

## Llangarron Neighbourhood Development Plan 2021 - 2031

# Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)



Llangarron Parish Council, January 2021

Supported by



## 1.0 Introduction

1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)<sup>1</sup> sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B of the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. A draft order meets the basic conditions if—

- *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan*
- *the making of the plan contributes to the achievement of sustainable development*
- *the making of the neighbourhood plan is in general conformity with the strategic policies of the development plan for the area*
- *the making of the neighbourhood plan does not breach, and is otherwise compatible with European Union (EU) obligations.*

1.2 Regulations 32 and 33 of the Neighbourhood Planning Regulations 2012 (as amended) set out two additional basic conditions. These are:

- *the making of the neighbourhood plan is not likely to have significant effects on a European site or a European offshore marine site either alone or in combination with other plans or projects and*
- *having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this does not apply to this examination as it is not about a neighbourhood development order).*

1.3 A further Basic Condition was added by legislation on 28 December 2018. The Neighbourhood Planning (General) Regulations 2012 para 1 states:

- *In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.*

1.4 This Basic Conditions Statement sets out how the Llangarron NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

## 2.0 Legal Requirements

### 2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Llangarron Parish Council.

### 2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### 2.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2021 to 2031 (from the current year and referring to the same period as the adopted Herefordshire Local Plan Core Strategy 2011 - 2031).

### 2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### 2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Llangarron Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Group Parish at the time of the designation and is shown on Map 1 in the NDP.

### 3.0 Basic Conditions

#### 3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Llangarron Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, February 2019)<sup>2</sup>.

#### 2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that '*The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.*' Paragraph 7 sets out that '*The purpose of the planning system is to contribute to the achievement of sustainable development.*' The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These should be delivered through the preparation and implementation of plans (paragraph 9).

Table 1 sets out how the Llangarron NDP delivers the 3 overarching Objectives:

**Table 1 Delivering Sustainable Development**

NPPF Overarching Objectives	Llangarron NDP Policies and Proposals
<p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>Llangarron NDP recognises the area's location within a rural area of Herefordshire where the local economy is focussed on existing tourism enterprises, many small and medium sized farms, small agricultural businesses supporting the agricultural sector and local services. In addition many people work from home offering a range of local services.</p> <p>NDP Objective 3 - Employment is: 'To support existing businesses and to attract new employment opportunities in local agriculture, food production and sustainable tourism opportunities, so that jobs are</p>

<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

	<p>provided close to where people live, and opportunities for homeworking are encouraged.'</p> <p>This should be delivered through NDP Policies EMP1 and EMP2.</p> <p>Policy EMP1 provides criteria to guide proposals for new agricultural buildings and poly tunnels including consideration of visual impacts, traffic, lighting and protecting local residential amenity. Policy EMP2 supports small scale tourism and rural diversification.</p> <p>In addition NDP Objective 7 - Communication is: 'To encourage the development of faster broadband and other means of communication within the Parish to allow business to operate and grow.'</p> <p>This should be delivered through NDP Policy COM1 which promotes the provision of a high speed broadband network as part of development and supports new telecoms equipment in the parish subject to criteria.</p>
<p><i>b) a social objective –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>	<p>Llangarron NDP has a strong focus on social sustainability and supporting the local community. The NDP has been prepared over several years with a high level of community engagement to ensure local people's concerns and ideas are incorporated at every step. The NDP guides new housing and other development to the settlement boundaries of the 4 main settlements identified in the Herefordshire Core Strategy as suitable for growth and promotes sustainable communities.</p> <p>Objective 1 - Sustainability is 'to promote the creation of balanced communities with sufficient housing, business opportunities and facilities to satisfy all sectors of the community.'</p>

	<p>This will be delivered through Policy SUS1 (and all other NDP Policies). Policy SUS1 sets out that development proposals should enhance and maintain the vitality of local communities by supporting local and essential services and new residential development should be located within the identified settlement boundaries of Llangrove, Llancloudy, Llangarron and Three Ashes and should contribute to a suitable mix of housing.</p> <p>Objective 4 - Housing is 'to ensure the provision of sustainable, energy efficient housing in the Parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible reflect the character of the area and any new dwellings should be built to a high standard of design.'</p> <p>This should be delivered through NDP Policies HOU1, HOU2, HOU3 and HOU4. Policy HOU1 supports new housing development within the settlement boundaries of Llangrove, Llangarron, Llancloudy and Three Ashes subject to local criteria. Policy HOU2 guides proposals for replacement dwellings in the countryside and Policy HOU3 sets out criteria for assessing the proposed change of use of agricultural buildings to dwellings and holiday accommodation. Policy HOU4 sets out criteria to guide proposals for housing extension where planning permission is required.</p> <p>Objective 6 - Community Facilities is 'to protect existing community facilities and assets and promote the improvement of services and other facilities within the Parish and encourage the improvement of existing facilities and services such as footpaths, open space and play areas.'</p> <p>This should be delivered through NDP Policy CSU1 which identifies existing community facilities in the parish for protection and which</p>
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	<p>supports proposals which improve the range of community facilities and local services available within the Parish, including a car park, improvements to a village hall and allotments.</p>
<p><i>c) <b>an environmental objective</b> - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>Llangarron NDP has a strong emphasis on environmental sustainability which reflects its location within a rural area and the area's many built and natural heritage assets.</p> <p>Objective 2 - Environment is 'to manage and protect the countryside and heritage assets for all to enjoy, by providing measures to protect and enhance the landscape setting and character of the villages including conserving important heritage assets and protecting the wider countryside.'</p> <p>This should be delivered through NDP Policies ENV1, ENV2, ENV3 and ENV4. Collectively these policies seek to protect and enhance local landscape character and biodiversity, and seek to protect heritage assets and the built character of the settlements by promoting sensitive change, and address local flood risk and the need to manage development to ensure the capacity of WwTW is not exceeded.</p> <p>In addition the NDP promotes sustainable transport choices. Objective 5 - Roads and Traffic is 'to promote measures for pedestrian and cyclists' safety and ensure there is no detrimental impact on highway safety for all road users. Wherever possible the plan will encourage and support the use of public transport and roads, paths, drains etc will be maintained in good condition.'</p> <p>This should be delivered through NDP Policy TRA1 which promotes a range of measures in new developments to support walking and cycling and use of public transport.</p>

	<p>The NDP also supports low carbon energy technologies. Objective 8 - Energy is 'to encourage the use of sustainable energy whilst seeking to ensure there is no detrimental impact on the character of the area or the people who live in the Parish. New housing schemes and other development will be encouraged to incorporate sustainable energy efficiency.</p> <p>This should be delivered through NDP Policies ENG1 and ENG2 which guide renewable technology schemes in new developments and support small scale renewable energy schemes subject to impacts on local landscape, biodiversity, character, residential amenity and highways.</p>
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The presumption in favour of sustainable development is explained in relation to plan making in paragraph 11:

11. Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:

*a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*

*b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>5</sup>, unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>6</sup>; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The Llangarron NDP takes a positive and balanced approach to development, recognising that whilst the indicative housing target set out in the Herefordshire Local Plan Core Strategy has been met and exceeded, some further limited development within the identified settlement boundaries would be acceptable, provided that housing types and sizes are suitable, the economy and community facilities are enhanced, and the sensitive character of the natural and built environment is protected from unsympathetic change.



Paragraph 13 explains that the application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

### 3. Plan Making

In Section 3 Plan Making, the NPPF sets out that 6 principles that plans should address. Table 2 sets out how the Llangarron NDP addresses each of these in turn.

