



Llangarron Parish
Neighbourhood Plan

Llangarron Parish Neighbourhood Plan 2016 - 2031

Public Consultation Draft



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Regulation 14 Public Consultation Notice

As required by the Neighbourhood Planning (General) Regulations 2012, notice is hereby given that a formal pre-submission public consultation on the Draft Llangarron Parish Neighbourhood Development Plan will start at **8.00 am on Monday 6 February 2017, for a period of 6 weeks, ending at 5.00pm on Monday 20 March 2017.**

The Llangarron Parish Neighbourhood Development Plan is being produced to help local people to have a say in the areas of future development that concern them most and will provide a local policy framework that is specific to the villages of Llangarron, Llangrove, Llancloudy and Three Ashes and which form the main basis of future planning decisions.

The Draft Plan has been formulated on the basis of public response to the Parish Council's consultations on the matter so far and there is now an opportunity for further input by way of comments and suggestions. All responses from the public and consultees received by the Neighbourhood Steering Group will be considered by the Parish Council and will be used to inform a revised version of the plan. This revised plan will then be submitted to Herefordshire Council as Local Planning Authority and given to an appointed Inspector for independent examination.

The Draft Plan and accompanying Environmental and Habitats Regulations Assessments Reports can be inspected on the Parish Council website. <http://llangarronpc.co.uk> and via the Llangarron village website www.llangarron.info and the Llangrove village website www.llangrove.org.uk

Paper copies of the plan can be viewed at:

- Llangarron Village Hall, St Deinst Church and the Garron Centre
- Llangrove Village Hall, Llangrove CE Academy, The Royal Arms Public House and Christ Church
- Llancloudy Chapel
- Three Ashes Premier Plants Garden Centre

Please send any comments you wish to make either by email to the Parish Clerk at llangarronpc@tiscali.co.uk or by post to Mrs Jenny Bailey, The Parish Clerk, Pyrus Cottage, Llangrove, Ross-On-Wye, HR9 6EN by 5.00pm on Monday 20 March 2017.

A copy of a response form is available on the Parish Council website but you can also make comment by individual letter or email. It would be helpful if you could specify which part of the plan you are commenting on.

Objectives

The Llangarron Parish Neighbourhood Development Plan is being produced to help local people to have a say in the areas of future development that concern them most and will provide a local policy framework that is specific to the villages of Llangarron, Llangrove, Llancloudy and Three Ashes and which forms the main basis of future planning decisions.

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1.0 Introduction

The Llangarron Parish Neighbourhood Development Plan will be a new type of planning document and is part of the Government's developing approach to planning which aims to give local people more say about what goes on in their area. This is based on the Localism legislation which came into force in April 2012.

Following on from a consultation on the Neighbourhood Plan area in September 2012, and subsequent public meetings, events and questionnaires, the Parish Council have now produced this Draft Plan based on the responses received so far and your further views will be welcome.

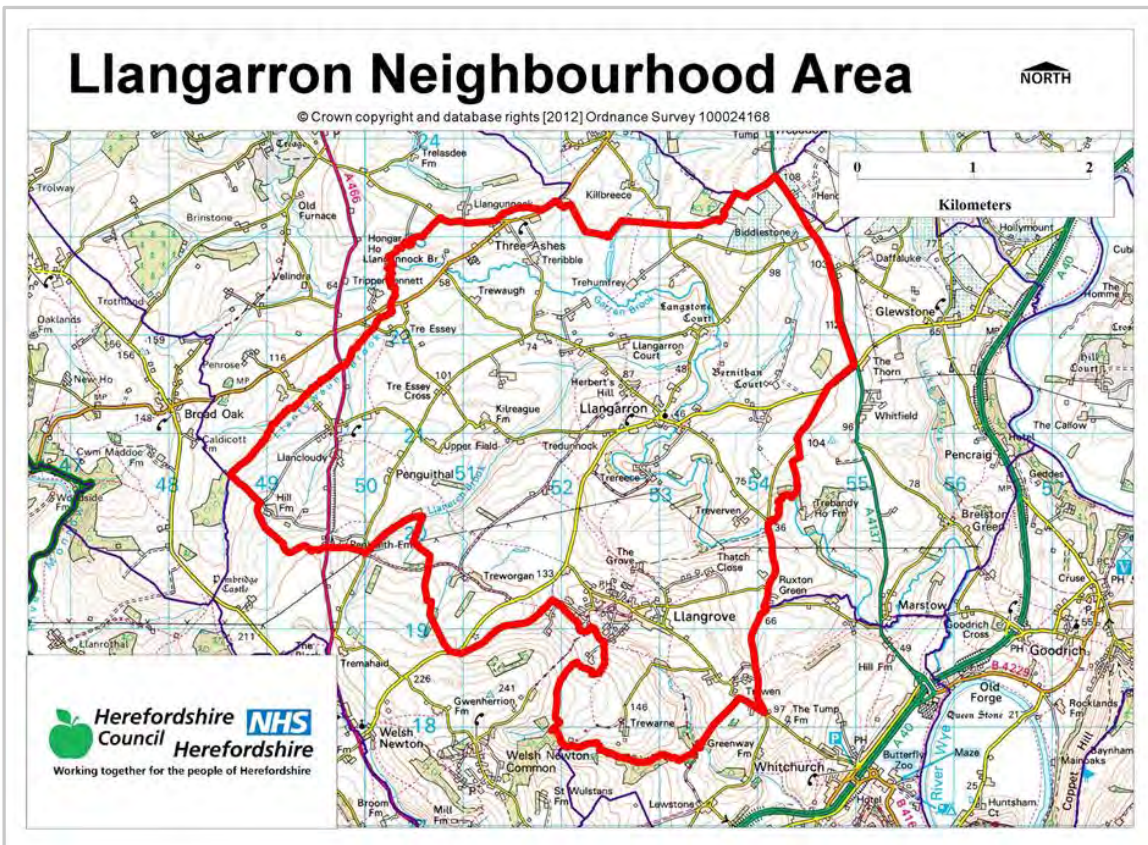
This is a statutory consultation exercise which needs to be undertaken prior to acceptance by the Local Planning Authority. Comments received during this further period of consultation will assist in producing a final version for submission to Herefordshire Council along with supporting information. Herefordshire, as the Local Planning Authority, will then carry out a final check to ensure that the Plan, and all accompanying documents, comply with legal requirements. If satisfied the Local Planning Authority will place it on their web site before passing it on to an Independent Examiner who will issue a report on whether or not the Neighbourhood Plan should proceed to a final referendum.

The Draft Plan that you have before you offers a vision for the future and sets out a clear set of policies based on comments received so far. If passed at examination, and following a final referendum, they will have to be taken into account by applicants for development and by the Local Planning Authority in determining applications and will give much greater weight to the views of the Parish in the decision-making process.

Because the Neighbourhood Plan will have legal status, it must comply with requirements outlined in the Localism Act, namely that it must conform to the National Planning Policy Framework (NPPF) and to Herefordshire's Core Strategy.

The plan has been produced taking into account the key issues and objectives identified in the consultation process. Each key topic makes reference to both the NPPF and the Core Strategy.

The chapters and policies are not set out in order of importance and are not mutually exclusive. They should be read in conjunction with other policies in the Neighbourhood Plan.



Llangarron Parish: Extending from Llangrove and Trewartha to the south, Llancloudy to the west, Three Ashes to the north and Biddestone to the east.

2.0 Plan Preparation

This draft plan has been produced by the Llangarron Parish Neighbourhood Plan Steering Group, a properly constituted sub-committee of Llangarron Parish Council which includes Parish Council members and residents. The Steering Group has had significant help from community volunteers and from the dedicated Neighbourhood Planning Team at Herefordshire Council.

The steering group was set up in January 2013 following consultation with the community in the form of two public meetings. An application for the designation of the Neighbourhood Plan Area was approved on 5th December 2012 and work commenced on a detailed consultation process which included:

- Initial questionnaires seeking the key issues
- Discussions with various community groups and associations
- A presentation to the local primary school
- A stand at the Llangarron Village Fete in July 2013
- A questionnaire to all households in the Parish and an invitation to a Neighbourhood Planning for Real Event in November 2013
- An open day in November 2014 and follow up questionnaire relating to the Draft Sustainability Statement, Draft Vision and Objectives

These events have been well attended and demonstrate an enthusiasm by the community to develop its own Neighbourhood Plan, which has at the heart of it the aims and objectives to keep the Parish a sustainable and thriving place to live and work.

3.0 Background and History of the Parish

Llangarron Parish is a rural community of approximately 459 homes centred around the villages of Llangarron and Llangrove and nestling in picturesque Herefordshire countryside near the border with Monmouthshire. The parish also incorporates the surrounding settlements of Llancloudy and Three Ashes as well as several smaller hamlets.

The Parish is set in an area of attractive border countryside in the triangle formed by the market towns of Ross-on-Wye, Monmouth and the city of Hereford. It offers an ideal combination of peaceful, rural life with amenities available approximately 5 miles away in the thriving market town of Ross-on-Wye and 7 miles away in Monmouth. Both offer a good range of independent shops, supermarkets, primary and secondary schools and leisure facilities. The Cathedral cities of Hereford and Gloucester are approximately 13 miles and approximately 21 miles distance respectively.

