

BREINTON

NEIGHBOURHOOD DEVELOPMENT PLAN

2011-2030

REGULATION 14 CONSULTATION DRAFT

FEBRUARY 2015





Contents

(Page number in brackets)

- 1 Introduction 5
- 2 Why are we preparing a Neighbourhood Plan for Breinton? 19
- 3 Preparing the Neighbourhood Plan 27
- 4 Key issues for the Breinton Neighbourhood Plan 29
- 5 Vision and objectives of the Breinton Neighbourhood Plan 48
- 6 Policies and proposals of the Breinton Neighbourhood Plan 51
- 7 Monitoring and Review 76
- 8 How to comment on this document 77
- 9 Abbreviations 79
- Appendix 1 - Breinton's Heritage Assets 80

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

Breinton Parish Council gratefully acknowledges a grant awarded by the Supporting Communities in Neighbourhood Planning Programme. This is led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through the My Community Rights website.

List of figures

(Page number in brackets)

Figure 1 – Breinton Parish and Neighbourhood Planning Area, also showing footpaths, bridleways and the Wye Valley Walk 6

Figure 2 – Settlement Pattern Analysis for Breinton 10

Figure 3. Breinton's unregistered parks and gardens in the context of the Wye Valley landscape and neighbouring parish of Belmont Rural 13

Figure 4 Some of the views that Brian Hatton painted in Breinton 14

Figure 5. The high grade soils of Breinton 16

Figure 6. Green Infrastructure and Green Spaces in Breinton 18.

Figure 7. Agri-environmental schemes in Breinton support biodiversity, January 2015 19

Figure 8. Distribution of woodland, traditional orchards and commercial orchards in Breinton, January 2015 20

Figure 9 – Preparing the Breinton Plan 27

Figure 10. Breinton in 1815 37

Figure 11. The Historic Environment of Breinton 39

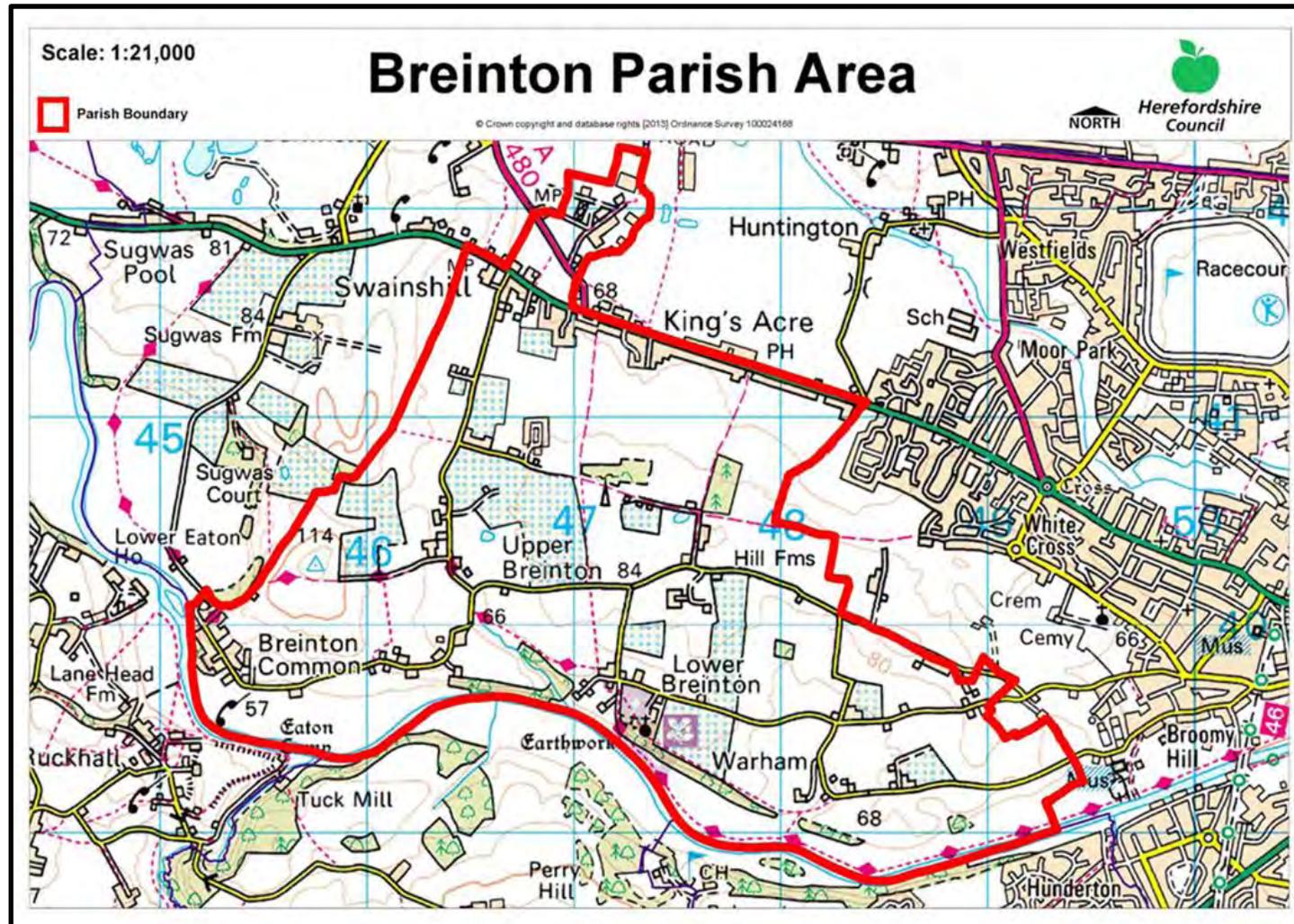
Figure 12. Flood risk from the River Wye within Breinton is contained by riverside meadows 41

Figure 13. Risk of flooding from surface water in Breinton 43

Figure 14 – Breinton Parish Age Structure 2011 (Source: 2011 Census) 45

Figure 15 – Important Views 47

Figure 1 – Breinton Parish and Neighbourhood Planning Area, also showing footpaths, bridleways and the Wye Valley Walk (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



1 Introduction

- 1.1 Breinton is a small, sparsely populated parish immediately to the west of Hereford city. It has been designated by Herefordshire Council as part of the Hereford rural sub-locality i.e. the belt of green fields, villages, hamlets and scattered farmsteads outside the boundaries of the historic city. The parish covers an area of 667 hectares mainly south of the A438 and north of the River Wye, a European Special Area of Conservation (SAC), and Site of Special Scientific Interest (SSSI), throughout its length. There are no bridges crossing the river from Breinton.
- 1.2 Breinton parish has a population of 836¹. Population density at only 1.3 persons per hectare is low, although higher than that in the rest of rural Herefordshire (0.8 people per hectare), around 3% of residents are employed in agriculture on high grade soils. There are no large local employers. This low density of population and sparse development mean that



Breinton Meadow

¹ 2011 Census

Breinton retains its largely unspoilt, rural character.

- 1.3 In early Victorian times, Breinton was identified, and first described, as the “green lung” of Hereford City because the prevailing westerly winds carried in fresh, clean air from undeveloped, agricultural land to the urban area. Breinton also provided many amenity routes for residents to walk, cycle and ride around the area promoting good health in the urban population of the neighbouring City. Breinton continues to provide a high quality environment for residents and visitors from Hereford and beyond, as well as an open environment that helps retain the special character and historic setting of the City of Hereford.
- 1.4 Breinton has historically been a food producer for Hereford. Orchards are widespread in Breinton, and contain nationally significant biodiversity. Many of those seen today are traditional or historic orchards. Some Breinton orchards were used in the development of cider apple varieties for H.P. Bulmer and Co. Ltd. The parish was the home of the Cranston’s Nursery and Seed Company in Kings Acre, later to become Kings Acre Nurseries: the forerunner of the current nationwide chain of Wyevale garden centres. The historic beauty of the River Wye at Breinton and rural landscapes was captured by the artist James Wathen (1751-1828), and in the nationally recognised paintings of Brian Hatton (1887-1916) during the early part of the 20th century (Figure 4). This highly sensitive local landscape is still mostly unchanged today. There is still little air, noise or light pollution locally.
- 1.5 The boundary with Hereford city is a long standing civil boundary. The two adjacent city wards – St Nicholas and Three Elms - are predominantly urban in nature and appearance and have significantly higher population densities than Breinton. In addition to Hereford City, four parishes border Breinton. To the north and west lies Stretton Sugwas while Clehonger, Eaton Bishop and Belmont Rural are to the south, across the River Wye. Our Neighbourhood Plan picks up common issues with the adjoining rural parishes. We are also aware of the pressures emanating from the City, including proposed housing growth and infrastructure projects like the Western Relief Road proposed for Hereford.

- 1.6 The parish has approximately 400 dwellings (see Figure 1 and Figure 2). The parish is not conventional in the sense that it neither has one larger village nor a distinct centre. The parish is very rural and consists of a series of dispersed hamlets: Upper Breinton, Lower Breinton, Breinton Common, Cranstone and Warham, as well as significant ribbon development along the south side of the A438 - King's Acre Road. Housing in the Parish is predominantly detached/semi-detached; although permanent caravan sites account for 7.5% of the stock (compared to 1.1% in Herefordshire). The proportion of owner occupiers is relatively high. There are limited utilities available to many of the residences, with no mains gas or sewerage connections available to the majority of the parish homes away from Kings Acre Road. Electricity supplies are also of a low grade and can be intermittent in bad weather.



Wyevale Wood looking north

Figure 2 – Settlement Pattern Analysis for Breinton

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

Notes: * on the A438, the northern boundary of the Parish. Notes continued below.

Figure 2 notes continued: None of the other 35 potential services / facilities listed in the Rural Settlement Hierarchy

Background Paper (2010) produced by Herefordshire Council exist in Breinton

- 1.7 There is a church at Lower Breinton, an isolated village hall, but no shop (apart from a seasonal farm shop), pub, playing field, allotments or school in the parish. Bus frequencies continue to be reduced and the remaining services are to be found on Kings Acre Road, not penetrating the rural, geographical heart of the parish. However, a weekly “Breinton bus” service does provide a return journey between Breinton Common and Hereford on Wednesday mornings.
- 1.8 Cyclists continue to lobby Herefordshire Council for a cyclepath along Kings Acre Road (which has a 40mph speed limit). Breinton is criss-crossed by many footpaths and historic bridleways (Figure 1). The historic Green Lane bridleway (a former drove road) is popular with walkers and cyclists as it travels in a straight line along the flat summit of the east-west ridge between Westfaling Street in Hereford and Breinton Lane at Cranstone. The route of the Wye Valley long distance walk runs through Breinton (Figure 1).
- 1.9 Breinton “village” is identified in the Herefordshire emerging Core Strategy as one of a number of villages in the Hereford Housing Market Area where growth will be “restricted to market homes which meet the needs of people with local connections or affordable housing”. However, the much dispersed nature of the small settlements within the parish mean that it is very difficult to identify a “Breinton village”. Our Neighbourhood Plan provides the detail to help guide and control future housing development.
- 1.10 Overall, Breinton parish remains an important open area adjacent to the City helping to preserve the special character and setting of the City, including the adjacent Broomy Hill Conservation Area. Breinton parish provides valuable access to open countryside, especially along the River Wye Special Area of Conservation, for residents, and visitors from the City and further afield through its network of footpaths bridleways and quiet country lanes. Breinton

is one of a handful of parishes in the county with a Queen Elizabeth II Diamond Jubilee Field in Trust, the Green Bank Meadow at Warham (2013). Other publically accessible open space (marked M for meadow on Figure 6) for recreation is found at the National Trust's site of Breinton Springs, at Wyevale Wood (managed by the Herefordshire Woodland Trust) and at Drovers Wood, (managed by the Woodland Trust). Such new additions help maintain the wooded and meadow areas of the parish.