**Table 2 Plan Making**

NPPF Plan Making	Llangarron NDP
a) be prepared with the objective of contributing to the achievement of sustainable development;	The NDP has been prepared to contribute to sustainable development; Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.
b) be prepared positively, in a way that is aspirational but deliverable;	<p>The NDP has been prepared positively. The Parish Council has worked hard to ensure policies are positively worded to 'support' and 'encourage' suitable and appropriate development.</p> <p>The environmental policies in the NDP set out locally appropriate criteria which reflect the designated area's location in a rural area of Herefordshire.</p> <p>The policies have been prepared over a long period of time and through several stages of informal consultation and engagement. The work on the NDP has been led by parish councillors with the support of officers from Herefordshire Council and independent planning consultants.</p>
c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;	<p>Local residents have helped to shape the policies, many of whom have a detailed knowledge of the area and its intrinsic character and special qualities and are passionate about protecting them.</p> <p>All the policies have been prepared through an extensive and thorough approach to community engagement, including informal</p>

	<p>consultation on the emerging plan, two formal Regulation 14 public consultations and various public meetings, including those considering the proposed settlement boundaries.</p> <p>The accompanying Consultation Statement sets out the details of the extensive, wide ranging and multiple community consultation and engagement activities which have been undertaken since 2013 at all stages of the Plan's preparation. Briefly this has included:</p> <ul style="list-style-type: none"><li>• Initial questionnaires seeking the key issues</li><li>• Discussions with various community groups and associations</li><li>• A presentation to the local primary school</li><li>• A stand at the Llangarron Village Fete in July 2013</li><li>• A questionnaire to all households in the Parish and an invitation to a Neighbourhood Planning for Real Event in November 2013</li><li>• An open day in November 2014 and follow up questionnaire relating to the Draft Sustainability Statement, Draft Vision and Objectives.</li><li>• First version of the Draft Plan published for formal consultation (Regulation 14) in 2017</li><li>• Regulation 14 public consultation on revised and updated Draft Plan, September - October 2020.</li></ul> <p>Consultations were promoted using local newsletters, the Parish Council's website and hand delivery of questionnaires to all households in the Parish by members of the Steering Group. Drop In events were held at key stages. During the COVID-19 Pandemic the Parish Council held an open online meeting to discuss and agree changes to the Submission NDP. Stakeholders were invited to speak for a short period at the beginning of the meeting.</p> <p>At each consultation stage representations have been considered carefully and appropriate amendments to the NDP made.</p>
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<p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p>	<p>The NDP policies and proposals have been prepared by the Parish Council, with support from a planning consultant and planning officers at Herefordshire Council.</p> <p>Amendments have been made at key stages to improve the clarity and reduce ambiguity, but it is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>
<p>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</p>	<p>Updates and documents have been provided on the NDP website at all stages of plan preparation.</p> <p>Responses by email were invited at informal and formal consultation stages.</p>
<p>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</p>	<p>The NDP has been amended and updated to reduce duplication with policies in the Herefordshire Local Plan Core Strategy and duplication with national policies.</p>

### The Plan Making Framework

Paragraph 18 sets out that policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies. The Llangarron NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Herefordshire Local Plan Core Strategy. The supporting text for the NDP policies refers to the relevant strategic policies.

### Non-strategic policies

Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. Llangarron NDP supports development in line with Local Plan Core Strategy Policy RA1 - Rural housing distribution which sets out a minimum

housing growth target for the Ross rural HMA of 14% or 1150 new houses. The Core Strategy identifies the settlements in the rural areas where new housing should be accommodated under Policy RA2. In Llangarron Parish, Llangrove is identified in Figure 4.14: as a settlement which will be the main focus of proportionate housing development, and Llangarron, Llancloudy and Three Ashes are identified in Figure 4.15: Other settlements where proportionate housing is appropriate. In order to be in 'general conformity' with the Core Strategy, new housing development in the parish should be concentrated in these identified settlements.

Paragraph 30 goes on to say that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

### **5. Delivering a sufficient supply of homes**

Paragraph 65 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The NDP has been prepared in the context of Herefordshire Local Plan Core Strategy Policies RA1 and RA2, and sets out that although the minimum requirement has been met, further limited development will be supported over the plan period.

The designated area is located within a rural area. Paragraph 78 advises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The NDP supports this principle by guiding new development proposals to within the settlement boundaries of the settlements identified for growth in the Core Strategy.

### **6. Building a strong, competitive economy**

Paragraph 83 advises that in rural areas planning policies should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The NDP addresses these matters through policies which support suitable rural growth and tourism and which seek to protect and enhance local community facilities.

Paragraph 91 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. The NDP promotes walking and cycling and improved accessibility to local facilities including those supporting a resilient and sustainable community.

### **9. Promoting sustainable transport**

Paragraph 102 advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. The NDP includes a transport policy which supports increased walking and cycling and use of public transport by encouraging developments to incorporate linkages and facilities such as cycle storage.

### **11. Making effective use of land**

Paragraph 118 advises that planning policies should a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; and b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.

The NDP supports landscape and habitat protection and enhancement and recognises the need for flood risk mitigation. Allotments are included in the list of proposed improvements to community facilities.

### **12. Achieving well-designed places**

Paragraph 124 explains that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 125 goes on to say that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

Llangarron NDP describes the local character of the settlements and wider countryside of the parish on some detail and includes policies which aim to protect heritage and local character and which also consider landscape character. Sustainable design runs through the NDP and is referred to and promoted across a range of policies. The NDP also notes several significant local views which are valued by residents and which should be considered in development proposals.

#### **14. Meeting the challenge of climate change, flooding and coastal change**

Paragraph 148 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 151 goes on to set out that to help increase the use and supply of renewable and low carbon energy and heat, plans should c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers and in paragraph 152, local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

In addition to policies promoting more sustainable, low carbon forms of transport, NDP Policies ENG1 and ENG2 guide renewable technology schemes in new developments and support small scale renewable energy schemes subject to impacts on local landscape, biodiversity, character, residential amenity and highways.

##### **Planning and flood risk**

Paragraph 157 sets out that plans should avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by various measures including c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques). Flooding is a significant local issue in many parts of the parish and Policy SUS1 requires development to minimise the risk of flooding for existing and new properties by promoting and delivering measures to reduce flood risk; and undertake works to upgrade the shortfalls in the capacity of other infrastructure including, utilities, waste water and land drainage. Minimising flood risk is also addressed directly in NDP Policy ENV3.

#### **15. Conserving and enhancing the natural environment**

Paragraph 170 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside. NDP Policy ENV1 identifies important local landscape features and views for protection and sets out how landscaping schemes can protect, restore and enhance local landscape character.

##### **Ground conditions and pollution**

Paragraph 180 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes considering such matters as noise and light

pollution. NDP Policy ENV1 includes protection of the area's dark skies and Policy EMP1 requires proposals for conversions of agricultural buildings to take suitable measures to protect the amenity of occupiers of nearby residential properties and to minimise or otherwise mitigate disturbance, noise, odours, lighting or other pollution.

#### **16. Conserving and enhancing the historic environment**

Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 18 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Policy ENV2: Protecting historic assets and settlement character notes several buildings of particular significance to local residents and requires development to preserve the character and protect the settings of villages and to use local materials where appropriate.

#### **3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The NDP notes the listed buildings in the Group Parish.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

#### **3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

The Plan area does not include a Conservation Area.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

#### **3.4 d. Contributes to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

#### **3.5 e. In General Conformity with Strategic Local Planning Policy**

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the adopted Herefordshire Local Plan Core Strategy 2011-2031. Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Local Plan.

