

**CRASWALL, LLANVEYNOE, LONGTOWN AND WALTERSTONE**

**2011-2031**

**Submission  
Draft Plan**

**April 2019**

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# 1. INTRODUCTION

## Background

- 1.1 As part of an initiative designed to enable communities to shape development in their areas, the government, through the 2011 Localism Act, gave communities the opportunity to produce a Neighbourhood Development Plan (NDP) which would form part of the Local Development Framework together with the Herefordshire Local Plan Core Strategy (LPCS). In 2013 Longtown Group Parish Council (LGPC) took the decision to produce an NDP. A formal submission was made on 24th April 2013 and the submission was approved on the 13th June 2013.

## The Purpose of the NDP and the link with the 2011 Localism Act

- 1.2 Both urban and rural communities in England have been encouraged to produce NDPs. The purpose of an NDP is to outline how the community would like the required development to be implemented. The NDP can determine where certain types of development should take place and can indicate the type of development that is required to meet the needs of the community. The NDP can also address the impact on the infrastructure and take account of archaeological and ecological issues.
- 1.3 The Localism Act specified that an NDP must reflect the views of the community as a whole and not just of the elected representatives. Strict criteria are in place to ensure all sections of the community are involved and that the resulting NDP fits within the LPCS.
- 1.4 LGPC took the decision that the geographical area of its NDP should be the same as the civil boundary so the parishes of Craswall, Llanveynoe, Longtown and Walterstone are included. LGPC decided to appoint a steering committee to manage the project.

## The Steering Committee

- 1.5 LGPC publicised the decision to set up a steering committee and volunteers from all the parishes were sought. It was agreed the Steering Committee would report back to LGPC and that LGPC would remain in overall control of the project. One of the first actions of the Steering Committee was to employ Data Orchard to advise and assist with the production of evidence and the analysis of data. It was decided to employ a professional organisation to ensure all procedures were followed correctly and to guarantee objectivity and impartiality.

## The Area of the NDP

- 1.6 The area of this NDP is geographically large with one of the lowest population densities in Herefordshire. The distance from the western edge of Craswall through Longtown and Clodock to the eastern edge of Walterstone is approximately 12.5 miles. Craswall is, geographically, the largest parish in Herefordshire. All four parishes are predominantly rural but inevitably the geographical spread and the fact that Longtown village is the hub in terms of facilities means there are some differences between the four parishes. For this reason, there are sections in the NDP which are parish specific. A map of the Plan Area is at Section 3.

## Herefordshire Core Strategy

- 1.7 Herefordshire Core Strategy (HCS) was adopted by Herefordshire Council on the 16th October 2015. The HCS sets out a number of broad policies to direct social, economic and infrastructure development and to protect the environment. The HCS specifies the number of dwellings that should be built in each parish, or group of parishes, over the period 2011 to 2031. LGPC's allocation is a minimum of 32 houses, representing growth of 12% over the twenty years.
- 1.8 The HCS stipulates that the majority of the development should be in or on the edge of the built-up area of Longtown village (LPCS Policy RA2). It allows for a change to the settlement boundary of the village. There is provision also for development in rural Longtown and the other parishes (LPCS RA3). This would count towards a windfall allowance. It includes rural building conversions, dwellings built to support rural enterprise and agriculture, rural affordable housing schemes and houses which are deemed to be of exceptional architectural interest.

- 1.9** Between the start of the development period in 2011 and April 2018 10 dwellings have been built in the LGPC area (this figure includes one conversion of a hotel to a private dwelling). In April 2018 there were 9 outstanding planning permissions. This means the NDP needs to provide for the building of a minimum of 13 dwellings before the end of 2031. It is not unreasonable to presume that, with 19 dwellings having been granted planning permission in the first 7 years of the plan-period at least a further 13 will be built in the remaining 13 years. Between 2000 and 2017, 32 properties in the rural parts of the LGPC were granted planning permission, an average of 1.9 per annum. Many of these were conversions of redundant rural buildings and there remains a number of other farm buildings suitable for conversion. It is important to note however that none of the houses to date have been low-cost for either ownership or rent. There is a stated demand for such houses, so it will be important to identify suitable sites in Longtown village for the building of a few low-cost properties and some smaller single-storey properties for older people to downsize to and to meet changing needs.

## **2. THE CONTEXT**

### **Geological Features**

- 2.1** The area is part of a sandstone ridge with rock close to the surface. It is overlaid by a thin layer of clay. The ridge was probably formed as the last Ice Age retreated. Much of the area is over 200 metres above sea level rising to over 700 metres in Craswall. There are several waterways, the principal ones being the River Monnow, the Escley Brook and the Olchon Brook. These waterways feed into the Wye which is a Special Area of Conservation (SAC) where development should not have any adverse effect on its conservation status. The Hatterall Ridge dominates the western edge of the region. The top of the ridge marks the boundary of LGPC with the Brecon Beacons National Park. These geological features have influenced the type of agriculture practiced with livestock farming predominating.

### **History of the Area**

- 2.2** There is considerable evidence of early settlements. In Walterstone there are earthworks identified as the remains of an Iron Age camp probably constructed around 2500 years ago although little archaeological work has been undertaken on the site. There have been recent archaeological digs (2009 & 2010) in the Olchon Valley in Llanveyhoe which revealed a burial cairn at Olchon Court dating from the Neolithic or early Bronze Age. An archaeological dig in 1932 discovered Bronze Age burial cists in the Olchon Valley. There is also a 7th-century monastic site in Craswall which is linked to Saint Beuno.
- 2.3** By the seventh century AD the area was church property. In 620 the area was designated as a religious retreat and royal hunting ground. By the time of the Norman Invasion (1066) this border area formed a line of defence against the Welsh with the motte and bailey in Ewyas Harold dating from 1040. Roger de Lacy was granted the land by William I. In the early thirteenth century Longtown Castle was built to defend the newly-founded market town which by 1540 was known as Longa Villa. The tenure of the de Lacys ended in the mid thirteenth century. Ownership changed several times with Marcher barons controlling the area until Henry VIII destroyed the power of the barons. The area became part of Herefordshire. Throughout this period however farming practices remained fairly constant with a mixture of subsistence farming, prosperous yeomen and a few members of the gentry. No major mansions were built in the area. Few dwellings are higher than two storeys. Culturally there was a strong Welsh identity with Welsh spoken by some into the nineteenth century.
- 2.4** In 1841 legislation enabled copyholders to convert their land to freehold. Early in the twentieth century more freeholds were created when the Marquis of Abergavenny's estate was broken up and sold. Owner occupation predominates in the area (82.2% owner occupation with over 50% owning outright: 2011 Census). Livestock farming, which has created the landscape of small fields bounded by hedges, remains a major part of the local economy. What has changed however is that some family members now work off the farm and there has been some diversification with redundant farm buildings converted to private dwellings or holiday accommodation. Over recent years more professional and retired people have moved into the area. Changes to farming practices have meant that some farm houses are now occupied by people who do not work the land. Some of the smaller farms have been amalgamated. These changes mean there are a number of redundant farm buildings.

### **Population**

- 2.5** According to the 2011 census the population of the NDP area was 875 which represents an increase of 53 since the 2001 Census. In 2011 the population of Craswall was 153 and Llanveyhoe 102. The

census does not differentiate between Walterstone and Longtown, listing a combined population of 620. It is estimated that the population in Walterstone is between 80 and 90.

- 2.6** The following statistics do not relate exclusively to LGPC but include Michaelchurch Escley, Newton St. Margaret's and Vowchurch, the other parishes in the Black Mountains section of the Golden Valley South Ward. It seems useful to include these statistics, however, as these other parishes are similar to LGPC in terms of geography and population density.
- 2.7** The 2011 Census shows 22% of the population was 65+ and 18% under 16 (both slightly above the county percentages). 36.5% of the population listed qualifications of degree level or above with only 11.5% having 4 GCSEs (or equivalent) or less. There was a high level of self-employment (36%) and very little unemployment. The employment categories with the highest percentage were transport, distribution, accommodation and food services (24.1%) and public administration, education, health and social work (24.1%). Agriculture was 19.7%. Nearly half of those employed were either in skilled trades or occupations or professional occupations (49.3%)
- 2.8** The 2011 Census recorded 19.2% of the working population working mainly from home. Of those who travelled to work 77% used a car or van. Very few households did not have a car (4.1%) with the majority (62%) having two or more cars.

### **The Brecon Beacons National Park**

- 2.9** The eastern boundary of the National Park runs along the Hatterall Ridge. The slopes on both sides of the ridge form part of the Black Mountains Site of Special Scientific Interest. Offa's Dyke Path runs along the top of the Hatterall Ridge and is one of the most popular walking routes in the National Park. The view across the Longtown area is understandably of interest to the National Park as is the preservation of dark skies. The whole area has been designated an International Dark Skies Reserve.

## **3. THE PARISHES**

- 3.1** **Craswall** is geographically the largest parish with the lowest population density. Much of the parish is closer to Hay on Wye than to Longtown. The source of the Monnow, which meanders through the valley, is nearby. Traditional family farms predominate and some graze the Black Hill. In recent years tourist provision and other small businesses have developed. There are strong community ties to the parish church and the village hall is well used. There are several community groups preserving traditions and working to help the community develop and prosper. There is a pub but it is currently closed.



Craswall Church

- 3.2** **Llanveynoe** is located directly under the Hatterall ridge with no through road. The main economic activity is farming, with some of the farmers having grazing rights on Hatterall Hill. There are a few small

businesses including tourist accommodation. There is one church which is used both for worship and for social events but much of the social activity takes place in neighbouring Longtown.



The Cat's Back, Llanveynoe

**3.3 Longtown** is numerically the largest parish in the group and has the majority of the facilities. There is a thriving primary school and a pre-school. Pupil numbers at the school have risen over recent years from 41 in 2007 to 71 in 2017. There is a village shop which incorporates a post office. There is a large village hall with a newly refurbished kitchen and a pub in both Longtown and Clodock. There is a Methodist chapel in Longtown and a church in Clodock. The small ruined castle is managed by English Heritage and there is also a motte and bailey, also managed by English Heritage, to the south of the village at Pont Hendre. There is a small area of common land now used as a village green, and a community garden, both managed by local volunteers. There is a water-bottling business employing a number of people and also an outdoor education centre. Hatterall Hill is used by some graziers.