- 1.11 There is a scheduled ancient monument close to the church at Breinton Springs. This is an oval moated-mound that was in use as a building around 1150 AD. Breinton has 8 Grade II listed sites/buildings including St Michael's Church, Breinton House, Breinton Court and Warham Court Farm and a number of other buildings of architectural merit. At least four country houses (Warham House, Breinton House, Breinton Court and Wyecliffe House) have unregistered landscape parks down to the River Wye, built to take advantage of the river and landscape views. These unregistered parks were possibly part of a larger landscape plan to provide vistas as part of the "Picturesque Movement" and also relate to the setting of Belmont House, on the south side of the River Wye in the parish of Belmont Rural (Figure 3). There are also other Historic Environment Records, and a large number of buildings with historic significance, e.g. at the former Cranston/Kings Acre Nurseries. The landscape also inspired the work of respected artists such as James Wathen (1751-1828) and Brian Hatton (1887-1916), see Figure 4.
- 1.12 Natural England describes Breinton as being in the "Herefordshire Lowlands National Character Area" bordering the River Wye. In the last Ice Age the River Wye was diverted from the valley followed by A438 Kings Acre Road (the northern boundary of Breinton, 65m above sea level (asl)) and cut its present course (the southern boundary of Breinton, 55m asl), including the steep-sided cliffs of Breinton Gorge. The valley followed by Kings Acre Road is still prone to surface water flooding. Between these valleys are rolling hills rising to 114m asl at the trig point on Breinton Manor Farm hill, and including Breinton Ridge running E-W at 85m asl.

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

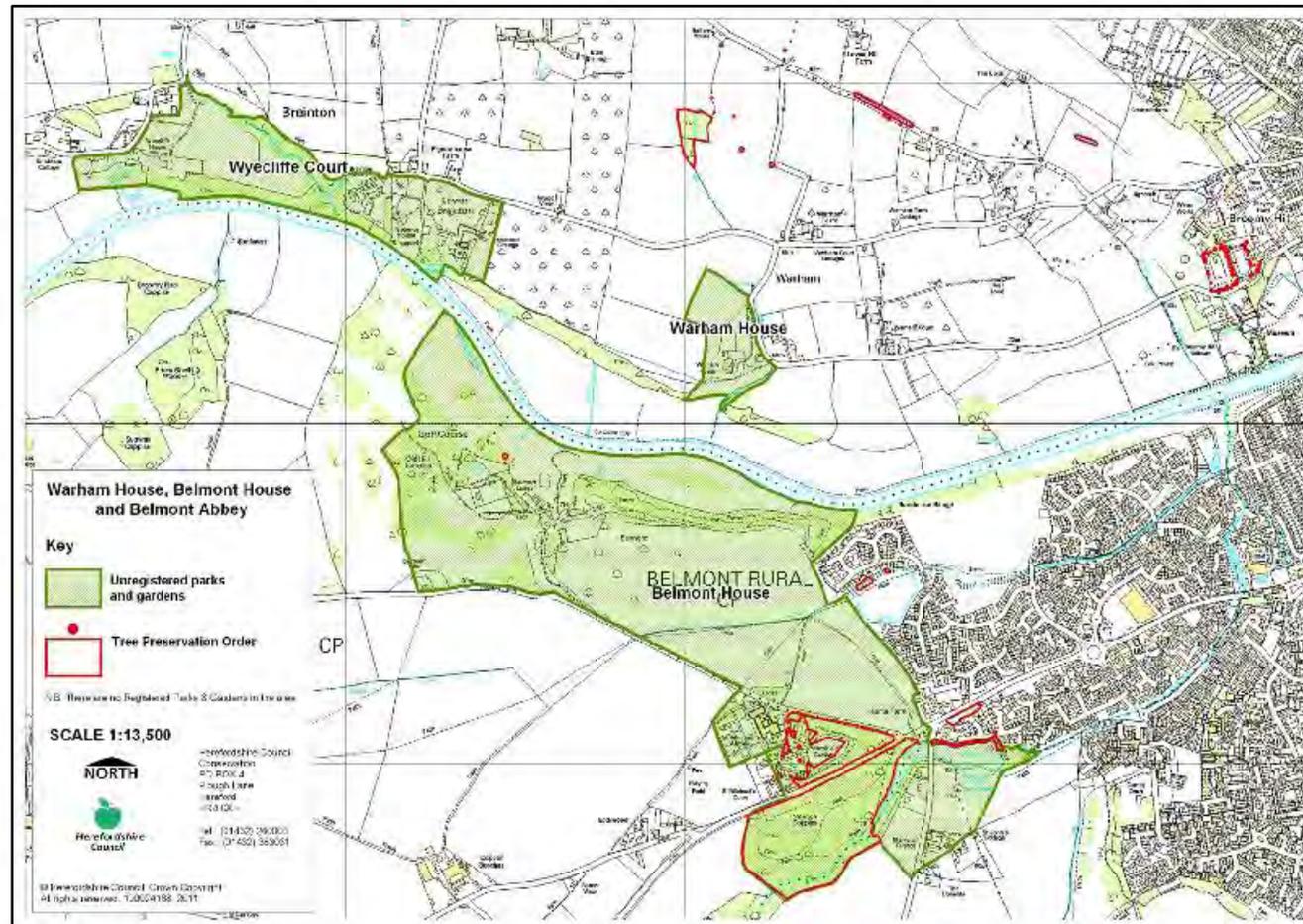
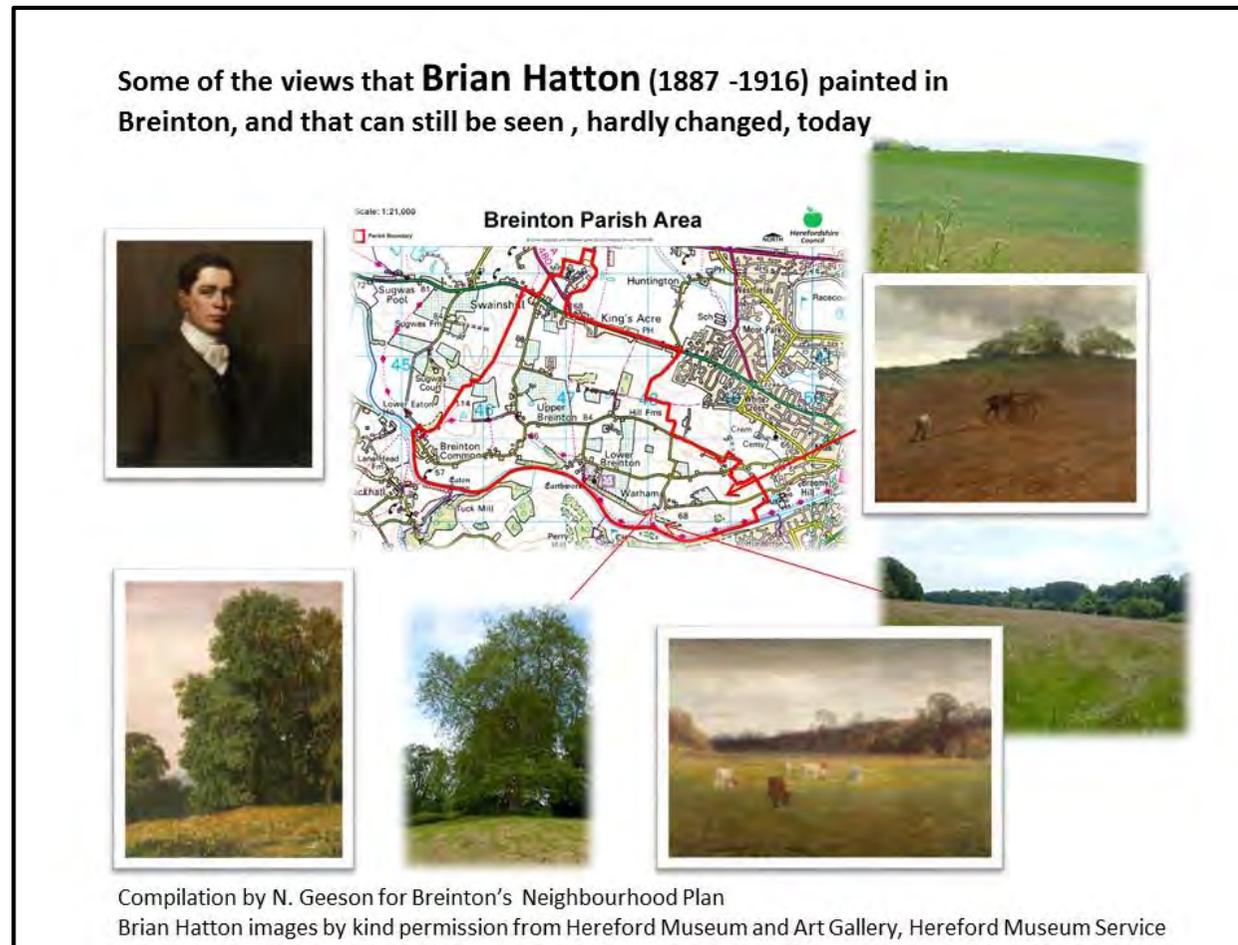
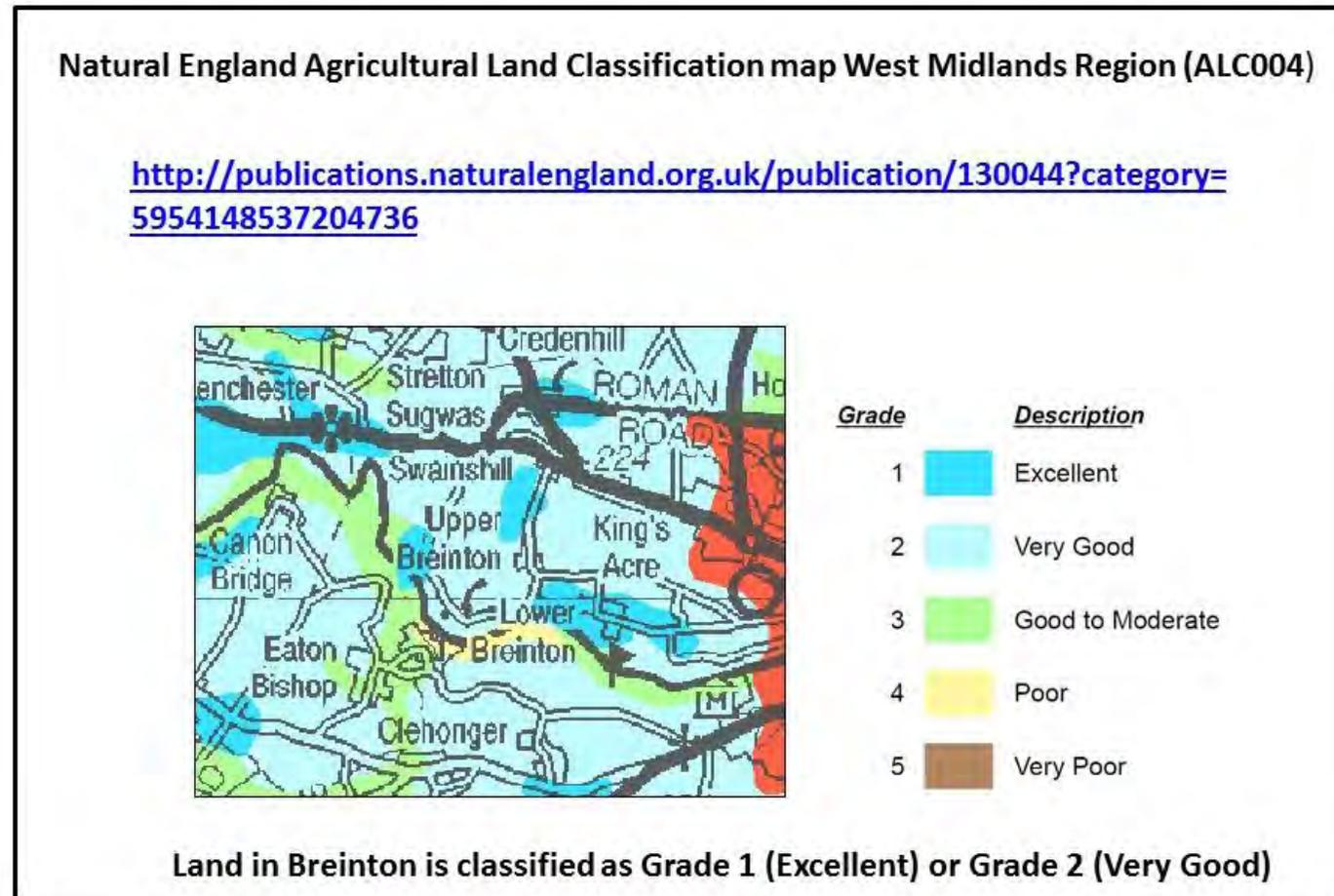


