conditions, while 4 said there would need to be good/better public transport e.g. more frequent. 4 households suggested lower rent/rates and 2 said there should be fewer planning constraints/flexibility when a plan is put forward.

### **Policy B2 - Supporting new small-scale local employment.**

New employment development will be encouraged on the Tillington Business Park, Burlton Court Farm Business Zone, through the re-use of a brownfield site or the conversion of a suitable existing building, including an agricultural building, provided that:

- (a) Are of a scale appropriate to the immediate surroundings;
- (b) Do not have a detrimental impact on surrounding living conditions;
- (c) Do not lead to the loss of open space or green infrastructure;
- (d) Are located close to existing highways and do not have an unacceptable impact on traffic;
- (e) Are in accordance with all other relevant policies of this plan.

Where the development proposal involves the conversion of an agricultural building that forms part of an historic farmstead, the development should meet the following criteria

- (f) The proposed use will not cause unacceptable disturbance to neighbours; and
- (g) There is no detrimental effect on the form, design, character and setting of the building; and
- (h) The building is capable of conversion without significant extension; and
- (i) The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction; and

- (j) The conversion would not have a detrimental impact on the appearance or character of the landscape; and
- (k) The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area.
- (l) The conversion would not be detrimental to the continued agricultural operation of the site as a whole.

### **Policy B3 – Supporting development of communications infrastructure**

The development of new, high speed broadband infrastructure and mobile infrastructure to serve the Parish will be supported where it is sympathetically designed, and significant landscape and visual effects have been adequately mitigated.

All new residential development will be required to make provision for high speed broadband.

## **6.3 Education**

6.3.1 The education policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

### **Objective 4 - To promote and support our local primary school**

6.3.2 Opening in 1875, the village school originally provided an education for the children of Burghill, Tillington and Huntingdon up to school leaving age.

6.3.3 Today, Burghill Community Academy caters for up to 105 pupils (current number on roll is 92) taught in 4 mixed-age classes. Pupils come from Burghill and Tillington but also from Credenhill and the outskirts of North Hereford. Increasingly the school caters for families with services backgrounds and at the end of the last academic year 33% of pupils came from this group and were supported by services premium funding.

6.3.4 The school is located north west of the village of Burghill on the road to Tillington.

6.3.5 Teaching space is still a problem with the school having to rely on temporary buildings. The Governors are seeking central funding to replace the temporary building currently housing Year 3 and 4 and to

incorporate a secure entranceway to the school with a contained area for visitors to wait in. The School Infrastructure Development Plan proposes an initial focus on replacing the temporary classroom and then as a secondary element to address the secure entranceway.

6.3.6 They are also in the process of decorating and maintaining the buildings through their capital funding and working to effectively manage and maintain the problematic sewage tank situated to the right of the main school car park.

6.3.7 In order to achieve this the Neighbourhood Development Plan seeks to ensure that housing development contributes to the development of the school and that liaison takes place with the school's governing body over its development plans for the future.

### **Policy B4 – Education**

Proposals to extend Burghill Academy should:

- (a) Ensure appropriate and safe access to the site;
- (b) Not materially harm the living conditions of neighbours;
- (c) Be of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- (d) Reflect the scale and function of the school; and
- (e) Ensure appropriate parking is provided on site.

## **6.4 Design, Natural and Historic Heritage**

6.4.1 The design, natural and historic heritage policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

**Objective 2 - To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment.**

**Objective 3 - To preserve and where possible enhance the natural environment around us.**

6.4.2 Policy SS6 of the Herefordshire Core Strategy states that Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations.



6.4.3 In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;
- biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;
- historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquility;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

6.4.4 Policy LD4 of the Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
- the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
- the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
- the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.



The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

6.4.5 The questionnaire responses indicate that over three quarters of households would like to see traditional design (80%), traditional materials (81%), low energy consumption (82%), off street parking (82%) and improved/new footways (77%).

6.4.6 Over half of the respondents would like to see cycle routes (62%), linked pedestrian routes (61%) and amenity areas (54%). Only 27% would like to see modern design, with 32% against.

6.4.7 Further questionnaire responses indicate that in relation to the question about any buildings, places or views that need to be protected other than those already benefiting from statutory protection such as listed buildings, the most common answers were:

- The common or commons (21 comments) with many specifically mentioning Tillington Common (14)
- The church (10)
- Simpson Hall (8)
- Green areas/spaces/sites (7) e.g. between Bakers Furlong and Leasown (2)

- Orchards (6) e.g. Wellcome orchards (2)
- Views towards the hills (5) e.g. the black mountains (2) and Brecon Beacons (2) (n.b. in total, 18 households mentioned views of one kind or another)
- Woods (5) e.g. Badnage Woods (3)

6.4.8 During the production of the Burghill NDP, additional Design Guidance was produced, to guide residents and developers when proposing new development in the Parish. This is included at Appendix 3.

### **Policy B5 - Design of Development in Burghill Parish.**

All new development will be expected to make a positive contribution to the distinctive character of the local area and to be of good design and quality. In seeking to protect and where possible enhance the unique identity of the area, all development will be expected to take account of the following:

- (a) Local identity and sense of place;
- (b) The character and setting of the Burghill Conservation Area, where appropriate;
- (c) Is satisfactory in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene;
- (d) It makes use of, and where appropriate re-uses local and traditional materials or suitable artificial alternatives;
- (e) It does not result in backland development which has a detrimental impact on the character or residential amenities of the adjacent dwellings;
- (f) Includes adequate parking, garaging and private and public amenity space for future residents;
- (g) The use of space and landscape design is appropriate;
- (h) Good relationship to its surroundings and incorporates an active frontage;

- (i) Highways and footpaths to, within, and through the development should be designed to promote highway safety and encourage active travel modes;
- (j) Incorporates originality, innovation and initiative, where appropriate;
- (k) Includes appropriate energy efficiency and conservation measures;
- (l) Uses Sustainable Drainage Systems;
- (m) Provides adequate storage facilities for refuse and recycling facilities for each dwelling; and
- (n) Uses appropriate lighting for the location.

6.4.8 The Herefordshire Landscape Character Assessment SPG (2004) identifies the Parish as being within the landscape character type of 'Principal Settled Farmlands'.

#### Character Description

*The rolling, lowland area of Central Herefordshire is dominated by this Landscape Type. These are settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The mixed farming land use reflects the good soils on which they are typically found. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees around dwellings and trees along stream sides and other watercourses. The composition of the hedgerow tree cover differs from that of Timbered Farmlands in its lower density and lack of oak dominance. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards, grazed pastures and arable fields, together make up the rich patchwork which is typical of Principal Settled Farmlands.*

6.4.9 The Parish Council and the residents of the Parish consider it important to protect the character and setting of Burghill, the other housing groups within the parish and the surrounding landscape.

#### **Policy B6 - Protecting and where possible enhancing local landscape character.**

Development proposals should protect, conserve and enhance the local landscape character including the historic settlement pattern, historic buildings and their settings and traditional farmsteads.

- (a) Development proposals should seek to preserve and where possible enhance the character of the villages and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials.
- (b) Local habitats and wildlife corridors should be preserved and where possible enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and where possible enhance biodiversity. 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 to support and protect wildlife.
- (c) Development proposals should conserve important local landscape features and species where possible. Mature and established trees should be retained and incorporated into landscaping schemes where possible.
- (d) The conservation of traditional farm buildings through continued and appropriate new uses is supported and repairs and alterations should use local materials and techniques where possible.

## **6.5 Community Facilities and Open Spaces**

6.5.1 The Burghill Neighbourhood Development Plan's community facilities and open spaces policies seek to deliver the following objectives:

**Objective 5 - To support local amenities such as the shop, pub and village hall for the present and future benefit of the community.**

**Objective 6 - To preserve and where possible enhance leisure facilities such as the playground and sports grounds.**

**Objective 8 - To try to establish safe walking, cycling and driving routes through the parish.**

- 6.5.2 Burghill Parish has a network of footpaths and open spaces, which link facilities around the village, provide means to reach open countryside and longer distance footpaths.
- 6.5.3 Burghill Parish also has a range of community facilities that are widely used by the community, such as the school, village shop, Simpson Hall, golf club, the public house, church, "Pick your Own", Court Farm Leisure, Copse Leisure area and cricket club.
- 6.5.4 The revised National Planning Policy Framework (July 2018) advises at paragraph 99 that "local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances".
- 6.5.5 The questionnaire responses indicate that 70% of households use home broadband/internet at least once a week, 47% the village shop and 38% the public footpath routes. The other amenities were less well used on a frequent basis, with fewer than 20% using any of them at least once a week. 50% use the Copse Leisure Area (7% weekly, 43% monthly/occasionally) and 13% use the community library (monthly/occasionally).
- 6.5.6 The amenities most commonly rated as being "Very important" to the life of the community were Burghill School (78%), home broadband/internet (72%), the village shop (71%) and public footpath routes (70%), places of worship (54%) and The Bell public house (53%).
- 6.5.7 The amenities least commonly rated as being "Very important" were the CAP at Simpson Hall (25%), community library (25%), garage & MOT station (26%), cricket club (28%) and golf club (29%).
- 6.5.8 Policy SC1 of the Herefordshire Core Strategy states that development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

6.5.9 Policy SC1 continues to state that new development that creates a need for additional social and community facilities (for example, schools, pre-schools, children's centres, child minding provision, youth provision, pubs and local shops) - that cannot be met through existing social facilities will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contribution where appropriate.



6.5.10 The policy also states that proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).

6.5.11 Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and appropriately marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.



6.5.12 Policy LD3 of the Herefordshire Core Strategy states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

- identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
- provision of on-site green infrastructure; and in particular proposals will be supported where this enhances the network

- integration with, and connection to, the surrounding green infrastructure network.

6.5.13 Over half the households think leisure space (56%) and play areas (51%) should be provided or expanded. 43% think allotments should be provided or expanded and 35% library facilities. 8 households made comments about provision for children and young people, e.g. children's playground, more variety at park for children, skate park, youth club.

6.5.14 Other common answers included footpaths (7), cycle paths (6), post office (4) and doctor's surgery (3). 5 households mentioned the Copse leisure area with suggestions including tennis courts, bowling, sports pavilion, public toilets and improved facilities for all ages. The main concern about footways seems to be about safety, e.g. safe route needed from St Mary's to village (2), footways too narrow to walk safely with children, currently dangerous to walk along Tillington Road.