Longtown Castle

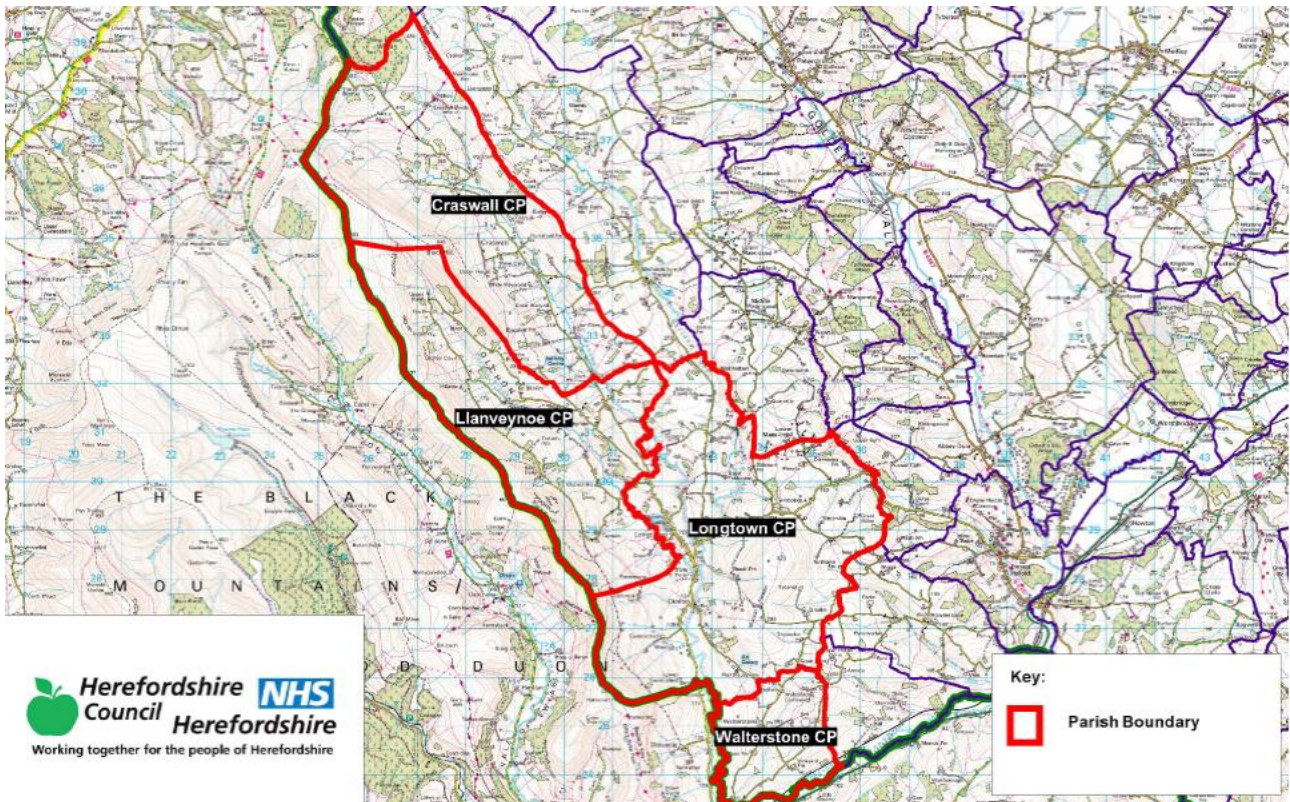
**3.4 Walterstone** is a small parish with a population of approximately 90 people. It has a village hall and a church. There is a small common which is managed by a charity for the benefit of the community. Farming remains central to the economy but in recent years holiday accommodation has increased.

Some people work from home. There is one small production company employing mainly local people and a couple of other small businesses. It has a traditional pub which is popular with visitors.



Walterstone Common

### The Longtown Group Parish Neighbourhood Plan Area



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## **4. PREVIOUS SURVEYS OF THE AREA**

- 4.1** In 1999 the Olchon Development Project researched the history of the LGPC area, completed a study of the environment and made recommendations about economic development including tourism. The project was set up in recognition of the changes that were taking place in the farming industry and an awareness of how this could impact on the area. The environmental survey revealed the rich biodiversity of the region and noted that the high ground in Craswall and Llanveynoe is the only area of true upland habitat in Herefordshire. Recommendations were made to facilitate farm diversification, including a proposal to help farmers to add value to their produce, and the development of tourism in a way which would not harm the environment and would be compatible with the existing infrastructure.
- 4.2** In January 2008 a Parish Plan covering the four parishes was produced. Data for this Plan was collected by holding a 'Planning for Real' exercise, sending out questionnaires to all households in the LGPC area and organising public meetings in the three village halls. It recognised the part farming has played in the creation of the environment. It was recognised that there was a need to diversify and expand the opportunities for employment, but it was argued this development should not be to the detriment of the environment and should take account of the size of the roads. It acknowledged the need for housing development but wanted new dwellings to be sympathetic to the environment and in keeping with neighbouring buildings. There was broad support for all new housing development to be in the local style. The community recognised a need for low-cost housing with notable hostility to 'executive' housing. People wanted only small-scale developments. People in Walterstone and Craswall favoured the freedom for farmers to build on their own land. With regard to roads and transport the majority wanted high-quality maintenance of the roads. Opinion was evenly divided on the desirability of speed limits. Parishioners came out strongly in favour of the protection of footpaths, hedgerows, verges, the 'existing landscape, historic buildings and archaeological sites'. The Parish Plan revealed a strong commitment to dark skies.

## **5. THE CONSULTATION PROCESS**

- 5.1** The Steering Committee decided the best way to involve the whole community was to hold public meetings, to distribute questionnaires, to use a variety of media to convey information and to set up stalls in public spaces so community members could have one-to-one contact with Committee members. It was hoped that this approach would involve all age groups and would reach those living in outlying farmsteads. By having written and visual material and one-to-one contact it was argued that all members of the community would be able to express their views in the manner in which they were most comfortable. The Steering Committee organised public meetings in the three village halls in the LGPC. The parameters of the NDP were set out and the attendees were invited to comment and make suggestions. The information gleaned from these meetings formed the basis for the questions included in the questionnaire.

### **The Questionnaire**

- 5.2** The Committee decided questionnaires should be sent to all residents in the NDP area. A sub-committee, with the assistance of Data Orchard, devised the questions based on the information received at the public meetings. The questionnaire was approved by the full committee. In order to reach the widest number of people and to keep the questionnaire to a manageable size, it was decided to split the questions into three documents. The main questionnaire went to all residents aged 16 and over in the area. There was a young persons' questionnaire which went to all young people aged between 10 and 15 and there was a business questionnaire given to anyone who runs a business in the area. All households received an information sheet explaining why we were undertaking the project and how residents could obtain more information or receive help to fill in the questionnaires.
- 5.3** In order to maximise the number of people completing the questionnaires the Steering Committee decided to deliver and collect all the questionnaires by hand. A team of volunteers undertook to deliver and collect the questionnaires. Envelopes were provided to guarantee anonymity and plastic bags were also included so, if a resident was going to be away from home on the collection dates, the completed questionnaire could be left on the doorstep. Residents were also given the opportunity to return their questionnaires by post or to deliver them personally to a collection point.



- 5.4 To ensure anonymity and to guard against bias, the analysis of the data obtained in the questionnaires was undertaken by Data Orchard.

### **Publication of the results**

- 5.5 From the information received the Steering Committee wrote a vision statement and itemised the proposed policies that could be included in the NDP. Public meetings were held in the three village halls to disseminate the results of the questionnaires and to give residents the opportunity to agree or disagree with the vision statement and the proposed policies.

### **Other means of consultation**

- 5.6 In addition to the meetings, questionnaires and use of banners and posters, the Steering Committee made use of social media. Information was regularly put in the Longtown Parish Newsletter. Information was disseminated through Twitter, Facebook and on the LGPC website. The Ewyas Harold Parish Magazine was used. A stand was taken to the Community Library in Longtown Village Hall. Two Steering Committee members set up a stall outside the Longtown Shop and at the Longtown Show. Committee members visited the school, the Young Farmers' Club, the Women's Institute and the Thursday Club (a club for the older members of the community).

### **Call for Sites for Possible Development**

- 5.7 There were two 'calls for sites' and individual landowners were approached. The submitted sites were visited and assessed by members of the Steering Committee and a member of Data Orchard. A summary is provided in Appendix 1.
- 5.8 Unfortunately a number of sites had to be rejected because they fall within the Longtown Castle Ancient Monument site or were not sufficiently close to the Longtown village settlement.

## **6. THE PLAN**

### **Our Vision Statement**

- 6.1 This beautiful group of parishes, with a strong agricultural heritage, needs to meet the social and economic needs of the whole community whilst maintaining and enhancing its unique rural landscape and environment. It must improve its infrastructure and support small-scale development to ensure it is a vibrant and sustainable place for all generations of residents and visitors to live, learn, work and play.
- We will protect our natural and historic environment
  - We will provide new homes and support local facilities
  - We will promote business and employment opportunities

### **HOUSING**

- 6.2 The results of the questionnaire revealed that just over half the respondents thought the minimum housing requirement for LGPC of a further 27 houses over the next 15 years was about right with 24% considering it too small. (It is important to note that Herefordshire Council revised the figure for the total number of houses required. This accounts for the discrepancy between the figures given in the questionnaire and the figures quoted in the Introduction and in Appendix A.) Only 16% thought the figure too high. The opinions expressed at the public meetings and consultation sessions did not challenge these findings. It is important to note, however, that residents in Craswall, Llanveynoe and Walterstone were anxious that development should not be limited to Longtown village. There is considerable enthusiasm for farmers to be able to build additional dwellings on their holdings and for the development of redundant, abandoned and derelict buildings and sites. The LPCS Policy RA3 itemises the types of dwellings that might receive planning permission outside Longtown village and Policy RA5 specifically enables the conversion of rural buildings to dwellings. Recent changes to national regulations give local authorities more flexibility.

## Size and type of development

- 6.3 Longtown village:** there is support for small infill developments of 2 - 4 dwellings. In contrast, there is virtually no support for any large-scale development. Brownfield site development is welcomed as is the development of redundant and derelict buildings.
- 6.4 Rural Longtown and the other parishes:** there is support for the reinstatement of derelict dwellings and the development of redundant farm buildings.

## Tenure and design of houses

- 6.5** Throughout the parishes there is a strong preference for starter homes, family homes, live/work properties and easy-access bungalows. Only 15% of respondents favour the building of more executive homes (those with 4+ bedrooms). Only 20% are in favour of apartments/flats.
- 6.6** Most of the properties in LGPC are privately owned and this remains the favoured type of tenure (80% in favour). There is, however, support for private rental properties (65%). 70% of respondents want low-cost housing for outright sale. Less than 50% of respondents favour Housing Association rentals or shared ownership between a housing association and the occupier.
- 6.7** With regard to all the low-cost housing options, only 6% wanted these properties open to all comers. The majority want these properties for local people.
- 6.8** Design is important with most favouring dwellings in keeping with the surroundings and in the local style.
- 6.9** The report on the assessment of sites submitted for possible housing is provided in Appendix B.

## Housing Objectives

- H.1** To review the settlement boundary for Longtown village
- H.2** To seek the development of family and starter homes
- H.3** To promote the conversion of redundant, abandoned and derelict buildings

## Policies for Housing

### Policy LGPC 1: Housing within Longtown village

**New housing within Longtown village will be restricted to sensitive infilling within the settlement boundary including sites marked for development on the Longtown Village Policies Map (p.19.). Infilling must meet the following criteria:**

- a) Development shall not adversely affect the site or setting of Longtown Castle and the Pont-Hendre motte and bailey.**
- b) Dwellings shall be of a scale, massing, density, building line and layout compatible with the character, size and form of the neighbouring properties.**
- c) Development shall not result in the loss of important features such as trees, hedgerows, significant frontage gaps or green spaces that contribute to the character of the village.**
- d) To the north of the Penbailey site (policy LGPC3), any development should reflect the existing character of that part of the village and not result in a regimented, close-knit groups of dwellings but should comprise plots with modest scale cottages facing onto the roadside and containing garden gaps along the frontage of at least similar width to the dwellings in addition to any vehicular access.**
- e) Development shall not adversely affect the amenity of adjacent properties.**

- f) There should be safe access for vehicles and parking arrangements should be an integral part of the overall design.**
- g) Support will be given to proposals for custom-built and/or self-build dwellings and live/work units where these would not adversely affect residential amenity of existing properties or generate unacceptable levels and type of traffic within the village.**

**6.10** Longtown's previous settlement boundary was defined in the South Herefordshire Local Plan. The boundary defined in this NDP is based on that boundary but is extended to the north west to allow for some flexibility and to enable commissioned or self-build dwellings in accordance with Government's support for this form of development that would assist in meeting local needs. It is argued an extension of the boundary along this line is relatively insubstantial and will permit development whilst maintaining the long, narrow shape of the village. However, it is not the intention to infill every gap within the extended area such that its character will be significantly changed. It is a requirement to maintain the cottage form with gaps between dwellings in the north of the village.

## **Policy LGPC 2: Land South East of Greyhound Close**

**The development of 0.6 ha (1.5 acres) of land to the south east of Greyhound Close identified on the Longtown Village Policies Map is proposed for housing development subject to the following additional conditions:**

- a) There should be tree planting and structural landscaping to protect the setting of the settlement and Longtown Castle.**
- b) Landscaping should include measures to protect and enhance biodiversity.**
- c) Buildings should be designed to avoid repetition of form and detail that would give an urban appearance and a mixture of building materials, styles and aspects should reflect the existing village character.**
- d) The development should provide low-density, single-storey housing to suit older people and to protect the view of Hatterall Hill.**
- e) The scale and nature of development on this site should be informed by a Heritage Impact Assessment.**

**6.11** The assessment of the site identified that it was suitable for development despite a number of constraints, but these can be overcome by informing the scale and nature of development through a Heritage Impact Assessment and incorporating the conditions listed above. It is hoped that 8 to 12 dwellings could be accommodated although meeting the minimum housing requirement does not require this amount.