Figure 4 Some of the views that Brian Hatton painted in Breinton (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



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

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

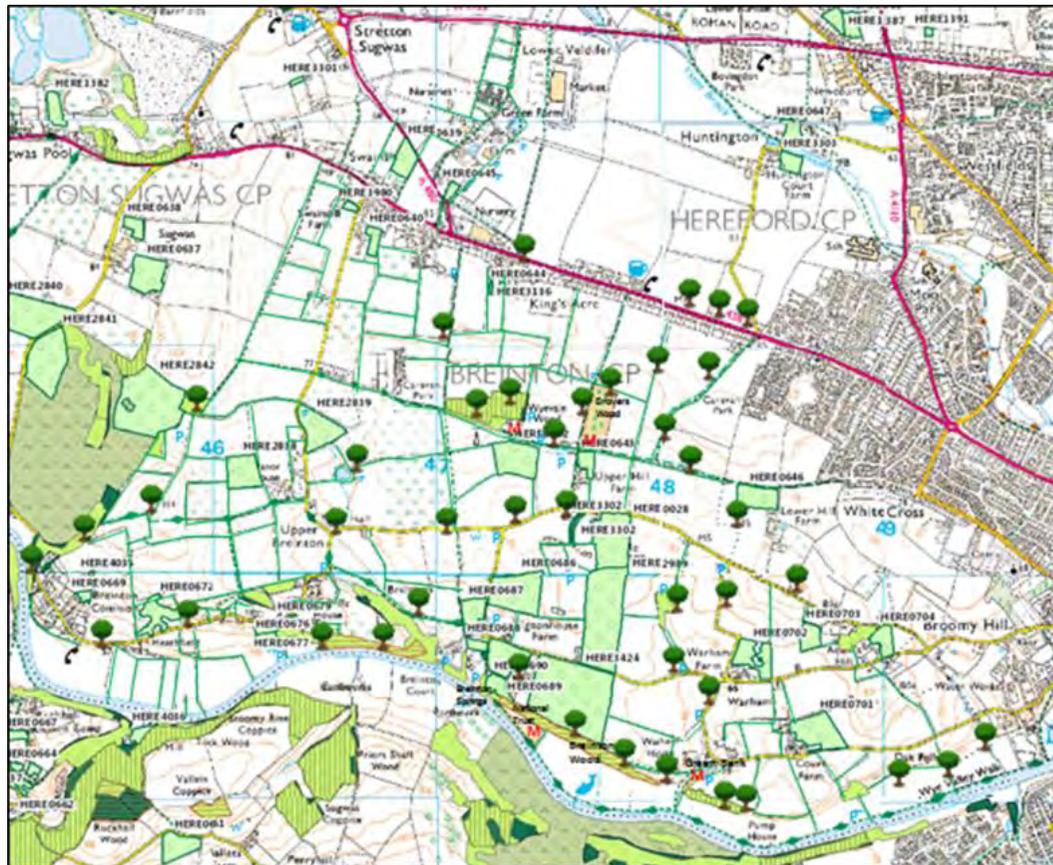


- 1.16 Breinton is very rural away from the ribbon settlement along the A438 (Kings Acre Road). Agriculture is dominant and there is a mixture of arable, pasture, commercial orchards, traditional cider orchards, unimproved meadows, woods, unregistered parkland, and public open space. The hamlets of Cranstone,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



Red Rocks

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



From:

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

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

- Representative older trees
- commercial orchards
- E33**
- traditional orchards
- hedges
- P** pond
- M** public open space
- traditional meadow
- Deciduous Woodland
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- National Inventory of Woodland and Trees
- Wood Pasture and Parkland

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

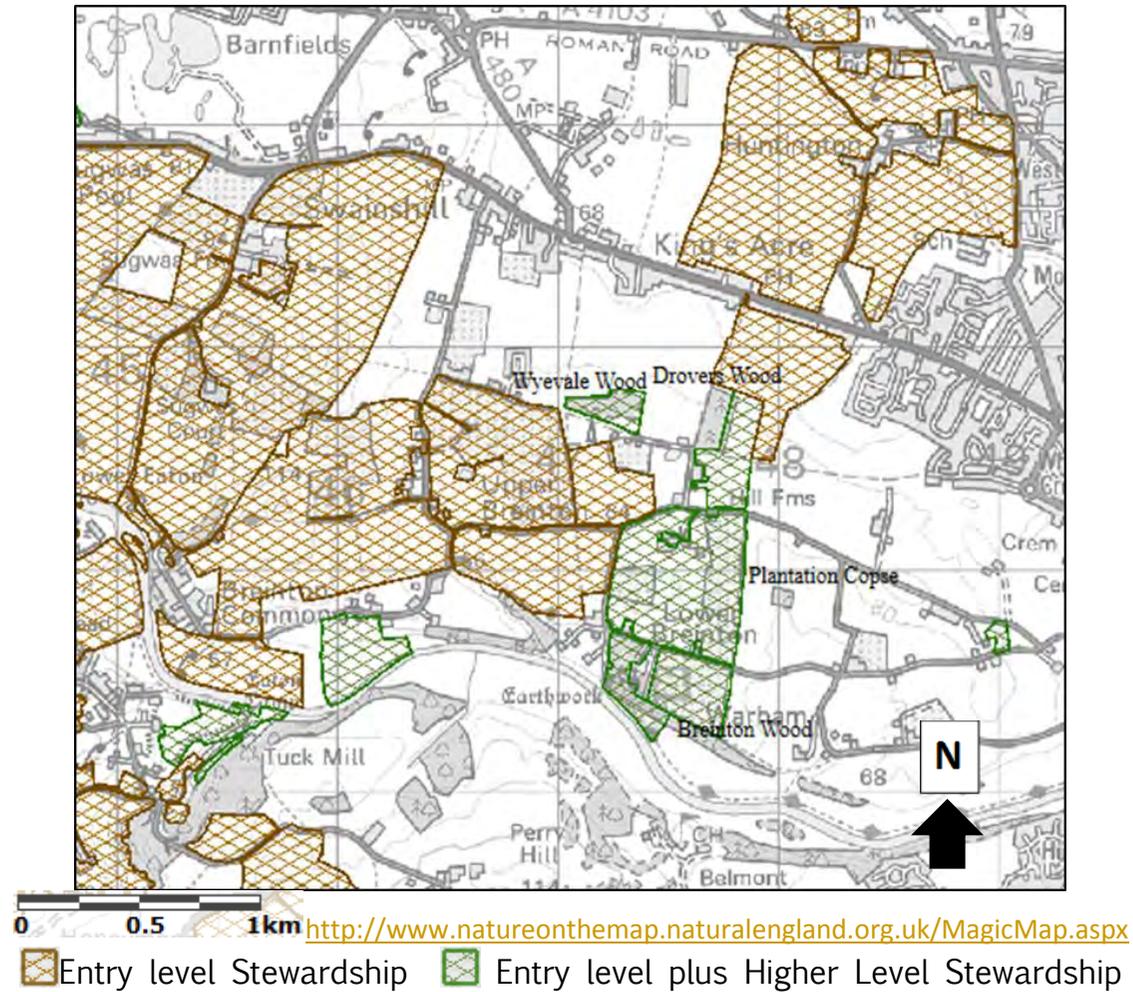
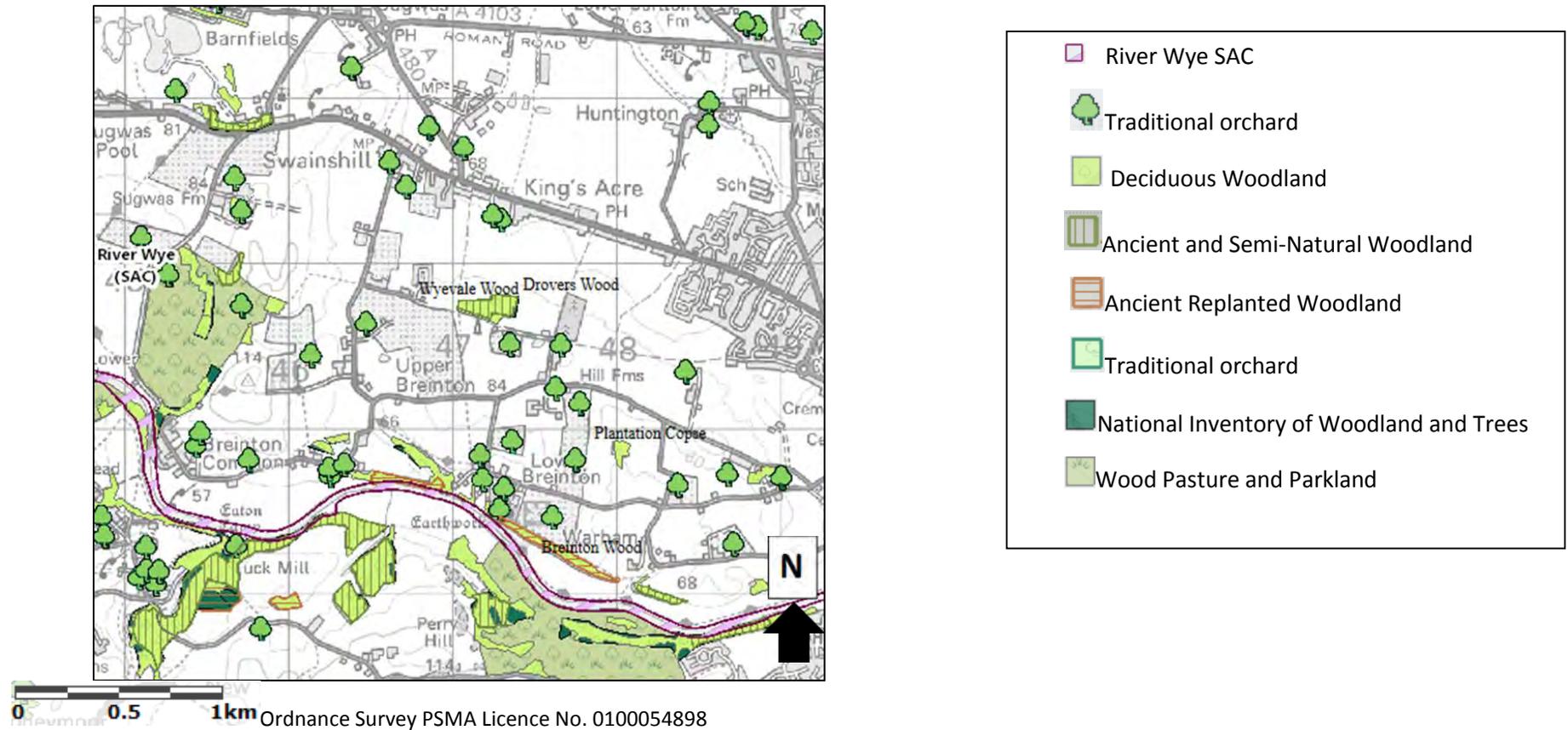


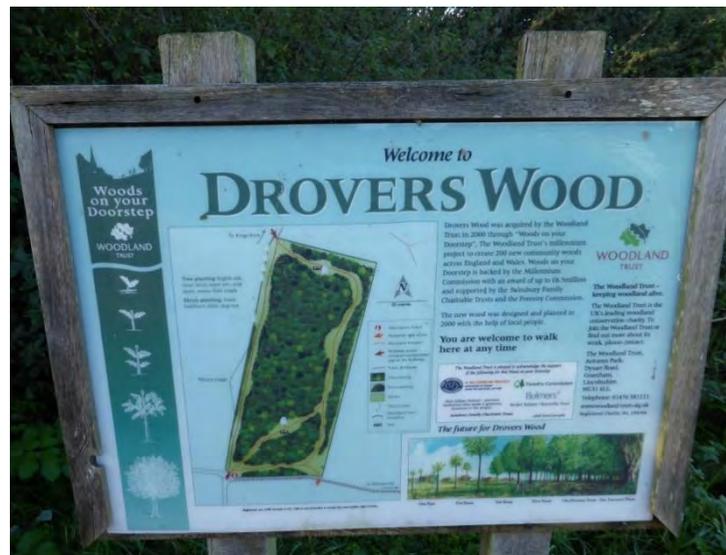
Figure 8. Distribution of woodland, traditional orchards and commercial orchards in Breinton, January 2015 (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



1.18 The Strategic Environmental Assessment (SEA) Scoping Report that accompanies this Plan mentions Wyevale Wood

(Site of Interest to Nature Conservation), managed by the Herefordshire Nature Trust and Breinton Wood (Special Wildlife Site). Breinton Wood is ancient woodland. In addition there are Drovers Wood (managed by the Woodland Trust), Breinton Springs (managed by the National Trust), Green Bank Meadow (managed by the Herefordshire Nature Trust), Plantation Copse (managed by Warham Court Farm) and two mixed-deciduous copses between Upper Breinton and Breinton Common.