**Table 3 Conformity with Local Strategic Planning Policy**

<b>Llangarron NDP Policy</b>	<b>Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015</b>	<b>General Conformity</b>
<p><b>Policy SUS1: Sustainable Development</b></p> <p>Policy SUS1: Sustainable Development</p> <p>Development proposals will be required to demonstrate that they contribute to sustainability and community resilience by addressing the following criteria:</p> <ol style="list-style-type: none"> <li>1. Development proposals should conserve and enhance the natural and historic environment. Wherever possible existing trees and hedges should be retained. This should be achieved through the design and delivery of high quality built environment and landscaping schemes which respond positively to local distinctiveness and rural character;</li> <li>2. Proposals should minimise reliance on the private car by promoting walking and cycling and where possible being located close to local bus services, whilst recognising that for rural communities the car is likely to remain an important mode of transport for many households;</li> </ol>	<p><b>Policy SS1 - Presumption in favour of sustainable development</b></p> <p><b>Policy SS2 - Delivering new homes</b></p> <p><b>Policy SS4 - Movement and transportation</b></p> <p><b>Policy SS6 - Environmental quality and local distinctiveness</b></p> <p><b>Policy SS7 - Addressing climate change</b></p> <p><b>Policy RA2 - Housing in settlements outside Hereford and the market towns</b></p> <p><b>Policy RA6 - Rural economy</b></p> <p><b>Policy MT1 - Traffic management, highway safety and promoting active travel</b></p> <p><b>Policy LD1 – Landscape and townscape</b></p> <p><b>Policy LD2 - Biodiversity and geodiversity</b></p> <p><b>Policy SD4 - Waste water treatment and river water quality</b></p>	<p>NDP Policy SUS1 sets out the overarching policy approach in the NDP, promoting a sustainable approach in new development. This is in line with the presumption in favour of sustainable development set out in Core Strategy Policy SS1.</p> <p>The NDP Policy addresses matters such as conserving and enhancing the natural and historic environment which is in general conformity with Core Strategy Policies SS6 and LD1 and LD2, sustainable transport which is in general conformity with Core Strategy Policies SS4 and MT1. The Policy also provides the broad planning framework for guiding new housing development to the main settlements in accordance with Core Strategy Policies SS2 and RA2 and considers flood risk and infrastructure requirements in line with Core Strategy Policies SS7 and SD4 and requires employment development to respect local character in line with Core Strategy Policy RA6 which requires development to be of a scale suitable to its setting.</p>



Llangarron NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<p>3. Development proposals should enhance and maintain the vitality of local communities by supporting local and essential services;</p> <p>4. New residential development should be located within the identified settlement boundaries of Llangrove, Llancloudy, Llangarron and Three Ashes and should contribute to a suitable mix of housing in terms of type, size and tenure to promote strong, balanced communities, and in particular meet the needs of young families, the elderly and people with disabilities. The precise housing mix should address the changing needs of the parish over the plan-period in order to support local community and economic wellbeing;</p> <p>5. Outside these settlements development will be considered to be in Herefordshire's countryside and will be required to comply with Herefordshire Local Plan Core Strategy Policies RA3, RA4 and RA5;</p> <p>6. Development should ensure there is no detrimental impact on essential infrastructure by:</p> <p>i. Minimising the risk of flooding for existing and new properties by promoting</p>		

Llangarron NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<p>and delivering measures to reduce flood risk; and</p> <p>ii. Undertaking works to upgrade the shortfalls in the capacity of other infrastructure including, utilities, waste water and land drainage.</p> <p>7. Any new development should minimise the impact on the local roads and surrounding highway network by:</p> <p>i. Introducing traffic calming measures where appropriate to minimise the impact on local amenity and improve pedestrian, equestrian and cyclist safety; and</p> <p>ii. Promoting sustainable transport initiatives.</p> <p>8. Small scale employment related development should support the local economy, while retaining the area’s unique character.</p> <p>9. Development which supports opportunities for working from home will be supported.</p>		
<p><b>Policy ENV1: Landscape and biodiversity</b></p> <p>Policy ENV1: Landscape and biodiversity</p>	<p><b>Policy SS6 Environmental quality and local distinctiveness</b></p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern,</p>	<p>NDP Policy ENV1 requires development proposals to protect and enhance the landscape character and biodiversity of the Parish. The Policy goes on to set out that proposals should minimise their impacts</p>

Llangarron NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<p>New proposals for development should seek to protect and enhance the landscape character and biodiversity of the Parish. In order to protect the landscape character new proposals should positively enhance the existing landscape and minimise their impacts on:</p> <ol style="list-style-type: none"> <li>1. Important views, including but not limited to, visually sensitive skylines, valley sides and hillsides as shown on Maps 3A and 3B;</li> <li>2. Nocturnal character including dark skies, from light pollution;</li> <li>3. Hedgerows (see Policies Maps 4, 5, 6 and 7), unregistered parks and gardens and ancient woodlands;</li> <li>4. Public open spaces and footpaths;</li> <li>5. Veteran, ancient, mature and notable trees and existing traditional orchards; and</li> <li>6. Waterways and tributaries of the River Wye.</li> </ol> <p>Development proposals should demonstrate how they have addressed the preservation, and restoration, of existing green infrastructure, for example, trees, hedges and woodland. Wherever possible development should support the creation of new habitats, for example by planting</p>	<p>landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;</li> <li>• the network of green infrastructure;</li> <li>• local amenity, including light pollution, air quality and tranquillity;</li> <li>• agricultural and food productivity;</li> <li>• physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul> <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p>	<p>on a range of locally important landscape features including views, dark skies, PROW, hedgerows and trees and water courses.</p> <p>This is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets. Developments should also protect, and where possible restore, important habitats such as traditional orchards and hedgerows.</p> <p>This is in general conformity with Core Strategy Policy SS6 which requires proposals to conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, including landscape and biodiversity.</p> <p>Core Strategy Policy LD1 requires proposals to demonstrate that landscape character has influenced design, and to incorporate new landscape schemes to ensure development integrates appropriately into its surroundings and maintain and extend tree cover.</p>

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<p>orchards as part of biodiversity net gain and as a resource for the community. Traditional hedgerows should be retained a boundary treatments and new hedgerows should use appropriate local species which enhance biodiversity.</p> <p>'Traditional orchards should be retained unless it can be demonstrated that their loss will not reduce environmental biodiversity or be detrimental by causing loss of wildlife habitat. Where orchards are lost developers can be expected to include an equivalent range of varietal fruit species traditional to the local area in landscaping schemes of at least equivalent size to that which will be lost or provide a new orchard using traditional species for the benefit of the local community.</p> <p>The priority for new development should be to avoid direct and indirect impacts upon landscape character and biodiversity. Where impacts cannot be avoided, mitigation and then compensation measures should be provided.</p>	<p><b>Policy LD1 – Landscape and townscape</b></p> <p>Development proposals should:</p> <ul style="list-style-type: none"> <li>- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;</li> <li>- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;</li> <li>- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</li> </ul> <p><b>Policy LD2 – Biodiversity and geodiversity</b></p> <p>Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:</p> <ol style="list-style-type: none"> <li>1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows:</li> </ol>	<p>In addition Policy LD2 – Biodiversity and geodiversity requires development proposals to conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, including through restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks, and the creation of new biodiversity features and wildlife habitats.</p>