6.5.15 Paragraph 100 of the revised NPPF advises that "the Local Green Space designation should only be used where the green space is:

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

### **Policy B7 - Protection of local green spaces**

The following sites shown on Maps 3 and 5 are designated as Local Green Spaces:

1. The green areas at Leasown and Bakers Furlong
2. The green semi-circle at Redstone
3. The Deer Park and its rural surroundings at St Mary's Park
4. The Copse leisure area

New development which impacts adversely on the openness of these sites, or any of the special qualities that make these spaces significant will not be permitted, except in very special circumstances.

6.5.16 Table 3 sets out how each of the proposed protected local green spaces meet these criteria:

Table 3 – Local Greenspace – NPPF Criteria

<b>Name of site</b>	<b>No</b>	<b>Distance from Local Community</b>	<b>Special Qualities/Local Significance</b>	<b>Extensive tract of land</b>
The Green Areas at Leasown and Baker's Furlong	1	Within the Leasown and Baker's Furlong Housing area	Contiguous grassed open areas adding significant openness and character to a fairly compact housing zone. Also provides amenity area to these zones.	Owned and managed by the Herefordshire Housing.
The Green Semi Circle at Redstone	2	Fronting the Redstone housing group.	The housing group is set back from the road and surrounds the green, separated from it by a semi-circular access road. Emphasises the rural character of this housing group. Also provides amenity area for this group.	Owned and managed by the Herefordshire Council
The Deer Park and its rural surroundings at St Mary's Park	3	South of the parish and linked to the housing development at St Mary's Park	Significant open presence between St Mary's Park and the land of Hospital farm on the fringes of The City of Hereford. Comprising Deer park, Woodland, Parkland and Formal Gardens	Owned by the residents of St Mary's Park and managed by The St Mary's Park Management Company.
The Copse Leisure Area	4	Opposite the Pye Finch Triangle	Sporting facilities and play area with two portacabins and lock up. Planning permission for Sports Pavilion and two courts.	Land owned by Herefordshire Council. Leased and managed by the Copse Leisure Trust.

### **Policy B8 - Protection and where possible enhancement of local community facilities**

There will be a presumption in favour of the protection and where possible enhancement of the following community facilities.

1. The Simpson Hall
2. Burghill Academy and Messy Boots Play Group
3. Burghill Scout and Guide Hut
4. St Mary's Church
5. The Copse Leisure Area
6. Burghill and Tillington Cricket Club

The re-use of the community facilities will be supported for other health, education or community type uses, unless the following can be demonstrated:

- (a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- (b) Satisfactory evidence is produced that there is no longer a need for the facility.

## 6.6 Water Management

6.6.1 The water management policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

**Objective 2 - To establish criteria for new housing such as the size of developments, sustainability, and building materials in keeping with the local environment.**

**Objective 3 - To preserve and where possible enhance the natural environment around us.**

6.6.2 Policy SD3 of the Herefordshire Core strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation.

6.6.3 Policy SD4 of the Herefordshire Core Strategy states that development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

6.6.4 In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development.

### **Policy B9 - Flood Risk, Water Management and surface water run-off**

- (a) All development should be preferentially located within Flood Zone 1 (Low Risk), where possible in accordance with National Planning Policy Guidance (NPPG) and

Herefordshire Council's Core Strategy (Policy SD3 - Sustainable water management and water resources). It must also have regard to the Strategic Flood Risk Assessment (2009) for Herefordshire. Where development is deemed acceptable within Flood Zones 2 and 3 (in accordance with the Sequential Test) we would expect proposals to demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.

- (b) New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented where possible.
- (c) All water management schemes, for either foul or surface water, shall be constructed to a standard capable of adoption by the relevant statutory undertaker. These works shall be completed, and the adoption agreement shall be completed before any dwellings on the linked development are occupied.
- (d) The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities. Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites, where possible.
- (e) Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.
- (f) Areas of hard standing such as driveways and parking areas should be avoided, or porous materials used, where possible.
- (g) Where such opportunities arise, developments should help to maintain, conserve and where possible, enhance culverts, watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site.
- (h) Development that may result in the capacity of the wastewater treatment works (WwTW) and/or the public sewerage network becoming overloaded will not be

permitted. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through DCWW regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).

## 6.7 Renewable Energy

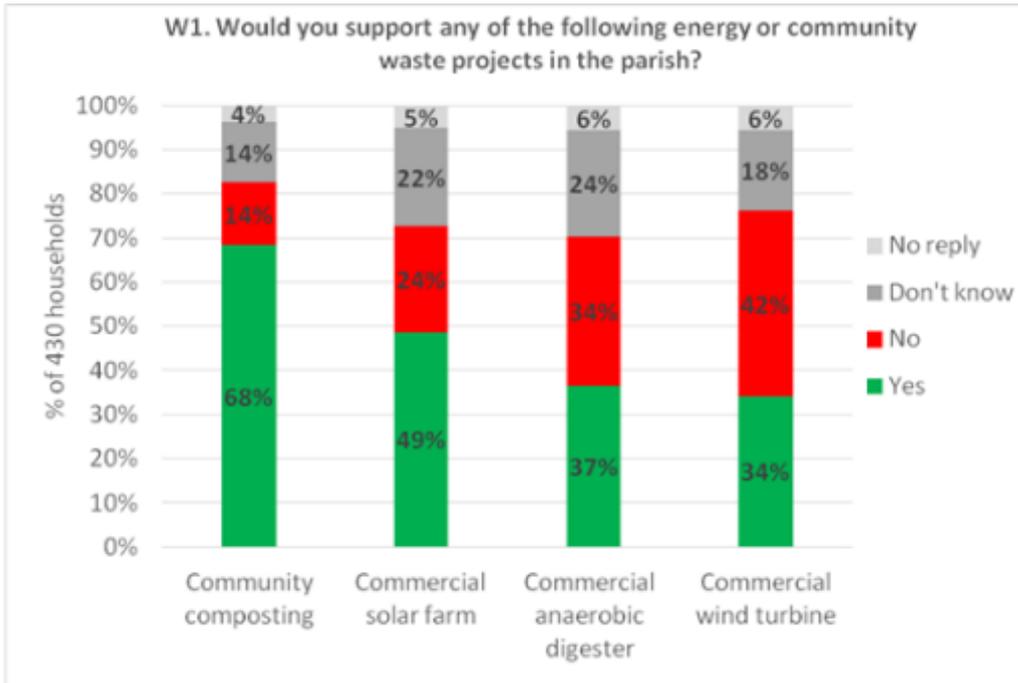
6.7.1 Policy SD2 of the Herefordshire Core Strategy relates to renewable and low carbon energy generation states that development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:

1. the proposal does not adversely impact upon international or national designated natural and heritage assets;
2. the proposal does not adversely affect residential amenity;
3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and
4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

In the case of energy generation through wind power developments, permission will only be granted for such proposals where:

- the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
- following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

6.7.2 Through the questionnaire-based survey it was identified that 49% of residents would support a commercial solar farm



6.7.3 Through the call for sites process a potential site was identified for a commercial solar farm at the former Winslow Pit at Burghill which is a closed landfill site (Map 7). For the avoidance of doubt, Policy B14 does not allocate the site for a solar farm development. Any future planning application will require the applicant to undertake a site investigation to consider the risk from the landfill to the development, to agree an appropriate Remediation Scheme; and undertake an assessment of the potential impact of the development of the solar farm on the countryside, landscape, biodiversity and local heritage assets.”.

### **Policy B10 - Development of Renewable and Low Carbon Energy Facilities**

Proposals for renewable and low carbon energy development for biomass, hydro, solar, landfill and biogas will be supported when:

- (a) any associated buildings are of appropriate size, scale, design and siting;
- (b) the site is suitably located in relation to any necessary raw materials;
- (c) there is no adverse impact on the character of the landscape, sites of nature conservation, archaeological and historical value;
- (d) there is no detrimental impact on any neighbouring land uses, including Listed Building or Conservation Area;

- (e) there is no adverse impact caused by any connection or switching equipment;
- (f) the level and impact of any potentially polluting substances is minimised;
- (g) there is no nuisance or disturbance caused by noise, dust, or smells; and
- (h) suitable means for disposal of waste arising are incorporated.

# 7. Community Projects

## 7.1 Traffic and Highways

7.1.1 The traffic and highways policies of the Burghill Neighbourhood Development Plan seek to deliver the following objectives:

**Objective 8 - To try to establish safe walking, cycling and driving routes through the parish.**

**Objective 11 - To try to provide better public transport and lessen reliance on car usage.**

7.1.2 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It also states at paragraph 30, that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.



7.1.3 Policy SS4 of the Herefordshire Core Strategy states that new development should be designed and located to minimise the impacts on the transport network and ensure that journey times and the efficient and safe operation of the network are not detrimentally impacted. Proposals to provide new and improve existing public

transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will also be safeguarded as required in future local or neighbourhood development plans and developer contributions which meet the statutory tests will be sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.

- 7.1.4 The questionnaire results indicate that around 60% of households think that the ease of use and safety for cycling (63%), disabled persons (62%) and use of the Parish's "C" & "U" class roads (58%) are poor or very poor. 44% of respondents think the footways at the side of carriageway are poor or very poor. The most common response to the other routes in the question was 'Average'.
- 7.1.5 The routes most commonly rated good or very good were the public footpaths (24%), however almost the same number (22%) think they are poor or very poor. The result here may be confused by respondents not understanding the difference between public footpaths and roadside footways.
- 7.1.6 10% of households use public transport at least once a week and 47% monthly or occasionally, while 40% never use public transport and 2% did not reply.
- 7.1.7 Around half of all households (49%) either rated the bus services neutral or did not reply. 24% said they were good or very good, while slightly more (28%) said they were poor or very poor.
- 7.1.8 The majority of households were in favour of all the measures outlined in questions Transport and Roads questions 6-10, most commonly encouraging more walking and cycling (75% of households) and discouraging HGV through routes (75%). Only 27% think that existing speed limits within the parish are effective, while double this number (54%) do not think they are effective.