- 1.19 Further details of Breinton's sociology, heritage and wildlife can be found in the various evidence base documents that have been used in putting together this Plan and on the Breinton Parish website under the section "About Breinton" <http://www.breintonparish.co.uk/about-us/>



Drovers Wood

2 Why are we preparing a Neighbourhood Plan for Breinton?

- 2.1 Neighbourhood Plans are a new part of the development planning system. Just as local authorities, such as Herefordshire Council, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. By preparing a Neighbourhood Plan, parish councils can likewise guide future development.
- 2.2 Neighbourhood plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what type of development goes where; and, importantly, will be used to help determine planning applications.
- 2.3 With the significant development pressures arising from the City, Breinton Parish Council think this is an important right to exercise, and in December 2013 the Parish Council applied to be designated a Neighbourhood Planning area. Herefordshire Council approved this application covering the whole parish, (see Figure 1), in January 2014. Since designation the Parish Council's Steering Group have been preparing this Draft Neighbourhood Plan. When finalised, this plan will be the latest way to give local people more say in the future development of the Parish.

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

- Roads, road safety and travel - The car was overwhelmingly the most commonly used means of transport with over three quarters (77%) of survey respondents using it daily and a further 14% weekly while just 1% of respondents indicated that they never used a car. Over a quarter of respondents walked daily.
- 9% of respondents have problems resulting from lack of transport, most commonly due to the bus service being too infrequent, especially in the evenings and weekends.
- Most people (61%) would not use a scheme to make private transport more accessible, however just over a quarter (27%) would use a community transport scheme.
- Over 60% of respondents believe there are serious traffic or road safety issues in Breinton. These were most commonly speeding vehicles or poor road conditions (potholes). A similar proportion would like to see the Parish Council lobby for speed restrictions or other traffic calming measures. About half the comments on this topic (about a quarter of all survey respondents) wanted to see speed restrictions either throughout Breinton or

in specific places, such as Kings Acre Road or some or all of the rural lanes in Breinton.

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

- Nearly three quarters of respondents would want any new homes built to be available to buy on the open market and a large majority (71%) favoured a traditional design. Two thirds of respondents would want them to be of high energy saving standards, exceeding current government targets.
- Facilities, services, leisure and environment - Nearly half of the respondents said they would use cycle paths if they were provided locally and over a third would be interested in resource sharing schemes such as bulk buying of fuel.
- The village hall was used by over half (56%) of respondents at least occasionally while fewer people used the St Michael's Church (46%). Whilst overall 54% said they have never used the Church amongst those who have lived in Breinton for 5 years or less, four fifths or 80% have never used it.
- Musical concerts, exercise classes and car boot sales were amongst the most popular additional activities that people would use if provided at the Church or Village Hall, each selected by around a third of respondents.
- The most common reasons cited amongst those who do not use organised leisure facilities in Breinton was that they do not match their interests (56%), that they use facilities elsewhere (37%) or that they were not aware of them (27%). Common amongst the other reasons given was a lack of time due to work or family commitments.
- Around one in ten people had problems with fuel costs and a similar number with gardening, decorating or DIY.
- A large proportion, around four fifths, of respondents were very or fairly concerned with illegal dumping and litter in the parish and a majority (around two thirds) expressed concern about each of the other topics listed – dog fouling, burglary/theft and vandalism. About half the residents who responded were concerned about all five of the issues listed and there was an indication that those aged over 65 were more likely than younger people

to be concerned about all five issues.

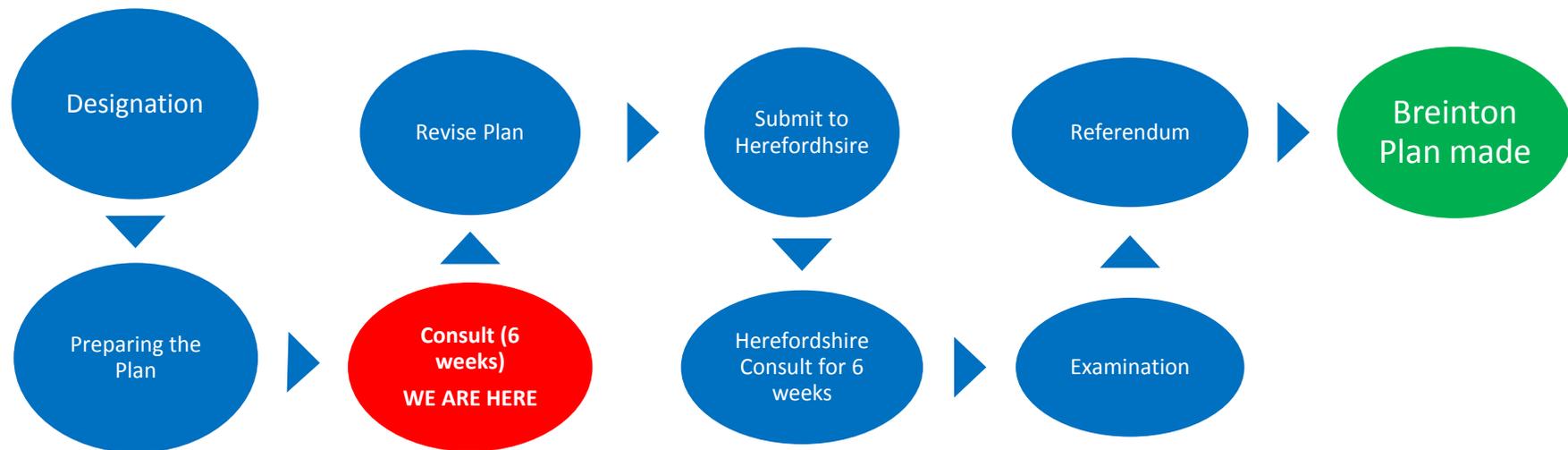
- Communication - Over three quarters (78%) of respondents used the internet including 96% of those aged under 45 years, and over half of those who used it found their activities restricted by slow broadband speeds.
- Young people's questionnaire - Amongst young people (aged 6 – 17), spending time with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

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

3 Preparing the Neighbourhood Plan

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

Figure 9 – Preparing the Breinton Plan



3.2 This procedure must include two six week periods of consultation on the Draft Plan. We have reached the first of these six week periods of formal consultation. The whole process culminates in a referendum on whether the plan

should be made part of the statutory development plan for Herefordshire. All adult residents will have a vote in this referendum just like a General Election. If the referendum vote is a YES, then Herefordshire “make” the Breinton Neighbourhood Plan part of the development plan for Herefordshire. The Breinton Neighbourhood Plan will then be used to help determine planning applications.

- 3.3 After the six week consultation period we are in now the Breinton Neighbourhood Plan will be revised and submitted to Herefordshire Council. They will consult on this second Submitted Draft for a further six weeks.
- 3.4 We hope to reach referendum stage by late 2015 and have a final Breinton Neighbourhood Plan by early 2016.



Village Hall meeting

4 Key issues for the Breinton Neighbourhood Plan

National Planning Policy

- 4.1 The Breinton Neighbourhood Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF), March 2012.
- 4.2 This means Breinton's Neighbourhood Plan must "plan positively to promote local development" and must "support the strategic development needs" set out in Herefordshire's Core Strategy. Therefore, this Neighbourhood Plan has been prepared to be in "general conformity" with the strategic planning policies in the Herefordshire Unitary Development Plan. In Herefordshire there is also emerging planning policy in the Herefordshire Core Strategy. The Core Strategy has now been submitted to the Secretary of State for independent examination. If found sound Herefordshire will be able to adopt the plan as the new strategic planning policy for Herefordshire. Breinton's draft Neighbourhood Plan is not required to be tested against the policies in the Core Strategy until it is adopted, but we do need to take account, and have taken account of this emerging planning policy. Therefore we have discussed with Herefordshire Council the

relationship between the policies in:

- the emerging Breinton Neighbourhood Plan
- the emerging Herefordshire Core Strategy
- the adopted Herefordshire Unitary Development Plan

with appropriate regard to national policy and guidance. The next section of this chapter sets out what this means in more detail.

Herefordshire Planning Policy

- 4.3 Herefordshire’s strategic planning policy is contained in the 2007 Herefordshire Unitary Development Plan (UDP). This will eventually be replaced by the Herefordshire Core Strategy. The Core Strategy has recently been submitted to Government for independent examination.
- 4.4 The Breinton Neighbourhood Plan has been prepared to be in “general conformity” with the UDP and to take account of emerging policy in the Core Strategy². The UDP seeks to protect the parish from built development, and protects key environmental and heritage assets.

² A full list of the Herefordshire policies impacting on the development of the Breinton Neighbourhood Plan can be found in the *Breinton Neighbourhood Plan: National and Local Policy Assessment*, Kirkwells, 2014. Available from the Parish Council web site.

4.5 In the 2007 UDP Breinton was not identified as a main settlement. This means that, in the future, housing development is limited to the following by Policy H7 of the UDP:

- development in connection with agriculture or forestry;
- a necessary accompaniment to the establishment or growth of a rural enterprise;
- re-use of rural buildings;
- a replacement for an existing building with established residential use rights;
- extensions to an existing dwelling;
- a site providing for the needs of Gypsies or other; or
- rural exception housing.

4.6 Rural exception housing is controlled by Policy H10 of the UDP. Such housing would have to fulfil the following:

“Exceptionally, affordable housing may be permitted on land within or adjoining an established rural settlement which would not normally be released for development, provided that:

1. the scheme will contribute to meeting a proven genuine and quantifiable local need for affordable housing as ascertained from an up-to-date local affordable housing needs survey. In the case of a single affordable dwelling, clear evidence of a long-term local need will be required;
2. it is evident that local housing conditions could not otherwise satisfy the need;
3. the scheme respects both the character and size of the settlement concerned and the identified scale of need;
4. arrangements are made to ensure that the benefits of affordable housing, for single dwellings as well as larger schemes, will be enjoyed in perpetuity by subsequent occupants in local need as well as by the initial occupiers;

5. the site's location affords reasonable access to facilities and where possible public transport;
6. proposals do not involve mixed developments consisting of open market housing to offset the lower return on affordable housing on the same site; and
7. in settlements other than Kington (policy H2), the main villages (policy H4) or smaller settlements (policy H6) the proposal is limited to the construction of a single affordable dwelling which does not exceed the dwelling and plot size limits set in policy H6 unless clear evidence is provided to indicate a need exists for a larger dwelling.”

- 4.7 The emerging Herefordshire Core Strategy will replace the UDP and will set the strategic planning policy for the Breinton Neighbourhood Plan.
- 4.8 The Submission Core Strategy identifies Breinton in Policy RA2 as a village **“where housing development will be restricted to market homes which meet the needs of people with local connections or affordable housing”**. The starting point for our Neighbourhood Plan is that there is no “Breinton village”. We have, therefore, identified areas: Kings Acre Road, Cranstone, Breinton Common, Lower Breinton and Warham where new market homes and affordable housing will be considered This will help meet the indicative housing target for Herefordshire, whilst, at the same time, preserving the rural character of Breinton parish.
- 4.9 Such housing development will have to be “proportionate” and “locally appropriate” to meet an “identified local need” residential development proposals will have to submit “appropriate evidence” to demonstrate it meets an identified local housing need. Such needs include:
 - existing residents of the parish requiring separate accommodation;
 - persons who have current and long standing family links (immediate family only) with the parish;

- persons with permanent full time employment based mainly within the parish.