Communications are excellent with the A40 dual carriageway running through Ross and Monmouth and connecting to the M50 and M4, thus providing fast access to the West Midlands, Bristol and South Wales. Hereford and Newport have mainline rail stations and nearby international airports include Birmingham, Cardiff and Bristol.

In the ancient past Llangarron Parish was part of Archenfield, a kind of no-man's-land established in the 9th century with its own laws and customs, where Welsh and English were spoken. The Parish takes its name from Llangarron Village, an historic and important village. Suggestions about the name Llangarron are that it is derived from "Llan" meaning place and "Garron" being the name of a tributary of the Wye which runs through the heart of the village. An alternative view is that the village is named after the Welsh word "garan" which means a heron, stork or crane. This may explain the representation of such a bird on the church gates.



St Deinst Church gates in Llangarron

Llangarron

Llangarron is sometimes spelt Llangarren and was first mentioned in the 1086 edition of the Domesday Book. The village was well-settled by the 18th and early 19th centuries, and was virtually self-sufficient by the late eighteen-hundreds. Kelly's directories of the time list carters, farriers, plasterers, carpenters, bootmakers, coffin makers and millers. There were several working mills on the Garron, two pubs, at least two shops, a school and of course the ancient church.



Llangarron Village

St Deinst Church is at the 'heart' of the village and is named after a Celtic saint who died in c. 584. Records of a church in Llangarron go back as far as Edward the Confessor, when a wooden church was consecrated. The current stone church was heavily restored in the 14th century and major work was undertaken in 1861 when a new aisle was added to the north to extend the seating capacity. More recently this aisle has been converted into a community space called The Garron Centre which was opened on Saturday 7th June 2014

There are two other significant listed buildings in Llangarron Village; Bernithan Court and Langstone Court, both of which were built at the beginning of the 17th Century. The importance historically of Llangarron is well documented with a total of over seventy listed buildings and structures including many tombs.



Langstone Court



Bernithan Court

Llangrove

Llangrove's first mention was in 1372, when it was listed as Longegroue having one hundred acres of underwood to cut every nine years for charcoal. It was mainly common land and the settlement pattern was similar to that of Llangarron though with fewer (seven) listed buildings.



Llangrove Village (Source: Views from Above, copyright)

Christ Church is one of the listed buildings and was designed by the ecclesiastical architect George Frederick Godley and endowed by Mrs Catherine Marriott, Lady of the Manor of Goodrich. Christ Church was opened in 1856 by which time the village was well established with two chapels, a pub and three shops. The school and adjacent master's house opened in 1875, once again as a result of Mrs Marriott's generosity

The local traders included a wheelwright, boot and shoemaker, carpenter and blacksmith. Employment up to the early nineteen-hundreds was mainly on the farms or, for the women, in service at the big houses. By World War I the pattern was altering and jobs such as engineer, miner and signalman were listed.

The present population is around 500 which enables the village to support its school, now called Llangrove CE Academy, and its pub The Royal Arms. The once thriving shops and post office no longer exist but Llangrove Village Hall is used almost every day and provides a focal point for entertainment and meetings in the village.

Llancloudy

Llancloudy is an ancient linear settlement at the western edge of the parish and lies within a couple of miles of the Welsh border. The A466 Monmouth to Hereford road runs through it and provides a daily bus service. The turnpike house on the main road was converted in 1840 to a Wesleyan Methodist chapel, reflecting the strong nonconformist tradition in the area. The chapel remains important in the village as the main meeting place for residents. At one time, there was a small church, administered from Llangarron, and a pub, The Bush, now long gone.

The remainder of Llangarron Parish mainly comprises clusters of buildings often around farms including Biddlestone, Langstone, Penguithal, Tredunnoch, Tre Essy, Tre Evan, Trehumfrey,

Trerece and Treribble. Many of the farms and larger building have the prefix “Tre” which means a farmstead.

Changes in the Parish

Over the years the Parish has seen many changes. In the 1950s and 60s increased mechanisation of farming meant jobs on the land became scarce. However, village bus services and increasing car ownership made local towns more accessible and people were able to seek work over a wider area including in Ross, Monmouth, Hereford, even Gloucester and the Forest of Dean. Hence the structure of the communities began to evolve. The M50 was opened in 1962 and the A40 dual carriageway in 1965, both of which gave easy access to the Midlands, Bristol, Newport and Cardiff.

In the 1970s and 80s, with the advance of office and communication technology, there was an increasing tendency for people to work or run businesses from home. The attraction of living in an area like this, and visiting a work-base in the city occasionally, brought new faces to the parish – slowly at first but increasing from the 1990s. The increase in homeworking in the village was reflected in recent Census data. An expanding population has brought support for village groups and clubs, new children for the school and pre-school, people volunteering to serve on committees and offering their skills for many things including grant application and other local projects.

The skills base of these people provides a wide range of local services including engineers, plumbers, electricians, builders, carpenters, gardeners, chimney sweeps, computer support specialists, upholsterers, medical and care services and many more alongside the thriving agricultural community.

Llangarron Parish continues to retain its rural feel and the Neighbourhood Plan seeks to maintain this whilst ensuring that the Parish continues to be a good place in which to live, work and bring up a family. It is vital that the Parish continues to develop and that services such as fast Broadband should be available to enable people to live and work here. Support for village activities should continue in order to engender a lively and vibrant sense of community, maintain local amenities and provide for residents of all ages including young families and an ageing population.

4.0 Vision and Objectives

The visions and objectives set out below were developed following detailed feedback from a questionnaire to all households in the Parish, a “Planning for Real” event and meetings with various focus groups. These identified what the residents within the Parish considered to be the main issues in developing the Neighbourhood Plan. As a result, the following vision statement has been produced.

The Vision:

For the Parish of Llangarron including the villages of Llangarron, Llangrove, Llancloudy and Three Ashes to be:

“a vibrant sustainable rural community, providing a high quality of life for people who live, work and visit the parish”

During the plan period up to 2031 this will mean:

- The availability of jobs in the area where people can work close to where they live
- Supporting local agriculture and food production
- Supporting sustainable tourism opportunities
- The availability of different types of housing for all sectors of the community
- Community and leisure facilities are retained and enhanced as much as possible
- The countryside and heritage assets are managed and protected for all to enjoy
- The local infrastructure - roads, paths drains etc are maintained in good condition
- Where possible encouraging faster broadband and other forms of communication

Key Objectives for delivering the vision

1. Sustainability:

The plan will seek to promote the creation of balanced communities with sufficient housing, business opportunities and facilities to satisfy all sectors of the community.

2. Environment:

The plan will provide measures to protect and enhance the landscape setting and character of the villages including conserving important heritage assets and the protection of the wider countryside.

3. Employment:

The plan will promote measures to attract suitable employment opportunities to the parish and support the development of existing businesses, recognising the importance that tourism and agriculture plays in the local economy. Home working will be supported wherever possible.

4. Housing:

The plan will seek to ensure the provision of sustainable energy efficient housing in the parish, appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible reflect the character of the area and any new dwellings should be built to a high standard of design.

5. Roads and Traffic:

The plan will seek to promote measures for pedestrian and cyclists' safety and ensure there is no detrimental impact on highway safety for all road users. Wherever possible the plan will encourage and support the use of public transport.

6. Community Facilities:

The plan will seek to protect existing community facilities and assets and promote the improvement of services and other facilities within the Parish and encourage the improvement of existing facilities and services such as footpaths, open space and play areas.

7. Communication:

The plan will seek to encourage the development of faster broadband and other means of communication within the Parish to allow business to operate and grow.

8. Energy:

The plan will encourage the use of sustainable energy whilst seeking to ensure there is no detrimental impact on the character of the area or the people who live in the Parish.

5.0 Planning Policies

The following policies have been developed as the means of delivering the key objectives and the vision of the Llangarron Parish. Each policy has been developed in the context of the National Planning Policy Framework and the emerging Core Strategy for Herefordshire and as a result of the detailed consultation responses carried out with the people living and working in the Parish.

The Policies reflect the key issues residents raised during the consultation process.

Whilst planning is predominantly about use of land, Herefordshire's Core Strategy makes it clear that Neighbourhood Planning covers all the aspects of infrastructure necessary to support a sustainable community. Therefore among the proposed policies there are some that will require co-operation with, and action from, outside agencies and other bodies. These will include the Environment Agency, Welsh Water and British Telecom through the Fastershire Program.

Each policy should not be read in isolation but in the context of other policies within this document. Where a planning proposal does not fall within the scope of these policies the Herefordshire Core Strategy and the NPPF shall form the main policy documents.



Llangarron Countryside

5.1 Sustainability

Policy Justification

The National Planning Policy Framework sets out clearly the definition of sustainability which is taken from Resolution 42/187 of the United Nations General Assembly. This defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy “Securing the Future” sets out five ‘guiding principles’ of sustainable development:

- living within the planet’s environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

The planning system is seen to contribute to this through three primary roles, economic, social and environmental:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Each role is not to be looked at independently nor in isolation but together contribute to a sustainable future.