### **Community Project CP1 - Traffic management and transport improvements**

The Parish Council will work with the Highway Authority etc. to improve road safety and traffic management.

Proposals to improve road safety and traffic management will be fully supported. These should include combined footway and cycle ways and links between housing areas and community services.

Developer contributions through Section 106 or agreements and any Community Infrastructure Levy payments will be sought towards the following within the parish:

- (a) Highway improvement schemes to promote the safety of pedestrians and cycle users;
- (b) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the Parish;
- (c) To Increase public and community transport, within, to and from the villages.

The parish council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the area.

## 7.2 Community Infrastructure Levy

### **Community Project CP2 - Community facilities, Community Infrastructure Levy and Section 106 Undertakings and Agreements**

The Parish Council will work with Herefordshire Council to seek the infrastructure improvements in the Parish. Priority will be given to the following proposals:

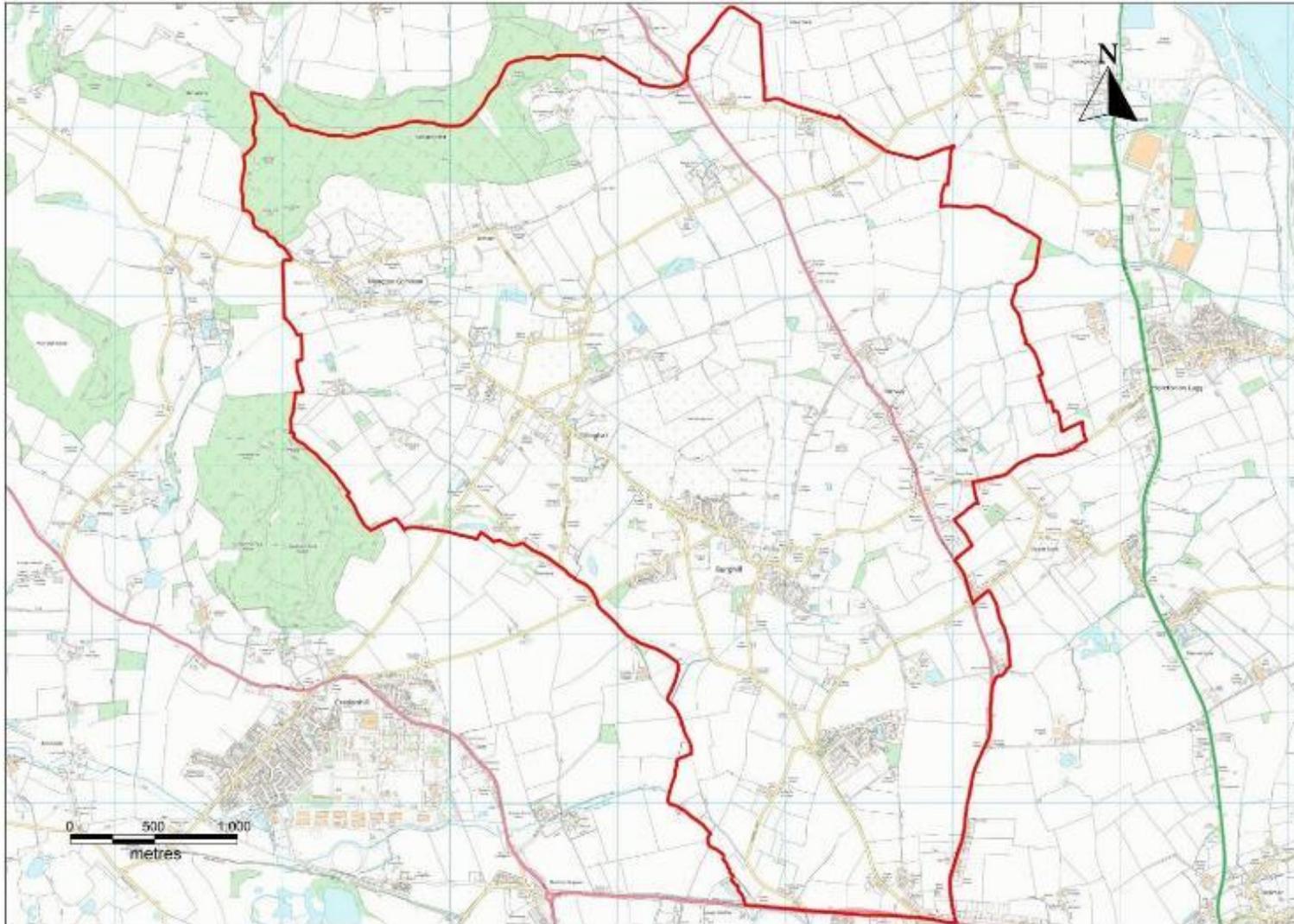
- Community facilities for leisure, transport, footways and communication;
- Community services such as printing and its accommodation;
- Educational support for all ages;
- Improvements to public realm.

## **8 Monitoring and Review**

- 8.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.
- 8.2 Where the need for change is identified the Parish Council will work with Herefordshire Council to produce updates and amendments where necessary.
- 8.3 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.