## **Policy LGPC 3: Land North of Penbailey**

**The development of land to the north of Penbailey identified on Longtown Village Policies Map is proposed for housing development subject to the following additional conditions:**

- a) Provision be made for a children's play area and other open space, sports and recreation needs, in accordance with applicable standards, or appropriate contributions made to off-site facilities.**
- b) Provision be made for car parking to relieve additional congestion outside the Village Primary School.**

**c) Measures to protect the public foul sewer that traverses the site will be required by way of an easement/protection zone or diversion.**

**6.12** This site has been selected partly because it is of sufficient size to enable us to require a number of affordable houses. Its proximity to the pre-school and primary school will suit parents and it may provide space for the community facilities listed above. On-site open space requirements must comply with Herefordshire Local Plan Core Strategy policies OS1 and OS2, although alternatively contributions may be made to 'off-site' facilities should this option be present at the time of the development. The developer may wish to assist in bringing 'off-site' facilities forward within a reasonable timescale should the latter option be preferred. In relation to car parking, development of the site would reduce the ability for nearby 'on-street' parking that benefits access to the Village Primary School and the safety of children. Its loss needs to be compensated for in order to meet the provisions of policy LGPC10. Dwr Cymru/Welsh Water has advised that a foul sewer crosses the site which needs to be protected or diverted.

## **Policy LGPC 4: Residential Use Associated with Historic Farmsteads**

**Sensitively-designed housing development of buildings comprising historic farmsteads in Craswall, Llanveynoe, the rural parts of Longtown and Walterstone will be supported where proposals respect historic character and are:**

- a) single or multiple dwellings to meet a local need for affordable housing, such as for key workers.**
- b) 'enabling development' to ensure the retention or repair of any heritage asset.**
- c) live and work units of appropriate scale for the existing farmstead.**
- d) reinstating the form and layout of a historic building complex identified by Herefordshire Historic Farmstead Characterisation Project where the design of the proposal is of exceptional quality or innovation.**

**6.13** Historic England has sponsored a project to characterise the historic farmsteads within the County and it is understood it would like to see a positive approach to their conservation. The special character of the Group Parish should not just be perceived as that set by Longtown village. Its rural hinterland comprises a number of small hamlets, many based on historic farmsteads. These are particularly important to the local settlement pattern reflecting its dispersed character. The project has identified that Herefordshire's landscape has one of the most intact ancient enclosed landscapes with farmsteads comprising loose courtyard forms within its lowlands and regular courtyard plans on its great estates. Location in relation to the Brecon Beacons National Park and views from the Offa's Dyke Trail add to their importance in the rural landscape. Historic England promotes designs that will conserve, protect and sustain these forms, protecting their features, settings and cultural significance. In addition, their protection, and that of other associated heritage assets, might be enabled by allowing some development that would release funds for their repair. There are a number of such farmsteads within the Group Parish (see Appendix A).

**6.14** There are significant issues in terms of re-use and dereliction of historic farmsteads, so where the form is important, evidence of previous structures may inform change. By utilising information from the Historic Environment Record and County Archive, this may provide an understanding of their heritage value and information about their previous historic layout which could be reflected in any housing development to enable additional buildings to be added based on previous historical layout. This might be presented in a form that would comply with Herefordshire Core Strategy Policy RA3 (6). This historic form, represented by the character and setting of the settlement concerned, should determine both the principle of development and the form it should take.

**6.15** Herefordshire LPCS (RA3) allows for the provision of affordable housing where there is a particular local need. LGPC should be consulted about any such development. Any such development may include an element of market housing to subsidise affordable housing. Development on historic farmsteads will enable families to support elderly members of the family, facilitate the development of farming enterprises and give scope for new small businesses to develop through conversion to workshops, including the provision of live-work units.

- 6.16 Housing development on these farmsteads will not only make a contribution to the 2011-2031 housing target but also will have considerable benefit to the heritage of this area.
- 6.17 Table 1 below shows how the Herefordshire LPCS housing target will be met through the approach outlined above.

**Table 1: Achieving the Housing Target 2011-2031**

		Number of Dwellings
HC Core Strategy Requirement 2011 – 2031		32
1	Number of Completions April 2011- 2018	10
2	Dwellings with outstanding planning permissions April 2018	9
3	Site Allocations* i) Land north of Penbailey ii) Land south-east of Greyhound Close	12 - 16 8 – 12
4	Windfall site within settlement boundary - land south of Perthy Perton	2 (Frontage development only)
5	Provision for rural windfall allowance	19
Potential Total during Plan Period		60 – 68

\*The estimate of dwellings for each site is for the purposes of showing how Herefordshire Local Plan Core Strategy target for the Parish might be met. It is possible that the number of dwellings may be higher or lower than indicated, depending upon the type of dwellings provided and any site conditions that are identified during detailed site assessments.

## Policy LGPC 5: Providing for Local Housing Need

**Where affordable or intermediate dwellings are to be retained under Section 106 agreements, the priority for their allocation, on the first and all subsequent lettings, should be given first to those demonstrating a local housing need within LGPC (i-iv below). If there is no one with such a connection at the time of letting, the accommodation may be offered to those from adjacent parishes, followed by those from the Golden Valley Housing Market Areas and then to the whole of Herefordshire.**

- a) Those living in the Longtown Group of Parishes (LGP).
- b) Those who have lived in LGP for 6 out of the past 12 months or 3 out of 5 years.
- c) Those who work or are coming to work in the LGP.
- d) Those with an essential need to support or be supported by a current resident in the LGP

- 6.18 These criteria comply with the Herefordshire Council Housing Allocation Policy.

### THE ECONOMY

- 6.19 Although farming remains vital to the local economy, changing farming practices and the economic return from upland farms means there are fewer people relying solely on agriculture as their main source of income. Many farms have to diversify, or family members have occupations other than farming in order to survive economically. There is a need for more job opportunities to enable young people to stay in the area. 79% of respondents want farms to have the opportunity to diversify to add value to their produce, to run shops, to develop rural crafts or create tourist accommodation. The topography of the region and the size of the roads make large-scale enterprises undesirable. The results of the questionnaire showed

less than 10% of respondents in favour of any form of large-scale intensive farming or horticulture, warehousing, waste storage or disposal or fracking. On the other hand, around 40% of respondents thought the area appropriate for catering, equine-based services, craft workshops and small-scale retailing, with a slightly lower percentage (33%) in favour of market gardening. 55% of respondents considered tourism and leisure-related businesses to be appropriate for this area.

- 6.20** When asked what would make businesses locate or stay in the area, a huge majority (80/82%) named a better broadband service and improved mobile phone reception. 50% believe improved roads would be needed to encourage businesses.

## **Objectives for the Development of the Economy**

- 6.21** The following objectives have been set:

- E.1** To support farm diversification by providing space for rural craftspeople, encouraging operations that add value to local produce and the development of tourism projects appropriate to the local landscape
- E.2** To support the development of live/work units
- E.3** To support the erection of technological facilities that will support local businesses, aid home working and provide services which are considered essential for modern-day life

## **Policies for the Economy**

### **Policy LGPC 6: Supporting Local Enterprise**

**The development of new businesses or the expansion of existing businesses will be supported where they result in sustainable economic growth and provide local employment.**

**Small-scale light or general industry, in particular craft-based operations or sustainable technologies, will be encouraged to locate in converted rural buildings, in large houses or on brown-field sites provided they comply with the criteria set out in this policy.**

**Tourism enterprises will be supported where they are appropriate to the rural area in terms of nature and scale. Schemes that assist the retention of existing services and facilities and which make appropriate use of redundant buildings will be welcomed.**

**Agricultural development requiring planning permission must ensure potential polluting effects are fully mitigated.**

**The following criteria will be employed to determine economic sustainability:**

- a) Development should be in scale with the rural character of the site.**
- b) The amenity of nearby residents should not be adversely affected.**
- c) The local roads should be able to accommodate increased traffic.**
- d) The conversion of rural buildings should retain the character, external appearance and form of the original building and external storage and paraphernalia should be avoided.**
- e) Proposals for home working, where this requires the erection of an extension or a new building, should have no adverse effect on residential amenity, including traffic generation, noise and light pollution.**
- f) Limited additional buildings may be permitted to support the enterprise and to reduce external storage. Such buildings must be in scale with the surrounding buildings.**
- g) The development of historic farmsteads should include an analysis of the historic form of the Complex.**

- 6.22** The provision of jobs and new houses are both important for the retention of facilities including the school, the shop and the pubs. This policy offers a flexible approach to support local employment. It allows for the development of the tourist industry, farm diversification, businesses that support the farming industry and home working.

- 6.23** Herefordshire LPCS Policy RA5 allows for changes to historic farmsteads, including small extensions, to accommodate business development and diversification.

## **Policy LGPC 7: Broadband and Mobile Telephone Infrastructure**

**Proposals to provide broadband infrastructure and mobile telephone equipment will be supported provided that:**

- a) Equipment is well-designed, unobtrusive and located to ensure all residents and businesses have access to super-fast broadband and reliable mobile telephone reception.**
- b) New development schemes include plans to provide suitable ducting to link to super-fast broadband**

- 6.24** Respondents to both the individual questionnaire and the business questionnaire were adamant that fast-speed broadband and adequate mobile telephone reception are essential for modern living. Farmers are now required to do their agricultural returns to DEFRA on line. Mobile telephones can be life saving for those working on their own on remote farmsteads.

### **INFRASTRUCTURE AND COMMUNITY FACILITIES**

- 6.25** There are no A or B roads in the area. A large geographical area and low population density mean there are numerous small roads, many of which service only a few properties. Adequate road maintenance has been a problem over many years. Much of the road network is above 250 meters so an efficient gritting service is essential.
- 6.26** There is heavy reliance on private cars. Very few households do not have a car. Of those who travel to work, 77% drive a car or van (2011 Census data).
- 6.27** There is a community transport scheme in the Golden Valley area but there is little enthusiasm for the scheme in this area. Only 9% currently use it or support it and only 8% thought they would use it. There was similar antipathy to a car sharing scheme with only 18% in favour.
- 6.28** Walking around the parishes is more popular with 22% using footpaths more than once a week and 26% walking on the roads more than once a week.
- 6.29** There is little enthusiasm for cycling around the parishes with some respondents to the questionnaire stating the roads were too dangerous.
- 6.30** There is support for the re-opening of Pontrilas Railway Station. This would improve communication, promote sustainability and may attract walkers and cyclists to the area.
- 6.31** 70% of the respondents to the questionnaire are in favour of the development of a policy to protect dark skies in LGPC. This finding is in line with the findings in the Parish Plan (2008). Residents in Longtown have consistently rejected street lighting. There have been requests for security lighting to be directed downwards. It is a policy that would support the Brecon Beacons National Park Dark Skies Reserve.
- 6.32** Support for Longtown Primary School and the shop is very high. Over 80% of respondents to the questionnaire believe the school is important to the community. Only 4% of respondents never use the shop.
- 6.33** The village halls are valued by their communities, with Longtown Hall, the largest and most central of the halls, being used for events and activities involving the wider community.
- 6.34** The majority of the population is happy with the service provided by the water and electricity companies and with Royal Mail. There are few complaints about telephone landlines but, as noted above in paragraph C i b, there is considerable dissatisfaction with the mobile phone service.