The neighbourhood plan has produced its own Sustainability Statement which seeks to identify at a Parish level the ways that planning policies can meet these key roles. A copy of the Sustainability Statement can be found in **Appendix One (page 47)**.

The results from the “Planning for Real” Event, the questionnaires and other community consultation clearly demonstrated support throughout the Parish for future housing and business development of a scale appropriate to the area.

It was felt that improvements to the infrastructure, especially roads and flooding, needed to be carefully assessed and that any new development should not add to any further flooding issues.

It was felt that limited development should take place in both Llangarron and Llangrove. The responses to the housing element recognised the need for a balance in the types of housing permitted in the villages. Attracting new families and providing facilities and homes to retain young people in the Parish was felt to be key.

Protection of the environment was highlighted as a key issue and a high number of people supported the use and provision of alternative forms of sustainable energy.

The retention and development of community facilities was considered key in maintaining the future of the Parish. Hence the public consultation clearly demonstrated the view of the community that sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

Objective

The plan will seek to promote the creation of balanced communities with sufficient housing, business opportunities and facilities to meet all sectors of the community.

Sustainability is the key thread running through the National Planning Policy and the policies below set out the overarching principles of all the policies within this document.

Policy SUS1- Sustainable Development

Development proposals will be promoted and supported where they contribute towards making communities more sustainable and resilient. Development proposals should comply with the policies in this Neighbourhood Plan unless there are overriding material considerations that indicate otherwise.

The following criteria should be considered when determining any planning application within the Neighbourhood Plan area:

1. Development proposals should protect, maintain or enhance the environment within the existing villages and the surrounding area by protecting the historic and natural environment; achieving a high quality built environment and landscape; promoting local distinctiveness; and supporting other features contributing to the attractive character, of the area by:
 - encouraging any new development to minimise the reliance on the motor car but recognising that as a rural community the car is the main mode of transport

2. Development Proposals should seek to support social cohesiveness by:
 - supporting local services and essential services. Where gaps exist, new development should make financial contributions towards their provision
3. New residential development should be centred around the existing settlements except where there is a justified need and should be:
 - of a level and type to promote strong, balanced communities meeting the needs of young families, the elderly and people with disabilities.
 - New housing should be in mixed groups in terms of type, size and tenure. The precise housing mix should meet the long term needs of the parish over the plan-period and should provide family accommodation for working age households in order to support local community and economic wellbeing.
4. Development should ensure there is no detrimental impact on essential infrastructure by:
 - Minimising the risk of flooding for existing and new properties by promoting and delivering measures to reduce flood risk where necessary, in accordance with Policy ENV2.
 - Undertaking works to upgrade the shortfalls in the capacity of other infrastructure including, utilities, foul and land drainage.
5. Any new development should minimise the impact on the local roads and surrounding highway network by:
 - Introducing traffic calming measures where appropriate to minimise the impact on local amenity and improve pedestrian, equestrian and cyclist safety.
 - Promoting sustainable transport initiatives.
6. Development should support the local economy, while retaining the area's character. In particular, appropriate proposals that develop an infrastructure capable of supporting modern enterprises and associated workforce will be recognised as contributing to the resilience of the Parish.

Where this Neighbourhood Plan does not cover a proposal, it should be determined in accordance with Herefordshire Core Strategy, in particular Policy SS1, but bearing in mind the criteria set out above.

5.2 The Environment

Policy Justification:

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.

Paragraph 110 requires that when preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value. Whilst paragraph 111 requires that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land).

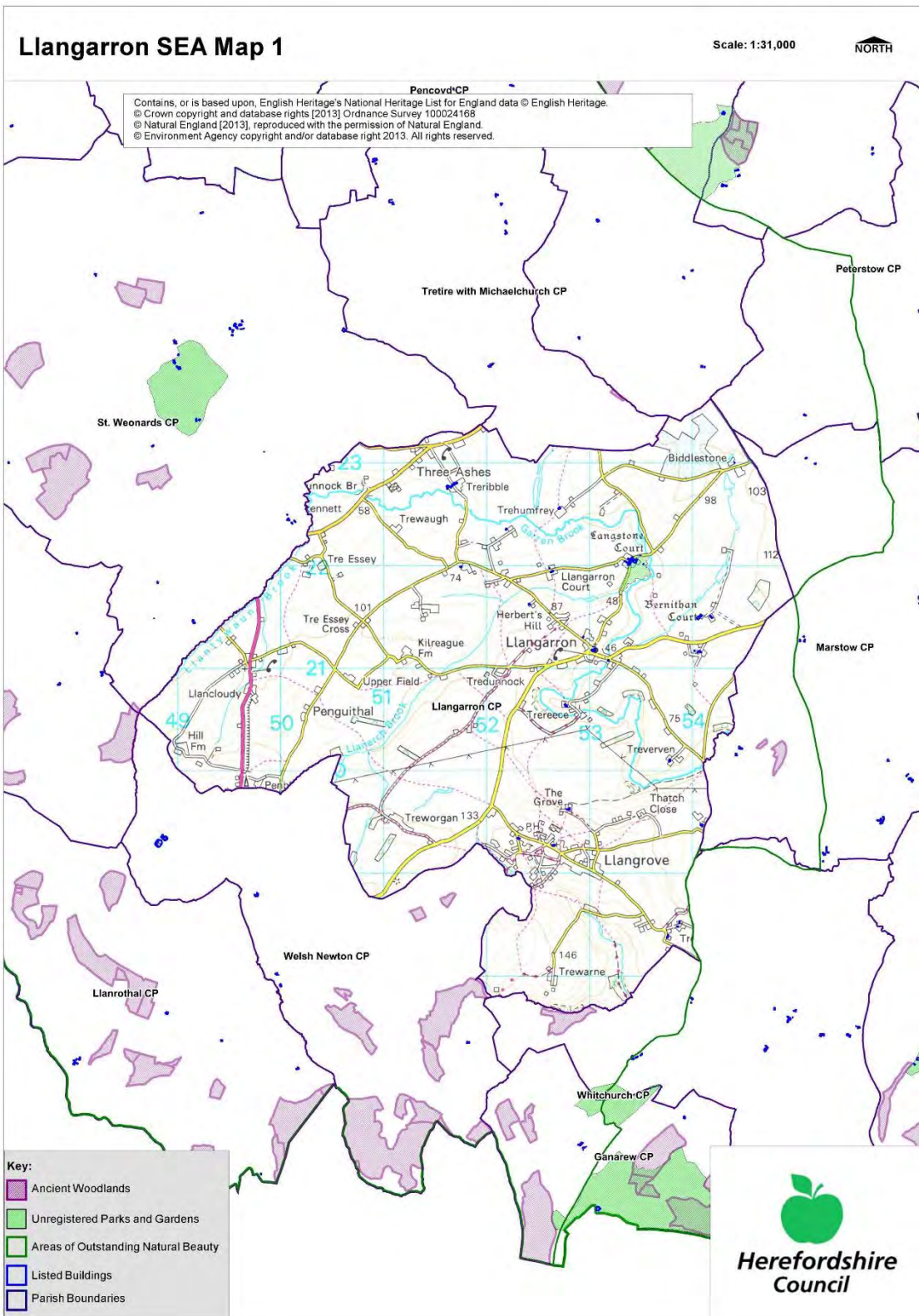
Objective:

The plan will provide measures to protect and enhance the landscape setting and character of the villages including conserving important heritage assets and the protection of the wider countryside.

Landscape and Biodiversity

Llangarron Parish is identified in the Herefordshire Landscape Character Assessment 2004 as being characterised as wooded hills and farmlands. The key characteristic of the area is varied sloping topography with visually prominent field boundaries interspersed with some woodland and with mixed farming uses. Settlements in these landscapes are typically clustered dwellings, associated with the areas of open fields. Small villages and hamlets are dispersed through the associated landscape.

The Parish lies on the south-western side of the County and is bounded to the east by the Wye Valley Area of Outstanding Natural Beauty. There are no Sites of Special Scientific Interest (SSSI's) within the Parish. However, there are 3 Special Wildlife Sites which border the Parish - Upper and Lower Heath Woods, Nantywain Wood and woodland at Welsh Newton and Common hill. Also on the border are three identified Ancient Woodlands at Trebandy Wood, St Wolstans Wood and Nantywain Wood. The River Wye lies 1.6 km to the south east.



Llangarron Map SEA Map1

Agricultural land classification is mainly grade 2 and 3 (good to moderate) but with some grade 1 in the north east of the parish. It is important to ensure that the best and most versatile agricultural land is not lost to any development.

It was evident from consultation responses that residents in the Parish value the landscape in which they live and work. The responses to the questionnaire and the information from the “Planning for Real” Event highlighted the importance people give to the environment they live and work in.

- 65% of respondents favoured positive management of the local environment
- 54% of respondents favoured encouraging varied local wildlife
- 51% of respondents favoured greater protection of historic and natural features
- 39% of respondents favoured increased provision of green space

Respondents also highlighted the importance of retaining the open nature and countryside setting of villages and making sure there was no detrimental impact on this from new development. People also recognised the importance of open spaces and footpaths and put forward suggestions regarding the maintenance of and improvement to public footpaths in the parish.