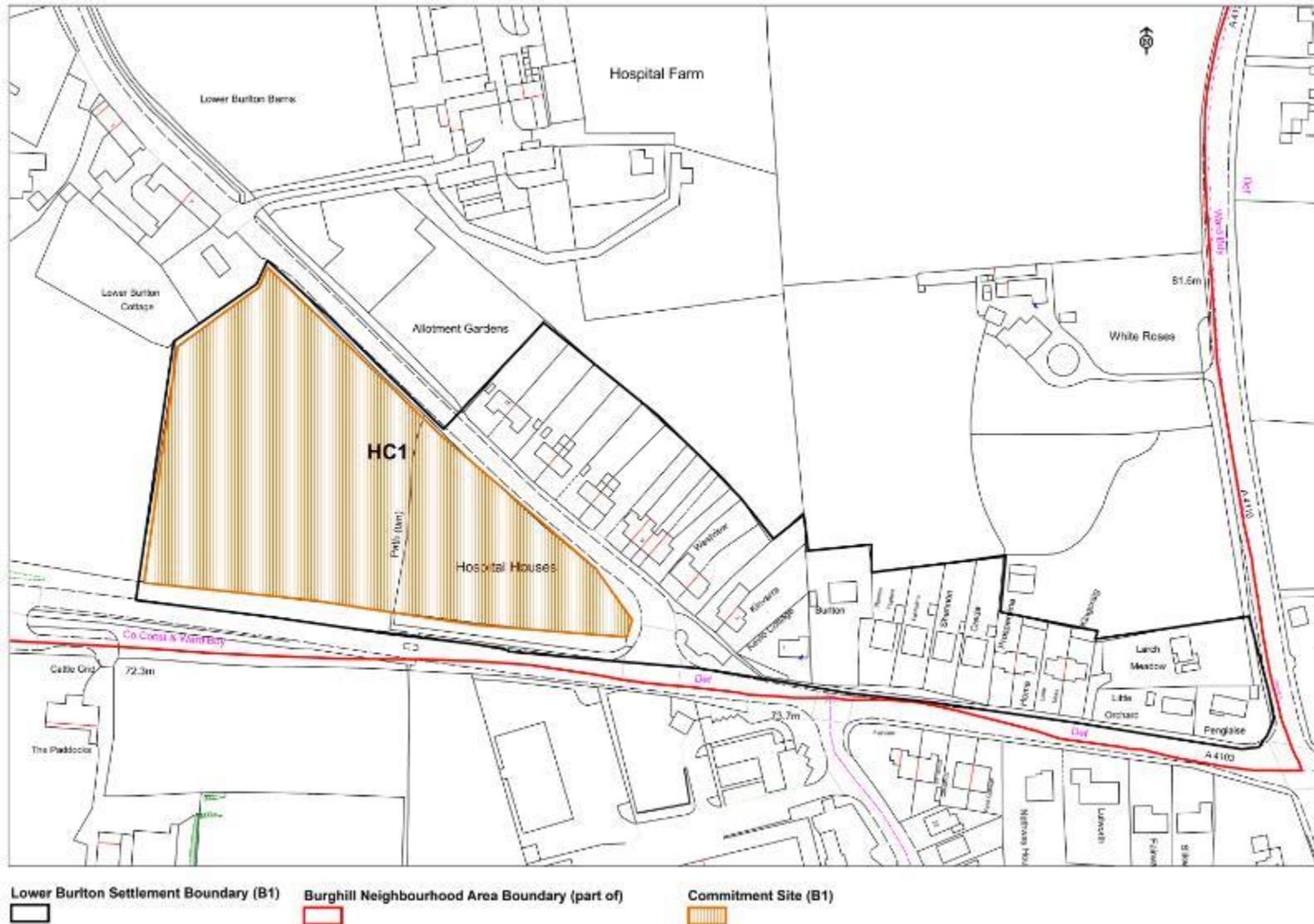
# Appendix 1: Policies Maps

## Map 1 Burghill Parish Designated Neighbourhood Area



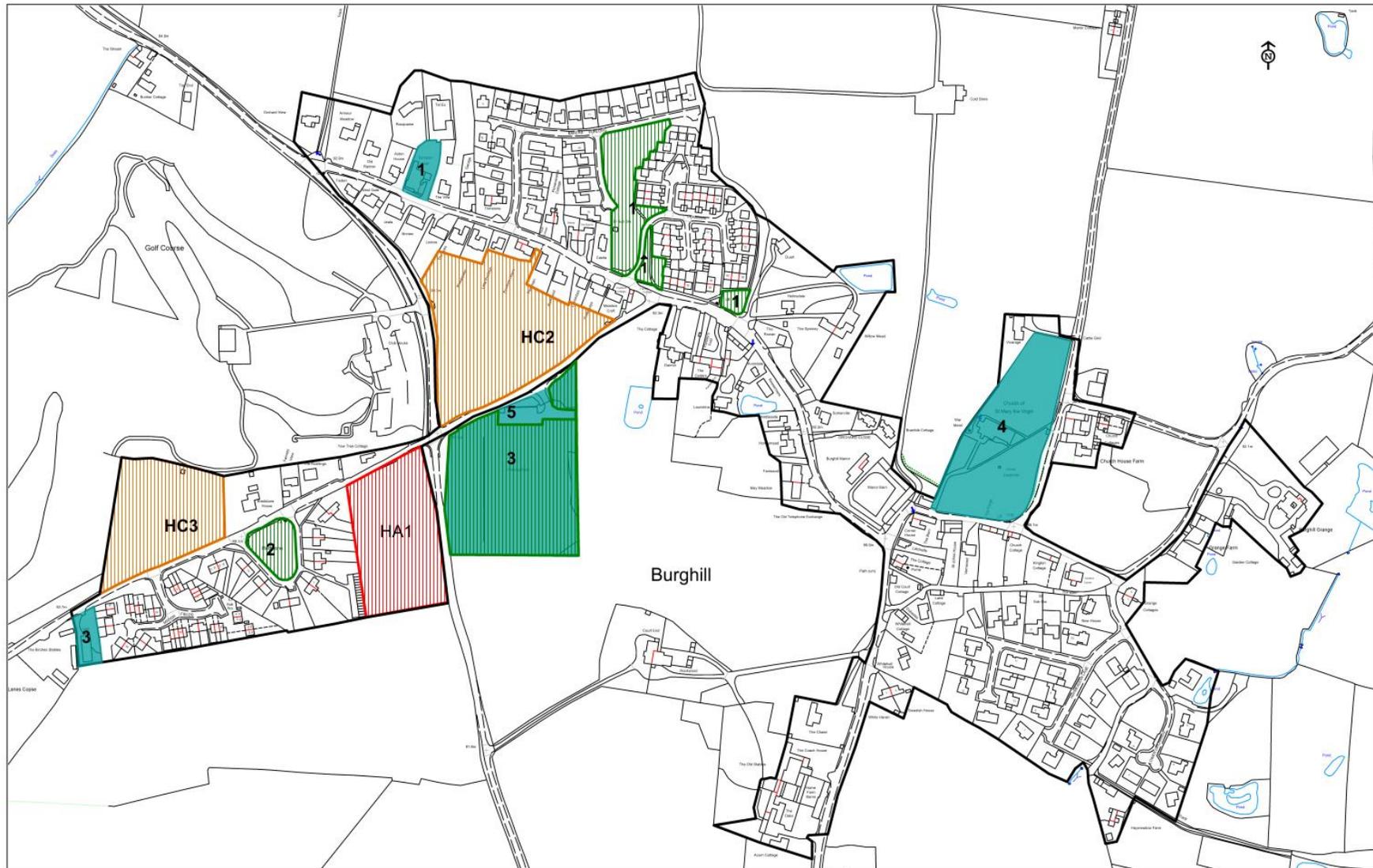
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Burghill Referendum Neighbourhood Development Plan  
**Map 2 Lower Burlton Policies Map**  
 (area within Burghill parish abutting city boundary)



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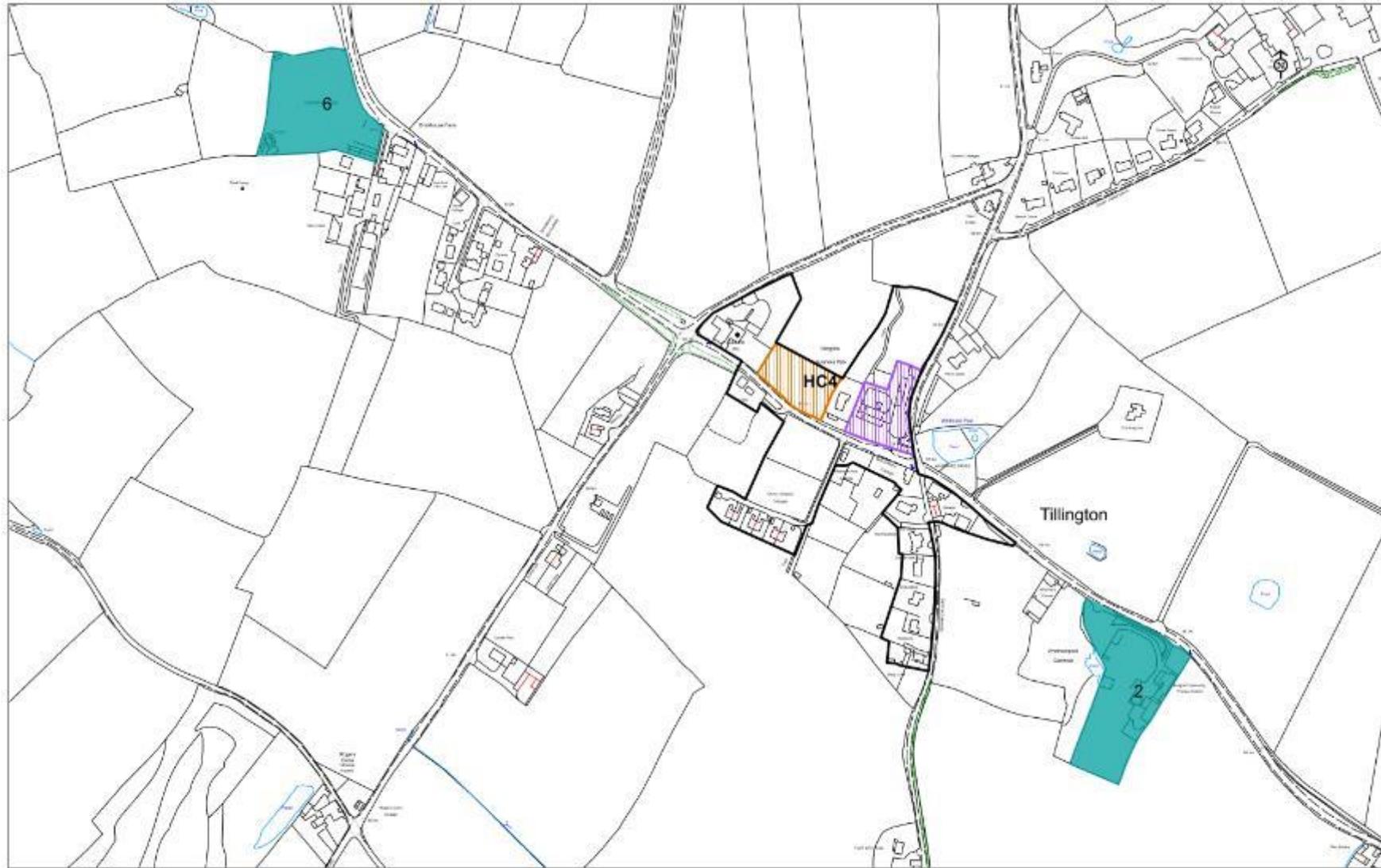
Burghill Referendum Neighbourhood Development Plan  
**Map 3 Burghill Policies Map**



Burghill Settlement Boundary (B1)    Proposed Housing Site B1    Local Green Space (B7)    Commitment Sites (B1)    Community Facilities B8

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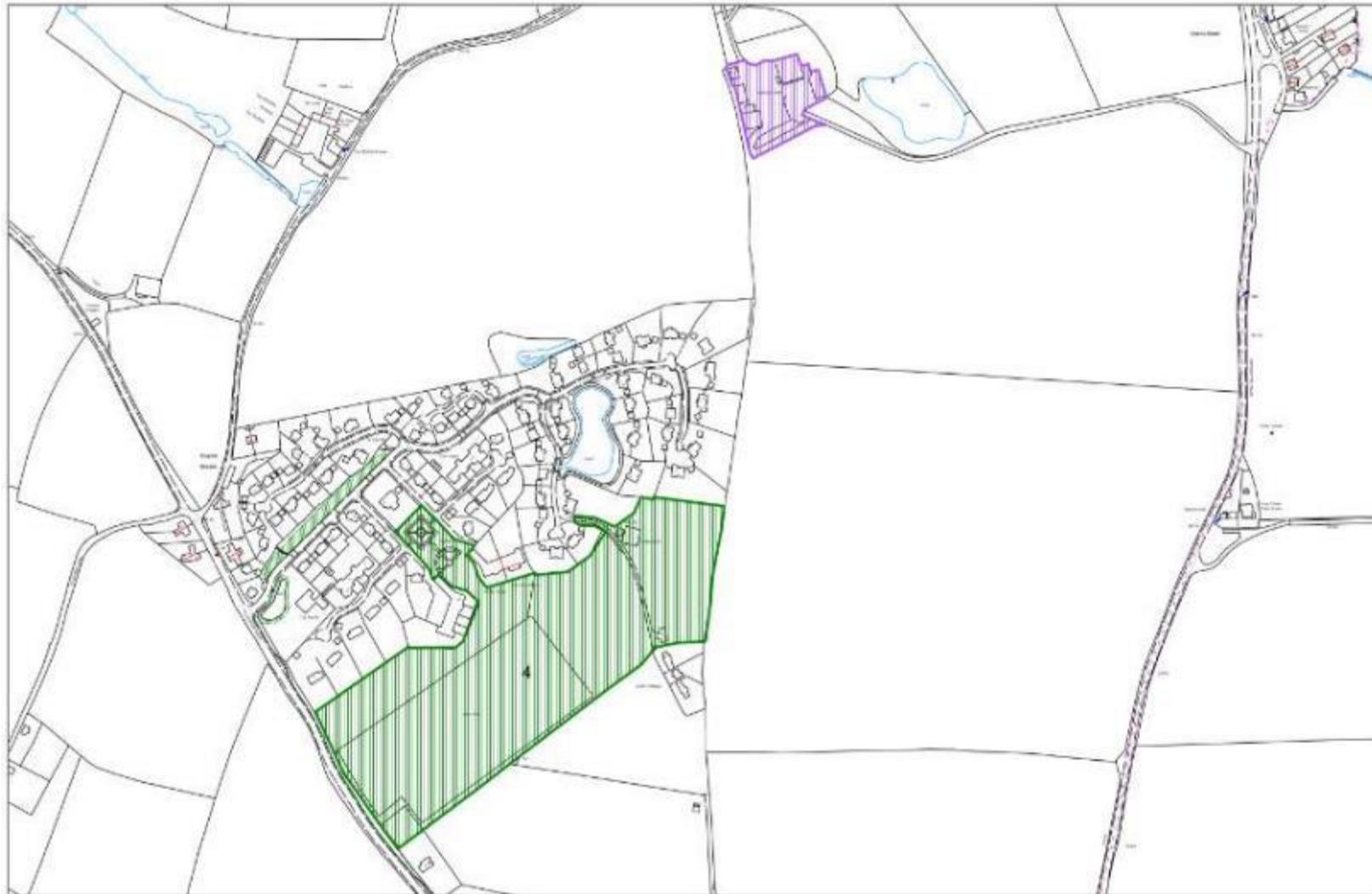
### Map 4 Tillington Policies Map



