

LEINTWARDINE, BURRINGTON AND DOWNTON - LOCAL PLANNING POLICIES

HEREFORDSHIRE LOCAL PLAN CORE STRATEGY 2011-2031 (2013)

POLICY SS2 - DELIVERING NEW HOMES

A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.

....In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.

....Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.

POLICY SS6 - ENVIRONMENTAL QUALITY AND LOCAL DISTINCTIVENESS

Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. 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 tranquillity;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.

POLICY SS7- ADDRESSING CLIMATE CHANGE

Development proposals will be required to include measures which will mitigate their impact on climate change.

At a strategic level, this will include:

- focussing development to the most sustainable locations;
- delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport;
- designing developments to reduce carbon emissions and use resources more efficiently;
- promoting the use of decentralised and renewable or low carbon energy where appropriate;
- ...

Key considerations in terms of responses to climate change include:

- taking into account the known physical and environmental constraints when identifying locations for development;
- ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading;
- minimising the risk of flooding and making use of sustainable drainage methods;
- reducing heat island effects (for example through the provision of open space and water, planting and green roofs);
- reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and
- developments must demonstrate water efficiency measures to reduce demand on water resources.

POLICY RA1 – RURAL HOUSING DISTRIBUTION

In Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county's housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.

New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA). This acknowledges that different areas of Herefordshire have different housing needs and requirements.

The 5,300 dwellings will be delivered throughout the rural HMAs as set out below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of Neighbourhood Development Plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.

Rural HMA Approximate number of dwellings 2011 - 2031

Leominster - Indicative housing growth target – 730 (14%)

POLICY RA2 – HOUSING IN SETTLEMENTS OUTSIDE HEREFORD AND THE MARKET TOWNS.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 (Including Leintwardine). This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figure 4.14.

Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area...;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

POLICY H1 - AFFORDABLE HOUSING – THRESHOLDS AND TARGETS

All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000m² will be expected to contribute towards meeting affordable housing needs.

The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value areas:

...

3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.

POLICY H3 – ENSURING AN APPROPRIATE RANGE AND MIX OF HOUSING

Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of being adapted for people in the community with additional needs; and
3. provide housing capable of meeting the specific needs of the elderly population by:
 - providing specialist accommodation for older people in suitable locations;
 - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
 - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

POLICY OS1 - REQUIREMENT FOR OPEN SPACE, SPORTS AND RECREATION FACILITIES

The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; ...

POLICY OS2 – MEETING OPEN SPACE, SPORTS AND RECREATION NEEDS

In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:

1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined; and
2. provision of open space, sports and recreation facilities should be located on-site unless an off -site or partial off -site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which is of benefit to the local community

POLICY MT1 – TRAFFIC MANAGEMENT, HIGHWAY SAFETY AND PROMOTING ACTIVE TRAVEL

Development proposals should incorporate the following principal requirements covering movement and transportation:

1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or

that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;

...

4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;

5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and

6. have regard to with both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.

...

POLICY LD1 – LANDSCAPE AND TOWNSCAPE

Development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

POLICY LD2 – BIODIVERSITY AND GEODIVERSITY

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows:

a) Development that is likely to harm sites and species of European Importance will not be permitted;

b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;

c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.

d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.

2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and

3. creation of new biodiversity features and wildlife habitats.

Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.

POLICY LD3 – GREEN INFRASTRUCTURE

Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

1. 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;

2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and

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

POLICY LD4 – HISTORIC ENVIRONMENT AND HERITAGE ASSETS

Development proposals affecting heritage assets and the wider historic environment should:

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;

2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;

3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;

4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and
5. where appropriate, improve the understanding of and public access to the heritage asset.

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.

POLICY SD1 – SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics;
- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure;
- where possible, on-site renewable energy generation should also be incorporated;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;
- ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
- utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset

POLICY SD3 – SUSTAINABLE WATER MANAGEMENT AND WATER RESOURCES

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. This will be achieved by ensuring that:

1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire;
2. development is designed to be safe, taking into account the lifetime of the development and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;
3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;
4. development will not result in the loss of open watercourse and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;
5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible
6. water conservation and efficiency measures are included in all new developments, specifically:
 - residential development should achieve Housing - Optional Technical Standards - Water efficiency standards. At the time of adoption the published water efficiency standards were 110 litres/person/day; or
 - non-residential developments in excess of 1,000 m² gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;
7. the separation of foul and surface water on new developments is maximised;
8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;
9. development should not cause an unacceptable risk to the availability or quality of water resources; and
10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.

Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. ...

POLICY SD4 - WASTEWATER TREATMENT AND RIVER WATER QUALITY

Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

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. This may involve:

- incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;
- phasing or delaying development until further capacity is available;
- the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;
- in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and
- where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.

Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered ...