Policy ENV 1 – Landscape and biodiversity

New proposals for development should seek to protect and enhance the landscape character and biodiversity of the Parish. In order to protect the landscape character new proposals should assess the impact on:

- important views, visually sensitive skylines, valley sides and hillsides
- Nocturnal character, minimising light pollution
- Historic gardens
- Important woodlands and green spaces, footpaths and bridleways
- Mitigation measures should be provided to support such proposals where it is considered appropriate



Llangarron Countryside

Historic Buildings and Conservation

Paragraph 126 of the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. The plan should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

In developing this strategy, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the wider social, cultural, economic and environmental benefits should be taken into account. The plan should recognise that conservation of the historic environment can bring positive benefits to the community and that any new development should make a positive contribution to local character and distinctiveness.

Whilst there are no registered historic parklands in the parish, there is a recognised unregistered parkland at Langstone Court that is considered to be of significant local importance and should be protected.

The consultation sought to identify which buildings, places or views that it was considered important to protect. There were more than 60 items listed and it is evident that respondents felt strongly about protecting views of both the landscape and buildings in the area. These included:

- St Deinst Church Llangarron
- Christ Church, Llangrove
- Bernithan Court
- Langstone Court
- Historic buildings and monuments in general



St Deinst Church, Llangarron

Within Llangarron Parish there are 76 listed buildings and no buildings on the buildings at risk register at present. The majority of the buildings are listed as Grade 2 and there are 6 grade 2* buildings based around Langstone Court, Ruxton Court and Bernithan Court. St Deinst Church in Llangarron is Grade 1 listed and several of the memorial stones around the church are listed in their

own right. These buildings play a significant role in the character of the Parish and are visually recognised as key landmarks in the area. The policy below has been produced to ensure any new development does not have a detrimental impact on their setting or their character.

Policy ENV2 - Historic Assets and Village Character

Development proposals should:

1. Not adversely affect Listed Buildings, important landscapes and features, and buildings considered to be of local architectural, or historic interest which contribute to the character of the villages within the Plan area.
2. Pay special attention to the need to conserve and enhance such buildings or sites, their setting and any significant architectural, historic and landscape features. Enhancement proposals will be encouraged.
3. Not adversely affect views and vistas valued by residents, including but not limited to views of:
 - St Deinst Church, Llangarron
 - Christ Church Llangrove
 - Bernithan Court, Llangarron
 - Langstone Court and its associated parkland,
 - Treribble, Three Ashes
4. Preserve the character of each village particularly by using designs and building materials for new development which respect local building tradition, features and distinctiveness, and by avoiding the creation of light pollution.
5. New proposals should protect the setting of villages and the character of the open countryside limiting new development to within or on the edge of villages unless there is special justification as identified elsewhere in the plan, for example for agriculture or tourism.

The Parish Council will work with Herefordshire Council to produce a list of Heritage Assets.

Flooding

The Parish has suffered from flooding issues in the past and floods have been exacerbated by the excessive rainfall of the last few years. Climate change is recognised as a key threat with the potential for increased rainfall as a result of global warming.

Paragraph 99 of the NPPF states that Local Plans should take account of climate change over the longer term, including factors such as flood risk, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

The village of Llangarron suffers from flooding of the Garron Brook during heavy periods of rain resulting in one of the main routes to and from the village being blocked off.

Run-off water from the surrounding land, small streams and drainage ditches results in further flooding around the Parish and causes severe damage to the structure of the roads. In extremely wet weather some areas are only accessible by four-wheel drive vehicles. Therefore, it is important to ensure that there is no increase in flooding as a result of new development and that policies are in place to manage the existing problem. The centre of Llangarron lies within an area identified as flood zone 2 and 3 which limits the type of development which can take place.

Policy ENV 3 – Flooding

1. New development will not be permitted in areas identified as flood zones 2 and 3 unless it can be demonstrated that there are no other alternatives, in which case full and effective mitigation measures should be provided. No development will be permitted that will result in increased flood risk to properties elsewhere.
2. Where flooding is identified as a potential issue, developers shall undertake full and detailed flood risk assessments (taking account of climate change) to inform decisions upon planning applications.
3. Where the management of surface water drainage needs to be addressed, developers should utilise sustainable drainage systems (SUDS) where this is practicable.
4. Development on all sites should be accompanied by detailed drainage proposals setting out the approach to foul drainage, storm water, SUDs and any proposed flood alleviation, and infrastructure improvements including permeable surfaces, and how these will be delivered effectively

5.3 Employment

Policy Justification

The Government identifies the economy as one of the three dimensions of sustainability and is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Thus, to help achieve economic growth, local plans including Neighbourhood Plans should be produced to meet the development needs of business and support an economy fit for the 21st century.

Paragraphs 18-22 of the National Planning Policy Framework set out the Government's view on building a strong rural economy. In particular, paragraph 19 states that planning should operate to encourage and not act as an impediment to sustainable growth. In addition, paragraph 21 states that flexible working practices such as the integration of commercial uses within the same unit should be facilitated. Paragraph 28 states that to promote a strong rural economy, local and neighbourhood plans should support sustainable growth of all sorts of businesses in rural areas both through the conversion of existing buildings and well-designed new buildings.

Whilst the Core Strategy focuses primarily on providing economic growth for Hereford and the market towns, the rural economy in the County has for many years played a fundamental role in local, regional and national food production particularly through agriculture and farming.

Other uses in the rural economy focus on home working, small local business and services such as shops and pubs, farm diversification enterprises and tourism amongst other things.

The Core Strategy recognises that the strengthening of the rural economy is important in retaining a skilled labour force which can offer opportunities for employment, particularly to younger people. Therefore, policies are required to be flexible to allow for start-up businesses, expansion of existing enterprises, home working and embracing new technologies.

The parish of Llangarron reflects the fully diverse rural economy of the County and includes existing tourism enterprises, many small and medium sized farms, small agricultural businesses supporting the agricultural sector and local services. The Parish also has a high proportion of people who work from home and also those who are self-employed.

The 2011 Census Area profile for Llangarron Ward indicates that of the 68.5 % of the population who are economically active, 21.7% of these are self-employed, and many of these will work from home. This is slightly higher than the County average which indicates that 17.5% of people in Herefordshire work from home.

The responses to the Questionnaires and the "Planning for Real Event" demonstrated a very positive support for business development and employment opportunities in the Parish. These responses are set out below:

- 84 % of respondents demonstrated support for small businesses including workshops, home working and live work units.
- Over 60% of respondents supported the conversion of redundant buildings to small business units, tourism and holiday lets.
- 79% recognised the need for improved broadband to facilitate business development in the area.
- 96% of respondents supported farm diversification into such uses as tourism, small businesses, farm shop and energy production.

These responses recognise the importance of the provision of a mix of employment opportunities within the Parish to avoid the villages becoming dormitory settlements. Employment was also

linked to the provision of suitable housing in the area to ensure young people were encouraged to live and stay in the area.

Objective

The plan will promote measures to attract suitable employment opportunities to the parish and support the development of existing businesses, recognising the importance that tourism and agriculture plays in the local economy. Home working will be supported wherever possible.

The Economic Development Strategy for Herefordshire 2011-2016 recognises that Herefordshire is a rural county, rich in heritage, culture and enterprise. It states that:

“The agricultural heritage has shaped and influenced the distinctiveness of the county with land based industries a key part of the county’s offer and has also led to the county having production based strength. The industries in the county have had a history in diversifying, often out of necessity as the key industries of agriculture and manufacturing meet the challenges of global change. The county has been able to maximise the trend in growth sectors such as tourism, defence, food and drink and creative industries that are wholly complementary to the character and nature of the county.

Herefordshire predominately consists of small or medium sized enterprises, with a strong entrepreneurial spirit that has seen companies’ corner international markets. There is also a strong social enterprise sector where the business delivers services that support community well-being.

Compared to national figures Herefordshire has a higher proportion of people who work from home which is consistent with the profile of high levels of self-employment. This is reflective of the growth of sole traders and family firms that have become highly successful though still deep rooted in their communities adding to the area’s identity and uniqueness.”

The Core Strategy seeks to support continuing economic growth, particularly in areas which allow for the diversification of existing farm uses either through food production, adding to new environmental technologies or home based start-up businesses.

Rural Enterprise

Llangarron Parish has limited, small scale enterprises traditionally based on the agriculture, craft and tourism sector. However, there are many residents who work from home and in the technology and service based industries including catering, public relations and marketing, professional consultancies and building and maintenance. It is important that these businesses are able to remain within the Parish and to expand and develop, and that any policies should reflect this.

Policy EMP 1 Rural Enterprises

Proposals for expansion of existing and the creation of new rural businesses will be supported where:

1. The proposal is of an appropriate scale and or use which would not adversely affect the amenity of nearby residents;

2. The proposal would not have a detrimental impact on the character and landscape setting of the villages, heritage assets and the surrounding countryside; and
3. There is no detrimental impact on highway safety

Proposals for live/work or homeworking units will be supported in accordance with the requirements of Policy HOU4

Agriculture

Historically Agriculture has been one of the major employers within the Parish and it has created the communities and settlements which we see today. A significant number of the larger farmhouses are listed as being of historical importance and many of the traditional stone barns have over time been converted to holiday, business and residential use. The Parish is made up of predominantly mid and small scale farming enterprises and it is recognised that there is a need to allow diversification to keep these farming practices viable.