- Tillington Settlement Boundary (B1)
- Proposed Housing Site (B1)
- Commitment Site (B1)
- Employment Sites (B2)
- Community Facilities B8

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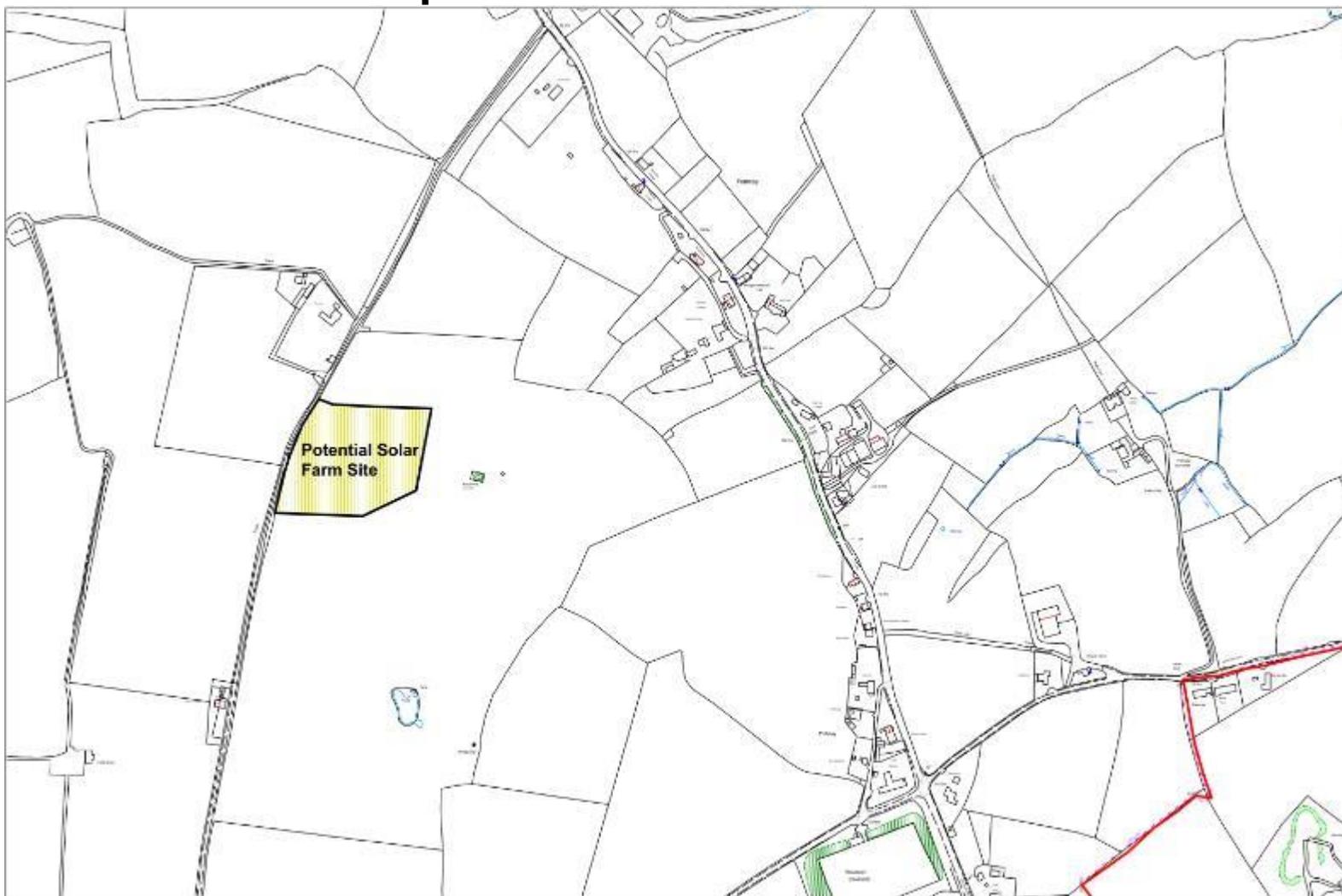
## Map 5 Burlton Court Farm and St Mary's Park Policies Map



Local Green Space (B7)      Employment Site (B2)

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Burghill Referendum Neighbourhood Development Plan  
**Map 6 Potential Solar Farm Site**

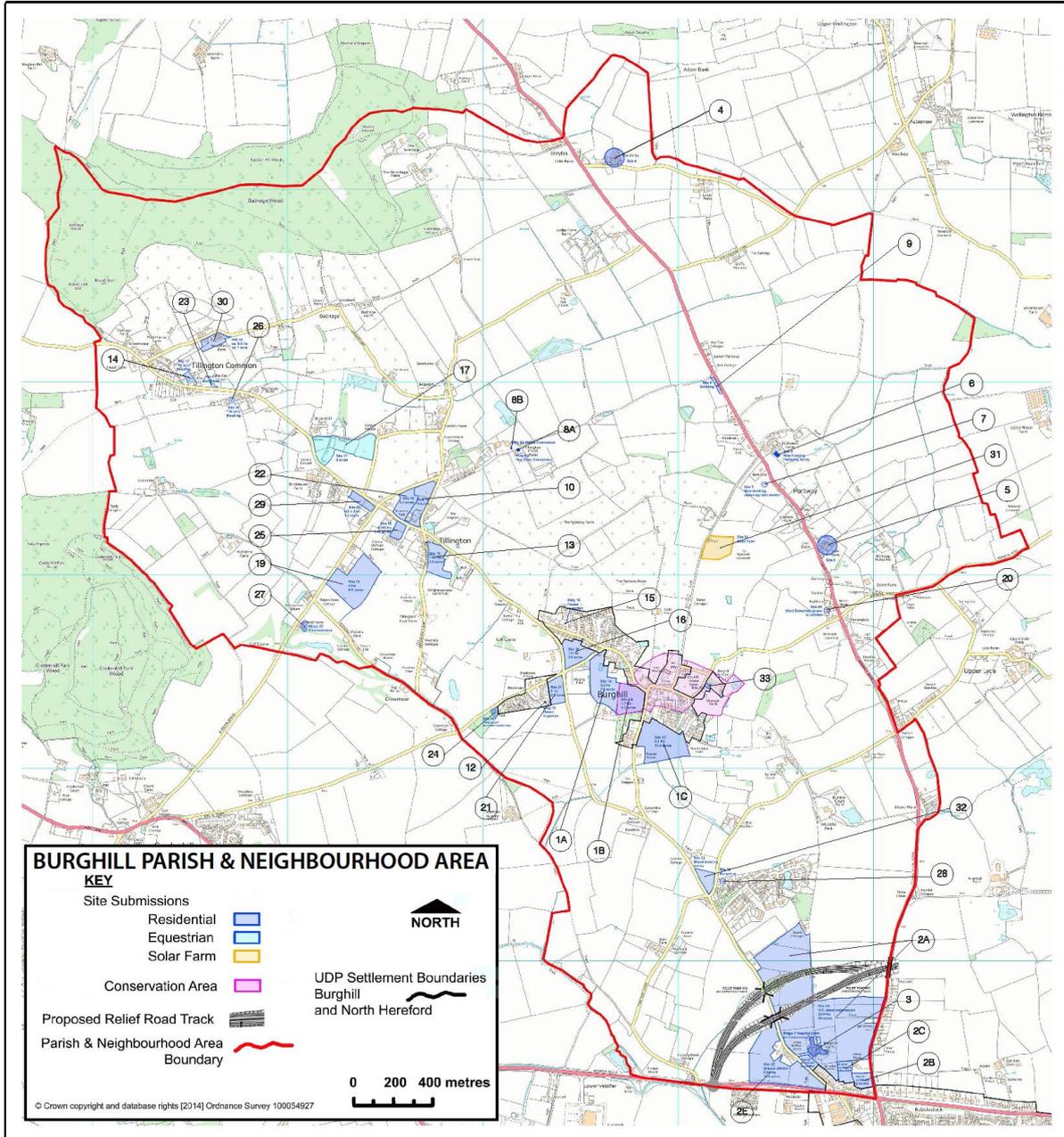


Potential Solar Farm Site ( B10)      Burghill Neighbourhood Area (part of)  
      

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# Appendix 2: Option Days Maps

