



Llangarron Parish
Neighbourhood Plan

Llangarron Parish Neighbourhood Plan

2021 - 2031

Submission Version

January 2021



Llangarron Parish Neighbourhood Plan 2021 - 2031

Welcome to the Submission version of the Neighbourhood Development Plan (NDP) for Llangarron parish.

This version of the NDP has been prepared following the Parish Council's consideration of the comments and representations submitted during the Regulation 14 public consultation which was undertaken from 1st September 2020 until 26th October 2020. Full details of the representations made and resulting changes to the NDP are set out in the accompanying Consultation Statement. A Basic Conditions Statement has also been prepared to show how the NDP meets the required basic conditions. All submission documents are provided on the NDP website:

<https://llangarronparishcouncil.org.uk/llangarron-parish-council-neighbourhood-development-plan/>

The Llangarron Parish Neighbourhood Development Plan is being prepared to help local people have more say in the location, type and design of future development. It will provide a local policy framework to guide development in the settlements of Llangrove, Llancloudy, Llangarron and Three Ashes, as well as the wider rural area.

Following a further formal period of consultation undertaken by Herefordshire Council, the NDP will be examined by an independent examiner.

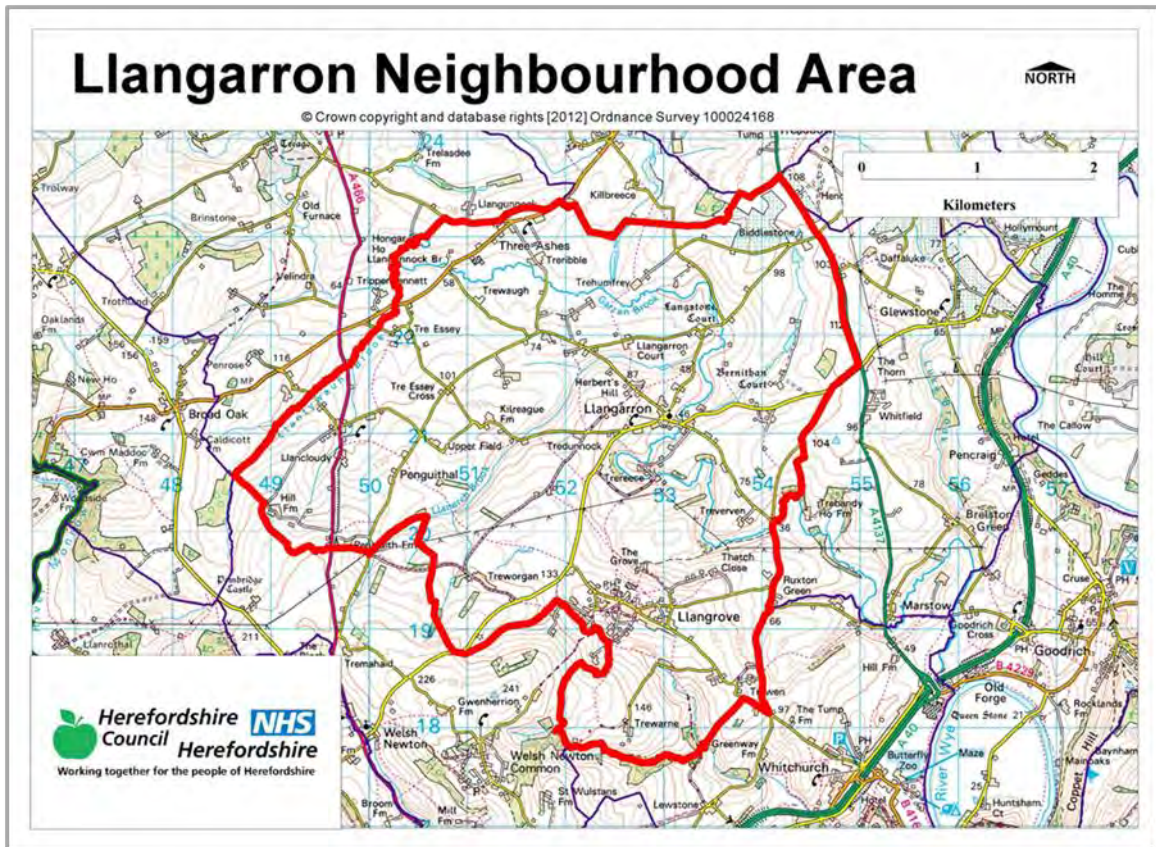
The Llangarron Parish Neighbourhood Development Plan is being prepared to help local people to have a say in future development in the parish.