See Policy RA2 of the Submission Core Strategy for the full policy.

4.10 Outside of Policy RA2, Policy RA3 of the emerging Core Strategy seeks to limit residential development to the following:

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

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

- Local food and drink production.
- Village shops, petrol filling stations, garden centres and public houses.
- Small scale expansion or extension of existing businesses.

- Sustainable tourism proposals – that accord with Policy E4, see below.

Policy E1 also seeks to direct larger employment proposals to rural industrial estates. Breinton does not have such a site.

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

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

4.13 Policy SC1 of the emerging Core Strategy supports proposals that protect, retain or enhance existing social and community facilities. Such proposals should be in, or close to, settlements.

- 4.14 This policy also expects new development that creates a need for additional social and community needs will meet this additional requirement through new provision.
- 4.15 Rural areas such as Breinton are finding it increasingly difficult to retain and maintain the running of existing facilities, such as the Village Hall and church, where attendance has fallen sharply in the last few years.
- 4.16 The emerging Herefordshire Core Strategy also sets out policies for new open spaces (Policy OS1 and OS2) generated by all new housing development, and retail and employment proposals of 1,000 square metres or 15 or more full-time employees. Policy OS3 sets out the principles that will be applied should an open space, sport or recreation facility be put forward for development, these include:
- Clear evidence that the facility is surplus to requirements.
 - Loss of the facility results in an equally beneficial replacement for the local community.
 - Loss of the facility is to provide an ancillary facility to improve the functioning, useability or viability of the facility e.g. a changing room.
 - Loss of the facility will not result in fragmentation or isolation of a site which is part of a green infrastructure corridor.
- 4.17 Policy MT1 – Traffic Management and Highway Safety seeks to manage the traffic and highway impact of new development.
- 4.18 Breinton falls within the Natural England’s *Herefordshire Lowlands* national landscape character area. Key features of this landscape. Identified in this character area assessment, and from more local, parish specific, information include:
- Gently undulating landscape with fine views from hilltops and ridges.

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

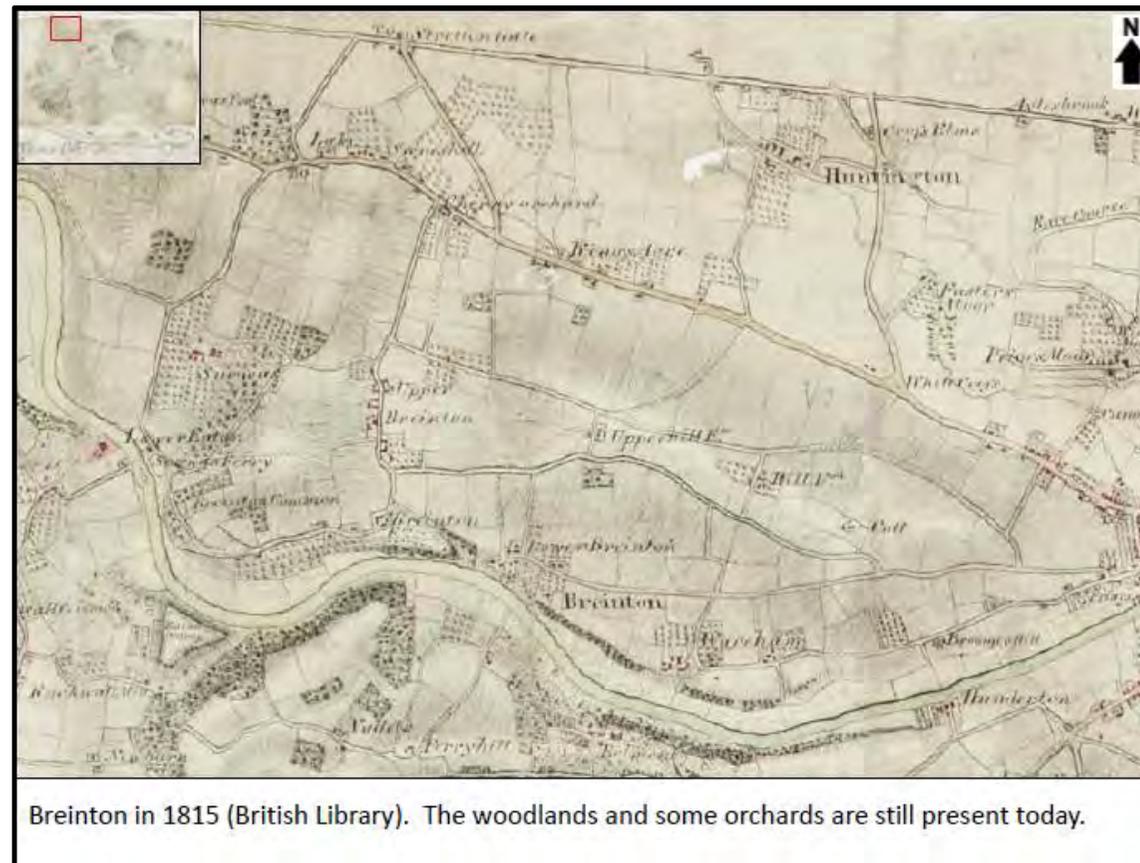
4.19 Policy LD1 of the emerging Core Strategy seeks to ensure that development proposals have used the character of landscape and townscape to positively influence design, scale, and nature and site selection.

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

4.21 Warham is mentioned in the Domesday Book, although Breinton is not. However, there is a scheduled ancient monument close to the church at Breinton Springs. This is an oval moated-mound, 34 x 20m. There was a building there in use around 1150 AD, thought to have been a grange rather than a castle. It was probably abandoned in the 13th century, and used only as an enclosure for livestock after that time. Nearby, archaeological finds suggest that

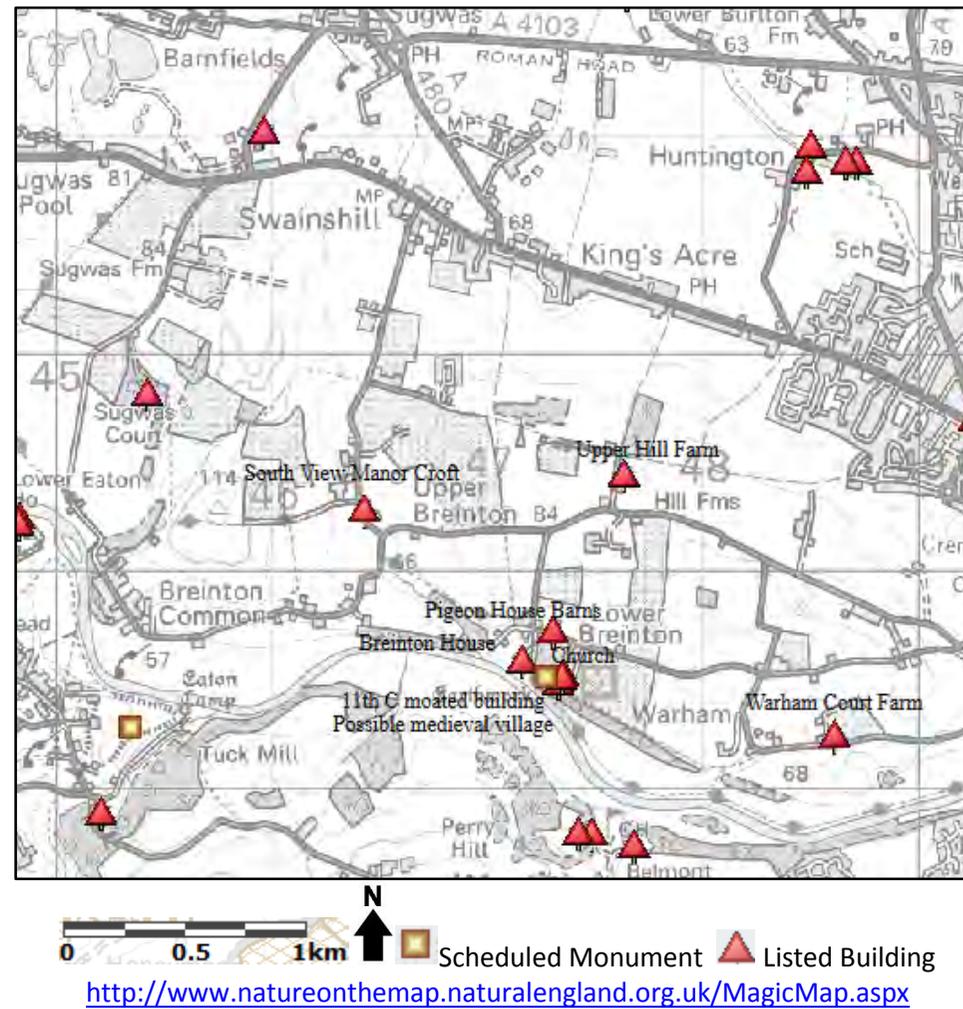
the undulations of the National Trust orchard by the church are an abandoned village. Several farms, such as Upper Hill farm, date back at least to the 16th century (Figure 10). A fuller list of local heritage assets can be found in Appendix 1.

Figure 10. Breinton in 1815



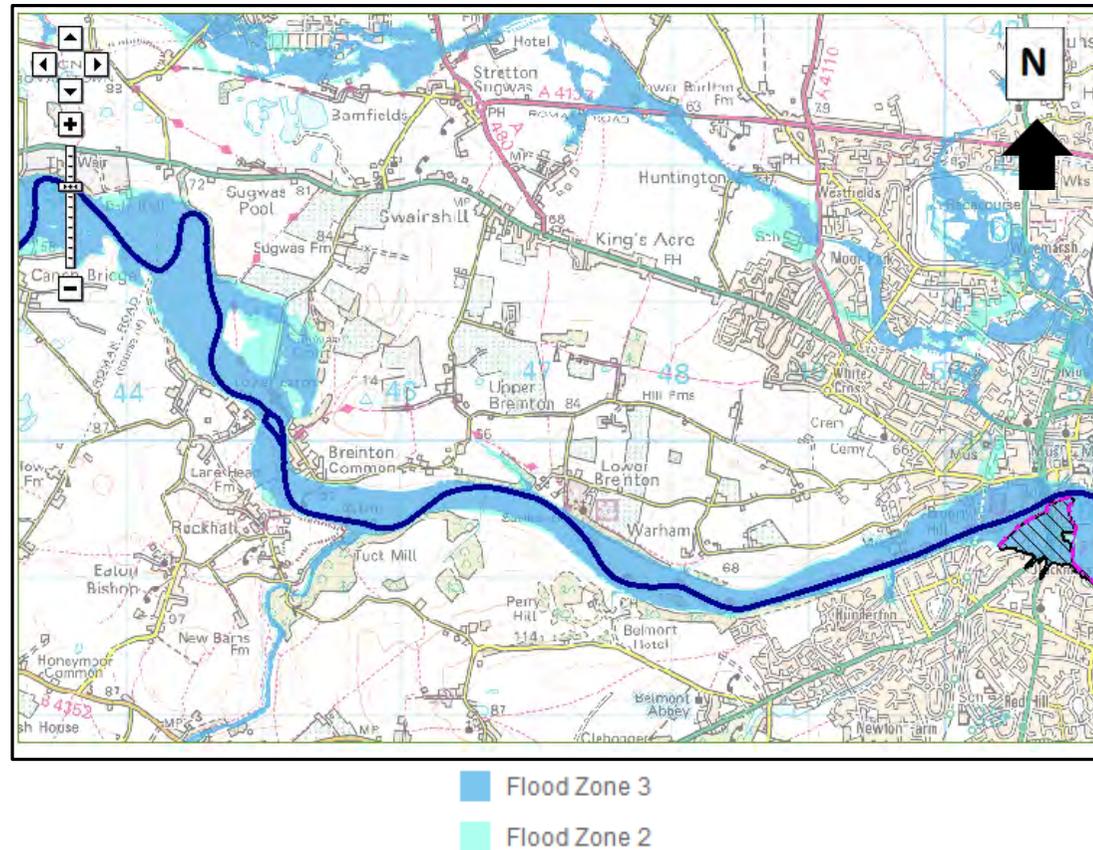
4.22 Breinton has 8 Grade II listed sites/buildings, with five of those, including the church situated in Lower Breinton (Figure 11). There are at least four country houses with landscape parks down to the River Wye, built to take advantage of the river and landscape views. There are also at least four farmhouses (with some existing timbers) in the parish dating back to the 16th century. Historic Environment Records show a total of 57 entries for Breinton. These include archaeological finds, gravel pits, and brick kilns. However, there has been no modern archaeological survey of any Breinton sites.