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	<p>a) Development that is likely to harm sites and species of European Importance will not be permitted;</p> <p>b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;</p> <p>c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.</p> <p>d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.</p> <p>2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and</p> <p>3. creation of new biodiversity features and wildlife habitats.</p> <p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p>	
<p><b>Policy ENV2: Protecting historic assets and settlement character</b></p> <p>Policy ENV2: Protecting historic assets and settlement character</p>	<p><b>Policy SS6 - Environmental quality and local distinctiveness</b></p> <p><b>Policy LD1 – Landscape and townscape</b></p> <p><b>Policy LD4 – Historic environment and heritage assets</b></p>	<p>NDP Policy ENV2 aims to ensure new development is sensitive to local context and character, including built heritage, the distinctive character of each village by using local materials where appropriate.</p>

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<p>Development proposals should:</p> <ol style="list-style-type: none"> <li>1. Not adversely affect Listed Buildings, important landscapes and features, and buildings considered to be of local architectural, or historic interest which contribute to the character of the villages within the Plan area.</li> <li>2. Pay special attention to the need to conserve and enhance such buildings or sites, their setting and any significant architectural, historic and landscape features.</li> <li>3. Not adversely affect settings of heritage assets which are valued by residents. These include but not limited to: <ul style="list-style-type: none"> <li>• St Deinst Church, Llangarron;</li> <li>• Christ Church, Llangrove;</li> <li>• Bernithan Court, Llangarron;</li> <li>• Langstone Court and its associated unregistered park and garden;</li> <li>• Treribble, Three Ashes .</li> </ul> </li> <li>4. Preserve the character of each village particularly by using designs and building materials for new development which respect local building tradition, features and distinctiveness. Schemes</li> </ol>	<p>Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> <li>1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;</li> <li>2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</li> <li>3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;</li> <li>4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and</li> <li>5. where appropriate, improve the understanding of and public access to the heritage asset.</li> </ol> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p>	<p>This is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern and landscape (and others).</p> <p>Policy LD1 sets out that development proposals should demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas.</p> <p>Policy LD4 protects heritage, requiring proposals affecting heritage assets and the wider historic environment to protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p>

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<p>should respond to the height and scale of nearby buildings and new buildings should not exceed 2 storeys. The use of traditional Herefordshire red sandstone and render with painted window frames preferred. Schemes which contribute to light pollution should be avoided.</p> <p>5. Protect the setting of villages and the character of the open countryside by locating new development within the settlement boundaries, unless there is special justification as identified elsewhere in the plan, for example for agriculture or tourism proposals.</p> <p>6. Take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology is not proof of absence.</p>		
<p><b>Policy ENV3: Flooding</b></p> <p>Development proposals should be located in areas at low risk of flooding wherever possible. Development proposals in Flood Zones 2 and 3 will be subject to the Sequential Test and (where appropriate)</p>	<p><b>Policy SS7- Addressing climate change</b></p> <p>Development proposals will be required to include measures which will mitigate their impact on climate change. At a strategic level, this will include:</p> <ul style="list-style-type: none"> <li>• focussing development to the most sustainable locations;</li> </ul>	<p>NDP Policy ENV3 has been prepared as parts of the NDP area are in areas where there is a history of flooding. The Policy guides development to areas at lower risk of flooding and requires proposals to provide effective surface water drainage</p>

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<p>Exception Tests in accordance with National Policy. Proposals also should have regard to the Strategic Flood Risk Assessment for Herefordshire (SFRA).</p> <p>1. Where the management of surface water drainage needs to be addressed, developers should utilise sustainable drainage systems (SUDS) where this is practicable.</p> <p>2. Development on all sites should be accompanied by detailed drainage proposals setting out the approach to foul drainage, storm water, SUDs and any proposed flood alleviation, and infrastructure improvements including permeable surfaces, and how these will be delivered effectively.</p> <p>3. Existing utility infrastructure should not be compromised and mechanisms should be put in place to avoid or mitigate any possible pollution.</p>	<ul style="list-style-type: none"> <li>• delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport;</li> <li>• designing developments to reduce carbon emissions and use resources more efficiently;</li> <li>• promoting the use of decentralised and renewable or low carbon energy where appropriate;</li> <li>• supporting affordable, local food production, processing and farming to reduce the county’s contribution to food miles;</li> <li>• protecting the best agricultural land where possible;</li> </ul> <p>Key considerations in terms of responses to climate change include:</p> <ul style="list-style-type: none"> <li>• taking into account the known physical and environmental constraints when identifying locations for development;</li> <li>• ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading;</li> <li>• minimising the risk of flooding and making use of sustainable drainage methods;</li> <li>• reducing heat island effects (for example through the provision of open space and water, planting and green roofs);</li> <li>• reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and</li> <li>• developments must demonstrate water efficiency measures to reduce demand on water resources.</li> </ul>	<p>measures and to not adversely impact on existing infrastructure.</p> <p>This is in general conformity with Core Strategy Policy SS7 which requires development proposals to minimise the risk of flooding and make use of sustainable drainage methods. Policy SD3 requires development to reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime.</p>



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	<p>Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.</p> <p><b>Policy SD3 – Sustainable water management and water resources</b></p> <p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> <li>1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire;</li> <li>2. development is designed to be safe, taking into account the lifetime of the development and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;</li> <li>3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;</li> <li>4. development will not result in the loss of open watercourse and culverts should be opened up where possible to improve drainage and flood flows. Proposals</li> </ol>	

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	<p>involving the creation of new culverts (unless essential to the provision of access) will not be permitted;</p> <p>5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;</p> <p>6. water conservation and efficiency measures are included in all new developments, specifically:</p> <ul style="list-style-type: none"> <li>• residential development should achieve Housing - Optional Technical Standards - Water efficiency standards. At the time of adoption the published water efficiency standards were 110 litres/person/ day; or</li> <li>• non-residential developments in excess of 1,000 m2 gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;</li> </ul> <p>7. the separation of foul and surface water on new developments is maximised;</p> <p>8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;</p> <p>9. development should not cause an unacceptable risk to the availability or quality of water resources; and</p> <p>10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the</p>	

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	<p>improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.</p>	
<p><b>Policy ENV4: Public sewerage network and wastewater treatment works (WwTW)</b></p> <p>Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) serving the Parish becoming overloaded will not be permitted.</p> <p>In either of these instances, development will need to be phased or delayed until capacity becomes available, either through Welsh Water regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).</p> <p>New development not connected to mains sewerage, and using septic tanks and</p>	<p><b>Policy SD3 – Sustainable water management and water resources</b></p> <p><b>Policy SD4 Wastewater treatment and river water quality</b></p> <p>Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.</p> <p>In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:</p> <ul style="list-style-type: none"> <li>• incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;</li> </ul>	<p>NDP Policy ENV4 has been prepared in response to concerns from Welsh Water in relation to the capabilities of the public sewerage system or wastewater treatment works (WwTW) to accept the foul flows from new development. The Policy resists new development which would result in capacities being overloaded and sets out that development not connected to mains sewerage should include measures to reduce environmental impacts.</p> <p>This Policy is in general conformity with Core Strategy Policy SD3 which requires proposals to not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works and Policy SD4 which sets out broad requirements for waste water treatment</p>

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<p>packaged treatment plants, should include measures such as soakaway or reed bed systems, where conditions allow, to reduce environmental impacts of effluent.</p>	<ul style="list-style-type: none"> <li>• phasing or delaying development until further capacity is available;</li> <li>• the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;</li> <li>• in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site’s conservation objectives; and</li> <li>• where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.</li> </ul> <p>Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:</p> <ul style="list-style-type: none"> <li>• provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway);</li> <li>• septic tank (discharging to soakaway).</li> </ul> <p>With either of these non-mains alternatives, proposals should be accompanied by the following:</p> <ul style="list-style-type: none"> <li>• information to demonstrate there will be no likely significant effect on the water quality, in particular of</li> </ul>	<p>to protect water courses from pollution and includes phasing or delaying development until capacity is available and requirements where connection to existing infrastructure is not practical.</p>