Contents

.....	0
1.0 Introduction	4
2.0 Plan Preparation	6
3.0 Background and History of the Parish	7
4.0 Vision and Objectives.....	11
5.0 Planning Policies.....	13
6.0 Sustainability	14
7.0 The Environment.....	17
8.0 Employment.....	32
9.0 Housing	38
10.0 Roads and Traffic	54
11.0 Community Facilities	58
12.0 Communication	63
13.0 Energy	65
14.0 Monitoring and Review	68
Appendix One.....	69
Glossary	70

1.0 Introduction

Map 1: Llangarron Parish Designated Neighbourhood Area and Parish Boundary



- 1.1 The Llangarron Parish Neighbourhood Development Plan (NDP) is a new type of planning policy document. NDPs form part of the Government's Localism agenda and are designed to help residents and stakeholders set out non-strategic (locally detailed) planning policies which will be used to shape development in their local area.
- 1.2 Following on from a consultation on the Neighbourhood Plan area in September 2012, the Parish Council applied to Herefordshire Council for designation as a neighbourhood area on 16th October 2012. The area was designated on 6th December 2012. The designated neighbourhood area is the same as the Parish boundary and is shown on Map 1.
- 1.3 Building on subsequent public meetings, events and questionnaires, the Parish Council published a Draft Plan for formal consultation (Regulation 14) in 2017. However following consideration of the submitted responses, including those from Herefordshire Council which set out a number of concerns relating to the general conformity of the Draft Plan Policies with the adopted Local Plan Core Strategy 2011 - 2031, the Parish Council made the decision to undertake a review of the NDP. The review process included a second Call for Sites and Technical Site Assessment process of submitted sites. The review also included a fresh look at the entire Draft Plan, covering its supporting text, Draft Policies, identified settlement boundaries and proposed site allocations.

- 1.4 The revised NDP was published for formal, Regulation 14 public consultation with local residents, stakeholders, landowners and consultation bodies from 1st September 2020 to 26th October 2020.
- 1.5 Neighbourhood Plans cannot be prepared in isolation. They have to have regard to national planning policy (as currently set out in the most up to date version of the National Planning Policy Framework, February 2019)¹ and advice such as National Planning Practice Guidance². NDPs also have to be in general conformity with the strategic planning policies of the local authority's development plan; here Herefordshire Council's adopted Local Plan Core Strategy 2011 - 2031³. In addition, there are various other 'basic conditions' against which the NDP will be tested at examination including contributing to the achievement of sustainable development and being compatible with EU obligations.
- 1.6 The plan has been prepared taking into account the key issues and objectives identified in the consultation process. Each key theme makes reference to both the NPPF and the Core Strategy.
- 1.7 ***The chapters and policies are not set out in order of importance and are not mutually exclusive. They should be read in conjunction with other policies in the Neighbourhood Plan.***

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://www.gov.uk/government/collections/planning-practice-guidance>

³ https://www.herefordshire.gov.uk/info/200185/local_plan/137/local_plan_-_core_strategy/2

2.0 Plan Preparation

- 2.1 This NDP has been prepared by Llangarron Parish Council. The Submission NDP has been revised and updated but it takes account of the earlier work of the former Neighbourhood Plan Steering Group, which included Parish Council members and residents. The Steering Group had significant help from community volunteers and from the dedicated Neighbourhood Planning Team at Herefordshire Council.
- 2.2 The Steering Group was set up in January 2013 following consultation with the community in the form of two public meetings. An application for the designation of the Neighbourhood Plan Area was approved on 5th December 2012 and work commenced on a detailed consultation process which included:
- Initial questionnaires seeking the key issues
 - Discussions with various community groups and associations
 - A presentation to the local primary school
 - A stand at the Llangarron Village Fete in July 2013
 - A questionnaire to all households in the Parish and an invitation to a Neighbourhood Planning for Real Event in November 2013
 - An open day in November 2014 and follow up questionnaire relating to the Draft Sustainability Statement, Draft Vision and Objectives
- 2.3 These events were well attended and demonstrated an enthusiasm by the community to develop its own Neighbourhood Plan, which has at the heart of it the aims and objectives to keep the Parish a sustainable and thriving place to live and work.