LEINTWARDINE GROUP NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) (2017)

POLICY LG1: PROMOTING A SUSTAINABLE COMMUNITY

Positive measures that promote sustainable development within Leintwardine Group Parish will be supported where they meet the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following high level priorities that are considered essential for maintaining a cohesive and resilient community: a) The highest priority will be given to preserving and enhancing the natural, built and historic environment within the Group Parish including, in particular, the character of its rural landscape, the natural and historic environment and setting of Leintwardine village, and local distinctiveness across the Group Parish; b) Infrastructure measures will be sought and the adverse effects of development resisted to ensure the safety of pedestrians and cyclists, enable ease of access to services, and minimise the effects of traffic on local amenity; c) Sufficient housing will be provided to meet the needs of both the local and wider community while developments that do not contribute to needs in terms of size, type and tenure will be resisted; d) Support will be given to the development of local businesses

and enterprises where they are 'in scale' with their surroundings and local amenity is protected; e) Community infrastructure will be provided to sustain and improve the health and wellbeing of all Group Parish residents. Development proposals must comply with the policies in this Neighbourhood Plan and any decision should reflect the community's sustainable development priorities set out in this policy. Where there are overriding material considerations that indicate these policies should not be followed then compensatory or mitigation measures will be sought as part of the development proposal to ensure priorities set out in this policy are still met.

POLICY LG2: PROTECTING HERITAGE ASSETS

The significance of heritage assets and their settings within the Group Parish will be conserved and enhanced in particular through: a) Resisting development that would adversely affect Scheduled Ancient Monuments and their settings, and specifically in relation to the remains of the Roman Station of Branogenium (Bravonium), ensuring the arrangement of the natural and artificial physical features that represent its topographical form and upon which the village's historical development has taken place are preserved; b) Requiring appropriate development proposals elsewhere to be accompanied by full archaeological investigations and in the event of significant and / or extensive remains being found they should be preserved in-situ wherever possible. c) Requiring development to protect and enhance where possible features and the setting of Listed Buildings and other heritage assets. d) Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings, historic farmsteads and groups of buildings, that contribute to the character and appearance of Leintwardine Conservation Area; e) Resisting development that would adversely affect a Registered Park and Garden. f) Only allowing development within unregistered parks and gardens to proceed if an assessment has shown the effects of works will fit sensitively into the garden design. In addition, the contribution that such parks and gardens make to the wider landscape will be relevant to this consideration.

POLICY LG3: RETAINING THE NATURAL ENVIRONMENT AND LANDSCAPE

Measures to maintain and reinforce Leintwardine Group's natural environment and landscape character will be promoted wherever possible. To ensure development contributes positively to the area's rural character and does not adversely affect it, proposals should:

a) Not adversely affect landscape character of the areas within the Group Parish, in particular ensuring the features contributing to their identification as Principal Settled Farmlands or Riverside Meadows, as appropriate, are conserved, restored or enhanced through measures consistent with their characterisation; b) Give the highest level of protection to the natural integrity of the River Clun and Downton Gorge SACs and River Teme SSSI, which should include considering the cumulative effects of development on these watercourse habitats and utilising development where appropriate to improve their conservation status; c) Contribute towards the ecological network of the area with measures, in particular, to maintain and enhance the ecological stepping stones along the west side of Leintwardine and the ecological corridor along its eastern edge in order to strengthen and support the biodiversity value of designated and local sites and green infrastructure within and surrounding the village; d) Maintain and preferably extend tree cover; e) Retain important features such as ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.

POLICY LG4: DEVELOPMENT WITHIN LEINTWARDINE CONSERVATION AREA

The character and appearance of Leintwardine Conservation Area, including its setting, will be preserved or enhanced by ensuring development complies with the following detailed requirements:

- a) The form of development should respect Leintwardine's historical evolution of which the key elements are its topography with the conservation area boundary reflecting the form and shape of the Branogenium (Bravonium) Roman Station Scheduled Monument, the historic street layout, terraced frontage development along Watling Street, the general north-south orientation of development with properties fronting onto the village streets, the variety of materials present and detailing of buildings.
- b) The Conservation Area setting and views into and from the village should be preserved, in particular from the south and east which reinforce the compact nature of the village. The most important views and settings are:
 - i) Across to the church and wider village from Church Hill; ii) From the south across the flood plain towards the church and the historic village iii) View down Watling Street and out to the countryside looking south; iv) From the bridle path alongside Coleswood (entrance alongside Oaklands Farm).
- c) New development, including alterations and extensions should contribute positively to the Conservation Area through being of high quality design, incorporating traditional or locally distinctive features, ensuring sensitive relationships with surrounding development within the village street in terms of height, size, massing, building scale and plot width and form.
- d) Landscape proposals should form an integral element within the design ensuring the maintenance of tree cover and hedgerows where these are important components of the village character.
- e) Street furniture should be minimal and consistent with existing arrangements, avoiding clutter.
- f) Measures to address unattractive areas will be supported and where possible promoted.