## Objectives to Improve the Infrastructure and Community Facilities

- IC.1 To ensure new development can be accommodated safely and within the capacity of the local road network
- IC.2 To protect and improve the footpaths and Public Rights of Way network
- IC.3 To protect and support improvements to local infrastructure and community facilities and services
- IC.4 To contribute to the Brecon Beacons Dark Skies Reserve

## Policies for Infrastructure and Community Facilities

### Policy LGPC 8: Highway Design Requirements

Development proposals should ensure:

- a) There is safe access on to adjacent roads.
- b) The proposal is capable of being accommodated in the capacity of the local road network with consideration of the need for adequate passing places.
- c) Proposals do not result in on-street parking. Adequate off-street parking should be provided and, ideally, would also address on-street parking problems existing in the vicinity.
- d) Appropriate provision is made for service vehicles to turn safely.
- e) The nature of the development does not lead to pressure for street lighting or large-scale lighting for business purposes.
- f) Where possible developments should be linked to the existing pedestrian network with, if necessary, the creation of new footpaths.

- 6.35 Safety is of paramount importance and it is essential the road network can cope with increased traffic. It is important that traffic should not cause damage to verges and drainage ditches. Herefordshire Council's standards, set out in its Highways Design Guide for New Developments, must be rigorously enforced. Any car parks should be screened to minimise the effect on the historic environment and the character of the village. Whenever possible, opportunities to enhance or create new footpath links should be pursued. Lighting should be restricted in line with the dark-skies policy.

### Policy LGPC 9: Protection and Development of Public Rights of Way

Development proposals should not detract from the public rights of way network and where possible should include measures to improve and add to the network.

- 6.36 The protection and enhancement of the public rights of way network will support tourism, encourage an active lifestyle and improve their utility as a local service. It is important the network is maintained and developers should connect to this network. Support will be given to create circular walks and links to longer trails and places of interest. There are places which could benefit from rationalisation particularly when this would include re-routing away from working farmyards. Signage needs improving as do notices promoting the Countryside Code.



## **Policy LGPC 10: Protection and Enhancement of Community Facilities and Services**

Existing community facilities shall be retained and protected from development that would restrict their current use unless adequate alternative provision is made.

**These facilities include:**

**Longtown Primary School  
Longtown Village Hall and Library  
Craswall Village Hall  
Walterstone Village Hall  
The Crown Inn, Longtown  
Hopes of Longtown, Longtown Village Stores  
Carpenter's Arms, Walterstone  
Cornwall Arms, Clodock  
St Clydog's Church, Clodock  
St Mary's Church, Walterstone  
The Church of St Mary, Craswall  
St Beuno's Church, Llanveynoe**

Where possible development that will enhance the viability of key services will be encouraged.

Proposals to enhance existing facilities and services or to create new services will be supported where:

- a) Access and off-street parking can be provided where required without harming existing residential use.
- b) They include measures to encourage active travel (walking and cycling) to and from the facility.
- c) They would not adversely affect the natural environment or heritage sites.

**6.37** Residents value the existing services. Other services the community would welcome are a prescription delivery service and access to a playground for younger children. There is also concern over safety on the road outside the school in Longtown. Currently there are no firm proposals for sites or funding for new facilities. The planned growth of the community may lead to demands for new facilities. This policy is designed to allow for future development subject to appropriate safeguards.

## **Policy LGPC 11: Contributions to Community Services, Youth Provision and Recreational Facilities**

Where appropriate, new development should contribute to necessary community infrastructure to address the demands such development places on the area and to support the social element of sustainable development. Contributions could be made through Section 106 Agreements, Community Infrastructure Levy (CIL) or other developer-contribution mechanisms that may be available during the period of the Plan.

**6.38** Growth of the community will necessitate the improvement of some services. Additional services may also be required. Herefordshire Council intends to introduce a charging system for the CIL during the Plan period. Currently it operates a system for related payments through Planning Obligations. Contributions may be able to be made through the CIL process, when this comes into operation, or in accordance with Sections 3.4 and 3.9 of Herefordshire Council's Supplementary Planning Document (paragraphs 3.4.8 and 3.9.12). LGPC will use the contribution it receives from either of these to ensure its existing facilities are improved, maintained or able to meet legislative requirements. Herefordshire Council will seek advice from LGPC on what facilities or infrastructure need funding when planning applications are considered.

## THE ENVIRONMENT

- 6.39** The community is united in its desire to preserve the landscape and the local heritage. To this end, 75% of the population want new dwellings and extensions in keeping with their village or rural surroundings, want to maintain low noise levels, keep street furniture to a minimum and to protect views. Over 80% of respondents to the questionnaire thought particular views, open spaces, scenery, wild plants and wildlife, including hedges and verges and woodland and trees and watercourses, should be taken into account when considering all planning applications.
- 6.40** Residents were asked in the questionnaire if they would like LGPC to investigate the advantages and disadvantages of the area becoming an Area of Outstanding Natural Beauty (AONB). 50% of respondents were in favour. Similarly, approximately half the respondents would like a wildlife survey to be undertaken.
- 6.41** Nearly 90% of respondents to the questionnaire think farming is vital to the preservation of the landscape. There is majority support (70%+) for the provision of farm careers for young people, local family farms, traditional farming skills, livestock farming, maintaining upland and small farmsteads and for tackling farm theft.

### Objectives to Protect the Environment

- 6.42** The following objectives have been set to protect the environment:
- E.1** To ensure the natural landscape and historic environment are protected
  - E.2** To ensure important habitats are identified and given an appropriate level of protection
  - E.3** To maintain tree cover
  - E.4** To ensure storm and waste water drainage is accommodated satisfactorily

### Policies for the Environment

## Policy LGPC 12: Protecting and Enhancing the Landscape and its Features

To ensure development will contribute positively to the area's rural character proposals will:

- a) Protect the views to and from Offa's Dyke Path and the Brecon Beacons National Park.**
- b) Conserve, restore or enhance the landscape character.**
- c) Maintain and, where appropriate, extend tree cover.**
- d) Use Tree Preservation Orders to protect important trees.**
- e) Maintain and enhance ecological corridors formed by watercourses, hedges and small woodland.**
- f) Protect and, when appropriate, enhance the biodiversity and conservation status of the Sites of Special Scientific Interest and preserve the value of Local Wildlife Sites. Surveys will be undertaken should these sites be affected by development.**
- g) Retain important natural habitats and landscape features such as ponds, orchards and hedgerows.**

- 6.43** The landscape and natural environment should be given a high priority not simply for protection but for enhancement and restoration. Although outside the Brecon Beacons National Park, the view across the LGPC area offers a fine example of early field pattern development. This field pattern should be

preserved. There may be a submission to Natural England for the area to be designated an Area of Outstanding Natural Beauty. There should be no net loss of biodiversity and, where developers remove hedgerows or other habitats, full compensation measures must be incorporated in any planning application. Developers must comply with the policies LD1 and LD2 in the Herefordshire LPCS and follow guidance in the Herefordshire Landscape Character Assessment Supplementary Planning Document and the Council's Biodiversity Supplementary Planning Guidance. Developers should produce landscape impact assessments.

## **Policy LGPC 13: Protecting Heritage Assets**

**Heritage sites and their settings will be conserved and enhanced by:**

- a) Resisting development that would adversely affect Scheduled Ancient Monuments and their settings.**
- b) Development proposals to be accompanied by full archaeological investigations where appropriate. If significant or extensive remains are found, they should be preserved *in situ* whenever possible.**
- c) Resisting developments that adversely affect features and settings of listed buildings and other similar heritage assets.**
- d) Ensuring every effort is made to retain and conserve buildings and heritage assets of local importance including traditional rural buildings.**
- e) Promoting development to conserve the character of historic farmsteads by allowing sensitive conversions.**
- f) Preserving the character, appearance and biodiversity of the Commons**

- 6.44** The aim will be to preserve local distinctiveness. Developers need to consider carefully any impact on heritage assets. Where appropriate, it will be a requirement for developers to produce a Heritage Impact Statement.
- 6.45** It is noted that Historic England has sponsored a project to characterise the historic farmsteads in the county and it would like to see a positive approach to their conservation.
- 6.46** Any development on the periphery of the Commons should be carried out sensitively.

## **Policy LGPC 14: Foul and Storm Water Drainage**

**Developers must show, through appropriate evidence, that foul and storm water drainage can be accommodated without causing pollution or flooding to other properties or land. Developers must ensure that drainage schemes are fully implemented before the development is brought into use. Developers should utilise or contribute to sustainable drainage systems and wet systems where this is practicable. They must include measures to support biodiversity.**

- 6.47** Where appropriate, new development shall be subject to the flood risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework. Housing development will not be permitted in areas identified as Flood Zones 2 and 3.
- 6.48** Most new development is expected to take place within Longtown village where area adjacent to the settlement do not fall within the flood plain of the Olchon Brook or River Monnow. There are parts along the Olchon Valley that are prone to flooding from associated water courses. Some storm water flooding does occur. There is no mains foul drainage in the village or elsewhere within LGPC. This policy seeks to ensure new development does not exacerbate either storm water drainage problems or pollution. The Olchon Brook and its tributaries flow into the River Wye SAC which is currently in poor condition and for which measures are being developed to address pollution. Developers should present clear technical evidence to show that their proposals will not create such problems. Where drainage measures are brought forward, these can contribute towards biodiversity and may include retention ponds, infiltration

trenches and basins, rain gardens, sand filters, retention basins, swales, rainwater harvesting, permeable paving and green roofs. Arrangements may be required for problems associated with ditches and culverts to be addressed.

## **ENERGY SUPPLIES**

- 6.49** Residents are in favour of renewable energy projects undertaken by individuals or the community but there is no majority support for commercial projects. For private individuals solar power is the most popular (75%) but there is also enthusiasm for wind and hydropower and for capturing natural heat, for example using ground source heat pumps. Support for community projects is not so great with support for solar power schemes dropping to 56% with similar enthusiasm for hydropower and capturing natural heat. When asked about investment in a community project around 40% expressed an interest in solar, hydropower and ground source heat pumps. Fewer than 40% of people are in favour of any commercial development dropping to 20% for solar panels.

### **Objectives for the Development of Energy Supplies**

- 6.50** The objective for renewable energy: To contribute towards the development of renewable energy through small-scale schemes.

### **Policy for Energy supplies**

## **Policy LGPC 15: Proposals for Renewable Energy**

**Renewable energy proposals that will benefit individuals or the community will be encouraged where:**

- a) They will respect the rural and settlement character.**
- b) They will not adversely affect important heritage sites including archaeological sites and historic buildings and their settings.**
- c) They will not adversely affect biodiversity and in particular designated sites and features that contribute to important networks of habitats.**
- d) They will not adversely affect landscape character or important features.**
- e) Local and residential amenity will be protected.**
- f) Any traffic that will be generated can be accommodated safely on the local roads.**
- g) The scale will reflect the area concerned and the community's needs.**
- h) Wind energy schemes will be supported if they meet the above criteria and the developer has obtained the support of the local community.**