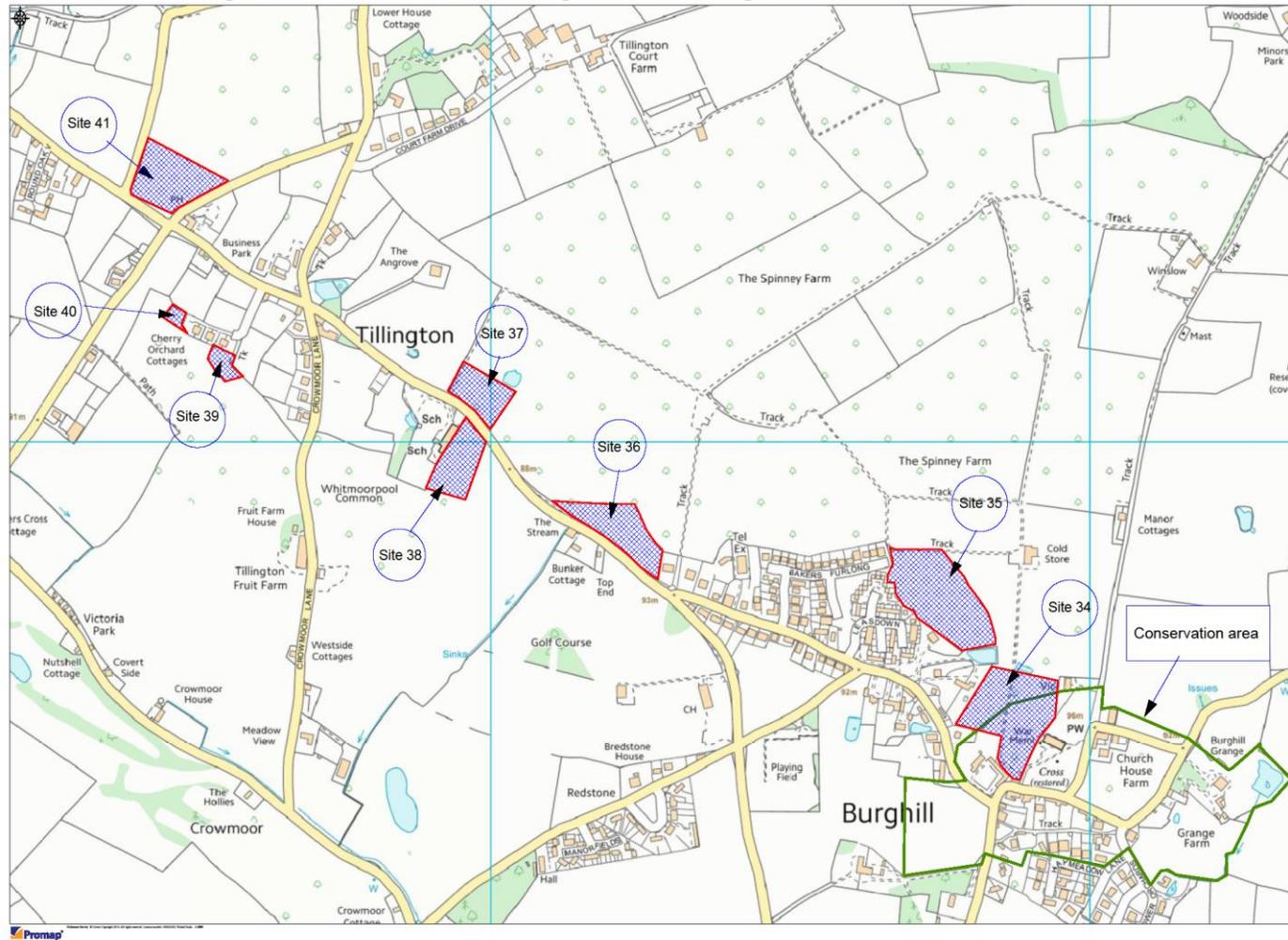
## Burghill NDP - Submitted Sites Burghill Parish & Neighbourhood Area



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# Burghill Referendum Neighbourhood Development Plan

**Burghill NDP - Submitted Sites. Burghill Parish & Neighbourhood Area. Late Submissions**



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# Appendix 3: Burghill Parish Design Guidance

## 1.0 Introduction

The Oxford English Dictionary definition of a plan, in the context of our Neighbourhood Development Plan, is: *A detailed proposal for doing or achieving something.*

With this definition in mind our NDP should, where possible, contain not just objectives and policy statements but also potential means of delivering these objectives.

Paragraph 126 of the revised NPPF states: *“To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.”*

The type of development favoured by parishioners in their questionnaire responses suggests that this is an area of concern and inclusion of design guidance in the NDP could help to alleviate some of these concerns and help applicants make successful planning applications and infrastructure delivery.

Proposed design standards derived from questionnaire responses and Steering Group members are set out below.

## Location

The development should not:

- Materially harm the living conditions of neighbours
- Materially harm the character or appearance of its surroundings
- Cause any new hazards to pedestrians or transport systems
- Cause any new risks to wildlife or habitats
- Affect the viability of the existing infrastructure system

## Infrastructure

- Planning Applications should include details of the projected usage of the connected utilities, an assessment of whether the existing utilities can meet the increased load and, if reinforcement is required, then evidence that this reinforcement will be in place before dwellings are occupied
- All public services and public highways shall be constructed to adoptable standards in line with the existing published standards of statutory undertakers and the highway authority. The relevant adoption agreement shall be completed before occupancy of the first dwelling
- Where feasible traffic calming measures on access roads and village routes should be included as part of the project
- Access roads within development sites shall be constructed in accordance with Design Guidance contained in the Herefordshire Core Strategy.<sup>2</sup>
- Dropped kerbs shall be provided at junctions between footways, cycleways and carriageways.
- Development that fronts the carriageway of an existing public highway shall have parallel 2.0m wide combined cycleways and footways along the highway
- Between new dwellings and community facilities such as schools, shops or meeting places there shall be, where possible, a designated public footway constructed to adoptable standards and maintained as such at public expense. Where this is not achievable then a footway, to the same standard shall be constructed to the nearest bus stop
- All public utilities serving new dwellings shall be provided by underground routes
- Broadband access shall be provided to all new dwellings, preferably by fibre optic lines

## Amenities

- Residential development should have allocated, undeveloped, contiguous, landscaped grounds within the developed area set aside for public amenity use and these areas shall be complete and available for use before the last property on the development site is occupied. If an off-site contribution would result in equally beneficial enhancement to an existing open space, sports or recreation facility which is of benefit to the local community this will be accepted.

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<sup>2</sup> <https://www.herefordshire.gov.uk/transport-and-highways/highways-and-new-development>

- Public amenity areas within development sites shall be subject to either public or private management agreements in perpetuity and these agreements shall be in place before the first occupation of a dwelling on a new development
- Each new dwelling shall have provision for off street storage areas for waste collection and recycle bins

## **Transport**

- The existing bus service through Tillington and Burghill cannot be considered as the sole means of transport and therefore the car, or other private vehicle, is inevitably the major provider of transport. Therefore, provisions should be made in the design for features such as:
  - Off road parking of a size in keeping with the size of the property and typical number of cars per household in a rural environment.
  - The minimum provision shall be for two vehicles and these shall be “off highway” spaces.
  - At least 50% of the dwellings on a development site shall be provided with lockable garages within the curtilage of the dwelling.
  - New dwellings shall be within safe walking distance of a bus stop.

## **Layout and Size of Development**

- Housing density shall be no more than 25 dwellings per hectare including all works required for access, public utilities, infrastructure and vehicle parking
- Housing developments should demonstrate a contribution to the delivery of an appropriate mix of dwelling tenures, types and sizes including affordable housing and housing for older people in accordance with Core Strategy policies to meet the most recent evidence of housing need in the area
- Not more than 2 affordable homes shall be either linked or neighbouring dwellings (to ensure the integration of affordable and market housing within development projects)
- Not more than 3 dwellings shall be linked in a terraced layout
- The arrangement and orientation of dwellings should be placed so that their occupation and the use of the land within their residential curtilages does not materially harm the living conditions of neighbours

## **Size of Dwelling**

- New dwellings should have a minimum internal floor area of 80 sq. m. where possible.

- Development sites shall comprise not more than 10% of 5-bedroom dwellings, not more than 60% of 3 or 4-bedroom dwellings and the remainder shall be 2 or 1-bedroom dwellings
- Development sites should include an appropriate mix of dwelling tenures, types and sizes including affordable housing and housing for older people

### **In Character with the Parish**

- New dwellings and their finishes should be in harmony with the character and appearance of existing neighbouring dwellings and the surrounding groups
- Dwellings shall be of traditional design, utilizing traditional materials in keeping with the wide range and character of properties in the parish
- Where it is demonstrated that the design is in keeping with the surrounding area, innovative design and materials may be acceptable.

### **Site Specific Features**

- Permitted development rights for outbuildings, extensions, additions and conservatories shall be withdrawn on sites for new housing

### **Dwelling Specific Features**

- Dwellings shall not exceed 10m in height to the peak of the pitched roof measured from pre-existing adjacent ground levels
- Dwellings should not have flat roofs
- To reduce overlooking between habitable rooms of dwellings there shall be a minimum of 10.5m between the rear wall of a dwelling and its rear boundary and 21m between the rear habitable room windows of houses which back directly onto each other
- Balconies shall not provide viewing platforms for the private gardens or windows of adjacent properties
- Interfacing windows on side elevations of dwellings shall have obscured glass

### **Materials for Energy Generation**

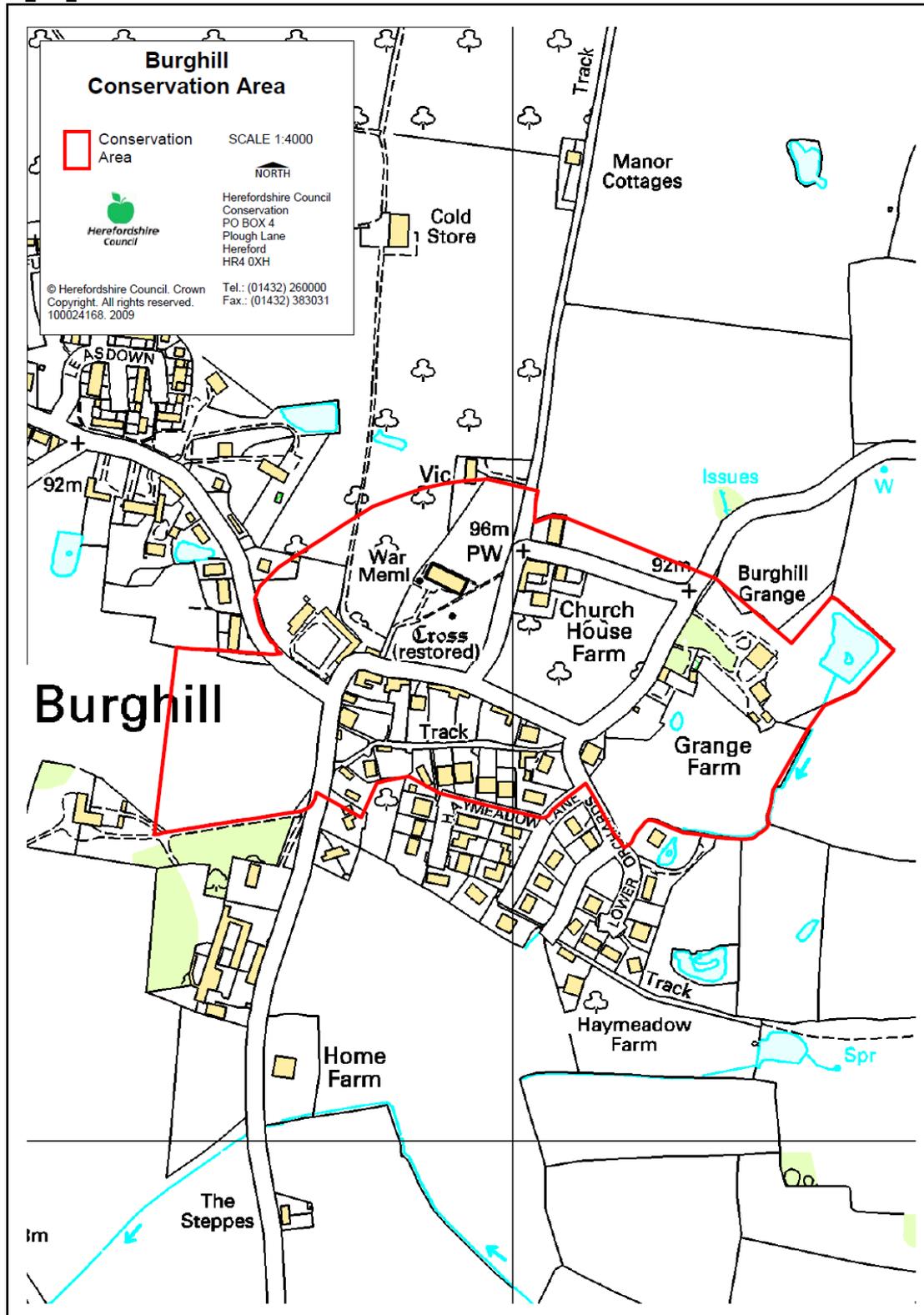
- Where provision is made for solar energy it shall be provided by components that are an integral part of the fabric or structure of the building.
- Permitted development rights for the erection of individual wind generation equipment mounted on dwellings or within their curtilage shall be withdrawn for new housing