POLICY EMP2 Diversification

Where planning approval is required, proposals for the diversification of farm enterprises including farm shops will be supported where:

1. They are of a scale suitable for the character of the area;
2. There is no detrimental impact on highway safety; and
3. There is no detrimental impact on the character and landscape setting of the villages and surrounding countryside

The farming is a mixture of arable and livestock with more intensive livestock such as chicken sheds and milk production taking place at several farms. A large proportion of residents in the Parish are still employed in agriculture or agriculturally related enterprises and therefore it is essential that policies allow for the potential for growth of these enterprises of a suitable scale. Large scale proposals for polytunnels and similar enterprises will be judged in accordance with Policy EMP 3 below.

POLICY EMP3

Proposals for agricultural development for increased local food production will be supported where:

1. the proposals have no detrimental impact on the landscape character of the area;
2. the proposals are of a suitable scale;
3. there is no detrimental impact on highway safety and the character of the existing highway network: and
4. there is no detrimental impact on the biodiversity of the area and where appropriate suitable mitigation is proposed

One of the key issues which holds back the development of rural enterprise is communication and Llangarron Parish is no exception. Large parts of the Parish are unable to access broadband or a mobile phone network. The implementation of the Fastershire programme is widening opportunities for the development of rural enterprises and facilitating more home-working. It is important to ensure that any new proposal can provide this facility within the proposed development. The Neighbourhood Plan will seek to promote collaborative working between Herefordshire Council and other agencies to deliver high speed broadband, thus promoting sustainable economic growth. The Neighbourhood Plan will also support proposals for well-designed and suitably located telecommunication equipment to provide high quality communication throughout the parish. This is set out in Policy COM1.

Tourism

Tourism is recognised as being crucial to the economy of Herefordshire and the Parish has several successful tourist accommodation sites and venues. The Parish lies close to the Wye Valley one of the main places of interest to visitors to the area and Tourism is considered to be key.

The Herefordshire Economy relies heavily on tourism as one of its largest earning sectors, which in turn assists the rural economy. The Core Strategy sets out in detail the benefits that Tourism brings, stating that in 2011 there were 5.1 million visitors to Herefordshire with an expenditure in the region of £467 million. It is recognised therefore that the development of tourism can bring significant benefits to the Parish. These include:

- Support and enhance local services and facilities such as shops and pubs
- Supporting more vibrant communities by attracting arts, sports and cultural events
- Increased diversification
- Increased employment opportunities and development of skills bases

Llangarron Parish lies in close proximity to the Wye Valley in a popular tourist area. There are a variety of tourist accommodation available within the Parish which include bed and breakfasts, holiday lets, camping and caravan sites. These facilities support the local economy including the Royal Arms Public House in Llangrove. Small scale tourist facilities also exist within the Parish and the plan aims to support the development of suitably scaled proposals for tourism within the area.

Policy EMP 4 TOURISM

Proposals for new, sustainable tourist facilities or plans to enhance existing facilities will be permitted where:

- They are of a scale suitable for the character of the area;
- There is no detrimental impact on highway safety; and
- There is no detrimental impact on the character and landscape setting of the villages and surrounding countryside.

New sustainable tourist accommodation will be permitted outside villages subject to the above, where it has been adequately demonstrated that a site-specific demand for accommodation exists and that the enterprise will be commercially viable with the prospect of remaining so.



The Royal Arms Public House, Llangrove

5.4 Housing

Policy Justification

The NPPF recognises that new housing is essential to support and promote a strong rural economy. As such local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings (para 28).

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

The Herefordshire Core Strategy identifies that 5,300 new dwellings will be required in the Herefordshire Rural Areas up to 2031 and that Neighbourhood Plans will be the principal mechanism by which new housing will be identified, allocated and managed. The plan provides a proportional growth target for each Rural Housing Market Area. Llangarron Parish lies within the Ross HMA where it is anticipated that there is a minimum of 14% growth required.

Policies RA1 and RA2 in the Herefordshire Core Strategy identify the settlements of Llangrove, Llangarron, Llancloudy and Three Ashes as having the capacity to accommodate a minimum of 14% growth in housing numbers up to the year 2031. In effect this means a minimum of 64 new dwellings. However, taking into account recent commitments and completions (13) up to the present day this in effect reduces the number of new dwellings required to a minimum of 51.

The Core Strategy states that the Neighbourhood Plan will have the flexibility to apportion the minimum housing requirements between these settlements which allows for a flexible approach respecting settlement characteristics, the distribution of Local Facilities and other local factors. This will ensure development has the ability to bolster existing service provision, improve facilities and infrastructure and meet the community's needs.

It is considered that any new residential development shall be sensitive and appropriate reflecting the scale, form, layout and character of each settlement. It is recognised that many settlements do not have a traditional village or nuclear centre and often have a dispersed settlement pattern which needs to be respected. On this basis, the Llangarron Neighbourhood Plan has produced a set of generic policies to deal with residential development and also an approach per settlement. All the generic housing policies will apply in each settlement.

General Overview

Over the past 15 years any new residential development has been concentrated in Llangrove with little or no opportunity for new homes in Llangarron, Llancloudy or Three Ashes.

Llangrove is identified in the core strategy as a village likely to take a higher proportion of new dwellings with the other settlements taking a smaller percentage as they have fewer facilities. However, it is recognised that Llangrove has already taken a significant number of dwellings and the capacity of the road network is perceived by many in the Community to be already stretched.

Consultation responses clearly indicate that residents consider in particular that the village of Llangarron would benefit from residential development up to the period 2031. Whilst not identified as an RA1 village, Llangarron supports a well utilised village hall, a recently constructed community centre, local church and bus routes to the local high school and surrounding village schools.

The NPPF recognises that where there are groups of smaller settlements, development in one village may support services in another. Limiting development in Llangarron has resulted in a shortage of local housing to meet people's needs with a focus being on the larger detached units with house prices being beyond the reach of normal working families. This plan therefore proposes that the village of Llangarron also has opportunity to share and absorb a higher proportion of the proposed growth.

The provision of new housing was considered to be a key issue in the questionnaire responses and "Planning For Real" Event. The majority of people supported affordable homes for purchase and rent.

- When asked about the type of housing occupation the clear majority, 78% favoured owner occupied with 46% supporting shared ownership
- 41% of respondents supported private rented
- 37% supported social rented

With regard to house types:

- 66% supported small or medium sized homes
- 50% supported realistically priced starter homes
- 36% supported accommodation for the elderly
- 16% supported executive homes

There was a high level of support for the conversion of redundant buildings to dwellings:

- 98% supported converting these buildings into homes for local people
- 48% supported open market sale of these properties

It was clear that there was a recognised need for new development to reflect the scale and character of the villages and ensure suitable materials are used. The use of sustainable building materials and energy efficient systems was supported.

Objective

The plan will seek to ensure the provision of sustainable, energy efficient housing in the Parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible reflect the character of the area and any new dwellings should be built to a high standard of design.

Neither Llangrove or Llangarron, or indeed the surrounding settlements, currently support estate scale development. Both Llangarron and Llangrove have historically developed in a linear form around the village church. As such Estate Scale development has generally been resisted. However, it is recognised that in order to achieve Affordable Housing it will be necessary to accept at least one form estate scale development within the village of Llangrove.

Llancloudy and Three Ashes constitute sporadic settlements with limited facilities. The main road runs through Llancloudy and so there is little opportunity to walk to any facilities. Direct access onto the main Hereford Road is likely to be limited for highway safety reasons. As a result, there is only limited opportunity for residential development in Llancloudy. Three Ashes lies to the north of the Parish bordering with St Weonards Parish and whilst supporting a garden centre and a few dwellings it also has very limited opportunities for residential development.

Policy HOU1 Housing numbers

Delivering new housing - the plan will enable the development of a minimum of 65 new dwellings in the parish over the plan period. Llangrove village will be the main focus of housing development with some limited development in Llangarron and its surrounding settlements of Herberts Hill, Tredunnock and Langstone. Taking into account existing completions and commitments, housing requirements will be met by:

1. the allocation of land adjacent Bay Tree Cottage (15 dwellings) and land opposite the Royal Arms (10 dwellings): total 25 dwellings;
2. the allocation of land for 5 dwellings on land adjacent to Farr Cottages
3. limited residential development in the areas of Herberts Hill, Tredunnock and Langstone (6- 8 dwellings approximately)
4. 2 to 3 dwellings at Llancloudy and Three Ashes
5. an allowance for windfalls: 15 dwellings

Approximate Total Dwelling numbers 56

The majority of new residential development shall be directed to the villages of Llangrove and Llangarron. Development will be limited to those areas within or adjacent to the main settlement area of the two villages or the supporting hamlets of Kilreague, Langstone and Tredunnock. Redevelopment of brownfield sites within these areas will be strongly supported. In the settlements of Three Ashes and Llancloudy only individual dwellings which respect the dispersed rural settlement will be considered.