Figure 11. The Historic Environment of Breinton (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



4.23 Large areas of the south of the parish close to the River Wye are at significant flood risk, Figure 12, but flooding of the River Wye is normally contained in adjacent meadows. Flooding of residential properties by the river is not an issue. The open nature of the water meadows and their ability to fulfil their important natural function as flood plain upstream of the city means that their value in spreading flood waters and reducing flood risk downstream to the City and elsewhere is significant. This importance has increased with the recent completion of flood alleviation works upstream of Breinton, these divert excess water from Yazor Brook to the Wye flowing through Breinton.

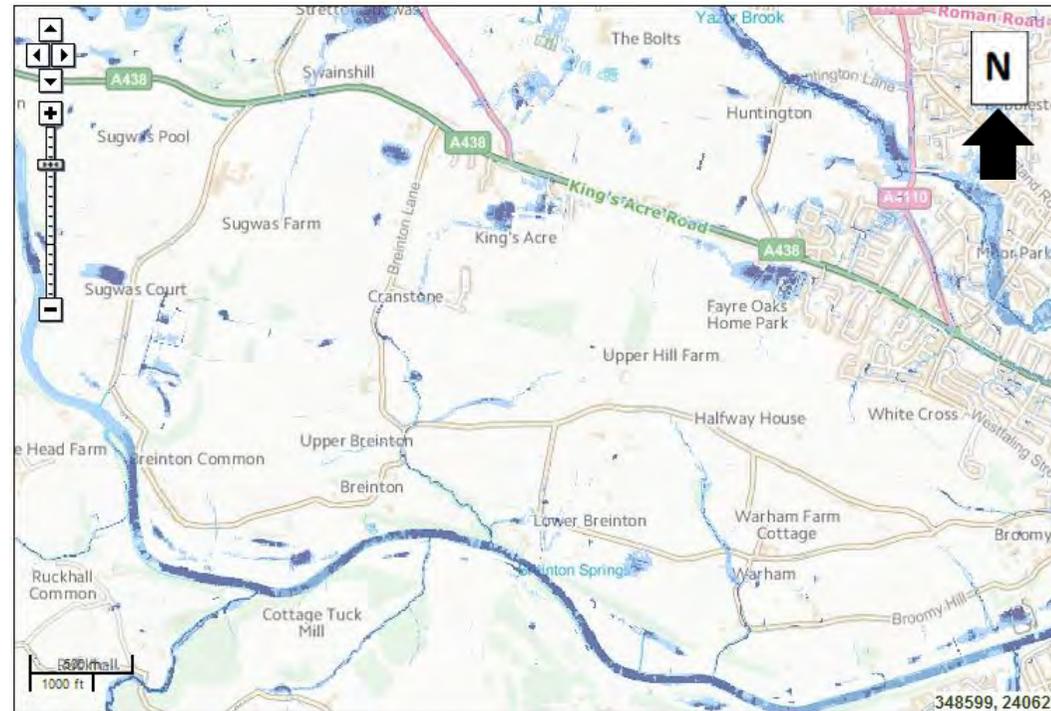
Figure 12. Flood risk from the River Wye within Breinton is contained by riverside meadows (Environment Agency <http://watermaps.environment-agency.gov.uk>) (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



- 4.24 Of much greater concern for any development in Breinton is localized flooding arising from surface water run-off. In particular there are currently regular problems arising with surface water flowing downhill from the Green Lane ridge line towards Kings Acre Road, the A438, see Figure 13. There has been extensive, long term, perennial flooding behind King's Court, King's Acre Road and Breinton Lee. There are also increasing problems with rainstorm water run-off from 'new' crops - now being widely planted - such as maize. The *Strategic Housing Land Availability Assessment* indicates that mains drainage capacity in the area is limited. The situation is further exacerbated in that many of the mains sewerage systems installed in Victorian times do not have separate storm water courses, resulting in effluent becoming mixed with the storm water and drains backing up within homes.

Figure 13. Risk of flooding from surface water in Breinton

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



- High
- Medium
- Low
- Very Low

Locally identified issues

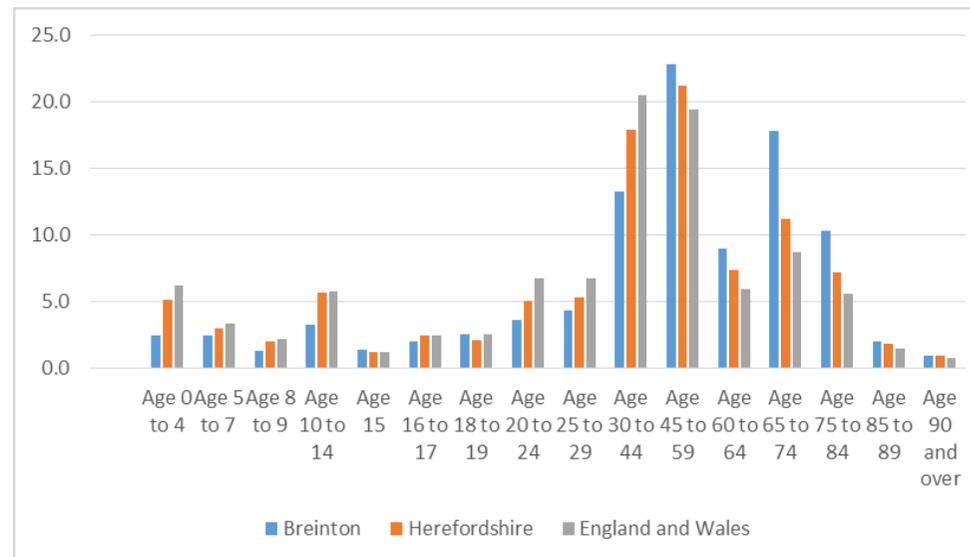
4.25 As well as all the planning issues that the Breinton Neighbourhood Plan has to be aware of, from national and local planning policy, there are also a number of issues that have been identified locally, including through the work of the Breinton Neighbourhood Plan Steering Group, and previous work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

4.26 This work has identified the following issues:

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

- encouraged to exceed government sustainable homes targets.
- Younger people would like to see better public transport, cycling facilities, a playground and sports pitch.
 - New Housing should have adequate infrastructure including mains sewerage, drainage, water and gas supplies.
 - Population – Breinton has a much older age profile than that in Herefordshire and in England Wales: with more older people and fewer children, see Figure 14. Average age in Breinton is 53 years of age; Herefordshire 44; England and Wales 39.

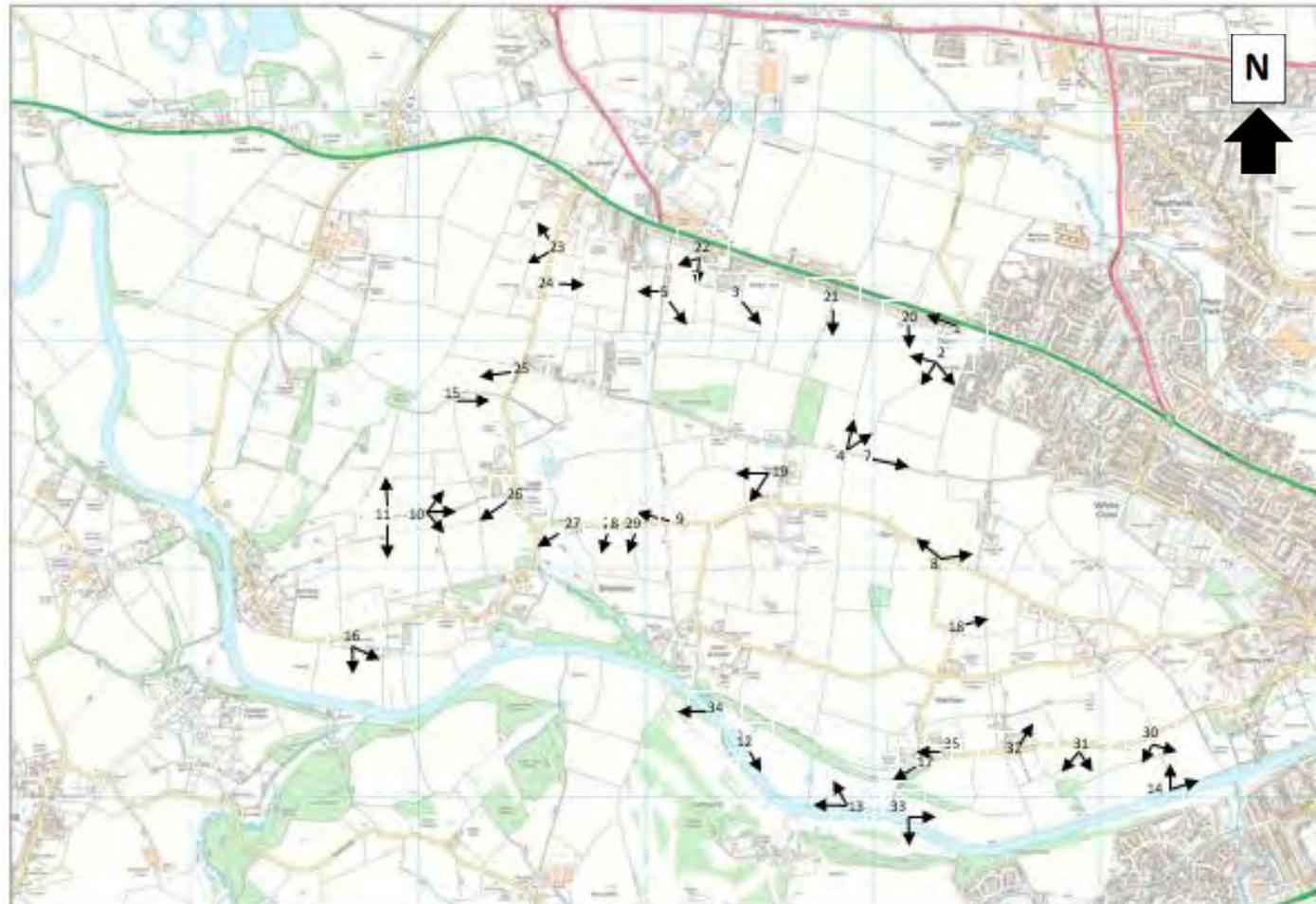
Figure 14 – Breinton Parish Age Structure 2011 (Source: 2011 Census)



Environmental issues and constraints

- 4.27 As well as planning policy and locally identified issues Breinton needs to take account of a number of environmental issues and constraints.
- 4.28 The parish is within the hydrological catchment of the River Wye. The Wye is a Special Area of Conservation, and also a Special Site of Scientific Interest. This area has been given special protection under the European Union's Habitats Directive. The Neighbourhood Plan has to be screened for any environmental impact using a process known as Strategic Environmental Assessment (SEA). There may also be a need for a Habitat Regulations Assessment.
- 4.29 The River Wye is also the source of Hereford City's fresh water supply. The intake for this is close to Breinton's boundary with Hereford. Protection of this supply from all forms of pollution, including any from upstream including Breinton is clearly crucial.
- 4.30 The parish also has a number of other important environmental features that these include:
- Orchards, woodlands, ponds, parklands and gardens, hedges, and many fine landscape views, see Figures 3, 4, 6, 8 and 15.
 - The historic ridge-top drove road (see Figure 1), now a bridleway, from Hereford to Cranstone via Green Lane (important as this was the route the Bishops of Hereford used to reach their country seat at Stretton Sugwas).

Figure 15 – Important Views (© Crown copyright and database rights (January 2015) Ordnance Survey 0100054898)



5 Vision and objectives of the Breinton Neighbourhood Plan

5.1 Our Vision for Breinton is:

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

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

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

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

live in the parish.