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	<p>designated national and European sites, especially the River Wye SAC and the River Clun SAC; or</p> <ul style="list-style-type: none"> <li>• where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC;</li> <li>• in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.</li> </ul> <p>The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.</p>	
<p><b>Policy EMP1: New agricultural buildings and poly tunnels</b></p> <p>1. Large agricultural buildings, polytunnels and other rural business buildings which require planning consent will be supported in fields and agricultural holdings where there would not be significant visual intrusion within the landscape, and any impacts are satisfactorily reduced by landscaping schemes. There should be an understanding of the full extent of any proposed development and a clarity concerning associated developments.</p>	<p>See above:  <b>Policy SS6 Environmental quality and local distinctiveness</b>  <b>Policy LD1 – Landscape and townscape</b></p>	<p>NDP Policy EMP1 sets out design criteria for new agricultural buildings and poly tunnels in the rural area, where planning consent is required.</p> <p>This is in general conformity with Core Strategy Policy SS6 which provides broad, strategic criteria requiring development to respond to the county's distinctiveness and to consider landscapes and townscape and with Policy LD1 which requires proposals to areas; conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding</p>

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<p>Applicants should make hours of operation clear and these should not result in activity in unsociable hours for local residents.</p> <p>2. Development proposals should give careful consideration to potential impacts in terms of noise, odour and light which might be detrimental to the enjoyment of the area by neighbouring residents and should be sited to minimise any such impacts on local residential or tourism amenity.</p> <p>3. New agricultural and commercial buildings and structures should be sited and designed sensitively to minimise visual and landscape impacts through appropriate screening and landscaping. Larger buildings should be “broken up” using a change in materials, colour or ridge height. Where possible natural materials such as wood and neutral, earth tones should be used to help blend large buildings into the countryside and landscape.</p> <p>4. Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles.</p>		<p>Natural Beauty, through the protection of the area’s character and by enabling appropriate uses, design and management.</p>

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<p>Applicants will meet the cost of any extra measures that are required to safeguard road safety.</p> <p>5. Designs should incorporate energy and resource efficiency measures and minimise light pollution to protect dark skies. Any such measures should have minimal impact on the landscape. They should seek to minimise environmental impact, for example, impact on water courses, ecology and biodiversity. Consideration should be given to the safe disposal of waste materials.</p> <p>6. These developments, where possible, should support the local economy and provide local job opportunities.</p>		
<p><b>Policy EMP2: Tourism and rural diversification</b></p> <p>Small scale proposals that contribute to and strengthen the visitor and tourist economy as part of agricultural diversification in Llangarron Parish are supported. Such proposals could include the creation of new accommodation and tourism facilities as well as the sensitive conversion of existing buildings.</p>	<p><b>Policy RA6 - Rural Economy</b></p> <p>Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> <li>• support and strengthen local food and drink production;</li> <li>• support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;</li> </ul>	<p>NDP Policy EMP2 supports small scale proposals that contribute to and strengthen the visitor and tourist economy as part of agricultural diversification.</p> <p>This is in general conformity with Core Strategy Policy RA6 which supports proposals which diversify the rural economy including sustainable tourism, where they are of appropriate scale, protect residential amenity and do not cause adverse impacts on the local road</p>

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<p>Proposals for new, sustainable tourist facilities or plans to enhance existing visitor facilities will be permitted where:</p> <ol style="list-style-type: none"> <li>1. They are of a scale suitable for the character of the area, taking into account visual impacts on the landscape setting of the four settlements of Llangrove, Llancloudy, Llangarron and Three Ashes and the surrounding countryside; and</li> <li>2. They make a positive contribution to the protection, conservation and enhancement of the natural beauty of the landscape around Llangarron Parish and aim to promote and support the quiet enjoyment of these natural assets; and</li> <li>3. They aim to reduce carbon emissions through sustainable design and by promoting access by walking, cycling and public transport; and</li> <li>4. There is suitable vehicular access and parking available which minimises adverse impacts on highway safety.</li> </ol> <p>Proposals which promote the role of home-working within the economy, through improvements to broadband and telecommunications infrastructure and</p>	<ul style="list-style-type: none"> <li>• involve the small scale extension of existing businesses;</li> <li>• promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;</li> <li>• promote the sustainable use of the natural and historic environment as an asset which is valued, con served and enhanced;</li> <li>• support the retention of existing military sites;</li> <li>• support the retention and/ or diversification of existing agricultural businesses;</li> </ul> <p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they:</p> <ul style="list-style-type: none"> <li>• ensure that the development is of a scale which would be commensurate with its location and setting;</li> <li>• do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise, dust, lighting and smell;</li> <li>• do not generate traffic movements that cannot safely be accommodated within the local road network; and</li> <li>• do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.</li> </ul> <p><b>Policy E3 - Homeworking</b></p> <p>The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it</p>	<p>network and Policy E3 which recognises that homeworking is becoming more popular and that small extensions and conversions should be supported.</p> <p>Policy E4 supports proposals that enhance existing, and encourage new, accommodation and attractions throughout the county, recognising the county's many assets as opportunities.</p>



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<p>small-scale extensions to existing residential dwellings will be supported.</p>	<p>would not adversely affect the amenity of the neighbourhood by any of the following:</p> <ul style="list-style-type: none"> <li>• changes to the appearance of any building;</li> <li>• noise disturbance from the use or any increased traffic and parking generated;</li> <li>• unsociable hours of operation; and</li> <li>• the storage of hazardous materials or emissions from the site.</li> </ul> <p><b>Policy E4 - Tourism</b></p> <p>Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county’s unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:</p> <ol style="list-style-type: none"> <li>1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;</li> <li>2. the development of sustainable tourism opportunities, capitalising on assets such as the county’s landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county’s varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;</li> <li>3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county,</li> </ol>	

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	<p>which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels in Hereford will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;</p> <p>4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and</p> <p>5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.</p>	
<p><b>Policy HOU1: New housing development</b></p> <p>New housing development will be supported within the identified settlement boundaries of Llangrove, Llangarron,</p>	<p><b>Policy SS2 - Delivering new homes</b></p> <p>A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.</p>	<p>NDP Policy HOU1 supports residential development within the identified settlement boundaries of Llangrove, Llangarron, Llancloudy and Three Ashes as shown on Policies Maps, subject to locally defined criteria including consideration of</p>