POLICY LG5: DESIGN APPEARANCE

New development will be required to achieve good standards and variety of architecture and design, in particular where there is a need to respect local distinctiveness and the traditional qualities of rural settlements and buildings within the Group Parish. This will be achieved by requiring development to:

- a) Respect the traditional character, where appropriate, by adopting a design approach utilising a range of materials and architectural styles that are sympathetic to the development's surroundings, and incorporating appropriate locally distinctive features; b) New innovative design or features should be of high quality and fit sensitively within the particular village frontage and street scene; c) Respect the scale, density and character of existing properties in the vicinity; d) Be similar to established building heights, frontages, massing and plot sizes; e) Protect the amenity of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent operations; f) Preserve existing trees, boundary hedges, ponds, orchards and hedgerows and make provision for tree planting with native species; and g) Within Leintwardine comply with the Leintwardine Village Design Statement⁹.

POLICY LG6: SUSTAINABLE DESIGN

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

a) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, storage for bicycles and storage for waste including provision for recycling, broadband infrastructure, and renewable energy infrastructure such as photovoltaic panels where these do not detract from any historic fabric or settings; b) Seeking on site measures that support energy conservation such as through tree planting and other forms of green infrastructure to provide shade and shelter, the maximum use of permeable surfaces, and minimising the use of external lighting to that which is necessary; c) Where the management of surface water drainage needs to be addressed, utilising sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity; d) Where development is in areas where flooding is identified as an issue, satisfying the 'sequential' and 'exception' tests set out in the National Planning Policy Framework and, in particular, ensuring it is supported by full and detailed flood risk assessments, including taking into account climate change, to inform decisions upon planning applications; e) With regard to housing development ensuring the new homes are fully integrated into the existing neighbourhood and promoting a more pedestrian and cycle friendly environment through seeking convenient links to local facilities and public transport connections. These should be suitable for those pushing pushchairs, in a wheelchair, walking with aids, or using mobility scooters; f) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties where appropriate; g) Where external lighting is required ensuring this is appropriate to its purpose and supported by a lighting plan that demonstrates that it will not have an adverse effect through unnecessary glare, light trespass, scenic intrusion or sky glow; h) Minimising construction traffic and reducing waste; i) Retaining important natural habitats and features such as tree cover, ponds, orchards and hedgerows while ensuring there is no net loss of biodiversity through providing offsetting for any loss and adding to the natural assets of the parish where opportunities are available; j) Where there is good reason and evidence to indicate that contamination of land may exist on any site, including through agricultural processes, ensuring an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk; k) Enabling the potential to work from home without adversely affecting residential amenity in particular through the design and location of parking. Where new innovative sustainable design or features are incorporated this should fit sensitively within the street scene and incorporate a number of locally distinctive features to maintain the area's cohesive character.

POLICY LG7: HIGHWAYS AND TRANSPORT INFRASTRUCTURE

Measures will be promoted, in association with Herefordshire Council, to reduce the impact of vehicles upon amenity and promote greater accessibility, including through public transport. In

particular measures will be sought within Leintwardine village to improve accessibility by foot and by cycle between residential areas and village facilities and services.

POLICY LG8: HIGHWAY REQUIREMENTS

Development proposals should ensure: a) There is safe access onto the adjacent roads and this should not adversely affect existing pedestrian movement; b) Proposals would not result in on-street parking but should provide adequate parking for residents and visitors; c) Proposals should not lead to a significant increase in speed or the volume of traffic travelling through the parish on roads that do not have sufficient capacity. d) Residential and environmental amenity is not adversely affected by traffic; e) New and improved footpaths and cycle routes are provided both within new developments and also off-site where extensions are necessary to enable residents of the new development to have safe walking and cycling links to existing footways or to the key facilities and services; f) There is no adverse effect upon the highway, Public Rights of Way network or adjacent properties as a consequence of storm water drainage flowing along any roads or parking areas; and g) Proposals should not lead to the urbanisation of Leintwardine village by requiring unnecessary street or other lighting. Proposals that cannot meet the above requirements will not be permitted.

Table 1: Proportion of Houses required by Size within Rural Part of the Leominster Housing Market Area

House Type by Size	Market Housing Proportion	Affordable Housing Proportion
1 Bedroom	5.8%	24.1%
2. Bedrooms	25.8%	31.5%
3 Bedrooms	59.1%	42.6%
4+ Bedrooms	9.2%	1.8%

POLICY LG9 – NEW HOMES IN LEINTWARDINE

To meet housing needs within Leintwardine Parish provision will be made for the construction of at least 62 new homes over the period 2011 – 2031. In addition to the contribution to this target made by dwellings constructed since 2011, the outstanding requirement will be met through: a) Retaining as commitments those sites with planning permission but not yet implemented; b) Dwellings built within the countryside under Herefordshire Core Strategy RA3; c) Individual or small groups of housing built within Leintwardine Settlement Boundary in accordance with Policy LG10.