## Appendix 4: Heritage Assets

There are 27 Listed Buildings and 1 Scheduled Monument in Burghill Parish as at January 2019.

Name	Location	Grade
Burghill Lodge	Burghill Lodge, Burghill	II
Heathwood Farmhouse	Heathwood Farmhouse, Burghill	II
Barn approximately 50 metres north east of Hill Farmhouse	Barn approximately 50 metres north east of Hill Farmhouse, Burghill	II
Barn approximately 10 metres west of Little Burlton Farmhouse	Barn approximately 10 metres west of Little Burlton Farmhouse, Burghill	II
Barn approximately 20 metres east of Lower House	Barn approximately 20 metres east of Lower House, Burghill	II
Church of St Mary	Church of St Mary, Burghill	II*
Dovecote approximately 50 metres south west of Burghill Grange	Dovecote approximately 50 metres south west of Burghill Grange, Burghill	II
Church Cottage	Church Cottage, Burghill	II
Court Cottage	Court Cottage, Burghill	II
Barn approximately 30 metres north of Lauristina	Barn approximately 30 metres north of Lauristina, Burghill	II
Broomhill Farmhouse	Broomhill Farmhouse, Burghill	II
Burghill Grange	Burghill Grange, Burghill	II
Burghill Manor	Burghill Manor, Burghill	II
The Cedars	The Cedars, Burghill	II
Lauristina	Lauristina, Burghill	II
Pyefinch Farmhouse	Pyefinch Farmhouse, Burghill	II
Church Farmhouse	Church Farmhouse, Burghill	II
Barn approximately 50 metres south west of Burghill Lodge	Barn approximately 50 metres south west of Burghill Lodge, Burghill	II
Hill Farmhouse	Hill Farmhouse, Burghill	II
Lowerhouse	Lowerhouse, Burghill	II
Churchyard cross approximately 15 metres south east of Church of St Mary	Churchyard cross approximately 15 metres south east of Church of St Mary, Burghill	II
Range of barns approximately 30 metres south west of Burghill Manor	Range of barns approximately 30 metres south west of Burghill Manor, Burghill	II
The Corner House	The Corner House, Burghill	II
Court End Rookwood	Court End Rookwood, Burghill	II
Bridge approximately 100 metres south east of Stretton Court	Bridge approximately 100 metres south east of Stretton Court, Burghill	II
Former house at Lion Farm	Former house at Lion Farm, Burghill	II
Barn adjacent to former house at Lion Farm	Barn adjacent to former house at Lion Farm, Burghill	II
<b>Scheduled Monument</b>		
Churchyard cross in St Mary the Virgin's churchyard		

# Appendix 5: Burghill Conservation Area



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# Appendix 6: Relevant Planning Policies

## Revised National Planning Policy Framework (July 2018) (NPPF)

The NPPF sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The NPPF does not change the status of the development plan, that includes "made" neighbourhood plans:

*"Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>."*

*Footnote 2:*

*This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities.*

There is a presumption in favour of sustainable development:

*"12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

The application of the presumption has implications for the way communities engage in neighbourhood planning.

*"13. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."*

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

*"14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of*

*allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:*

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years."*

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

*"18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.*

*21. Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.*

*28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.*

*29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.<sup>16</sup>"*

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area."

The NPPF also sets out how different policies in different plans should be handled:

*"30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."*

The issue of "prematurity" where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

*"50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process."*

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

*"65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations<sup>30</sup>. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement."*

Footnote 30:

Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

*"66. Where it is not possible to provide a requirement figure for a neighbourhood area<sup>31</sup>, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest*

*evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."*

Footnote 31: Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

*"69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area."*

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

*"99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*

*100. The Local Green Space designation should only be used where the green space is:*

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

*101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts."*

Neighbourhood plans should also consider setting local design policy:

*"125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and*

*are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development."*

Guidance is provided on community-led renewable energy initiatives:

*"152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning."*

Finally, the NPPF sets out how the revised framework should be implemented.

*"214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted<sup>69</sup> on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned."*

Footnote 69: For neighbourhood plans, 'submission' in this context means where a qualifying body submits a plan proposal to the local planning authority in accordance with regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

## **Herefordshire Core Strategy (2011-2031)**

This document provides part of the strategic planning policy context for neighbourhood planning and Burghill Neighbourhood Plan will need to have regard to the following Core Strategy Policies:

- SS1 – Presumption in favour of sustainable development
- SS2 – Delivering new homes
- SS4 – Movement and transportation
- SS6 – Environmental quality and local distinctiveness
- SS7 - Addressing climate change

### **Place Shaping**

- RA1 – Rural housing strategy
- RA2 – Herefordshire's villages
- RA3 – Herefordshire's countryside
- RA4 – Agricultural Forestry and rural enterprise dwellings
- RA5 – Re-use of rural buildings

## **General Policies**

- H1 – Affordable housing – threshold and targets
- H2 – Rural exception sites
- H3 – Ensuring an appropriate range and mix of housing
- H4 – Traveller sites

### SC1 Social and Community Facilities

- OS1 - Requirement for open space, sports and recreation facilities
- OS2 – Meeting open space, sports and recreation needs
- OS3 – Loss of open space, sports or recreation facilities

### MT1 – Traffic management, highway safety and promoting active travel

- E1 - Employment provision
- E2 – Redevelopment of existing employment land and buildings
- E3 - Homeworking
- E4 – Tourism

- LD1 – Landscape and townscape
- LD2 – Biodiversity and geodiversity
- LD3 – Green infrastructure
- LD4 – Historic environment and heritage assets

- SD1 – Sustainable design and energy efficiency
- SD3 – Sustainable water management and water resources
- SD4 Wastewater treatment and river water quality

# Appendix 7: All Sites Ratings Comparison and Options Days Returns

## All Sites Ratings Comparison and Option Days Returns

\* All sites were assessed in accordance with the Herefordshire Council Neighbourhood Planning Guidance Note 21: Guide to site assessment and choosing allocation sites. Sites scores were percentages with the lowest being most favourable.

\*\* The PC and SG assessments were carried out in accordance with the same guidance.

\*\*\* Options day returns are for numbers of votes in favour, neutral or against.

In the table below, low scores are for most favourable and high scores for least favourable.

Site No	NDP Description	Consultants' Score %*	PC and SG Score **	Options Days Returns (Numbers) ***		
				For	Neutral	Against
22	Adjacent to The Bell (Frontage only)	48.1	5.5	26	32	24
15	Rear of The Villa, Burghill (Windfall) Planning permission granted	----	3.63	48	18	23
2D	Tillington Road Frontage.	69.2	2.87	42	18	14
25	Cherry Orchard, Tillington.	34.6	4.0	29	27	27
10	Tillington Business Park.	44.2	2.84	45	24	13
3	Buildings at Hospital Farm (Windfall).	----	1.27	50	15	9
12	Land to the rear of No12 Redstone. (Windfall)	26.7	5.35	44	22	23
16	PyeFinch triangle (Now granted PP).	----	3.63	44	15	36
2B	Lower Burlton on corner of Roman Road and A4110.	55.7	3.3	49	16	13
White Roses	Garden of White Roses, A4110.	55.7	3.3	Late submission		
28	24, Hospital Houses (single house granted on appeal).	----		Zero insertion		
21	Near Redstone on the corner.	41.7	5.13	36	16	32
33	Land and buildings west of Burghill Grange (Windfall).	63.3	5.35	29	29	28
1C	Land between Haymeadow Farm and Home Farm.	61.7	4.71	15	17	63
24	Land at Credenhill Road, Burghill (Should be retained as traveller site supports Policy H4).	41.7	6.0	41	21	23
8A	Court Farm Yard – Hop Kiln (Windfall)	----	2.1	52	21	12
29	Land south west of Tillington Road between The Bell and Round Oak View.	53.8	4.67	21	27	34
39	Land south east of Cherry Orchard Cottages	51.9	3.3	39	30	23
40	Land to the west of Cherry Orchard Cottages (Windfall).	55.7	2.85	46	29	19