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<p>Llancoudy and Three Ashes as shown on Policies Maps 4, 5, 6 and 7.</p> <p>New development schemes should address the following criteria:</p> <ol style="list-style-type: none"> <li>Development should support a mix of house types and tenure, with an emphasis upon smaller starter homes and affordable family accommodation;</li> <li>Affordable housing and contributions for community facilities through Section 106 Obligation and CIL (Community Infrastructure Levy) shall be provided in accordance with Herefordshire Council policies;</li> <li>Schemes should include a high standard of design reflecting the local architectural features, materials, density, scale and character of other properties in the area - see character descriptions in NDP paragraph 7.20. Proposals for sympathetically designed modern buildings reflecting high levels of sustainability will be supported;</li> <li>Landscape proposals should form an integral part of the development and include the retention of any hedges (as</li> </ol>	<p>Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.</p> <p>The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.</p> <p>The broad distribution of new dwellings in the county will be a minimum of:</p> <table border="1" data-bbox="757 1166 1487 1235"> <tr> <td>Rural settlements – see list in Place Shaping section</td> <td>More limited range of services and some limited development potential but numerous locations</td> <td>5,300</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td>16,500</td> </tr> </table> <p><b>Policy SS7- Addressing climate change</b> Development proposals will be required to include measures which will mitigate their impact on climate change.</p>	Rural settlements – see list in Place Shaping section	More limited range of services and some limited development potential but numerous locations	5,300	Total		16,500	<p>housing mix, high quality and sympathetic design, parking, broadband, management of surface water, and sustainable energy.</p> <p>This is in general conformity with Core Policy SS2 which sets out that the housing requirement for Herefordshire over the Plan period is 16,500 new homes. In the rural areas new housing should meet housing needs and requirements, support the economy and local services and be responsive to community needs. The settlements in SG1 are identified in the Place Shaping section.</p> <p>The Policy is also in general conformity with Core Strategy Policy RA1 which sets out that the rural areas will be required to provide 5,300 new homes over the Plan period, including a target growth figure of 14% for the Ross rural Housing Area.</p> <p>In addition Core Strategy Policy RA2 supports new housing in a number of identified rural settlements. These include all the settlements in NDP Policy HOU1. Policy H3 promotes a suitable mix of house types and sizes.</p> <p>Other strategic policies also support the criteria in the NDP policy: local character,</p>
Rural settlements – see list in Place Shaping section	More limited range of services and some limited development potential but numerous locations	5,300						
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<p>identified on Policies Maps 4, 5, 6 and 7) and veteran, ancient, mature and notable trees wherever possible. Where removal is necessary there should be re-provision to support biodiversity net gain in the area;</p> <p>5. Adequate parking should be provided within the site with the ability wherever possible to leave the site in forward gear to minimise the impact on pedestrian and vehicular safety;</p> <p>6. Suitable provision should be made for broadband connectivity;</p> <p>7. Herefordshire Council has declared a climate emergency. Substantial parts of the parish are subject to flooding which has become more frequent and severe. It is therefore essential that where sites abut or affect a water course there must be a robust and effective system to deal with foul water and surface water run-off. In addition, where sites contain or abut a watercourse or land drainage ditch, provision shall be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation;</p> <p>8. Proposals should seek to incorporate low carbon and sustainable</p>	<p>At a strategic level, this will include: ... • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport; • designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate; • supporting affordable, local food production, processing and farming to reduce the county’s contribution to food miles; • protecting the best agricultural land where possible</p> <p><b>Policy RA1 – Rural housing distribution</b></p> <p>In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.</p> <p>New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13. This acknowledges that different areas of Herefordshire have different housing needs and requirements.</p> <p>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing</p>	<p>distinctiveness and landscape character are addressed in Policy LD1, sustainable design including low carbon technologies is supported in Policies SS7 and SD1, and parking is addressed in Policy SS4 and Policy MT1. Live/ work units should reduce the need for travel.</p>

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<p>energy systems such as PV panels, solar panels and ground and air source heat pumps;</p> <p>9. Proposals should provide for permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction;</p> <p>10. Proposals should secure safe development where a site is affected by contamination;</p> <p>11. Proposals for live/work units close to existing settlements and farms will generally be supported where it can be demonstrated that there will be minimal adverse impacts on neighbouring residents. Such applications will be subject to occupancy conditions.</p>	<p>growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <p><b>Policy RA1 – Rural housing distribution continued</b></p> <table border="1" data-bbox="757 501 1476 839"> <thead> <tr> <th>Rural HMA</th> <th>Approximate number of dwellings 2011 - 2031</th> <th>Indicative housing growth target (%)</th> </tr> </thead> <tbody> <tr> <td>Bromyard</td> <td>364</td> <td>15</td> </tr> <tr> <td>Golden Valley</td> <td>304</td> <td>12</td> </tr> <tr> <td>Hereford</td> <td>1870</td> <td>18</td> </tr> <tr> <td>Kington</td> <td>317</td> <td>12</td> </tr> <tr> <td>Ledbury</td> <td>565</td> <td>14</td> </tr> <tr> <td>Leominster</td> <td>730</td> <td>14</td> </tr> <tr> <td>Ross-on-Wye</td> <td>1150</td> <td>14</td> </tr> <tr> <td><b>Total</b></td> <td><b>5300</b></td> <td></td> </tr> </tbody> </table> <p>(Llangarron Parish lies within the Ross-on-Wye rural HMA where the minimum growth target is 14% or 1150 new houses.)</p> <p><b>Policy RA2 - Housing in settlements outside Hereford and the market towns</b></p> <p>To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.</p>	Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target (%)	Bromyard	364	15	Golden Valley	304	12	Hereford	1870	18	Kington	317	12	Ledbury	565	14	Leominster	730	14	Ross-on-Wye	1150	14	<b>Total</b>	<b>5300</b>		
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	<p>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity. Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;</li> <li>2. Their locations make best and full use of suitable brownfield sites wherever possible;</li> <li>3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and</li> <li>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</li> </ol> <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified</p>	

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	<p>need and their long-term retention as local needs housing is secured as such.</p> <p>(In Llangarron Parish, Llangrove is identified in Figure 4.14: The settlement which will be the main focus of proportionate housing development, and Llangarron, Llancloudy and Three Ashes are identified in Figure 4.15: Other settlements where proportionate housing is appropriate.)</p> <p><b>Policy H3 – Ensuring an appropriate range and mix of housing</b></p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:</p> <ol style="list-style-type: none"> <li>1. provide a range of house types and sizes to meet the needs of all households, including younger single people;</li> <li>2. provide housing capable of being adapted for people in the community with additional needs; and</li> <li>3. provide housing capable of meeting the specific needs of the elderly population by: <ul style="list-style-type: none"> <li>- providing specialist accommodation for older people in suitable locations;</li> <li>- ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;</li> <li>- ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.</li> </ul> </li> </ol>	

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	<p>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.</p> <p><b>Policy LD1 – Landscape and townscape</b></p> <p><b>Policy SD1 – Sustainable design and energy efficiency</b></p> <p>Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> <li>• ensure that proposals make efficient use of land - taking into account the local context and site characteristics;</li> <li>• new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;</li> <li>• safeguard residential amenity for existing and proposed residents;</li> <li>• ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</li> <li>• where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;</li> </ul>	



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	<ul style="list-style-type: none"> <li>• ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;</li> <li>• utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure;</li> <li>• where possible, on-site renewable energy generation should also be incorporated; create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;</li> <li>• ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and</li> <li>• utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials; All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.</li> </ul> <p><b>Policy SS4 Movement and transportation</b></p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where</p>	

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	<p>practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>....</p> <p><b>Policy MT1 – Traffic management, highway safety and promoting active travel</b></p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> <li>1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</li> <li>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</li> <li>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</li> <li>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</li> </ol>	

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	<p>5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</p> <p>6. have regard to with both the council’s Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p>	
<p><b>Policy HOU2: Replacement dwellings in the countryside</b></p> <p>Proposals for replacement dwellings outside settlement boundaries will be acceptable in principle subject to the applicants demonstrating that its residential use has not been abandoned and that demolition and rebuild is a sustainable option.</p>	<p><b>Policy RA3 – Herefordshire’s countryside</b></p> <p>In rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> <li>1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or</li> <li>2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with</li> </ol>	<p>NDP Policy H3 supports replacement buildings in the countryside where residential use has not been abandoned and demolition and rebuild is a sustainable option. The replacement building should be comparable in size and scale with the existing dwelling.</p> <p>This is in general conformity with Core Strategy Policy RA3 which supports the replacement of an existing dwelling (with a lawful residential use) that is comparable</p>