POLICY LG10: LEINTWARDINE SETTLEMENT BOUNDARY

Residential development will be permitted within the settlement boundary defined on the Leintwardine Village Map provided it meets the following criteria: a) It does not adversely affect heritage assets, in particular complying with Policy LG2; b) It does not adversely affect the natural environment, in particular complying with Policy LG3; c) For development within Leintwardine Conservation Area, it complies with the requirements of Policy LG4; d) It complies with the design requirements set out in Policies LG5 and LG6; e) It complies with the highway requirements set out in Policy LG8; f) Development does not utilise land designated as Local Greenspace included in Policy LG16; g) Proposals will be supported where:

i) They result in the enhancement of Leintwardine Conservation Area; ii) They involve custom built and/or self-build houses affording a housing opportunity to someone with a local connection where proposals comply with other relevant policies contained within this plan.

POLICY LG11: SUPPORTING LOCAL ENTERPRISE ...

POLICY LG12: RENEWABLE ENERGY

Renewable energy proposals, in particular those that will benefit the local community, will be encouraged where:

a) They respect the rural and/or settlement character of the locality; b) They do not adversely affect local heritage such as archaeological sites and historic buildings, including their settings; c) They will not adversely affect biodiversity; d) Local and residential amenity is protected; e) Their scale reflects the community's needs.

POLICY LG13: BROADBAND INFRASTRUCTURE...

POLICY LG14: PROTECTION AND ENHANCEMENT OF SERVICES AND FACILITIES ...

POLICY LG15: SAFEGUARDING LOCAL GREEN SPACE

The following areas are designated Local Green Space for the reasons specified. Development that would result in the loss of these sites will not be permitted. Proposals that will benefit their utility for the purpose they are designated or currently used will however be permitted provided there is no significant adverse effect on residential amenity: ☐ The area comprising part of the parkland at Seedley House adjacent to High Street ☐ Leintwardine Bridge Green ☐ Leintwardine cemetery

POLICY LG16 – OPEN SPACE AND PROVISION OF LOCAL SPORTS AREA

Opportunities will be sought in order to provide for recreation. This will include, in particular, land to provide a sports area comprising a playing field with ancillary uses such as a park and other open space. The location of this land should preferably be adjacent to the village or at least within its easy reach. The land should be capable of accommodating a full-size football pitch and associated changing facilities and car parking. Other small sports areas may also be sought for either temporary or permanent recreation or sports use. The location of any recreation or sports areas should comply in particular with the provisions of Policy LG14. Measures that support and encourage access to the area(s) by active travel modes should be included. Existing open space is to be protected for community use and any development on it will be expected to retain and where possible improve that use. The following sites are designated as Open Space: ☐ Leintwardine Primary School Playing Field ☐ Children's play area at Rosemary ☐ Children's play area at the Criftins ☐ Amenity area at Roman Close

POLICY LG17: DEVELOPER CONTRIBUTIONS AND FUTURE COMMUNITY INFRASTRUCTURE LEVY (CIL)

Where appropriate new development within Leintwardine Group Parish should contribute towards necessary community infrastructure in order to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions should

be made through Section 106 Agreements, CIL or other developer contribution mechanisms that may be available during the period of the Plan.

APPENDIX 1: LEINTWARDINE VILLAGE DESIGN STATEMENT

The following comprises the Summary of Guidance set out in Leintwardine Village Design Statement. The full version can be found on Herefordshire Council's website.

- Identify and preserve special characteristics of local landmarks.
- Adapt existing buildings in sympathetic ways to new uses.
- Avoid masking or diminishing local landmarks and check if Scheduled Monument Consent is necessary.
- Discourage infilling where the character of the locality will be damaged.
- Spaces between houses should be similar to those existing.
- Avoid ribbon development.
- Protect existing views in and out of the village.
- Blend new building outlines with those existing.
- Provide adequate gardens to new built houses.
- Avoid shallow pitched roofs and match existing colours for slates and plain tiles.
- Use mellow colours for brickwork and renders.
- Refer to existing village forms for doors, windows and storm porches.
- Maintain stonework using appropriate pointing.
- Retain trees and hedgerows in gaps along street frontages.
- Stone boundary walls should follow the local style.
- Replacement tree planting should be required, when appropriate, in new development (NB note Scheduled Monument requirements where appropriate).
- Street lighting and street furniture should be in keeping with a rural setting. ☒ All new developments should make provision for off-road parking.
- New garages should not be out of scale or obtrusive in appearance or materials.
- Planning permission for conversion of garages into living accommodation should only be granted where satisfactory arrangements can be made for alternative off-street parking.