## Burghill Referendum Neighbourhood Development Plan

Site No	NDP Description	Consultants' Score %*	PC and SG Score **	Options Days Returns (Numbers) ***		
				For	Neutral	Against
1B	Land north east of Burghill Grange.	81.7	4.71	11	14	70
35	Land east of Baker's Furlong.	58.3	5.4	28	18	54
2E	Land north of Roman Road and south west of Tillington Road - Planning permission granted.	----	4.37	30	20	27
2C	Land north of Roman Road and west of site 2B.	59.6	3.4	39	23	14
41	Land to the west of The Bell.	67.3	5.85	25	24	44
13	Crowmore Lane.	63.4	6	20	14	49
36	Land to the west of Burghill.	61.7	5.5	23	21	55
8B	Court Farm Yard Stable.	----	3.82	52	21	12
1A	Land east of The Copse.	85	4.71	23	18	57
2A	Land between Roman Road and St Mary's Park.	94.2	4.58	21	12	42
34	Land west of St Mary's Church (possible graveyard extension).	81.7	4.58	30	22	48
4	The Parks Farm Buildings (granted planning permission with possible 2 extra as windfall)	----	1.5	39	15	3
5	Lion Farm Buildings (granted planning permission with possible 1 extra as windfall).	----	1.5	38	9	4
6	Dutch Barn St Donat's.	----	4.5	29	19	12
7	Field Shelter St Donat's. <b>Site withdrawn not available</b>	----	6.0	28	16	28
9	Small enclosure near Court Farm entrance A4110.	----	6.0	24	15	21
14	Rose Farm, Tillington.	----	4.0	31	21	17
17	Green Lane	----	2.67	49	19	15
18 & 19	The Goose Plock.	----	6.0	16	21	46
20	The Brambles, Portway.	----	5.13	24	22	12
23	Land adjacent to The Old Chapel, Tillington Common. (planning permission granted)	----	4.5	31	21	14
26	Land between Elm Cottage and Ivor House, Tillington Common.	----	3.36	35	22	10
27	Field Farm Buildings.	----	2.16	63	13	6
30	Former Pig Farm, Tillington Common (planning permission granted for 2 dwellings)	----	3.84	29	16	25
31	Site for Solar Farm.	----	1.92	29	15	12
32	Site North of St Mary's Park.	----	6.0	11	14	50
37	Land north of Burghill Academy.	----	5.63	16	20	63
38	Land east of Burghill Academy.	----	5.7	22	20	59

# Appendix 8: Housing Commitments to December 2018

App No	Location	Description	Decision	No of dwellings
P152837/CD3	The Parks Farm Parks Lane Canon Pyon	Proposed conversion of a threshing barn and adjacent buildings to form 2 no. dwellings, the conversion of a Dutch barn to parking/garage, there-configuration of the 2 no. existing houses within the integration of the adjacent barn and the demolition of the existing workshop and three barns.	Granted 5 Jan 2016	2
P153743/PA4	Agricultural Barns, Tillington Fruit Farm Tillington	Prior approval for a change of use of an agricultural building to a dwellinghouse (Use Class C3) and for associated operational development - creation of 3 dwellings.	Prior Approval Given 29 Feb 2016	3
P160697/RM P142143/O	Land at Hospital Houses Burghill	Application for approval of reserved matters following outline approval of planning permission 142143.	Granted 19 May 2016	1
P/161722/O P180246/RM	Land to the rear of Burghill Villa	Proposed dwelling and garage using existing access	Granted 3 August 2016	1
P161834/RM P151316/O	Land opposite Playing fields Pyefinch Burghill	Reserved matters following outline approval (151316) for residential	Granted 13 Sept 2016	24 24 AS UNDER CONSTRUCTION 2016/17

Burghill Referendum Neighbourhood Development Plan

<b>App No</b>	<b>Location</b>	<b>Description</b>	<b>Decision</b>	<b>No of dwellings</b>
		development of 24 dwellings.		17 RECORDED AS NOT STARTED, 7 COMPLETIONS
P160600/F	Coach House at Fruit Farm Tillington Estate Crowmoor Lane Tillington	Proposed change of use of Coach House to residential dwelling (Class C3) including associated conversion works and demolition of outbuilding.	Granted 3 Nov 2016	1
P160599/F	Land at Tillington Fruit Farm Crowmoor Lane Tillington	Proposed change of use of Cold Store to two residential dwellings (Class C3) including associated conversion works.	Granted 3 Nov 2016	2
P152835/PA4	The Parks Farm Parks Lane Canon Pyon Herefordshire	Prior Approval for a proposed change of use of agricultural buildings (open-fronted Cattle Shelter and a former Dairy) to two dwellinghouses (Use Class C3) and for associated operational development.	Prior Approval Given 19 Nov 2016	2
P160048/O	Land between Tillington Road and Roman Road Herefordshire	Proposed outline planning application (all matters reserved except access) for the development of up to 50 residential dwellings with associated access.	Granted 26 April 2017	50
P170424	Barns at Woodfield Farm Badnage Lane Tillington Herefordshire	Change of use of piggery buildings into 2 dwellings and new garaging/office.	Granted 5 May 2017	2
P172420/F	Land Adjacent The Old Chapel Tillington	Proposed single storey dwelling.	Granted 4 Oct 2017	1

Burghill Referendum Neighbourhood Development Plan

<b>App No</b>	<b>Location</b>	<b>Description</b>	<b>Decision</b>	<b>No of dwellings</b>
P173605/O	Land adjacent to Bredstone House Burghill	Outline application for proposed residential development and formation of a new vehicular access.	Granted 6 Dec 2017	10
P174268/F	Bird In Hand Cottage Tillington	Proposed two storey dwelling	Granted 20 March 2018	1
P180466/F	Farmcare Ltd Fruit Farm Tillington Estate Tillington	Proposed conversion of former office building to form a single dwelling and detached garage.	25 April 2018	1 SUPERSEDING 153810 – GRANTED POST APRIL 2018
P152868	Burghill Gospel Hall Portway Burghill	Proposed change of use into a dwellinghouse.	15 May 2018	1 GRANTED POST APRIL 2018
P181455/O	Land at The Chase Burghill	Proposed erection of a bungalow	Granted 19 June 2018	1 GRANTED POST APRIL 2018
P180151/O	Cyrene, Tillington	Site for proposed bungalow using existing access.	9 July 2018	1 GRANTED POST APRIL 2018
P180985/O	Land adj The Bell, Tillington	Site for proposed erection of four detached dwellings.	Granted 23 Oct 2018	4 GRANTED POST APRIL 2018
P173167/O P182297/RM	Former Live And Let Live Tillington	Site for proposed single dwelling and formation of new vehicular access.	Granted 8 Nov 2018	1 GRANTED POST APRIL 2018

# Glossary

<b>Term</b>	<b>Meaning</b>
<b>A</b>	
Affordable Housing	Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime but is subject to other rent controls.
Area of Outstanding Natural Beauty (AONB)	A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.
<b>B</b>	
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.
BREEAM	Building Research Establishments Environmental Assessment Method is the most widely recognised method of assessing the environmental quality of a building design.
Brownfield Land	Also, Previously Developed Land. Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape or have been overtaken by nature conservation value or amenity use.
<b>C</b>	
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.

## Burghill Referendum Neighbourhood Development Plan

Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (C.I.L)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.
Conservation Areas	An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.
Conservation Objectives	Conservation objectives in relation to Special Areas of Conservation are those referred to in the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) and Article 6(3) of the European Union Habitats Directive 1992. They are used when either the appropriate nature conservation body (here Natural England) or competent authority (e.g. Herefordshire Council; the Environment Agency) is required to make an Appropriate Assessment under the relevant parts of the respective legislation. Conservation objectives for relevant sites can be viewed on the Natural England website <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a>
<b>D</b>	
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
<b>D</b>	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (C.I.L)
<b>E</b>	
Economic output	Output in economics is the quantity of goods or services produced in a given time period, by a firm, industry, county, region or country.
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. NPPF paragraph 102 outlines the elements that have to be passed for development to be allocated or permitted.
<b>F</b>	
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.

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Footpath	A footpath is a type of thoroughfare that is intended for use only by pedestrians and no other forms of traffic such as motorised vehicles, cycles, and horses, and which is not a footway (section 66, WCA 1981).
Footway	A footway is a pavement or path running alongside a road over which the public has a right of way on foot only. A footway forms part of the highway but is not a highway in its own right. A footway is usually created by a highway authority under section 66 of the HA 1980. Section 66 imposes a duty on a highway authority to create a footway at the side of publicly maintainable highway if the highway authority thinks it is necessary or desirable for pedestrian safety.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
<b>G</b>	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>H</b>	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic Landscape Characterisation	Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.

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Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
<b>L</b>	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See <a href="http://www.lifetimehomes.org.uk/">http://www.lifetimehomes.org.uk/</a>
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Enhancement Zone	Areas identified in the Green Infrastructure Strategy 2010, which would benefit from improvement in terms of green infrastructure
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
Low Cost Market Housing	Private housing designed to be at a lower cost than open market housing to meet the needs of specific household groups.
<b>M</b>	
Market housing	Housing sold or rented at full market value.

## Burghill Referendum Neighbourhood Development Plan

Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
<b>N</b>	
National Nature Reserve	Designated by Natural England these are sites for wildlife and/or geology national importance with legal protection.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.
Neighbourhood (Development) Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
<b>O</b>	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.
<b>P</b>	
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
<b>R</b>	
Regeneration	The redevelopment of decaying or run-down parts of older urban or rural areas, in order to bring them new life and economic vitality.
Registered social housing providers	Either not for profit or profit-making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Restoration	The treatment of an area after operations for the winning and working of minerals have been completed, by the spreading of any or all of the following; topsoil, subsoil and soil making material.
Retail hierarchy	A hierarchy of shopping centres ranging from regional and subregional centres through to town centres, district and local centres.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
<b>S</b>	

## Burghill Referendum Neighbourhood Development Plan

Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build homes and cohousing schemes.	Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds their own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Sites of Special Scientific Interest (SSSI)	These are legally protected sites, designated by Natural England in view of their wildlife and geological value.
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Soundness	Legislation does not define the term 'sound'; however, the Planning Inspectorate consider it in the context of its ordinary meaning 'showing good judgement' and 'able to be trusted', and within the context of fulfilling the expectations of legislation.
Special Areas of Conservation (SAC)	SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.
Stakeholders	Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Strategic locations	For this Core Strategy defined as around 500 homes in Hereford, around 100 homes in the market towns and around 5ha of employment land.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan

## Burghill Referendum Neighbourhood Development Plan

	period, and explores any constraints that might affect their suitability, achievability or availability for development.
Strategic Housing Market Assessment	Sub regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.
Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.
<b>T</b>	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
<b>U</b>	
Unitary Development Plan	Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.
<b>W</b>	
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
<b>Z</b>	
Zero Carbon Development	Development that achieves zero net carbon

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# Burghill Parish Neighbourhood Development Plan 2018-2031

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## January 2019 Referendum Document

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