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<p>The replacement dwelling should be comparable in size and scale with the existing dwelling, and sited within the lawful domestic curtilage.</p>	<p>Policy RA4; or                      3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or                      4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or                      5. is rural exception housing in accordance with Policy H2; or                      6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or                      7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.</p>	<p>in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling.</p>
<p><b>Policy HOU3: Change of use of agricultural buildings to dwellings and holiday use</b></p> <p>Where planning consent is required, proposals for the change of use of former agricultural buildings to dwelling houses and holiday accommodation, including extensions, ancillary buildings, or areas of hard standing, will be supported where:</p> <p>1. The building is substantially intact and capable of conversion without significant structural alterations;</p>	<p><b>Policy RA5 – Re-use of rural buildings</b></p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:</p> <p>1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;</p>	<p>NDP Policy HOU3 sets out the local criteria for assessing proposals for the change of use of former agricultural buildings to dwelling houses and holiday accommodation. Criteria include that the building is capable of conversion without substantial rebuilding and proposals are sensitive to local character and protect local amenity.</p> <p>This is in general conformity with Core Strategy Policy RA5 which supports the sustainable re-use of redundant or disused buildings, including farmsteads in rural areas, where there is a positive</p>

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<p>2. Development does not adversely affect the character or appearance of the existing building or have a detrimental impact on its surroundings; and</p> <p>3. There is no detrimental impact on residential amenity for proposed occupiers or adjacent properties and there will be no conflict with existing adjacent uses.</p>	<p>2. design proposals make adequate provision for protected and priority species and associated habitats;</p> <p>3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;</p> <p>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</p> <p>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</p> <p>Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.</p>	<p>contribution to rural businesses and enterprise and support the local economy.</p>
<p><b>Policy HOU4: House Extensions</b></p> <p>Proposals for house extensions which require planning permission will be supported where schemes:</p> <p>1. Do not impact adversely on the residential amenity of nearby residents;</p> <p>2. Are sensitive to the character of neighbouring properties, any heritage assets and the surrounding landscape;</p>	<p><b>Policy E3 – Homeworking</b></p> <p>The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following:</p> <ul style="list-style-type: none"> <li>• changes to the appearance of any building;</li> </ul>	<p>Policy HOU4 is a new policy added to the submission plan following the Reg 14 consultation. The Policy recognises that planning consent is not always required for house extensions but seeks to provide local criteria to assess proposals for extensions in the NDP area. It is in general conformity with Core Strategy Policy E3 which encourages homeworking where it would not adversely affect local amenity including by changes to the appearance of the building and Policy LD1 which seeks to</p>

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<p>3. Respond positively to the style, pitch, roof line and materials of the existing roof;</p> <p>4. Are designed to be an integral part of the building and incorporate features which make the original building distinctive;</p> <p>5. Respect the density and variation in building line of the particular part of the settlement within which it is to be located;</p> <p>6. Are small in scale and proportionate to the existing building and do not dominate the garden or streetscene;</p> <p>7. Incorporate energy efficiency and renewable facilities for reducing carbon emissions and sustainability;</p> <p>8. Are fully accessible where they are part of an adaptation for a person using a wheelchair; and</p> <p>9. Do not result in the loss of important features, especially those of significant landscape and biodiversity value, such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the area.</p> <p>Proposals for live/work accommodation which support local employment opportunities will be encouraged.</p>	<ul style="list-style-type: none"> <li>• noise disturbance from the use or any increased traffic and parking generated;</li> <li>• unsociable hours of operation; and</li> <li>• the storage of hazardous materials or emissions from the site.</li> </ul> <p><b>Policy LD1 – Landscape and townscape</b></p>	<p>protect local character of landscape and townscape.</p>

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<p><b>Policy TRA1: Promoting Sustainable Transport in New Developments</b></p> <p>Proposals for new development should:</p> <ol style="list-style-type: none"> <li>1. Promote sustainable modes of transport through linkages to existing walking and cycling networks in the Parish and public transport provision, and include safe and accessible routes for all within developments;</li> <li>2. Comply with Herefordshire Council’s parking standards and design guidance on the design and layout of residential roads and include secure cycle storage in all new developments;</li> <li>3. Include well thought out and landscaped parking areas for residents and visitors to reduce environments and street scenes which are dominated by cars;</li> <li>4. Include suitable provision for electric charging points which are accessible to car parking spaces for residents, employees and visitors;</li> <li>5. Design roads and parking areas within any site to maximise safety and provide an attractive environment for</li> </ol>	<p><b>Policy SS4 Movement and Transportation</b></p> <p><b>Policy MT1 - Traffic management, highway safety and promoting active travel</b></p>	<p>NDP Policy TRA1 promotes sustainable transport. The Policy encourages developments to link to walking and cycling networks, include adequate and landscaped parking and cycle storage, incorporate electric vehicle charging points, support improvements to public transport and not result in unacceptable road or highway risks.</p> <p>Policy TRA1 is in general conformity with Core Strategy Policies SS4 and MT1 which promote walking and cycling and access to public transport and require adequate parking and road safety measures.</p>

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<p>pedestrians, cyclists and non car users. In particular schemes should be designed to safeguard those with mobility restrictions and children in areas where they walk or play;</p> <p>6. Not result in unacceptable road or highway risk, dangers to pedestrians, or lead to traffic congestion on narrow country lanes;</p> <p>7. Include permeable surfaces for parking areas to reduce surface water run-off and contribute to local flood reduction;</p> <p>8. Provide appropriate public car-parking for employees and visitors in relation to proposals for employment and business uses; and</p> <p>9. Meet the appropriate standards of Manual for Streets 1 and 2 and BDMR, depending on the location, and Herefordshire Council's Highways Design Guide .</p> <p>Developers will be encouraged to support improvements in public transport provision and schemes to support walking and cycling in the Parish through developer</p>		



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<p>contributions. Such improvements could include for instance:</p> <p>10. Provision of bus shelters at bus stops;</p> <p>11. Support to improve the frequency and quality of bus services to local towns which meet Herefordshire Council's standards and include real time information; and</p> <p>12. Enhancements to existing walking and cycle routes within the Parish away from the adopted road network, such as those linking Llangarron and Llangrove, and other settlements in the plan area and beyond.</p>		
<p><b>Policy CSU1: Protecting Existing Community Facilities and Supporting Investment in New and Improved Facilities</b></p> <p>Policy CSU1: Protecting Existing Community Facilities and Supporting Investment in New and Improved Facilities</p> <p>The following community facilities in Llangarron Parish are identified on the Policies Maps and protected:</p> <ul style="list-style-type: none"> <li>• CSU1/1 Llangrove Village Hall</li> <li>• CSU1/2 Llangrove Academy and play space</li> </ul>	<p><b>Policy SC1 – Social and community facilities</b></p> <p>Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional</p>	<p>NDP Policy CSU1 recognises the importance of local community facilities to residents of the parish, and protects existing identified facilities and supports improvements where needed as part of maintaining sustainable communities.</p> <p>This Policy is in general conformity with Core Strategy SC1 which provides general protection to existing local facilities and supports enhancements where they are located in or close to settlements.</p>

Llangarron NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<ul style="list-style-type: none"> <li>• CSU1/3 The Royal Arms PH, Llangrove</li> <li>• CSU1/4 Llangarron Village Hall</li> <li>• CSU1/5 The Garron Centre, Llangarron</li> </ul> <p>Proposals involving the loss of a community or local service will be strongly resisted. In exceptional circumstances, however proposals for a change of use of a community facility or local service will be considered where it can be clearly demonstrated, through an agreed marketing strategy, that the use is no longer viable or plans for its replacement are included within the proposal. Proposals which improve the range of community facilities and local services available within the Parish will be encouraged where there will be no significant adverse impact to residential amenity, traffic generation, parking and highway safety, noise and light pollution. Such proposals could include for instance:</p> <ul style="list-style-type: none"> <li>• Provision of a new car park to support the Garron Centre in Llangarron and a new play area</li> <li>• Improvements to Llangrove village hall</li> <li>• Provision of allotments</li> <li>• Village store / farm shop</li> <li>• Community owned outdoor spaces</li> </ul>	<p>requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.</p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p>	