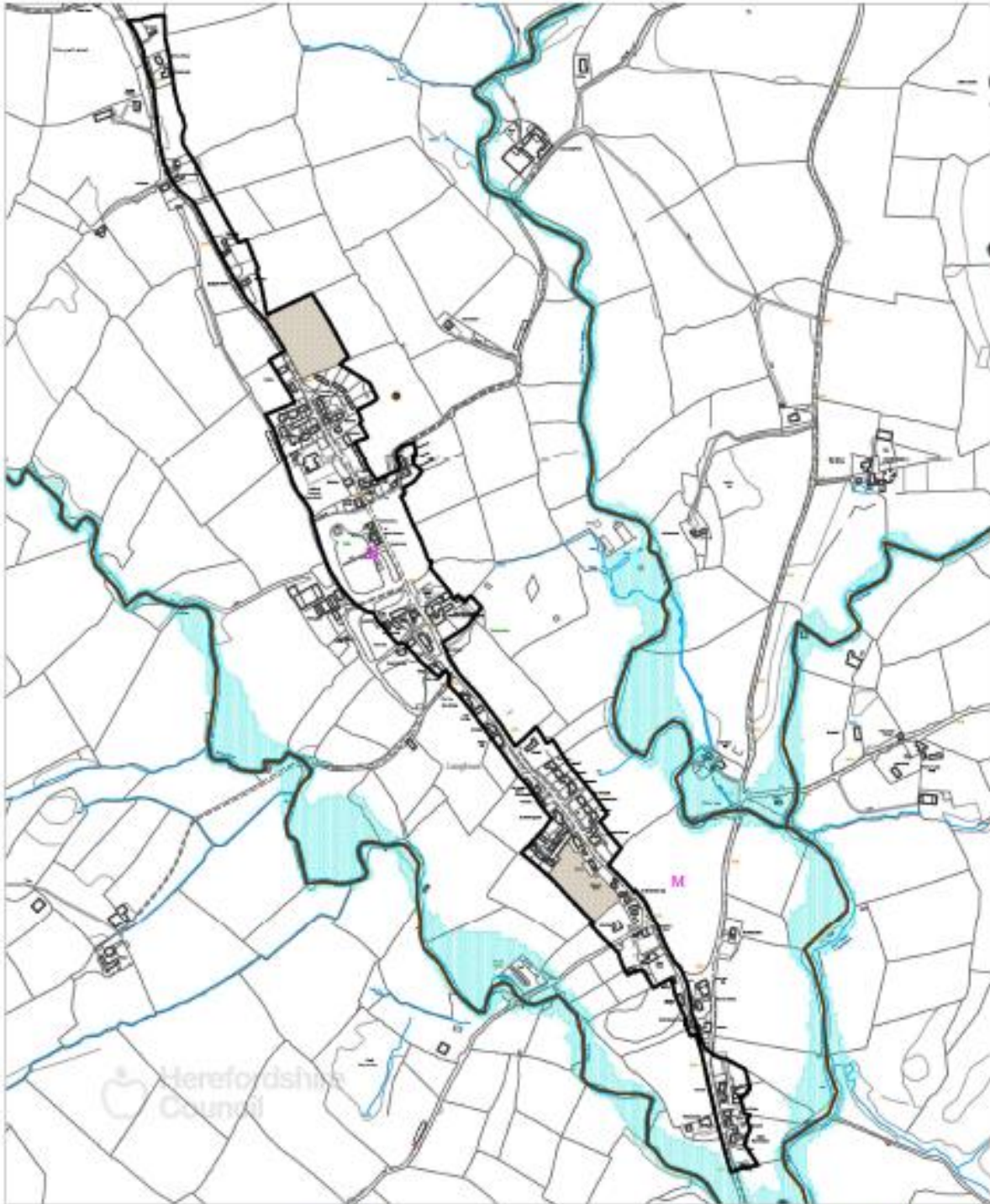
- 6.51** The community is keen to reduce the generation of greenhouse gases and to contribute to renewable or low-carbon energy generation. Small-scale solar and hydro-electric schemes could be developed without detriment to the landscape and historic environment. Proposals must be sensitive to the environment and fit within the LPCS Policy SD2.

## **DELIVERING THE PLAN**

- 6.52.** Landowners and developers will deliver most of the proposals that are promoted through the policies in this NDP.
- 6.53** Herefordshire Council, as the local planning authority, will determine planning applications for development. Such determinations should be in accordance with this Plan. Where there are no policies in this NDP covering a particular issue, Herefordshire Local Plan Core Strategy policies are expected to be relevant and used.

- 6.54** While the local planning authority will be responsible for development management, LGPC will also use this NDP as the basis for making its representations on planning applications. LGPC will publicise any planning application that is not covered by policies in this NDP. It will also publicise those planning applications that, although covered by general policies, contain matters of detail which are considered important. In both instances, and where necessary, Herefordshire Council will be asked to extend the time within which responses are required so publicity can be given before LGPC considers the application.
- 6.55** Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites are coming forward for development to meet its strategy set out in the Herefordshire Local Plan Core Strategy. LGPC will also monitor the effectiveness of the approach it has taken to the various issues covered in the NDP policies. This will be done through its annual report. The report will indicate:
- a.** The number of dwellings granted planning permission in the LGPC, including a running total covering the Plan period 2011-2031
  - b.** A list of planning applications for other matters received during the year indicating whether they are covered by policies in this NDP, the LGPC's representations and whether they have been determined in accordance with the Plan.
- 6.56** It is anticipated that a review of the NDP will be probably be needed at the same time as the Herefordshire Core Strategy. In the unlikely event that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for LGPC, discussions will take place with Herefordshire Council on whether an early review is necessary.
- 6.57** Where appropriate, LGPC will establish working groups to support initiatives raised by the Council or parishioners. Initiatives that have adequate support will be advertised and supported by LGPC. Any parishioners with specific proposals should initially contact the Parish Clerk so that the item can be discussed by the LGPC. The LGPC, when possible, will aid its progress within the framework of the Plan's objectives.

# Longtown Village Policies Map



- Longtown Settlement Boundary (LGPC1)
- Proposed Housing Sites (LGPC2, LGPC3)
- M Scheduled Ancient Monuments
- Local Wildlife Site (LWS)

## Longtown village Policies Map

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Scale 1:7,500  
 at A4 size



## **7. APPENDICES**

### **APPENDIX A: Historic Farmsteads within the Group Parish**

**(Source – Herefordshire Council’s Historic Environment Record)**

#### **Longtown Parish**

Coldbrook Farm  
Middle Hunthouse Farm  
Cowshed, East of Old Court Farm  
Cwm Farm  
Great Bilbo Farm  
Lower Trewern  
Moody Farm (Meudwy)  
Little Trelanden  
New Buildings Farm  
Lower Cwmcoched  
Grove Farm  
Belpha  
Whitehouse Farm  
Great Trelanden Longhouse Farm  
Great Hunthouse  
Upper Bryn and The Bryn Barn, Ty-ar-y-maen  
Castlefield, South of Belpha Wood  
Penylan  
New Hunthouse Farm  
Upper Brooks Farm  
Waine Farm  
Lower House Farm  
Trelandon  
Brooks Farm  
Tymawr  
Greidol  
Old Court Farm, Lower Maescoed  
Tanhouse Farm  
Lower Bryn  
Celyn Farm, Lower Maescoed  
Lower Hunthouse Farm  
Maerdy Farm  
Middle Trewern  
Sunny Bank Farm  
Ty-ar-y-Maen (Old Bryn)  
Baker’s Tump Farm  
Cwmdulas  
Llanwonnog  
Parsonage Farm  
Tycanol  
Ruthland Farm  
(42)

#### **Llanveynoe Parish**

Black Daren  
Upper Cwm Farm  
Blaen, Olchon Valley  
Olchon Barn  
Penyrhiwiau

Great Turnant Farm  
Auburys  
Oldmill Farm  
Whitehouse Farm  
Middle Cwm Farm  
Holly Farm  
Monnow Farm  
Lower House Farm  
Tir Bill Farm  
Blackhill Farm  
Wern Farm  
Penywylod  
Castle Farm  
Great Cwm Farmhouse  
Olchon Court Farm  
Blaen Olchon Farm  
Lower Turnant Farm  
Firs Farm  
Pontymoody Farm  
Cayo  
Oldmill Barn  
Middle Blaen  
Daren Farm  
Brass Knoll Farm  
Hillside Farm  
Olchon Farm  
Upper Turnant Farm  
Little Turnant  
Lower Cwm Farm  
Barn Farm  
(35)

### **Craswall parish**

Great Blackhill Farm  
Middle Blackhill Farm  
Whitehaywood Farm  
Dukes Farm  
Ruinsford Farm  
Upper Cwm Farm  
Abbey Farm  
The Park (Park Barn)  
Chapel House (Chapel House Farm)  
College Farm  
Probert's Farm  
Fidler's Farm  
Leonard's Farm  
Road Farm  
Tanhouse Farm  
Forest Farm  
Three Oaks Farm  
Reed's Farm  
Killhorse Farm  
Upper House Farm  
Site of Green Lane Farm  
Llandraw Farm  
Shawls Barn  
Lower House Farm  
Coed Farm  
Shawls Farm  
Goods Farm  
Blackhill Farm  
Little Blackhill Farm



Little Cwm Farm (Parry's Cwm Farm)  
Lower Blackhill Farm  
Newhouse Farm  
Upper House Farm  
Town Farm  
Rockyfold Farm  
Court Farm  
Blackhill Farm  
(37)

**Walterstone Parish (None referred to although two references to farms included in list)**

Cwm Farm  
Court Farm  
(2)

**Total 114**

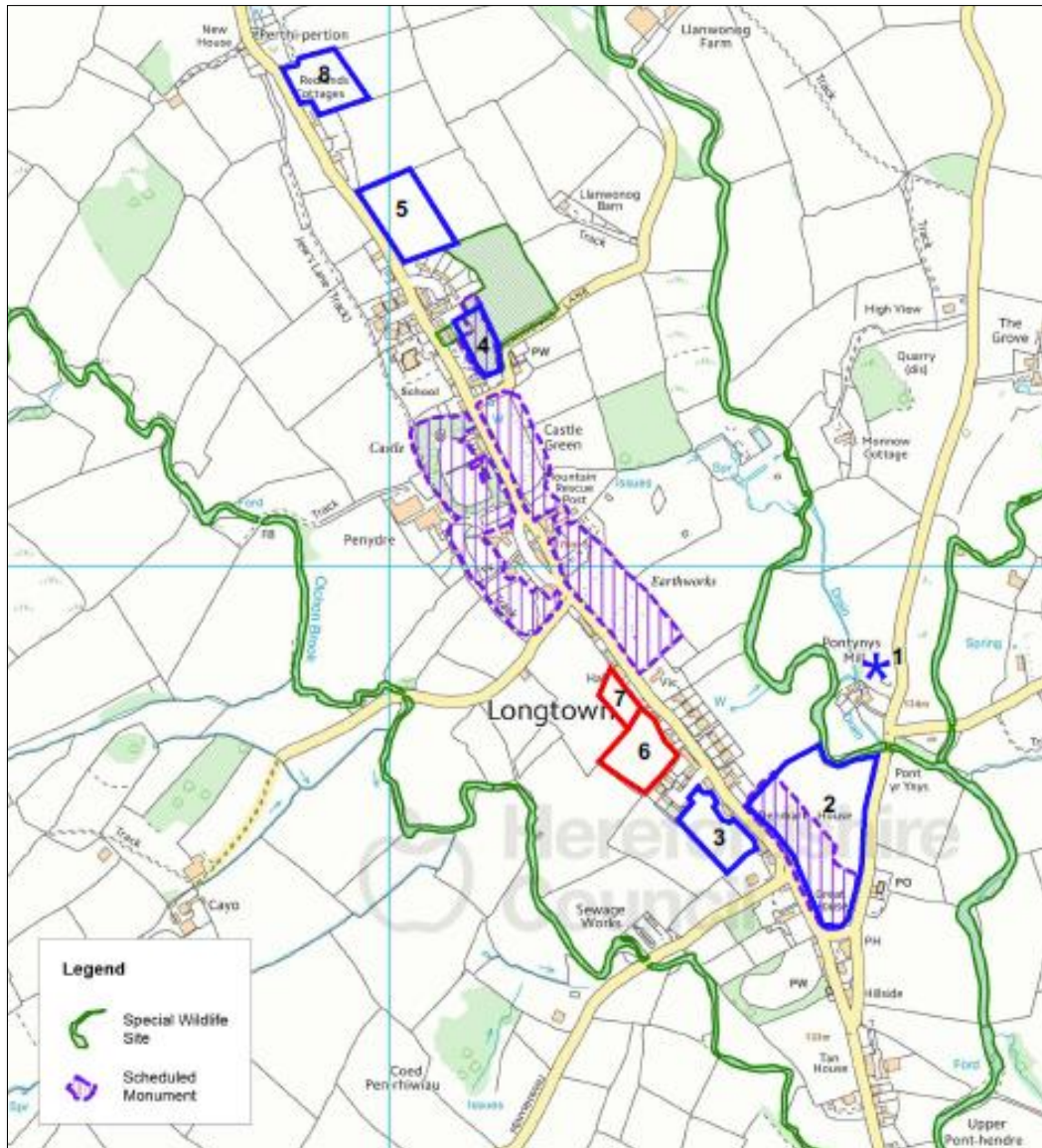
# APPENDIX B: Meeting Housing Need and Site Assessment Summary Report