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

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

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

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

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

OBJECTIVE 8 - To protect and enhance the traditional heritage and landscapes such as the parish's designated and non-designated heritage assets, traditional orchards, hedges, low density, dispersed settlement pattern, and fine rural views including along the Wye and to the Black Mountains (see figures 1, 3, 4, 6, 8, 10, 11 and 15).

OBJECTIVE 9 - To support the growth of existing businesses

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

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

6 Policies and proposals of the Breinton Neighbourhood Plan

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

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

POLICY B1 – HOUSING DEVELOPMENT IN BREINTON

NEW MARKET HOUSING TO MEET LOCAL NEEDS WILL BE PERMITTED WITHIN BREINTON COMMON, CRANSTONE, LOWER BREINTON, AND WARHAM WHEN IT IS LOCALLY APPROPRIATE AND PROPORTIONATE TO THE SIZE OF THE EXISTING SETTLEMENT. TO ENSURE THIS IS MANAGED APPROPRIATELY PROPOSALS MUST:

- a. RELATE WELL TO THE EXISTING SETTLEMENT, BE PROPORTIONATE, AND NOT ENCROACH IN TO OPEN COUNTRYSIDE;
- b. RE-USE PREVIOUSLY DEVELOPED LAND IN PREFERENCE TO GREENFIELD SITES;
- c. USE LOWER GRADE AGRICULTURAL LAND AND NOT GRADE 1, GRADE 2 OR GRADE 3A LAND;
- d. ENHANCE THE CHARACTER OF THE AREA;
- e. NOT LEAD TO ISOLATED HOMES, DETACHED FROM THE NAMED HAMLETS, IN THE OPEN COUNTRYSIDE;
- f. BE OF HIGH QUALITY SUSTAINABLE DESIGN APPROPRIATE TO ITS CONTEXT;
- g. NOT LEAD TO LOSS OF COMMUNITY FACILITIES, GREEN SPACE OR EMPLOYMENT OPPORTUNITIES;
- h. NOT BE AT RISK OF FLOODING FROM ANY SOURCE OR LEAD TO INCREASED FLOOD RISK ELSEWHERE; AND
- i. THEY MUST MAKE A POSITIVE CONTRIBUTION TO THE SURROUNDING ENVIRONMENT AND RURAL LANDSCAPE AND INCLUDE PLANTING OF NATIVE TREE SPECIES.

TO ENSURE SUCH HOUSING IS TRULY TO MEET A LOCAL NEED ARISING IN THE PARISH APPROPRIATE EVIDENCE WILL HAVE TO BE SUBMITTED TO THE LOCAL PLANNING AUTHORITY TO DEMONSTRATE THE HOUSING WILL PROVIDE ACCOMMODATION FOR ANY OF THE FOLLOWING:

- j. EXISTING RESIDENTS OF THE PARISH REQUIRING SEPARATE ACCOMMODATION;
- k. IMMEDIATE FAMILY MEMBERS (PARENTS, SIBLINGS, AND ADULT CHILDREN) WHO HAVE CURRENT

AND LONGSTANDING LINKS WITH THE PARISH;

- l. OTHER FAMILY MEMBERS (GRANDPARENTS, GRANDCHILDREN, AUNTS AND UNCLES) WHERE THE LOCAL PLANNING AUTHORITY CONSIDER IT NECESSARY FOR THE APPLICANT TO LIVE IN THE PARISH TO RECEIVE MEDICAL OR SOCIAL SUPPORT FROM A RELATIVE;
- m. PEOPLE WITH PERMANENT, FULL TIME EMPLOYMENT BASED MAINLY WITHIN THE PARISH WHO REQUIRE HOUSING TO ENABLE THEM TO FULFILL THEIR OCCUPATION.

UNLESS MEDICAL NEEDS INDICATE OTHERWISE DWELLING SIZES WILL BE LIMITED TO THE FOLLOWING:

1 OR 2 BEDROOM HOUSE – 80 SQ M NET INTERNAL FLOOR AREA

3 BEDROOM HOUSE – 90 SQ M NET INTERNAL FLOOR AREA

4 BEDROOM HOUSE – 100 SQ M NET INTERNAL FLOOR AREA

TO SAFEGUARD OCCUPATION OF HOMES GRANTED UNDER THIS POLICY FOR IDENTIFIED LOCAL HOUSING NEEDS IN PERPETUITY PLANNING OBLIGATIONS WILL BE USED.

CONDITIONS WILL ALSO BE ATTACHED TO PLANNING PERMISSIONS GRANTED UNDER THIS POLICY TO:

- n. REMOVE PERMITTED DEVELOPMENT RIGHTS FOR THE ERECTION OF EXTENSIONS OR DETACHED BUILDINGS WITHIN THE CURTILAGE OF THE DWELLING; AND
- o. RESTRICT CONVERSION OF ANCILLARY GARAGE OR OUTBUILDINGS INTO HABITABLE ACCOMMODATION.

APPLICATIONS TO VARY THESE CONDITIONS WILL ONLY BE APPROVED IN EXCEPTIONAL CIRCUMSTANCES.

Background/Justification

National planning policy seeks to promote housing growth. In areas such as Breinton, this has to be planned for in the context of the significant assets and constraints in the Parish all outlined above in section 1 of this plan. This means housing growth will be limited. The existing Herefordshire Unitary Development Plan also acknowledges these facts. Emerging planning policy for Herefordshire seeks growth in the villages in the rural areas of the Herefordshire Housing Market Areas of 18%. Breinton is identified as a “village” in the Core Strategy. As this plan shows, there is no Breinton village, there are a number of hamlets and clusters of dwellings, but no definable Breinton village. Therefore, this policy identifies Breinton Common, Cranstone, Lower Breinton, and Warham. The largest settlements in the Parish where limited housing, proportionate to the size of these settlements may be allowed. This will allow some very limited development that will go a small way

to meeting the Core Strategy growth target.

POLICY B2 – RE-USE OF EMPTY BUILDINGS

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

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

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

Background/Justification

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

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

POLICY B3 – ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES

ALL PROPOSALS FOR NEW HOUSING DEVELOPMENT WILL HAVE TO DEMONSTRATE HOW THEY CONTRIBUTE TO ACHIEVING AND MAINTAINING AN APPROPRIATE MIX OF TENURES, TYPES AND SIZE OF DWELLING IN THE PARISH.

ON SITES OF ONE AND TWO DWELLINGS THE CONTRIBUTION SUCH SITES MAKE TO HOUSING VARIETY AND MIX WILL BE MONITORED OVER TIME. PROPOSALS THAT COULD CUMULATIVELY LEAD, OVER TIME, TO AN OVER PROVISION OF ONE TENURE, TYPE OR SIZE OF DWELLING WILL NOT BE PERMITTED.

ON SITES OF THREE OR MORE DWELLINGS A MIX OF TENURES, TYPES AND SIZES MUST BE PROVIDED.

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

Background/Justification

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

POLICY B4 – RURAL EXCEPTION SITES

IN A LIMITED NUMBER OF CASES DURING THE PLAN PERIOD PROPOSALS FOR SMALL (GENERALLY 3

UNITS OR LESS) AFFORDABLE HOUSING SCHEMES MAY BE PERMITTED ON LAND NOT NORMALLY CONSIDERED SUITABLE FOR HOUSING DEVELOPMENT WHEN THE PROPOSAL MEETS A PROVEN NEED FOR AFFORDABLE HOUSING ARISING IN THE PARISH AND:

- a. THE AFFORDABLE HOUSING PROVIDED IS MADE AVAILABLE TO, AND RETAINED IN PERPETUITY FOR LOCAL PEOPLE IN NEED OF AFFORDABLE HOUSING;
- b. THE PROPOSAL HAS MINIMAL IMPACT ON THE HISTORIC AND NATURAL CHARACTERISTICS OF THE SURROUNDING LOCAL AREA;
- c. THE PROPOSAL WOULD NOT LEAD TO LOSS OF THE PARISH'S LOW DENSITY, DISPERSED SETTLEMENT PATTERN;
- d. REASONABLE ACCESS CAN BE MADE TO A RANGE OF SERVICES AND FACILITIES.

ALL PROPOSALS FOR NEW HOUSING DEVELOPMENT WILL HAVE TO DEMONSTRATE HOW THEY CONTRIBUTE TO MAINTAINING A MIX OF TENURES, TYPES AND SIZE OF DWELLING IN THE PARISH.

Background/Justification

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

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

POLICY B5 – KING’S ACRE ROAD

TO PREVENT FURTHER RIBBON DEVELOPMENT ALONG KING’S ACRE ROAD/A438, AND TO PREVENT FURTHER ENCROACHMENT ON TO THE OPEN COUNTRYSIDE, DEVELOPMENT WILL BE PERMITTED WHEN:

- a) IT WOULD NOT LEAD TO THE EXTENSION OF BUILT DEVELOPMENT ALONG KING’S ACRE ROAD;
- b) IT WOULD NOT LEAD TO THE CREATION OF UNBROKEN FRONTAGES OF DEVELOPMENT AND LEAD TO THE LOSS OF EXISTING ACCESS POINTS, SUCH AS FIELD GATES, STILES AND FOOTPATHS; AND
- c) IT WOULD NOT LEAD TO THE LOSS OF OPEN COUNTRYSIDE.

Background/Justification

King's Acre Road is a finger of "ribbon development" extending westward out of the City. This ribbon development acts as a physical and visual barrier to the wider, more representative, rural area of the Parish to the south of King's Acre Road. This policy seeks to retain the last few remaining gaps in the King's Acre Road frontage to retain brief glimpses of the countryside beyond, and seeks to prevent any further westward expansion ribbon development, or any further southward encroachment on to open countryside.

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

POLICY B6 – SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

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

- a. **PRESERVE THE LOW DENSITY AND DISPERSED RURAL SETTLEMENT PATTERN OF THE PARISH;**

- b. PRESERVE AND ENHANCE LOCAL DISTINCTIVENESS BY RESPONDING SYMPATHETICALLY TO THE HISTORIC AND NATURAL CHARACTERISTICS OF THESE AREAS; AND
- c. INCLUDE FEATURES THAT CAN CLEARLY DEMONSTRATE THE PROPOSAL MEETS, OR EXCEEDS, THE SUSTAINABLE DESIGN STANDARD FOR THAT PARTICULAR TYPE OF DEVELOPMENT PREVAILING AT THE TIME.

Background/Justification

National and Herefordshire planning policy encourages good design and promotes sustainable development. This policy will be used to promote these key planning principles in Breinton.

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

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

DEVELOPMENT LEADING TO THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (LAND IN GRADES 1, 2 AND 3A OF THE AGRICULTURAL LAND CLASSIFICATION), AND SOIL RESOURCES WILL ONLY BE PERMITTED WHEN APPLICANTS CAN DEMONSTRATE SUCH LAND HAS:

- a. NO ECONOMIC BENEFIT**
- b. AND THE LAND PERFORMS NO OTHER BENEFIT E.G. IN TERMS OF THE LANDSCAPE, BIODIVERSITY, FLOODPLAIN, SETTING OF BUILDINGS AND SETTLEMENTS.**

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

Background/Justification

Breinton has significant areas of best and most versatile agricultural land this resource will be protected for food production.

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

POLICY B8 – PROTECTING EXISTING AND DEVELOPMENT OF NEW COMMUNITY ASSETS

THE ASSETS OF COMMUNITY VALUE LISTED BELOW WILL BE PROTECTED. DEVELOPMENT OF THESE ASSETS OF COMMUNITY VALUE FOR NON-COMMUNITY ASSET USES WILL ONLY BE PERMITTED WHEN:

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

THIS POLICY APPLIES TO:

- VILLAGE HALL
- CHURCH
- TRADITIONAL SIGNPOSTS, MILE STONES/MARKERS, PARISH BOUNDARY STONES

Background and Justification

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

POLICY B9 – PROTECTING LOCAL GREENSPACES

THE FOLLOWING LOCAL GREENSPACES, ALSO SHOWN ON FIGURE 6, WILL BE PROTECTED:

- GREENBANK MEADOW
- BREINTON SPRINGS
- DROVERS WOOD
- WYEVALE WOOD
- THE ROUTE FOLLOWED BY THE WYE VALLEY WALK
- THE GREEN LANE FROM THE EASTERN PARISH BOUNDARY TO BREINTON LANE AT CRANSTONE
- BREINTON WOOD

DEVELOPMENT PROPOSALS AFFECTING THESE SITES WILL BE EXPECTED TO PROTECT AND ENHANCE THEIR SETTING, TRANQUILITY, AND LANDSCAPE VALUE.