Llangarron NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<ul style="list-style-type: none"> <li>• Community orchards</li> <li>• Electric Vehicle charging points.</li> </ul> <p>Provision of other appropriate community facilities may be permitted outside the settlement boundaries where it has been adequately demonstrated that a clearly defined need exists.</p> <p>Where appropriate developers should contribute towards the provision of new community facilities and infrastructure both onsite and offsite, to help support sustainable growth. New development in the Parish will help deliver community needs through Section 106 Agreements, CIL or any other contributions that may become available during the period of the Plan.</p>		
<p><b>Policy COM1: Communication</b></p> <p>Proposals for new development including change of use where appropriate should allow for the provision of a high speed broadband network within the site.</p> <p>Proposals for well-designed and suitably located telecommunication equipment to provide high quality communication throughout the Parish will be supported subject to there being no adverse impact on the character and appearance of the area, the setting of villages and heritage</p>	<p><b>Policy ID1- Infrastructure Delivery</b></p> <p>Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.</p> <p>Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.</p>	<p>NDP Policy COM1 promotes the provision of high speed broadband as part of developments. The Policy also supports provision of telecommunications facilities in the parish subject to local criteria such as there being no adverse impact on the character and appearance of the area or the setting of villages and heritage assets.</p> <p>This is in general conformity with Core Strategy Policy COM1 which supports provision of infrastructure, services and facilities development through a co-ordinated approach.</p>

Llangarron NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<p>assets and residential amenity and where it can be clearly demonstrated that mast sharing is not an appropriate option.</p>	<p>A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.</p>	
<p><b>ENG1: Proposals for Incorporating Renewable Technology in New Developments</b></p> <p>Where appropriate or where possible all proposals for new development including change of use should incorporate renewable energy technologies.</p> <p>Such technologies could include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• the use of solar or photo voltaic panels;</li> <li>• ground or air source heat pumps;</li> <li>• bio mass boilers; and</li> <li>• other energy efficient technologies developed in the future</li> </ul>	<p><b>Policy SS7 - Addressing climate change</b></p> <p><b>Policy SD1 - Sustainable design and energy efficiency</b></p>	<p>NDP Policy ENG1 encourages use of renewable energy technologies, and in particular use of solar or photo voltaic panels, ground or air source heat pumps and bio mass boilers.</p> <p>This is in line with Core Strategy Policies SS7 and SD1 which support developments that reduce carbon emissions, include renewable energy, use resources more efficiently and incorporate design approaches which are resilient to climate change impacts.</p>
<p><b>Policy ENG2: Proposals for New Renewable Energy Technology</b></p> <p>If a suitable community scheme is submitted it will be supported where it can be demonstrated that there is no detrimental impact on the landscape, biodiversity, the character of the area, the setting of settlements and heritage assets, residential amenity and highway safety.</p>	<p><b>Policy SD2 – Renewable and low carbon energy generation</b></p> <p>Development proposals that seek to deliver renewable and low carbon energy will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> <li>1. the proposal does not adversely impact upon international or national designated natural and heritage assets;</li> <li>2. the proposal does not adversely affect residential amenity;</li> </ol>	<p>NDP Policy ENG2 supports small suitably scaled renewable energy technology infrastructure where there is no detrimental impact on the landscape, biodiversity, the character of the area, the setting of settlements and heritage assets, residential amenity and highway safety.</p> <p>This Policy is in general conformity with Core Strategy SD2 which supports</p>

Llangarron NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
	<p>3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment and</p> <p>4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.</p> <p>In the case of energy generation through wind power developments, permission will only be granted for such proposals where:</p> <ul style="list-style-type: none"> <li>• the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and</li> <li>• following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.</li> </ul>	<p>renewable and low carbon energy development subject to various criteria including consideration of impacts on natural and heritage assets.</p>

### 3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The **Environmental Report for Llangarron Neighbourhood Area** was published in August 2020 by Herefordshire Council. The Non Technical Summary sets out:

**Non-technical summary**

*Strategic Environmental Assessment (SEA) is an important part of the evidence base which underpins Neighbourhood Development Plans (NDP), as it is a systematic decision support process, aiming to ensure that environmental assets, including those whose importance transcends local, regional and national interests, are considered effectively in plan making.*

*The Llangarron Parish has undertaken to prepare an NDP and this process has been subject to environmental appraisal pursuant to the SEA Directive. The Parish lies approximately 5 miles to the thriving market town of Ross on Wye and 7 miles away from Monmouth.*

*The Draft Llangarron group NDP includes 8 objectives and it is intended that these objectives will be delivered by 15 mostly criteria based planning policies; 7 commitment sites are proposed in Llangrove, Llangarron and Three Ashes. Settlement boundaries for Llangarron, Llangrove, Three Ashes and Llancloudy have been identified. Llangarron NDP has previously had a regulation 14 consultation in February 2017, since then the plan has been reviewed and amended to update the plan. The previous SEA assessment can be found on the Herefordshire Council website.*

*Since the 2017 regulation 14 consultation, a call for sites consultation has been undertaken in December 2018 and January 2019, 26 sites were considered. Due to numerous sites being granted planning permission. As of April 2020 the parish was able to exceed their housing target figure of 64 by 32 dwellings. Therefore all of the sites identified in the plan are commitment sites, these are still expected for some windfall dwellings within the settlement boundary along with conversions.*

*The environmental appraisal of the Llangarron group NDP has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. Stage A of the SEA process involved Scoping and Stage B provided a review and analysis of the NDP. Stage C involved preparing an Environmental Report and Stage D comprises a formal consultation on both this and the Draft Plan itself.*

*Habitat Regulations Assessment (HRA) screening has been carried out as the Parish falls within the catchment for the River Wye (including River Lugg), and is within the Wye Valley Woodlands SAC both of which are European sites (Special Area of Conservation). The HRA assesses the potential effects of the NDP on the River Wye SAC and Wye Valley Woodlands SAC.*

*On the whole, it is considered that the Llangarron group NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). Nor does it propose any growth that would be over and above that prescribed by strategic policies.*

*Once made (adopted) by Herefordshire Council, the effects of the policies within the Llangarron NDP will be monitored annually via the Council's Annual Monitoring Report (AMR).*

*The report was updated taking into account the Submission NDP and any changes.*

The **Habitats Regulations Assessment Report for Llangarron Neighbourhood Area** was published by Herefordshire Council in August 2020.

The Report concludes that:

*9.1 With reference to sections 6 to 9 above, the modifications to the regulation 14 NDP is not considered to affect the findings of the previous HRA report. Equally the review in light of the Sweetman case is also not considered to affect the previous findings.*

*9.2 Therefore the earlier conclusions that the Llangarron NDP will not have a likely significant effect on the River Wye SAC and Wye Valley Woodlands SAC.*

*9.3 Any further amendments to policies (post August 2020) will be rescreened if required and an addendum to this report will be produced.'*

See full reports for further information (<https://www.herefordshire.gov.uk/directory-record/3079/llangarron-neighbourhood-development-plan> ).

### **European Convention on Human Rights**

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ('The Convention'). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that 'The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.' The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

**3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).**

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.