All new housing should meet the criteria set out in Policy HOU4 below. Outside of these villages there shall be no new residential development unless there is a substantiated need for a dwelling linked to a farming or business requirement or to meet a local need in accordance with policies HOU5, HOU6 and HOU7.

Llangrove

Following a consultation asking for suitable sites to be put forward, all submitted sites were looked at in the village to assess their suitability and deliverability according to set criteria. Two sites were considered to be the most suitable, firstly Site One: land at Bay Tree Cottage and Site Two: land opposite the Royal Arms Public House.

Site One Land Adjacent Bay Tree Cottage

Located on the eastern edge of the village, the site lies adjacent to the built up area and is well screened by a mature hedge. Access to the site could be achieved directly from the main road and the site has the benefit of limiting the amount of vehicular traffic through the village as it is closer to the village of Whitchurch with its village shop, cafes, public house, garage and primary school and gives a direct route of access to the Dual Carriageway. The site comprises a relatively flat field with hedging on all boundaries. Subject to careful design and landscape mitigation it is considered that this site could accommodate 15 dwellings if designed in a sympathetic manner, without compromising the character and appearance of the area.

Site Two Land opposite the Royal Arms

This site lies within what is perceived to be the centre of the village and within easy walking distance to existing community facilities. It is surrounded by residential properties which have grown on an incremental basis with more recent small scale development adjacent to the public house. The most recent being 6 large 3 storey, 4 bedroomed properties which dominate the surrounding homes. This development has resulted in an increase in traffic on this narrow section of the road and there is concern that a further estate scale development would put undue pressure on this section of the highway, leading to conflicts between existing vehicular and pedestrian traffic. Furthermore, development to the rear of the site could result in unacceptable levels of overlooking and loss of amenity to residential developments. It is therefore considered that frontage only development along this site would be most appropriate.

Elsewhere in the village, it is proposed that a village envelope be drawn around Llangrove within which additional residential development will be considered acceptable subject to normal planning considerations such as highway safety, residential amenity, design and the character of the area etc.

Policy HOU2 Land Adjacent Bay Tree Cottage

Approximately 1 hectare of land is allocated for approximately 15 dwellings subject to the proposed development conforming to all policies contained in the Llangarron Parish Neighbourhood Plan, the HC Core Strategy and the following site specific requirements:

1. vehicular access, traffic calming facilities and pedestrian and cycling improvements
2. landscaping mitigation and the retention of hedges wherever possible
3. low density layout to reflect the character of the residential properties in the village
4. developers should ensure that the phasing of construction works will minimise the effect on the amenity or visual intrusion of residents of properties located nearby and those new near residents within their development
5. all development shall be no higher than 2 storey development

6. the Provision of affordable housing in accordance with the requirements of the Core Strategy
7. any planning application should be supported by evidence of current demand for the type and number of houses proposed and accompanied by a working method statement showing how development should be brought forward in phases to minimise any adverse effect on the village as a whole

Policy HOU3 Land opposite the Royal Arms Public House

0.63 hectares of land is allocated for approximately 10 dwellings subject to the proposed development, conforming to all policies contained in the Llangarron Parish Neighbourhood Plan, the HC Core Strategy and the following site specific requirements:

1. the site shall be developed for frontage development only
2. the creation and implementation of a traffic-widening scheme to improve the existing highway including a proposed footway and traffic calming measures
3. two single points of access to minimise the number of vehicular access on to the public highway
4. a Sustainable Surface Water Drainage (SUDS) Scheme
5. appropriate landscaping to the front and rear of the site to minimise the impact of development on the street scene, to mitigate the loss of the existing hedge and to minimise any loss of residential amenity from adjacent properties
6. all development shall be no higher than 2 storey development
7. the Provision of affordable housing in accordance with the requirements of the Core Strategy
8. any planning application should be supported by evidence of current demand for the type and number of houses proposed and accompanied by a working method statement showing how development should be brought forward in phases to minimise any adverse effect on the village as a whole

Llangarron

Llangarron Village is centred around St Deinst Church and is characterised by small paddocks bounded by tall hedges which give the village a very rural feel. These paddocks surround the church and highlight its setting giving important vistas of the listed building and church yard. It is considered important to retain these important views of the church. The village has a small village hall within walking distance of the village centre and The Garron Centre, a recently constructed community facility attached to the church, there are no other community facilities in the village.

The River Garron runs through the village and certain parts of the village are subject to flooding during periods of heavy rainfall. Part of the village lies within Flood Zone 3 and is not acceptable for development. It is therefore considered that development sites within the village centre itself are

limited to two small pockets with potential for limited development of up to 3 or 4 individual dwellings in each of the clusters of houses around Herbert's Hill , Tredunnoch and Langstone. The latter two were former farmsteads which have now been converted into numerous dwellings. The potential for limited small scale suitably designed dwellings in these locations is considered acceptable. Biddlestone to the north east of the parish although similar in character lies on the edge of the Parish and is beyond acceptable walking distance. The nature of the connecting road network to the village also restricts its potential for development, although it lies very close to the A4137 Hereford Road with some public transport to Hereford and Ross on Wye.

Both Herbert's Hill and Tredunnoch lie within easy walking distance of the village and new development of up to 3 or 4 dwellings sympathetic in scale and design could be assimilated into the area without undue impact on the countryside. Whilst Langstone lies a little further outside the village and is centred around Langstone Court there a group of utilitarian agricultural buildings which dominate the long-distance views of the Court and its surrounding properties. It is therefore considered that demolition of these buildings and replacement with three dwellings would be beneficial to the character of the area and the landscape setting of the adjacent buildings.

Development for up to 5 dwellings on land opposite Farr Cottages in Llangarron village including demolition of the existing barn as identified on the plan is considered acceptable subject to meeting the requirements set out in policy HOU4. In addition planning permission has been granted for two detached dwellings on a paddock opposite Trecilla Court and adjacent to the church. Residential development in this location is therefore considered acceptable.

Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development and paragraph 58 requires neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Policy HOU4 Residential Development Criteria

In determining applications for new residential development:

1. the development should provide for a mix of house types and tenure, with an emphasis upon smaller starter homes and 3 bedroomed family accommodation;
2. the development should provide for a high standard of design reflecting the local architectural features, materials, scale and character of other properties in the area. Proposals for sympathetically designed modern buildings reflecting high levels of sustainability will be supported
3. landscape proposals should form an integral part of the development including the retention of any hedges or trees wherever possible. In exceptional circumstances where these are removed as part of the application, mitigation measures should be incorporated to improve the biodiversity of the area
4. adequate parking should be provided within the site with the ability wherever possible to leave the site in forward gear to minimise the impact on pedestrian and vehicular safety
5. provision for broadband connectivity consistent with Policy COM1 should be made
6. where sites contain or abut a watercourse or land drainage ditch, provision shall be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation
7. proposals shall incorporate sustainable energy systems such as PV panels, solar panels and ground and air source heat pumps
8. proposals shall provide for permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction

Outside of the defined settlement areas the Government seeks to limit new housing to those associated with a new or existing rural enterprise which have an essential need to live near or at their place of work. This is to prevent sporadic isolated development which would not only be unsustainable but would also be detrimental to the character of the countryside. It is recognised however that in Rural Parishes such as Llangarron there is a need for dwellings to support such enterprises, not only to allow for the development and growth of rural enterprises but also to allow for proper succession of these business to ensure their long-term sustainability. This may include the provision of additional dwellings on a farming or rural enterprise where it can be clearly demonstrated that the business can support and justify further accommodation.

Policy HOU5 Dwellings connected with Rural Enterprise

Outside the villages of Llangarron and Llangrove applications for dwellings associated with an enterprise which justifies a rural location will be supported where it can be demonstrated that:

1. there is a demonstrable functional need which relates to a full-time worker that cannot be met by an existing dwelling;

2. the enterprise has been established for at least 3 years and is financially viable with a clear prospect of remaining so; and
3. the size of the dwelling being commensurate with the size of the existing operation

In the event of the application being related to a start-up enterprise an application for a temporary dwelling will be supported subject to criteria 1. All applications will be subject to an occupancy condition. The design of the dwelling shall be in accordance with the criteria set out in policy HOU2

As set out earlier in the plan, the parish of Llangarron has a high proportion of people who are self-employed, many of whom work from home. This gives the parish a high level of skills base and supports not only the rural economy but also the existing community facilities. It is therefore considered appropriate to continue to support proposals for live/work units within the parish subject to meeting certain criteria.

Policy HOU6 Live/work Units

Proposals for live/work units will be positively supported where they are located close to existing settlements. Such applications will be subject to occupancy conditions. Any proposal to remove such conditions will be subject to demonstration that there is no need for such a dwelling through a marketing exercise agreed with Herefordshire Council over a 6 month period.

The provision of affordable housing in Rural Areas is considered to be a key issue in sustaining rural settlements by the Government and the Government have currently announced a 10 point plan to support the rural economy. This includes the potential for starter homes on rural exception sites. Following a recent successful High Court Challenge to the Governments Policy on Affordable Housing the issue of affordable housing could be subject to changes and the Government have recently sought to amend the definition of affordable homes to include starter homes. As such the affordable housing policy may be subject to further change.