April 2018

## Housing Land Assessment 2011-2031

1. Herefordshire Council has set a minimum level of housing growth to be accommodated within the Parish. This amounts to 32 dwellings over the period 2011 to 2031. Herefordshire Council has advised that at April 2017, some 10 dwellings had been built. In addition, planning permissions were outstanding for 5 dwellings. A further 4 dwellings had received planning permission between April 2017 and March 2018. This leaves a minimum of a further 13 dwellings to be found through the NDP.
2. In certain circumstances an allowance might be made for windfall housing development outside of the settlements. Over the period 2000-2017 some 32 dwellings were granted planning permission outside of Longtown village (trend rate of 1.9 dwellings per annum, see Appendix 1). Applying this rate to the plan period would suggest some 38 rural windfall dwellings might arise over the 20-year plan period although 19 had already received planning permission, leaving the expectation that a further 19 would come forward based on this trend. Those granted planning permission outside of the village must meet criteria set out in Herefordshire Local Plan Core Strategy Policy RA3. The number of rural farmsteads is such that the potential for rural building conversions to dwellings is likely to be significant. However it may not be necessary to suggest the level of rural windfall development is critical to delivering the required level of proportional housing growth.
3. Sites for the majority of the outstanding dwellings required to be provided within the Group Parish through the NDP should be found in Longtown village. Herefordshire Council undertook a 'Call for sites' as part of its Strategic Housing Land Availability Assessment (SHLAA) 2015. As part of this assessment that Council considered 4 sites although only one came forward through landowner submission (see map at Appendix 2). The NDP Steering Group undertook two 'Calls for Sites', one in February/March 2017, included holding meetings at three locations around the Group Parish; the other, in August 2017, was promoted at the Longtown Show where there is a high attendance from across the whole Group Parish. From these two local 'Calls for Sites' five sites came forward (Sites 1 to 5), including the site submitted to Herefordshire Council in 2015. Given the very low response, the NDP Steering Group also explored the availability of the other sites considered by Herefordshire Council through its SHLAA process (prefixed 'O', representing having been identified by Herefordshire Council officers) and these (Sites 6 and 7) were found not to be available. A further site (Site 8) came forward to the Steering Group during April 2018.
4. The sites that were identified for assessment are shown on Map 1.
5. There are a number of environmental constraints within Longtown village, the most significant of which is the presence of Longtown Castle Scheduled Ancient Monument which covers a number of parcels of land in addition to the visible Castle remains. A further Scheduled Monument sits just to the south at Pont Hendre Castle Mound. Given these constraints informal discussions were undertaken with Historic England and Herefordshire Council in relation to the effect on the sites and settings of the Scheduled Monuments. Landscape character and quality, location close to the Brecon Beacons National Park and the river water quality of the Olchon Brook that flows ultimately into the River Wye were identified as other potentially important constraints.

## Map 1 – Sites assessed in terms of potential as housing allocations



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6. All sites were analysed against a range of criteria. An initial set of criteria was considered, and Appendix 3 describes those chosen and those rejected for the purposes of differentiating between sites. Two particularly critical criteria were identified which would suggest a site should not be allocated for development. The first, referred to in the previous paragraph, was the effect upon the site and/or setting of Longtown Castle Scheduled Ancient Monument. This monument is spread across a number of areas within the village. The ability to promote sites that would directly affect a Scheduled Ancient Monument is further constrained by the fact that any development would be subject to a further consent regime that cannot be covered in a neighbourhood plan. Consequently, it is not possible to allocate such sites where they would be given 'permission in principle'. A second constraint is set by Core Strategy Policy RA2, which requires sites to be within or adjacent to the built-up area of the settlement. Although there may be some leeway in describing where a boundary defining this might be located, sites that are clearly away from the settlement would not comply with this requirement, would fall within the open countryside and need to be considered against Core Strategy Policy RA3 through the Development Management process.
7. Appendix 4 contains the assessments for each of the available sites.

## Conclusion

8. Only three sites were found not to conflict with a critical criterion: land to the south-east of Greyhound Close (Site 3), land north of Penbailey (Site 5), and land south of Perthy Perton (Site 8). With regard to the last, development in depth was considered to conflict with the character of the village although development along the frontage was considered suitable. Table 1 below summarises the analysis of sites against the chosen criteria.

**Table 1: Longtown Neighbourhood Plan – Summary of Site 'Suitability' Analysis**

Site/ Criterion	1	2	3	4	5	6	9	12	16	17	19	20	21	Ranking
Site 1	0	--	-	-	0	-	0	0	0	0	-	-	+	6
Site 2	--	+	+	+	-	0	0	+	+	0	+	+	-	4
Site 3	0	+	-	+	0	-	0	+	0	-	+	0	-	2
Site 4	--	+	+	0	-	0	0	0	0	0	-	-	+	5
Site 5	0	+	+	+	0	0	0	0	0	0	+	+	-	1
Site 8	0	0	-	+	0	-	0	-	0	0	+	0	-	3

### Key:

- + Meets the criterion, including providing benefits
- 0 Neutral or no/little effect
- Does not meet criterion or has a negative effect
- Conflict with critical criterion

9. Table 2 shows how the required level of housing growth might be met (and exceeded) through policies based upon the assessment above.

**Table 2: Achieving the Housing Target 2011-2031**

		Number of Dwellings
HC Core Strategy Requirement 2011 – 2031		32
1	Number of Completions April 2011- 2017	10
2	Dwellings with outstanding planning permissions April 2017	9
3	Site Allocations i) Land north of Penbailey ii) Land south-east of Greyhound Close	12 - 16 8 – 12
4	Windfall site within settlement boundary: Land south of Perthy Perton	2 (Frontage development only)
5	Provision for rural windfall allowance	19
<b>Potential Total during Plan Period</b>		<b>60 - 68</b>

The estimates of dwellings under rows 3 and 4 above are for the purposes of showing how the Herefordshire Local Plan Core Strategy target for the Group Parish might be met. It is based upon the lower end of a medium density and seeks to consider amenity and other site-specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

**APPENDIX 1: PLANNING PERMISSIONS SINCE 2000**

**LONGTOWN GROUP PARISH**

<b>APPLICATION NO</b>	<b>LOCATION</b>	<b>TYPE</b>	<b>APPROVAL DATE</b>	<b>INSIDE/ OUTSIDE SETTLEMT.</b>	<b>COMMENTS</b>
<b>PP granted since April 2011</b>		<b>21</b>			
P173087/PA4	Middle Wern Ddu Farm Rowlestone	2 x S	4 Oct 2017	O	Prior Approval given
P172653/PA4	Land at Sheep Shed Coldbrook Lane Longtown	1 x D	29 Aug 2017	O	Rural building conversion
P172455/PA4	Maple Farm Longtown	1 x D	18 Aug 2017	O	Prior Approval given
P153584/F	Cwm Farm Clodock Longtown	1 x D	4 Feb 2016	O	Rural building conversion
P153230/F	Rockyfold Craswall	1 x D	16 Dec 2015	O	Rural building conversion
P152578/F	Land at Betty Howells North West of Daren Farm Llanveynoe	1 x D	6 Apr 2016	O	
P152502/F	Land at The Ferns Longtown	1 x S	14 Oct 2015	I	Convert 1 to 2 hence +1
P143645/F	Allt yr Ynys Walterstone	1 x D	8 Apr 2015	O	Convert hotel to dwelling +1
P143474/F	Barn at Lower Ponthendre Longtown	2 x S	2 Feb 2015	O	Rural building conversion
P143066/F	Lodge Farm Walterstone	2 x S	12 Jan 2015	O	Rural building conversion
P143030/F	Ferns Barn Longtown	1 x D	11 Dec 2014	O	Rural building conversion
P142135/PA7	Stone Barn Mynydd-Ferddin Farm Rowlestone	2 x S	8 Sep 2014	O	Rural building conversion
P131723/F	Old House Barn Middle Cwm Longtown	1 x D	15 Aug 2013	O	Rural building conversion
P130942/F	The Monnows Walterstone	1 x D	22 Jul 2013	O	Agricultural dwelling - outline - S102727/O
S123417/F	Dairy Farm Walterstone Common	1 x D	24 Apr 2013	O	New farm house
S110651/F	New Forest Farm Craswall	1 x D	2 Jun 2011	O	Agricultural dwelling
S110351/RM	Plot 1 Adj to Treheath Longtown	1 x D	7 Apr 2011	I	
<b>PP granted before April 2011</b>					
S102964/F	Barn adj to Pontilla Longtown	1 x D	7 Jan 2011*	I	Building conversion See also DS052233/F
DS082492/RM	Land Adjacent To Mount View Longtown	1 x D	30 Oct 2008	I	
DS073098/F	Old House Barn Middle Cwm Longtown	1 x D	4 Jan 2008	O	Rural building conversion
DS062569/F	Upper Cwm Farm Craswall	1 x D	12 Oct 2006	O	Rural building conversion
DS061617/F	Old Mill Farm Craswall	1 x D	25 Jul 2006	O	Agricultural Dwelling
DS053826/F	The Redlands Cottages Longtown	1 x S	10 Jan 2006	?	North of village
DS051233/RM	Land South Of Pontilla Longtown	5 x D 4 x S	3 Aug 2005	I	

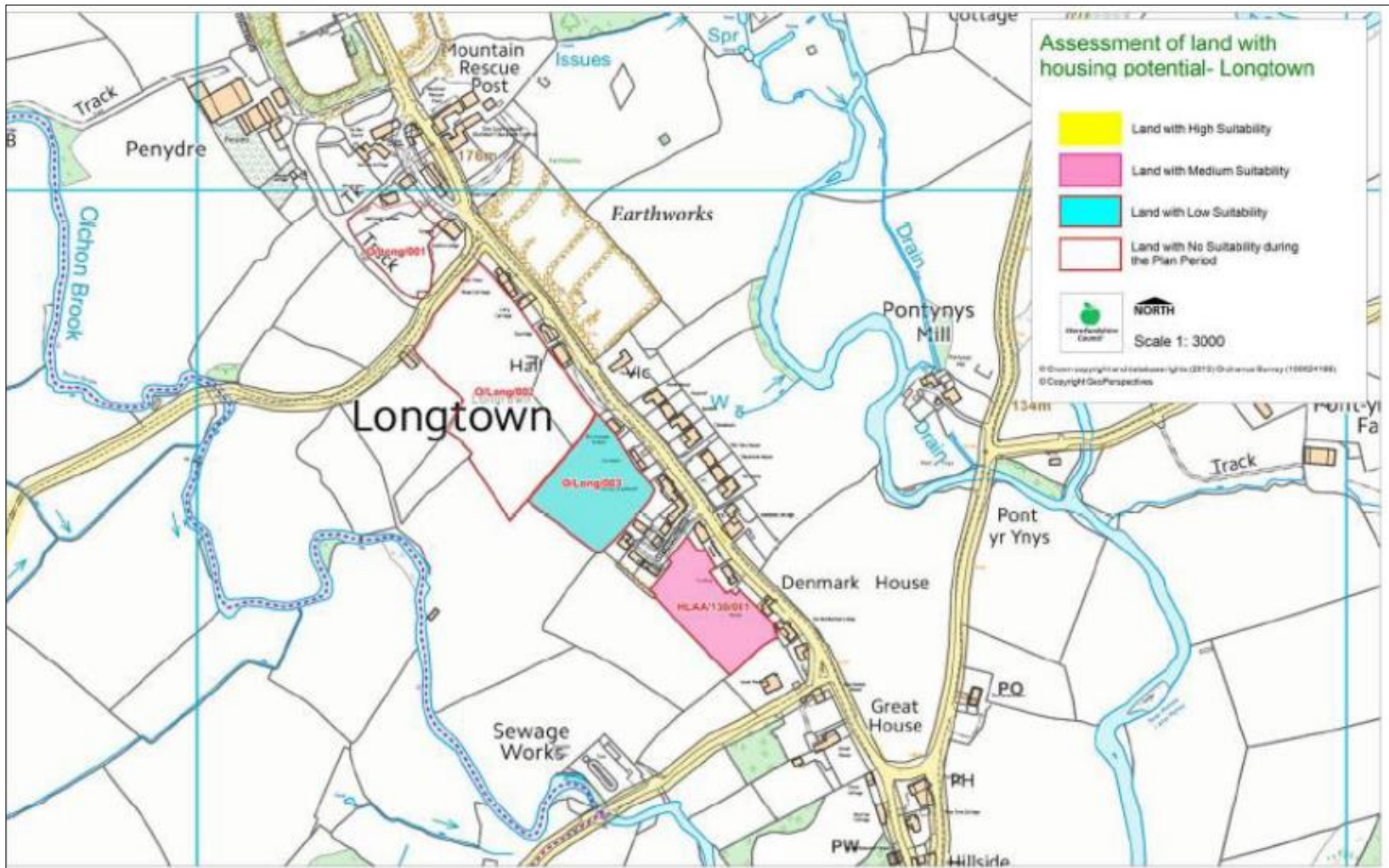
DS045162/G	Llandraw Barn Craswall	1 x D	24 Mar 2005	O	Holiday let to dwelling
DS045106/F	Cwm Farm Walterstone	1 x D	10 Feb 2005	O	Rural building conversion
DS042737/F	Land Adjacent To Hillside Longtown	1 x D	27 Jul 2004	I	
DS013366/F	Land Adjoining The Bulls Head Craswall	1 x D	27 Sep 2002	O	Rural building conversion
DS013163/F	Town Farm Craswall	1 x D	3 Jan 2002	O	Agricultural dwelling
DS012313/RM	New Buildings Farm Longtown	1 x D	30 May 2001	O	Service house and double garage?
DS011524/O	Part O S No 4374 Town Farm Craswall	1 x D	30 Mar 2001	O	Agricultural dwelling
DS002036/F	Land To The Rear Of Glyneath Longtown	7	19 Dec 2001	I	
DS002647/F	Glyneath Longtown	1x D	6 Aug 2001	I	
DS003447/O	New Buildings Farm Longtown	1 x D	5 Dec 2000	O	Was outline – Have not seen RM application
DS000106/F	Middle Trewern Longtown	1 x D	19 Oct 2000	O	Renewal of permission
DS990044/F	Central Kitchens Industrial Est Longtown	4 x T	24 Jul 2000	I	Removal of industrial units
DS992619/F	Barn Below Highfield House Llanveynoe	1 x D	8 Jun 2000	O	Rural building conversion
DS992423/F	Plot 2 Springfield Longtown	1 x D	25 Apr 2000	I	