3.0 Background and History of the Parish

- 3.1 Llangarron Parish is a rural community of approximately 463 homes (Census 2011) mainly centred around the villages of Llangarron and Llangrove and nestling in picturesque Herefordshire countryside near the border with Monmouthshire. The parish also incorporates the hamlets of Llancloudy and Three Ashes as well as several smaller scattered individual dwellings and groups of houses.
- 3.2 The Parish is set in an area of attractive border countryside in the triangle formed by the market towns of Ross-on-Wye, Monmouth and the city of Hereford. The Wye Valley AONB lies just to the east. It offers an ideal combination of peaceful, rural life with amenities available approximately 6 miles from the thriving market towns of Ross-on-Wye and Monmouth. Both offer a good range of independent shops, supermarkets, primary and secondary schools and leisure facilities. The Cathedral cities of Hereford and Gloucester are approximately 13 miles and approximately 21 miles distance respectively.
- 3.3 Communications are excellent with the A40 dual carriageway running through Ross and Monmouth and connecting to the M50 and M4, thus providing fast access to the West Midlands, Bristol and South Wales. Hereford and Newport have mainline rail stations and nearby international airports include Birmingham, Cardiff and Bristol.
- 3.4 In the ancient past Llangarron Parish was part of Archenfield, a kind of no-man's-land established in the 9th century with its own laws and customs, where Welsh and English were spoken. The Parish takes its name from Llangarron Village, an historic and important village. Suggestions about the name Llangarron are that it is derived from "Llan" meaning place and "Garron" being the name of a tributary of the Wye which runs through the heart of the village. An alternative view is that the village is named after the Welsh word "garan" which means a heron, stork or crane. This may explain the representation of such a bird on the church gates.



St Deinst Church gates in Llangarron

Llangrove

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



Llangrove Village (Source: Views from Above, copyright)

- 3.6 Christ Church is one of the listed buildings and was designed by the ecclesiastical architect George Frederick Bodley and endowed by Mrs Catherine Marriott, Lady of the Manor of Goodrich. Christ Church was opened in 1856 by which time the village was well established with two chapels, a pub and three shops. The school and adjacent master's house opened in 1875, once again as a result of Mrs Marriott's generosity
- 3.7 The local traders included a wheelwright, boot and shoemaker, carpenter and blacksmith. Employment up to the early nineteen-hundreds was mainly on the farms or, for the women, in service at the big houses. By World War I the pattern was altering and jobs such as engineer, miner and signalman were listed.
- 3.8 The present population is around 500 which enables the village to support its school, now called Llangrove CE Academy, and its pub The Royal Arms. The once thriving shops and post office no longer exist but Llangrove Village Hall is used almost every day and provides a focal point for entertainment and meetings in the village.

Llancloudy

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

Llangarron

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



Llangarron Village

- 3.11 St Deinst Church is at the 'heart' of the village and is named after a Celtic saint who died in c584. Records of a church in Llangarron go back as far as Edward the Confessor, when a wooden church was consecrated. The current stone church was heavily restored in the 14th century and major work was undertaken in 1861 when a new aisle was added to the north to extend the seating capacity. More recently this aisle has been converted into a community space called The Garron Centre which was opened on Saturday 7th June 2014
- 3.12 There are two other significant listed buildings near Llangarron Village; Bernithan Court and Langstone Court, both of which were built at the beginning of the 17th Century. The importance historically of Llangarron is well documented with a total of over seventy listed buildings and structures including many tombs.



Langstone Court



Bernithan Court

Three Ashes

- 3.13 Three Ashes is a dispersed small hamlet located in the north of the Parish on the boundary bordering St Weonards Parish, with a population of around 80 residents. The B4521 from St Owens Cross to the crossroads of the A466 (Hereford/Monmouth Road) runs through the middle of the hamlet. The only significant historic building in Three Ashes is Treribble House, which is on the southern edge of the hamlet and is a Grade II listed property built in 1721.

Other small clusters

- 3.14 The remainder of Llangarron Parish mainly comprises clusters of buildings often around farms including Biddlestone, Langstone, Penguithal, Tredunnoch, Tre Essy, Tre Evan, Trehumfrey, Treereece and Treribble. Many of the farms and larger building have the prefix “Tre” which means a farmstead.

Changes in the Parish

- 3.15 Over the years the Parish has seen many changes. In the 1950s and 60s increased mechanisation of farming meant jobs on the land became scarce. However, village bus services and increasing car ownership made local towns more accessible and people were able to seek work over a wider area including in Ross, Monmouth, Hereford, even Gloucester and the Forest of Dean. Hence the structure of the communities began to evolve. The M50 was opened in 1962 and the A40 dual carriageway in 1965, both of which gave easy access to the Midlands, Bristol, Newport and Cardiff.
- 3.16 In the 1970s and 80s, with the advance of office and communication technology, there was an increasing tendency for people to work or run businesses from home. The attraction of living in an area like this and visiting a work-base in the city occasionally, brought new faces to the Parish – slowly at first but increasing from the 1990s. The increase in homeworking in the village was reflected in recent Census data. An expanding population has brought support for village groups and clubs, new children for the school and pre-school, people volunteering to serve on committees and offering their skills for many things including grant application and other local projects.
- 3.17 The skills base of these people provides a wide range of local services including engineers, plumbers, electricians, builders, carpenters, gardeners, chimney sweeps, computer support specialists, upholsterers, medical and care services and many more alongside the thriving agricultural community.
- 3.18 Llangarron Parish continues to retain its rural feel and the Neighbourhood Plan seeks to maintain this whilst ensuring that the Parish continues to be a good place in which to live, work and bring up a family. It is vital that the Parish continues to develop and that services such as fast Broadband are fully available to enable people to live and work here. It is important that support for village activities will continue to engender a lively and vibrant sense of community.