The latest Parish Needs Survey published in 2014 indicated that there was a need for a minimum of 4 affordable homes within the next three years in the Parish. This number is low and does not reflect the perceived need identified in the various public consultation carried out in support of the local plan. The previous Parish needs survey carried out in 2009 identified a much higher need for affordable dwellings and it is generally felt that those people unable to find accommodation have subsequently left the village. This outward migration of young people is an issue the Neighbourhood Plan is seeking to address both in the provision of affordable general market housing, local needs housing and social rented affordable housing.

Policy HOU7 Affordable Housing

On sites of 10 or more dwellings, developers will normally be required to achieve the target of 40% of homes built on any site being affordable homes

1. Although a full range of affordable local housing will be needed, the mix of tenure types should include a high proportion of intermediate housing, in particular, shared equity and low cost market homes

2. The exact balance will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area
3. Affordable homes will be mixed among open market homes wherever both are represented on the same site.

Proposals for rural exceptions sites shall be determined in accordance with Policy H2 of the Herefordshire Core Strategy.

The Core Strategy identifies the villages as being suitable for a minimum of 14% growth within the period to 2031 in effect this equates to approximately 65 dwellings including those already with consent which have yet to be implemented. In the event that there is a proven local need for further dwellings in the Parish within the plan period these will be considered on the following basis:

Policy HOU8 Local Needs Housing

Should a proven local need for further dwellings be identified in the Plan period, proposals for individual dwellings adjacent to the existing settlements may come forward provided:

1. Appropriate access arrangements can be provided;
2. They complement the character of the village and do not adversely affect the amenity of adjacent properties adjacent properties, or any Listed Buildings or other historic or natural assets
3. The size of the dwelling reflects the scale and character of surrounding properties;
4. The dwelling complies with other detailed policies set out in this plan

Applications will be supported for people who reside within or work in the parish or a relative of such who can demonstrate a need to live in the Parish and can demonstrate there are no alternative sites available.

In certain circumstances dwellings are not capable of repair or substantially viable or of a design that fits incongruously within the area. Proposals for replacement dwellings will be acceptable in principle subject to the applicants demonstrating that the demolition and rebuild is a sustainable option and subject to other policies within the plan.

Policy HOU9 Replacement dwellings

Proposals for replacement dwellings outside the development boundary will be supported where the dwelling is substantially intact, its use has not been abandoned and the scale and design meets the criteria set out in Policy HOU 2 above.

Many of the redundant traditional stone farm buildings have over the years been converted to residential dwellings within the Parish and these make a valued contribution in the landscape and in meeting the local housing need. Such proposals have been subject to strict design guidelines and have had their permitted development rights removed to ensure that any new development is

strictly controlled. Extensions to barn conversions have been discouraged. It is considered however that sympathetic extensions to barns of a scale and design in character with the existing barn would be acceptable subject to meeting the policy requirements of Policy HOU4.

Recently amended Permitted Development Rights allow the conversion of agricultural buildings to a variety of different uses including, office, residential and holiday use subject to certain criteria. These rights relate to modern buildings as well as the more traditional barns where it can be shown that the structure of the building can support such conversions. At present these rights only relate to buildings last used for agriculture on an agricultural unit. The government considered that such conversions would make a valuable contribution to the rural housing shortage and to the stimulation of the rural economy. In the spirit of this it is considered that a more flexible approach to barn conversions would be appropriate which would allow suitably located barns to be converted to alternative uses including residential subject to them meeting the policy requirements set out elsewhere in the plan.

Policy HOU10 Change of use of agricultural buildings to dwellings and holiday use

Proposals for the change of use of former agricultural buildings to dwelling, where permission is required, will be supported subject to the building being substantially intact and capable of conversion without significant structural alterations subject to the proposal meeting other requirements of the plan. Such proposals will need to ensure there is no detrimental impact on residential amenity for proposed occupiers or adjacent properties and there will be no conflict with existing adjacent uses.

The proposal will need to ensure there is no detrimental impact on the character and appearance of the area or the environment.

Applications will be supported by ecology reports and structural surveys as required. Proposals for isolated conversions will not be permitted unless it can be justified that there is a benefit to the aims and objectives of the plan, eg to meet local needs housing. Sympathetic extensions to converted barns of a scale and design in character with the existing barn would be acceptable subject to meeting the policy requirements of Policy HOU4.

5.5 Roads and Traffic

Policy Justification

Paragraph 29 of the NPPF states that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Paragraph 30 states that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

In common with many rural parishes, Llangarron Parish has very limited public transport facilities and there is a heavy reliance on the motor car. Whilst many people in the community would like to see enhanced public transport provision, in reality it is acknowledged that there is little opportunity for this to be brought forward by public subsidy. The scale of the proposed developments are not sufficient to justify meaningful improvements to public transport in and around the Parish. Therefore, it is considered that infrastructure is one of the limiting factors in allowing only small and medium scale development in the village.

The quality of the road network was raised as a key issue and many respondents felt that new developments should where possible seek to improve the quality of the highway network with more maintenance of roads and footpaths required.

The community expressed support for proposals which would allow for the provision of public transport to the shop at Whitchurch and to improved public transport links to surrounding towns such as Ross on Wye and Monmouth. It was also considered important to ensure that any new development does not have a detrimental impact on highway safety.

Speeding was considered to be an issue in all four of the settlements in the Parish. In the village of Llangrove traffic calming measures should be introduced to minimise any potential pedestrian and vehicle conflict in the main body of the village and particularly in the vicinity of the school.

Objective

The plan will seek to promote measures for pedestrian and cyclists' safety and to ensure there is no detrimental impact on highway safety for all road users. Wherever possible, the plan will encourage and support the use of public transport.

Policy TRA 1 – Transport Requirements related to Development

Development proposals should:

1. comply with Herefordshire Council's parking standards and design guidance on the design and layout of residential roads;
2. design roads and parking areas within any site to minimise the effects on pedestrians, in particular safeguarding children in areas where they walk or play, and avoid the opportunity for indiscriminate parking by residents and visitors;

3. not result in unacceptable road or highway risk, dangers to pedestrians, or traffic congestion;
4. provide permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction;
5. provide appropriate public car-parking for employees and visitors in relation to proposals for employment and business uses.

Sustainable transport provision within the Parish is very limited with only some sections of the community having access to a limited bus service, however there are a network of footpaths and bridleways within the Parish that provide useful links to community facilities and the wider countryside. It is considered that wherever possible these should be maintained and enhanced. Furthermore, cycling should be promoted and new development wherever possible should provide for secure cycle storage.

Policy TRA 2 – Promotion of Sustainable Transport

Proposals should, where appropriate, make provision for sustainable transport measures, through:

1. the provision of public transport infrastructure such as bus shelters;
2. providing where possible new pedestrian and cycle routes or improving the existing village networks that would serve new development;
3. taking the opportunity to contribute to establishing or enhancing pedestrian and cycle routes which link Llangarron and Llangrove, and other settlements in the plan area and beyond;
4. the provision of secure cycle storage in all new developments.

5.6 Community Facilities

Policy Justification

Paragraph 28 of the NPPF states that to promote a strong rural economy, neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, cultural buildings, places of worship, public houses and sports venues.

Paragraphs 68-78 set out the government's view on creating healthy communities. In particular, paragraph 70 states that in order to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

In general, policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community. Furthermore, they should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

It is evident from the level of responses to the consultation (in particular the questionnaires and the "Planning for Real" Event) that the Community places a high level of importance on retaining and enhancing community facilities within the Parish:

- 97% recognised the importance of the various village halls
- 100% recognised the importance of the school
- 82% recognised the importance of the pre-school
- 85% recognised the importance of the pub
- 84% recognised the importance of the churches
- 73% recognised the importance of having play areas/fields
- 68% recognised the importance of community space
- 40% expressed a wish for more footpaths
- 21% expressed a wish for allotments
- 29% expressed a wish for more play areas

It was considered that the lack of a village shop and post office was unfortunate and any proposals for such should be supported and proposals for a community shop / post office / farm shop would be viewed positively. In general, it was considered that permitting limited housing in the villages, in particular housing for young people and families, would help support these facilities

Objective

The plan will seek to protect existing community facilities and assets and promote the improvement of services and other facilities within the Parish and encourage the improvement of existing facilities and services such as footpaths, open space and play areas.

The public consultation identified the need for a new car park to support the Garron Centre in Llangarron and also supported the need for a play area or community space in association with this.

The Garron Centre attached to St Deinst Church opened in 2014 after securing lottery funding. The venue provides a community facility within the village which amongst other things hosts adult education classes, a monthly coffee morning with a shop provided by Woods of Whitchurch, pop-up restaurants and an area for community and social meetings. Car parking is limited and at peak periods when in use or during special church services parking spills out onto the public highway causing congestion. There is a recognised need for additional parking to overcome this problem.