**TYPE: DETACHED (D); SEMI-DETACHED (S); TERRACED (T); FLAT (F)**

Dwellings granted permission since April 2011: 21; \*Dwelling granted just before April 2011 completed after that date: 1; Total: 22 commitments.

Rural Windfalls across Group Parish from 2000 to 2017: 32 (average 1.9 per annum). Using this trend data suggests 38 over plan period 2011-2031. Nineteen have already come forward during plan period leaving a further 19 that would be expected based on trend data.

**APPENDIX 2: MAP EXTRACT FROM HEREFORDSHIRE SHLAA 2015**



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### **APPENDIX 3: REVIEW OF ASSESSMENT CRITERIA**

<b>Ref</b>	<b>Criterion</b>	<b>Reason for Using/Not using</b>	<b>Use/Not Use</b>
1	Effect on SSSIs, Scheduled Monuments and similar national designations	There are no SSSIs close to the settlement although there are SAMs and Listed Buildings within the village and a number of submitted sites would be expected to affect them and/or their settings.	U
2	Within or adjacent to built-up area of village (HCS policy RA2)	One site conflicts with this requirement	U
3	Fits sensitively into setting and character of settlement	The village has a particular character that reflects its historic development and setting within a historic landscape	U
4	Effects on natural environment	Although criterion 1 covers this issue to some extent, that one will indicate where any effects are such as to reject a site. There are no nationally or locally important nature conservation sites within or close to the village that might be such as to differentiate between sites. The criterion may however be used to indicate where a site has potential to enhance the ecological network in the area containing the village.	U
5	Adverse effects on historic environment	Although criterion 1 covers this issue to some extent, that one will indicate where any effects are such as to reject a site. There are heritage assets within or close to the village that might be affected by development, including through their settings.	U
6	Adverse effect on landscape character/appearance/features	Longtown has a particular character with its generally long narrow street comprising predominantly frontage development. With many distant views across the village, the effects of development upon its character and setting are important matters.	U
7	Adverse effect on amenity of nearby houses	Not expected to be useful in differentiating between sites – it is considered all of the sites could address the issues of privacy and amenity through design.	N
8	Adverse effects of noise/air pollution on development of site	Not expected to be useful in differentiating between sites – none of the sites are located in places where adjacent uses would likely have an adverse effect through noise/air pollution.	N
9	Likely risk of land drainage or flood	One site is located close to a stream that might affect part of its area	U
10	On green field site (as opposed to brownfield)	Not expected to be useful in differentiating between sites – all sites are greenfield.	N
11	Has energy conservation potential	Not expected to be useful in differentiating between sites – the size and location of sites are such that issues such as orientation of roofs to take advantage of solar gain can be addressed through design	N



12	Supports community facilities/core	Location in relation to a facility or affording improved access is a criterion that may influence choice of site.	U
13	Adverse effect on use of facilities	Not expected to be useful in differentiating between sites – none of the sites are in locations where new houses may suffer nuisance leading to restrictions on the use of a community facility.	N
14	Has safe vehicular access	Not expected to be useful in differentiating between sites – all sites appear to be in locations where adequate visibility can be achieved.	N
15	Adverse effect on highway network	Not expected to be useful in differentiating between sites – this would only become a factor should the level of development exceed that which can be accommodated on the network	N
16	Results in improvements to foot/cycle paths	Benefits that might be achieved for this may be a factor for some sites	U
17	Adverse effect of traffic/parking on amenity of existing houses	This may be a factor for some sites	U
18	Estimate of number of dwellings (contribution to proportional growth)	There are a number of ways in which the outstanding minimum need for 10 dwellings may be achieved. Some submitted sites could enable this target to be met through a single allocation. An alternative might be to promote a number of sites. However, given the limited number of sites submitted this criterion is not expected to be useful in differentiating between sites, although site potential should be recorded.	N
19	Provides opportunity for appropriate range of housing	This is an important criterion in order to provide for balanced growth	U
20	Provides affordable housing	Sites of 11 or more dwellings would normally be required to provide an element of affordable housing. The community expressed a preference for starter homes, family homes and adaptable homes.	U
21	Consistent with community's aspirations for development on small sites.	The community expressed a preference for sites of up to 4 dwellings.	U

## Appendix 4: Detailed Site Assessments

### Key:

- + Meets the criterion, including providing benefits
- 0 Neutral or no/little effect
- Does not meet criterion or has a negative effect
- Conflict with critical criterion

Site Reference No.	1	
Location/Address	Land close to Pontynys Mill, Longtown	
Submitted by	Landowner through Call for Sites	
Site Area	No exact site details except area available to the north-east of the current adjacent property.	
Estimated Number of Dwellings	Understood 1/2 dwellings sought	
Current Use	Agricultural land	
Planning History	Not known	
Any Previous Use	N/A	
Included in Herefordshire SHLAA	No	
1. Effect on SSSIs, Scheduled Monuments and similar national designations	No direct effects on any designated land	0
2. Within or adjacent to built-up area of village (HCS policy RA2)	Site does not comply with Core Strategy Policy RA2 in that it is located in the open countryside and any proposal would need to be assessed against CS policy RA3 through the Development Management Process.	--
3. Fits sensitively into settlement	Development will not fit sensitively into the setting of the settlement and would result in a discordant element outside of the settlements built-up area.	-
4. Natural Environment	Although site location is not well defined, there are no existing local or national wildlife sites close by. However development would require removal of a well-established hedgerow in a rural location.	-
5. Built and historic environment	No effects on heritage assets or the historic environment identified.	0
6. Landscape character and appearance	Development in this location would affect the appearance of the landscape in a relatively prominent location where development would not normally be expected.	-
9. Land drainage	No drainage issues identified and, given slope of the land, none expected.	0
12. Support for parish facilities/services	Level of development and isolated location unlikely to benefit local services and facilities although closer to village shop than many locations within the village.	0
16. Pedestrian/cycle access and benefits	No benefits anticipated given its rural location.	0
17. Effect of traffic on amenity	No adverse effects anticipated.	0
19. Provide the appropriate range of market housing	Limited number of dwellings would not provide a range of accommodation types	-
20. Provide the appropriate range of affordable housing	Too small to require the provision of affordable housing	-
21. Preference for small sites	Would meet the community's aspirations in relation to this criterion	+
<b>Conclusion</b>		
The only benefit identified in relation to this site is that it meets the community's desire for small sites. The site fails in relation to the critical factor that requires the allocation/identification of sites to within or adjacent to the settlement, or reasonably so. It is not one that could be included in the NDP in that it is t		

contrary to Core Strategy Policy RA2. Any proposed housing development would need to meet the criteria set out in Core Strategy Policy RA3.

<b>Site Reference No.</b>	<b>2</b>	
Location/Address	Land north of Crown Inn Public House. 0.8 hectares (2 acres) indicated.	
Submitted by	Landowners	
Site Area	0.8 hectares (2 acres) indicated. The site appears larger than this and it is assumed this is the area outside of the Scheduled Ancient Monument.	
Estimated Number of Dwellings	Although the site might accommodate around 30 houses at the overall Core Strategy density sought, a figure of 12 to 16 is considered reasonable for a rural location where reasonable gardens are required. The area might however be reduced further to avoid an area that might be prone to flooding close to the brook	
Current Use	Agricultural land	
Planning History	Not known	
Any Previous Use	N/A	
Included in Herefordshire SHLAA	No	
1. Effect on SSSI's, Scheduled Monuments and similar national designations	A large portion of the site is designated a Scheduled Ancient Monument and Scheduled Monument Consent would be required for any development upon this area. Development on the remainder will adversely affect its setting. Further exploratory work would be required before any decision could be made for 'permission in principle' on the remainder of the site. Informal discussions with Historic England and Herefordshire Council's Archaeology Service indicates their opposition to development on this site.	--
2. Within or adjacent to built-up area of village (HCS policy RA2)	The site sits within the built-up area of the village between the village public house and existing houses and on the opposite side of the road to further dwellings.	+
3. Fits sensitively into settlement	Development of some of the site would be capable of fitting sensitively into the village character in a way that ought not to affect its setting. However, this would be on the Scheduled Ancient Monument, reflecting the frontage development that forms the village character. It might be possible to accommodate a limited development on the eastern part of the site, subject to appropriate landscaping in order to meet this criterion.	+
4. Natural Environment	There are no existing local or national wildlife sites close by. However development would require removal of hedgerow and the brook along its northern edge would need to be protected from pollution. Development could be used to enhance the ecological network.	+
5. Built and historic environment	The presence of a Scheduled Ancient Monument upon the site is referred to above. The Crown Inn Grade II Listed building sits to the south of the site although separated from it by a road and any potential affects to its setting could be easily mitigated through design. The principle of development off the SAM would need to be informed by an archaeological investigation.	-
6. Landscape character and appearance	A combination of design, landscaping and restricting site area ought to ensure any effects upon landscape character would be sufficiently mitigated. Only minor loss of landscape features (hedgerow) would be required.	0
9. Land drainage	A small area along the brook at the north end of the site is shown to be liable to flooding but this should not be a constraint to development of the remainder.	0
12. Support for parish facilities/services	Has the potential to improve access to the village shop and pub from the main village should a footpath be provided across the site to link with the footpath along the east side of the village street.	+

16. Pedestrian/cycle access and benefits	Potential improvements to footpath links as above.	<b>+</b>
17. Effect of traffic on amenity	No adverse effects expected.	<b>0</b>
19. Provide the appropriate range of market housing	Site would be of a size to enable a range of dwellings even if restricted to area excluding the SAM	<b>+</b>
20. Provide the appropriate range of affordable housing	Site would be of a size to provide more than 10 dwellings and so require an element of affordable housing, even if restricted to area excluding the SAM	<b>+</b>
21. Preference for small sites	Site would not meet the community's aspirations for small sites unless a considerably reduced site were advanced, in which case a number of potential advantages would be lost.	<b>-</b>
<b>Conclusion</b>		
The site would provide a number of benefits although it fails in relation to the critical factor that it would have a significant effect on a Scheduled Ancient Monument (SAM) and its setting. Designation of SAM indicates that the site has the highest significance. In this regard it is considered to be contrary to NPPF para 132 and Core Strategy Policy LD4. An archaeological evaluation would be required, and potentially another consent regime, to determine whether the site or parts of it could be developed. Hence it is concluded that an allocation/identification of the site which would provide for development 'in principle' should not be included in the NDP.		