Background/Justification

Breinton's network of green spaces performs a number of functions. These areas all contribute to the character of the Parish and what makes it special. This policy protects these spaces and also expects development proposals that may affect these spaces to protect and enhance their setting, tranquility and landscape value. The management of these areas will also encourage wild meadow flowers, including orchids.

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

POLICY B10 – MOVING AROUND BREINTON

THE ROUTES SHOWN ON FIGURE 1, EXCLUDING THE A438, WILL BE PROTECTED AS QUIET LANES. DEVELOPMENT PROPOSALS AFFECTING THESE ROUTES WILL BE EXPECTED TO DEMONSTRATE THE FOLLOWING:

- a. THE NEEDS OF ROUTE USERS HAVE BEEN TAKEN IN TO ACCOUNT IN THE DESIGN OF THE DEVELOPMENT;**
- b. VIEWS IN TO AND OUT OF THE ROUTE HAVE BEEN INCORPORATED AS PART OF THE DESIGN;**

c. EXISTING ACCESS POINTS ARE RETAINED, IMPROVED OR RE-SITED TO THE BENEFIT OF THE USERS OF THE ROUTE.

Background/Justification

It is not only local green spaces that are important the paths and lanes that link them all help create a network of quiet, peaceful routes to move around the Parish and experience the beauty and tranquility of the countryside. This policy will ensure any development with a potential to affect these routes is assessed appropriately.

POLICY B11 – GREEN INFRASTRUCTURE

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

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

DEVELOPMENT PROPOSALS LEADING TO LOSS OR BREAKS IN THIS NETWORK OF GREEN INFRASTRUCTURE WILL NOT BE PERMITTED.

Background/Justification

“Green Infrastructure” is the planning term for the network of green spaces, hedges, woodlands, green routes, rivers, ponds, and streams in an area. Breinton is fortunate to have a significant network of intact green infrastructure assets. This policy will be used to protect and enhance this network.

POLICY B12 - SMALL SCALE RENEWABLE AND LOW CARBON ENERGY SCHEMES

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

- a) THE IMPACT OF THE ENERGY GENERATING INFRASTRUCTURE EITHER INDIVIDUALLY, OR CUMULATIVELY, DOES NOT HAVE AN ADVERSE IMPACT ON THE OPEN COUNTRYSIDE OR LANDSCAPE;
- b) THE ENERGY GENERATING INFRASTRUCTURE IS LOCATED AS CLOSE AS PRACTICABLE, AND IS IN PROPORTION TO THE SCALE OF THE EXISTING BUILDINGS, OR PROPOSED DEVELOPMENT, IT IS INTENDED TO SERVE;
- c) THE SITING, SCALE AND DESIGN OF THE ENERGY GENERATING INFRASTRUCTURE DOES NOT COMPROMISE PUBLIC SAFETY AND ALLOWS CONTINUED SAFE USE OF PUBLIC RIGHTS OF WAY;

- d) ADJOINING USES ARE NOT ADVERSELY AFFECTED IN TERMS OF NOISE, VIBRATION, ELECTROMAGNETIC OR OTHER TYPES OF INTERFERENCE;
- e) WHERE APPROPRIATE, THE ENERGY GENERATING INFRASTRUCTURE AND ITS INSTALLATION COMPLIES WITH THE MICRO GENERATION CERTIFICATION SCHEME; AND
- f) A SCHEME IS AGREED WITH THE LOCAL PLANNING AUTHORITY TO REMOVE THE ENERGY GENERATING INFRASTRUCTURE AS SOON AS REASONABLY PRACTICABLE ONCE IT IS NO LONGER USED FOR ENERGY GENERATION RETURNING THE AREA TO ITS ORIGINAL STATE.

Background/Justification

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

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

POLICY B13 – COUNTRYSIDE RECREATION

TO ENSURE BREINTON CONTINUES TO ACT AS AN IMPORTANT AREA FOR COUNTRYSIDE RECREATION AND TOURISM DEVELOPMENT THE FOLLOWING WILL BE ENCOURAGED:

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

Background/Justification

Breinton is a resource for outdoor recreation for its residents, residents of Hereford City and visitors from further afield. This resource should be enhanced and used appropriately for the benefit of all. This policy encourages improved access, routes, signage and re-use and conversion of buildings for outdoor recreation activities that respect the tranquil, rural nature of Breinton.

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

POLICY B14 PROTECTING THE LANDSCAPE

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

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

Background/Justification

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

POLICY B15 LANDSCAPE DESIGN PRINCIPLES

ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE CONSIDERATION OF THE

FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

1. DEVELOPMENT PROPOSALS SHOULD SEEK TO PRESERVE OR ENHANCE THE CHARACTER OF THE HAMLETS AND FARMSTEADS ESPECIALLY THOSE WITH BUILDINGS OF STATUTORY AND NON-STATUTORY HERITAGE VALUE. THE DEMOLITION OF BUILDINGS AND STRUCTURES THAT CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THESE AREAS WILL BE RESISTED.
2. LOCAL HABITATS SHOULD BE PRESERVED AND ENHANCED AND WILDLIFE CONSERVED.
3. VETERAN, MATURE AND ESTABLISHED TREES SHOULD BE PROTECTED AND INCORPORATED INTO LANDSCAPING SCHEMES WHEREVER POSSIBLE. THE PLANTING OF LOCAL SPECIES WILL BE ENCOURAGED. SPECIES SHOULD BE APPROPRIATE TO THE LOCATION AND SETTING IN TERMS OF TYPE, HEIGHT, DENSITY AND THE NEED FOR ON-GOING MANAGEMENT. WHEN CONSTRUCTING BOUNDARIES NATIVE TREE SPECIES SHOULD BE USED. EXISTING HEDGEROWS SHOULD BE RETAINED AND THE ESTABLISHMENT OF NEW NATIVE HEDGES IS ENCOURAGED. ANCIENT WOODLAND ALONG THE RIVER CLIFF AND AT WYEVALE WOOD (AS SHOWN ON DEFRA'S MAGIC MAPS) MUST NOT BE DISTURBED.
4. DEVELOPMENT WHICH INVOLVES THE REMOVAL OF EXISTING LOCAL ORCHARDS WILL BE RESISTED UNLESS DEVELOPERS CAN DEMONSTRATE THAT THE LOSS OF THE ORCHARDS WILL NOT REDUCE THE ENVIRONMENTAL BIODIVERSITY OR BE DETRIMENTAL BY CAUSING LOSS OF WILDLIFE HABITAT. WHERE ORCHARDS ARE LOST AS A RESULT OF NEW DEVELOPMENT PROPOSALS, DEVELOPERS WILL BE EXPECTED

TO INCLUDE AN EQUIVALENT RANGE OF VARIETAL FRUIT SPECIES TRADITIONAL TO THE LOCAL AREA IN LANDSCAPING SCHEMES OF AT LEAST EQUIVALENT SIZE TO THAT WHICH WILL BE LOST

5. NEW DEVELOPMENT MUST TAKE ACCOUNT OF KNOWN SURFACE AND SUB-SURFACE ARCHAEOLOGY (FIGURES 3, 10 AND 11), AND ENSURE UNKNOWN AND POTENTIALLY SIGNIFICANT DEPOSITS ARE IDENTIFIED AND APPROPRIATELY CONSIDERED DURING DEVELOPMENT. LACK OF CURRENT EVIDENCE OF SUB-SURFACE ARCHAEOLOGY MUST NOT BE TAKEN AS PROOF OF ABSENCE.

6. ALL NEW DEVELOPMENT MUST INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS) WHICH AS A MINIMUM ARE FULLY COMPLIANT WITH THE MOST RECENTLY ADOPTED NATIONAL AND LOCAL STANDARDS AND PREFERABLY EXCEED THEM.

Background/Justification

If the local landscape is to retain its special character development needs to be sympathetic to that character. This policy will be used to ensure that development proposals take in to account the local landscape and where necessary include suitable mitigation measures to reduce impact on the landscape.

POLICY B16 – PROTECTING IMPORTANT VIEWS

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

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

Background/Justification

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

B17 – LOCAL HERITAGE ASSETS

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

Background and Justification

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

OBJECTIVE 9 - To support the growth of existing local businesses

B18 – VELDIFER

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

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

Background/Justification

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

7 Monitoring and Review

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

8 How to comment on this document

8.1 This public consultation on the Regulation 14 Draft Breinton Neighbourhood Plan will run for six weeks from Monday 16th February 2015 until on Monday 30th March 2015.

The full Plan can be viewed at:

- Hereford Library, Broad Street Hereford HR4 9AU (Telephone 01432 383600) during their normal opening hours OR
- Online at www.breintonparish.co.uk OR
- At consultation events, as advertised locally and
- Is available on request from Parish Councillors or the Parish Clerk

A summary of the policies in the Plan is on this noticeboard along with the details of public consultation events to which you are invited.

All comments must be made in writing to the Parish Clerk – Graeme Adkin – at 2 Munstone Garden Cottages, Munstone Hereford HR1 3AH or via gadkin@btinternet.com preferably using a separate sheet for each comment.

Comment sheets are available online at www.breintonparish.co.uk, in hard copy from the Parish Councillors or Clerk and at local consultation events.

Comments must be made by 12.00 noon on Monday 30th March 2015. Comments after this time will not be

considered.



9 Abbreviations

Asl – above sea level

C17 – 17th Century

CDF – Community Development Foundation

CLP – Community Led Plan

NPPF – National Planning Policy Framework

RTPI – Royal Town Planning Institute

SAC – Special Area of Conservation

SAP – Sustainability Action Plan

SEA – Strategic Environmental Assessment

SSSI – Site of Special Scientific Interest

UDP – Unitary Development Plan

Appendix 1 - Breinton's Heritage Assets

Heritage Asset type	Details
Other significant houses/buildings	C16 Breinton Court with C17 barns and C19 landscape park, C19 Wyecliffe House with landscape park, Wyecliffe Court Farm; C17/18 Warham House with landscape park; Breinton Manor, Swains Hill Hall, C19 Breinton Grange; C19 Breinton School; Adams Hill; Pilliners Hill; Springfield House; Kings Acre Nurseries, stables and barns
Deserted medieval settlements	Visible in National Trust orchard at Breinton Springs, plus coins, stone spindle whorl; also 11C Warham as referred to in Domesday Book
Trackway	The former Drovers' road or Green Lane (with Drovers' Pond for watering livestock) follows the bridleway westwards out of Hereford along Breinton Ridge to Cranstone
Abandoned houses/buildings 1540AD to 1900AD	Opposite Manor Croft, SO 4641 4060; on western parish boundary near Sugwas Court, SO 459 407
Other Historic Farmsteads, as per Characterisation Project, 2008	Pigeon House Farm; Veldifer Farm; Swains Hill Farm; Warham Farm

Brick barns with decorative features	Breinton Manor Farm, Pool Farm, Swains Hill Farm, Warham Court Farm
Stone cider presses	Seen at e.g. Little Breinton, Hillgarth, Breinton Manor
Houses with integral historic bread ovens	Several in Breinton Common
Houses with hand pumps for water supply	Several in Breinton Common
Historical features	Flints at Breinton Manor, Bronze Age arrowhead; neolithic arrowhead; crop marks/trackway; possible field system SW of Wyecliffe House; ridge and furrow; fishponds at Warham; harness pendant; strap fitting; ampulla; hooked tag; iron age coin
Former brick kilns	N of Little Breinton, and Brick Kiln Meadow; also 4 historic gravel pits
Boundary stones	E.g. at Kings Acre Road; Lower Hill Farm; Wyevale Wood
Ordnance Survey Trig Point	Grid reference 457402
Black and white metal sign posts	Warham Court Farm; Warham Cottage (moved from Lower Hill Farm)
Black and white metal milestones	Kings Acre Road; road to Breinton Common