Furthermore, the village itself does not have a play area or external meeting place. A site has been identified adjacent to the Church which could provide both parking and an external play area. It is understood that this is deliverable and talks are in discussion with the Llangarron Community Association and Hereford County Council. Such a proposal will be positively supported subject to the policies set out below



The Garron Centre, Llangarron

Policy CSU 1 – New or additional services and facilities

Proposals which improve the range of community facilities and local services available within the Parish will be encouraged where there will be no significant adverse impact to residential amenity, traffic generation, parking and highway safety, noise and light pollution. Such proposals may be permitted outside the villages where it has been adequately demonstrated that a clearly defined need exists.

The village hall in Llangarron is also considered to be a very important community facility and is well utilised, the building itself is relatively old however substantial works have been carried out internally to improve the quality of facilities provided. It is considered vital that this facility be retained and where possible enhanced.

The village of Llangrove has a thriving village hall, providing meeting places for Scouts, Cubs Beavers and Brownies, community choir, table tennis, lunch club, village pantomime, art classes, various other community meetings and private hire. A sub-committee to the Village Hall Management Committee has been set up and is investigating the possibility of either improving or replacing the facility with a larger and more practical building. The Neighbourhood Plan positively supports the proposals subject to the criteria set out in Policy CSU 1 above. It is anticipated developer contributions will wherever appropriate play a role in supporting community facilities both through Section 106 agreements and the Community Infrastructure Levy.

Policy CSU2 – Developer contributions to new facilities

Where appropriate developers should contribute towards the provision of new community facilities and infrastructure both onsite and offsite, to help support sustainable growth. New development in the Parish will help deliver community needs through Section 106 Agreements, CIL or any other contributions that may become available during the period of the Plan.

The Llangarron Neighbourhood plan will seek to prevent the loss of community facilities in accordance with the NPPF. In some circumstances a change of use may be acceptable but proposals will need to demonstrate that the use is no longer viable. However, in accordance with para 70 of the NPPF proposals for the change of use should consider whether the community facility/local service can be developed or modernised in order to make it viable again. Applicants are advised to agree a marketing strategy in such circumstances. It is expected that such a marketing plan should be for at least 12 months and with the premises being marketed at a realistic price. Details should be provided of any offers or expressions of interest. Consideration will also be given as to whether the premises is identified as a community asset.

Policy CSU3 – Loss of Community Facilities

Proposals involving the loss of a community or local service should be strongly resisted. In exceptional circumstances, however proposals for a change of use of a community facility or local service will be considered where it can be clearly demonstrated, through an agreed marketing strategy, that the use is no longer viable or plans for its replacement are included within the proposal.

5.7 Communication

Policy Justification

Paragraph 42 of the NPPF recognises that advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. In addition, paragraph 43 states that neighbourhood plans should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

The public consultation demonstrated that a high proportion of respondents recognised the need for faster improved broadband as a key to encourage business development in the Parish. Herefordshire is currently rolling out improved broadband through Fastershire and work has already started within the Parish. It is important to ensure that any new development can provide this facility. In addition, a number of respondents highlighted the need for improved mobile phone coverage in the Parish as there are several significant weak spots.

Objective

The plan will seek to encourage the development of faster broadband and other means of communication within the Parish to allow business to operate and grow.

The Neighbourhood Plan will seek to promote the collaborative working between Herefordshire Council and other agencies to deliver high speed broadband thus promoting sustainable economic growth. It will also support proposals for well-designed and suitably located telecommunication equipment to provide high quality communication throughout the parish.

Policy COM 1 Communication

Proposals for new development including change of use where appropriate should allow for the provision of a high speed broadband network within the site. Proposals for well-designed and suitably located telecommunication equipment to provide high quality communication throughout the parish will be supported subject to there being no adverse impact on the character and appearance of the area, the setting of villages and heritage assets and residential amenity and where it can be clearly demonstrated that mast sharing is not an appropriate option.

5.8 Energy

Policy Justification

Paragraph 93 of the NPPF States that planning plays a key role in helping to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development and low carbon energy and associated infrastructure. To support the move to a low carbon future, planning policies should plan for new development in locations and ways which reduce greenhouse gas emissions and actively support energy efficiency improvements to existing buildings.

In response to the consultation there was considerable support for alternative forms of energy:

- 78 % of respondents supported domestic wind turbines
- 65% of respondents supported commercial wind turbines
- 61% of respondents supported the principle of biomass plants
- 61 % of respondents supported the use of anaerobic digesters
- 88% of respondents supported the use of solar/PV panels

This is a high response rate and recognises the community's desire for alternative forms of sustainable energy. These comments were subject to various proviso's which included but were not limited to, impact on residential and visual amenity, no increase in traffic generation and there being no detrimental impact on landscape and the environment

Objective

The plan will encourage the use of sustainable energy whilst seeking to ensure there is no detrimental impact on the character of the area of the people who live in the Parish.

In accordance with Paragraphs 93 and 95 of the NPPF the policies set out below will seek to support appropriately scaled sustainable energy proposals within the Parish and require all new development to demonstrate the use of sustainable energy in their proposals.

Policy ENG1 proposals for incorporating renewable technology in new developments

All proposals for new development including change of use shall incorporate renewable energy technologies within their development. This could include but is not limited to the following: the use of solar or photo voltaic panels, ground or air source heat pumps and bio mass boilers.



Solar Panels on a residential property in Llangrove

Llangarron Parish is identified in the Herefordshire Landscape Character Assessment 2004 as being characterised as wooded hills and farmlands. The key characteristic of the area is varied sloping topography with visually prominent field boundaries interspersed with some woodland and with mixed farming uses. The Parish abuts the Wye Valley of AONB and 3 Special Wildlife Sites which border the Parish, Upper and Lower Heath Woods, Nantywain Wood and woodland at Welsh Newton and Common hill. Also on the border are three identified Ancient Woodlands at Trebandy Wood, St Wolstans Wood and Nantywain Wood.

The River Wye lies 1.6 km to the south east. The landscape is rural in character and the topography results in many prominent landscapes being visible across the Parish between existing settlements. These reflect the attractive and important character of the area and any mid to large scale proposals for wind turbines and solar voltaic panels will have a significant impact on what is considered to be locally important landscapes. It is therefore important that, whilst recognising the importance that renewables play in supporting a sustainable future and combatting greenhouse gas emissions, any proposals are of a suitable scale and located so as to avoid any detrimental impact on the character of the area. On this basis, it is considered that only small scale proposals for renewable technology will be supported in the plan subject to ensuring there are no detrimental impacts on issues of recognised importance. Any such applications will require the submission of detailed landscape and visual character assessments, ecology reports setting out any required mitigation.

Policy ENG 2 Proposals for new renewable energy technology

Proposals for small suitably scaled renewable energy technology and associated infrastructure will only be supported where it can be demonstrated that there is no detrimental impact on the landscape, biodiversity, the character of the area, the setting of settlements and heritage assets, residential amenity and highway safety.

Appendix One

Llangarron Neighbourhood Plan: Sustainability Statement September 2013

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of The United Nations General Assembly defined sustainable development as:

“meeting the needs of the present without compromising the ability of future generations to meet their own needs”

The UK Sustainable Development Strategy, Securing the Future, set out five guiding principles of sustainable development:

1. living within the planet’s environmental limits;
2. ensuring a strong, healthy and just society;
3. achieving a sustainable economy;
4. promoting good governance; and
5. using sound science responsibly.

This Strategy forms the basis for the National Planning POLICY Framework and for making all planning decisions in England since March 2012

In making this Neighbourhood Plan, for the period 2014 to 2031, Llangarron Parish Council are aiming to create good conditions for sustainability to ensure that our communities are balanced and fit to thrive into the future, in line with the 5 principles.

In effect this means:

1. Living within the planet’s environmental limits:
 - Building houses, work and leisure premises achieving designated energy conservation standards, ideally energy neutral
 - Generating, within the parishes, more of the energy required for the communities
 - Making provision for growing more of our own food
 - Improve provisions for protecting our historic buildings, our natural environment and green spaces, and our valued views so these assets are not lost
 - Making safer provision for walking, cycling and public/local transport so that where it is possible we use cars less

2. Ensuring a strong, healthy and just society:

- Doing those things that are necessary with housing, jobs and leisure facilities to attract young families to the area, thereby significantly lowering the average age profile in each of our villages
- Mixing affordable and open market housing so as to encourage the development of diverse communities
- Making sure there are facilities for people of every age and ability

3. Achieving a sustainable economy:

- Improving mobile phone services and getting fast broadband
- Building new premises for light industry, craft or retail businesses
- Attracting young adults to stay in or come to the area so that our workforce grows
- Encouraging the use of our local trades and suppliers

4. Promoting good governance:

- Working in a positive, proactive and open manner in all local government / parish council matters
- Inviting people to participate in making things happen
- Listening to residents' views and acting on them
- Working in a positive, proactive and open manner in all voluntary group activities

5. Using sound science responsibly:

- Making sure that policies are formulated and tested on the basis of strong scientific evidence as well as local people's views and values.

In short - doing nothing during the period of this Plan that will limit the sustainability of these communities in the future.

December 2016

Appendix Two

Llangarron Village



Appendix Three

Llangrove Village