<b>Site Reference No.</b>	<b>3</b>	
Location/Address	Land south-east of Greyhound Close	
Submitted By	Landowner	
Site Area	0.6 ha	
Estimated Number of Dwellings	HC SHLAA suggests 18 although this is considered too high given its location within a rural settlement. A figure of 8 - 12 is considered more appropriate.	
Current Use	Agricultural land	
Planning History	Not known	
Any Previous Use	N/A	
Included in Herefordshire SHLAA	Yes – ref HLAA/130/001 Considered to have medium potential. It advises that the site could have access via Greyhound Close. The landscape is highly sensitive in this location due to its remoteness and historical setting. The site is well contained and could accommodate a moderate sensitively designed scheme as it could correlate with the existing settlement pattern of the village.	
1. Effect on SSSI's, Scheduled Monuments and similar national designations	No national designations on site or nearby. Sufficiently far away from Longtown Castle SAM not to have a significant adverse effect on its setting. Similarly unlikely to have a significant adverse effect on the setting of Pont Hendre Castle Mound.	<b>0</b>
2. Within or adjacent to built-up area of village (HCS policy RA2)	Site falls adjacent to what might be defined as the built-up area of the settlement.	<b>+</b>
3. Fits sensitively into settlement	Site lies adjacent to a housing development on a similar sized plot. The adjacent development did not conserve the character of the settlement but created an environmental improvement through removal of unsympathetic buildings. The development of this site would exacerbate the uncharacteristic form of development in this location.	<b>-</b>
4. Natural Environment	There are no existing local or national wildlife sites close by and no apparent important natural features, but development could be used to enhance the ecological network	<b>+</b>
5. Built and historic environment	Minor effects upon the settings of Longtown Castle and Pont Hendre Castle Mound SAMs in terms of changes to the character of the historic settlement that they are associated with although recent development has reduced this so that it cannot given any weight. There is a Listed Building close to the entrance to Greyhound Close and another opposite its	<b>0</b>

	entrance. However, Greyhound Close separates the site from these and the site's development ought not to affect their settings.	
6. Landscape character and appearance	Site visible from Black Mountains (Brecon Beacons National Park) and could potentially adversely affect views of the landscape from that direction. Landscape measures might mitigate the effect to some extent and such views have already been compromised by the development of Greyhound Close. A well-designed landscape scheme and site design, incorporating low-rise dwellings such as bungalows, might be sufficient to mitigate development to an acceptable degree if there are insufficient other options.	-
9. Land drainage	No potential adverse effects identified.	0
12. Support for parish facilities/services	Close to the village hall, and reasonably close to the village shop and pub.	+
16. Pedestrian/cycle access and benefits	None identified	0
17. Effect of traffic on amenity	Landowner has advised there is a right of access for development across the road serving Greyhound Close. Potential adverse effects upon the residents of Greyhound Close through increased traffic upon their access road although unlikely to be such as to provide a critical constraint.	-
19. Provide the appropriate range of market housing	Site is of a size to enable a range of dwellings.	+
20. Provide the appropriate range of affordable housing	Site is of a size that might provide more than 10 dwellings and so require an element of affordable housing although this cannot be guaranteed if the density of adjacent housing is maintained.	0
21. Preference for small sites	Site would not meet the community's aspirations for small sites unless a considerably reduced site were advanced, in which case a number of potential advantages would be lost.	-
<b>Conclusion</b>		
The site has some constraints, but these may be overcome through limiting the scale of development, incorporating low rise dwellings and significant structural landscaping. It could be included as an allocated site for housing within the NDP.		

<b>Site Reference No.</b>	<b>4</b>	
Location/Address	Land north of Llanwonog Lane	
Submitted By	Landowner	
Site Area	Approx. 0.4 ha	
Estimated Number of Dwellings	Although the site might accommodate around 8 -10 houses at the overall Core Strategy density sought, a figure of 4 - 6 is considered reasonable for a rural location where reasonable gardens are required	
Current Use	Agricultural land	
Planning History	Not known	
Any Previous Use	N/A	
Included in Herefordshire SHLAA	No	
1. Effect on SSSI's, Scheduled Monuments and similar national designations	The majority of the site is designated a Scheduled Ancient Monument and Scheduled Monument Consent would be required for any development upon this area. Further exploratory works would be required before any decision could be made for 'permission in principle'. Informal discussions with Historic England and Herefordshire Council's Archaeology Service indicate their opposition to development on this site.	--
2. Within or adjacent to built-up area of village (HCS policy RA2)	The site sits within the built-up area of the village between and to the rear of existing houses and opposite the village primary school.	+
3. Fits sensitively into settlement	Development of the site would be capable of fitting sensitively into the village character and would not affect its setting.	+

4. Natural Environment	There are no existing local or national wildlife sites close by and no apparent important natural features. Limited opportunity to enhance the ecological network	0
5. Built and historic environment	The presence of a Scheduled Ancient Monument upon the site is referred to above. There are no Listed Buildings within its vicinity.	-
6. Landscape character and appearance	Residential development is not considered likely to affect landscape character or any important landscape features.	0
9. Land drainage	No potential adverse effects identified.	0
12. Support for parish facilities/services	Very close to the village primary school. At opposite end of village to the village shop and pub.	0
16. Pedestrian/cycle access and benefits	None identified	0
17. Effect of traffic on amenity	No adverse effects expected given the likely scale of development.	0
19. Provide the appropriate range of market housing	Site not of a size to enable a range of dwellings.	-
20. Provide the appropriate range of affordable housing	Site would not be of a size to provide more than 10 dwellings and so require an element of affordable housing.	-
21. Preference for small sites	Site would not meet the community's aspirations for small sites unless a considerably reduced site advanced, in which case a number of potential advantages would be lost.	+
<b>Conclusion</b>		
The site has limited benefits and fails in relation to the critical factor that it would have a significant effect on a Scheduled Ancient Monument (SAM) and its setting. Designation of SAM indicates that the site has the highest significance. In this regard it is considered to be contrary to NPPF para 132 and Core Strategy Policy LD4. An archaeological evaluation would be required, and another consent regime, to determine whether the site or parts of it could be developed. Hence it is concluded that an allocation/identification of the site which would provide for development 'in principle' should not be included in the NDP.		

<b>Site Reference No.</b>	<b>5</b>	
Location/Address	Land north of Penbailey	
Submitted By	Landowner	
Site Area	Approx. 0.8 ha	
Estimated Number of Dwellings	Although the site might accommodate around 30 houses at the overall Core Strategy density sought, a figure of 12 to 16 is considered reasonable for a rural location where reasonable gardens are required	
Current Use	Agricultural land	
Planning History	Not known	
Any Previous Use	N/A	
Included in Herefordshire SHLAA	No	
1. Effect on SSSI's, Scheduled Monuments and similar national designations	No national designations on site or nearby. Sufficiently far away from Longtown Castle SAM not to affect its setting.	0
2. Within or adjacent to built-up area of village (HCS policy RA2)	Site falls adjacent to what might be defined as the built-up area of the settlement.	+
3. Fits sensitively into settlement	Site lies adjacent to a housing development on a similar sized plot and in a location that would not increase any adverse effects of that development on village character and setting but potentially offer the opportunity to require enhanced landscape measures.	+
4. Natural Environment	There are no existing local or national wildlife sites close by and no apparent important natural features, but development could be used to enhance the ecological network	+
5. Built and historic environment	There are no Listed Buildings within its vicinity.	0

6. Landscape character and appearance	Residential development is not considered likely to affect landscape character or any important landscape features.	0
9. Land drainage	No potential adverse effects identified.	0
12. Support for parish facilities/services	Close to the village primary school. At opposite end of village to the village shop and pub.	0
16. Pedestrian/cycle access and benefits	None identified. Understood that potential benefit to network in terms of providing parking for parents dropping children at school may be available.	0
17. Effect of traffic on amenity	No adverse effects expected given the likely scale of development.	0
19. Provide the appropriate range of market housing	Site is of a size to enable a range of dwellings.	+
20. Provide the appropriate range of affordable housing	Site is of a size to provide more than 10 dwellings and so require an element of affordable housing.	+
21. Preference for small sites	Site would not meet the community's aspirations for small sites unless a considerably reduced site were advanced, in which case a number of potential advantages would be lost.	-
<b>Conclusion</b>		
The site offers a number of potential benefits and has few relative disadvantages compared to others within the assessment.		

<b>Site Reference No.</b>	<b>8</b>	
Location/Address	Land south of Perthy Perton, Longtown	
Submitted By	Landowner	
Site Area	0.44hectares. Landowner advised smaller area in submissions with possibility of extending to full area.	
Estimated Number of Dwellings	Although potentially 10-15 dwellings, given its rural location a maximum of 8 would appear a reasonable level of development.	
Current Use	Agricultural land	
Planning History	Not known	
Any Previous Use	N/A	
Included in Herefordshire SHLAA	No	
1. Effect on SSSI's, Scheduled Monuments and similar national designations	No national designations on site or nearby. Sufficiently far away from Longtown Castle SAM not to affect its setting.	0
2. Within or adjacent to built-up area of village (HCS policy RA2)	Site falls potentially close enough to what might be defined as the built-up area of the settlement although there is a sizeable gap between it and the core area of the village.	0
3. Fits sensitively into settlement	At this point development comprises single depth plots along the road frontage and development in depth would change the character of this area.	-
4. Natural Environment	There are no existing local or national wildlife sites close by and no apparent important natural features, but development could be used to enhance the ecological network	+
5. Built and historic environment	There are no Listed Buildings within its vicinity.	0
6. Landscape character and appearance	Residential development of the full site would adversely affect landscape character in relation to distant views and the overall character of the village.	-
9. Land drainage	No potential adverse effects identified.	0
12. Support for parish facilities/services	Close to the village primary school. At opposite end of village to the village shop and pub. Overall compared to other sites is poorly located in this respect.	-
16. Pedestrian/cycle access and benefits	None identified	0
17. Effect of traffic on amenity	No adverse effects expected given the likely scale of development.	0

19. Provide the appropriate range of market housing	Site is of a size to enable a range of dwellings.	+
20. Provide the appropriate range of affordable housing	Site is only just of a size to provide more than 10 dwellings to require an element of affordable housing although it is most likely that development would seek to avoid this.	0
21. Preference for small sites	Site would not meet the community's aspirations for small sites unless a considerably reduced site were advanced, in which case a number of potential advantages would be lost.	-
<b>Conclusion</b>		
The site offers some limited potential benefits but has more disadvantages than advantages. A reduced site area with development along the frontage would better reflect the character at this location within the village.		

## 8. ABBREVIATIONS

CIS	Community Infrastructure Levy
HCS	Herefordshire Core Strategy
LGP	Longtown Group of Parishes
LGPC	Longtown Group Parish Council
LPCS	Local Plan Core Strategy
NPPF	National Planning Policy Framework
NDP	Neighbourhood Development Plan
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest

## 9. ACKNOWLEDGEMENTS

Many thanks to the Crown Inn, Longtown for lending us a room for innumerable meetings, to Emily Pritchard for the photographs, to Hopes of Longtown for letting us have a stall outside their shop, and to the following for agreeing to make copies of the plan available to the public:

The Crown Inn  
The Cornwall Arms  
The Carpenter's Arms  
The Churches in Clodock, Llanveynoe, Craswall and Walterstone  
The Village Halls in Longtown, Craswall and Walterstone  
Hopes of Longtown