

14 BURGHILL PARISH PLAN

Report By: Forward Planning Manager

Wards Affected

Burghill, Holmer and Lyde

Purpose

To consider the Burghill Parish Plan for adoption as further planning guidance to the emerging Herefordshire Unitary Development Plan (UDP).

Background

The Government's White Paper 'Our Countryside, the Future' (2000) proposed that all rural communities should develop 'Town, Village and Parish Plans' to identify key facilities and services, to set out the problems that need to be tackled and to demonstrate how distinctive character and features could be preserved. Parish Plans form one of the four initiatives of the Vital Village programme. They should address the needs of the entire community and everyone in the parish should have an opportunity to take part in its preparation. Local Planning Authorities are encouraged to adopt the planning components of Parish Plans as supplementary planning documents.

The Planning and Compulsory Purchase Act 2004 has recently come into force. It introduces a new system of development plans, which at local level will require Local Planning Authorities to replace UDP's (or local plans) with Local Development Frameworks (LDF's). Supplementary Planning Documents (SPD's) will supplement policies and proposals in the LDF's and provide additional guidance to applicants and developers. Herefordshire Council is in the final stages of the production of the UDP. The next step will be to prepare a LDF in accordance with the requirements of the new Act. During this transitional period (UDP to LDF) Parish Plans are to be adopted as further planning guidance to the UDP, since old style supplementary planning guidance (SPG) can no longer be formally adopted. The further planning guidance should, however, be afforded the same weight by both the Herefordshire Council and the Government's planning Inspectors since it will be produced in the same way as former SPG.

Adoption by Herefordshire Council

Parish Plans will not have any statutory powers. They will however be a definitive statement about local character and issues. For a Parish Plan to be adopted as further planning guidance, it must be consistent with planning policy and prepared in wide consultation with the community and interested parties. Only elements of Plans relevant to land use and development can be adopted as further planning guidance.

Adoption will enable the Parish Council and local community to draw the attention of the Local Planning Authority and others to its context whenever it is pertinent to planning decisions within the village/parish. The Parish Plan will be used as a

material consideration in the determination of planning applications and be of assistance at their earlier compilation and pre-application stages.

Given the publication of the Revised Deposit Draft UDP, it is now more appropriate to consider, wherever possible, Parish Plans as further planning guidance against the emerging UDP rather than existing local plans, where they are broadly consistent with the UDP policies and to adopt them as such. The adoption of Parish Plans as further planning guidance, albeit in interim form, will confirm their status in the Council's overall planning policy framework and is in line with Government and Countryside Agency guidance and UDP policy.

This Parish Plan is the eleventh to be presented to Members for consideration as further planning guidance.

Burghill Parish Plan

The Burghill Parish Plan was initiated by the Burghill Parish Council in 2003, soon after which a Steering Committee was set up and terms of reference agreed. The process of producing the Parish Plan included a number of public consultation events such as a Planning for Real ® weekend, questionnaires, school activities, public meetings etc. The final version has been produced following consultations with the Herefordshire Council's key contacts and the Countryside Agency. The purpose of the Burghill Parish Plan is to encourage bottom-up planning from the parish level.

The planning and land use elements of the Burghill Parish Plan are submitted for adoption as further planning guidance by the Herefordshire Council. The Parish Plan seeks to show how the policies of the Herefordshire Unitary Development Plan can best be applied to Burghill parish, taking into account the local community's needs and desires.

Section 5 of the Burghill Parish Plan sets out the planning issues relevant to the parish, which are essentially two-fold: to retain the parish's rural identity and to ensure a clear definition between Hereford City and the countryside, avoiding ribbon development joining the City to its outlying villages. Housing, tourism, leisure and business uses are discussed, amongst other pertinent parish matters, with references to emerging UDP policies made where appropriate. The section ends with an action plan table setting out how future actions on planning issues are expected to be addressed and the anticipated timetable for these.

The land use and planning elements of the Plan conform to the emerging UDP and contain sufficient detail to be used as a material consideration in planning decisions and issues.

RECOMMENDATION

THAT It be recommended to the Cabinet Member (Environment) that the planning elements of the Burghill Parish Plan be adopted as further planning guidance as an expression of local distinctiveness and community participation.

Background Paper
Burghill Parish Plan