4.0 Vision and Objectives

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

The Vision:

The Parish of Llangarron including the villages of Llangrove, Llancloudy, Llangarron and Three Ashes will be a vibrant sustainable rural community, providing a high quality of life for people who live and work in, and visit the parish.

During the plan period up to 2031 this Vision will be delivered through the following Objectives:

Objective 1 - Sustainability:

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

(To be delivered through Policy SUS1 and all other NDP Policies)

Objective 2 - Environment:

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.

(To be delivered through NDP Policies ENV1, ENV2, ENV3 and ENV4)

Objective 3 - Employment:

To support existing businesses and to attract new employment opportunities in local agriculture, food production and sustainable tourism opportunities, so that jobs are provided close to where people live, and opportunities for homeworking are encouraged.

(To be delivered through NDP Policies EMP1 and EMP2)

Objective 4 - Housing:

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.

(To be delivered through NDP Policies HOU1, HOU2, HOU3 and HOU4)

Objective 5 - Roads and Traffic:

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.

(To be delivered through NDP Policy TRA1)

Objective 6 - Community Facilities:

To protect existing community facilities and assets and promote the improvement of services and other facilities within the Parish such as footpaths, open space and play areas.

(To be delivered through NDP Policy CSU1)

Objective 7 - Communication:

To work effectively with the broadband supplier to encourage the development of faster broadband and other means of communication within the Parish and so allow businesses to operate and grow and the community to thrive.

(To be delivered through NDP Policy COM1)

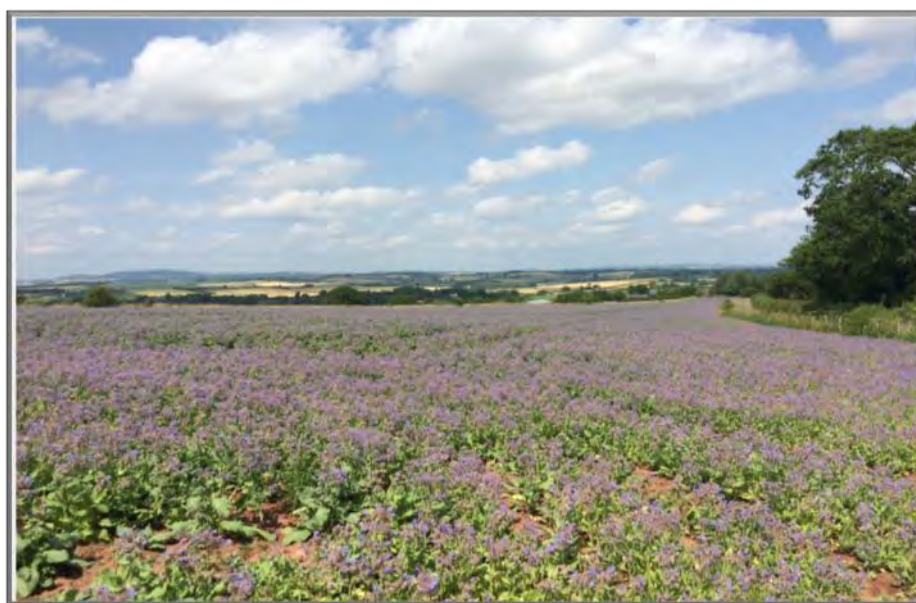
Objective 8 - Energy:

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.

(To be delivered through NDP Policies ENG1 and ENG2)

5.0 Planning Policies

- 5.1 The following policies have been developed as the means of delivering the key objectives and the vision for Llangarron Parish. Each policy has been developed in the context of the National Planning Policy Framework and the Core Strategy for Herefordshire and as a result of the detailed consultation responses carried out with the people living and working in the Parish.
- 5.2 The NPPF sets out in paragraph 29 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.*' The NDP planning policies therefore have been prepared within the strategic planning framework of Herefordshire Council.
- 5.3 The Policies have been revised and updated. This process included consideration of the representations submitted during the previous Regulation 14 public consultation process.
- 5.4 Whilst planning is predominantly about use and development of land and buildings, the Neighbourhood Planning consultation process has raised other aspects of infrastructure necessary to support a sustainable community. These are not included in the NDP as they are largely non planning matters and are the responsibility of Herefordshire Council.
- 5.5 Once made, the NDP Planning Policies will form part of the statutory development plan. This is very important as planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Each policy should not be read in isolation but in conjunction with other policies within this document. Where a planning proposal does not fall within the scope of these policies the Herefordshire Local Plan Core Strategy 2011 - 2031 will provide the planning policy framework. The NPPF is one of the other material considerations.



Llangarron Countryside

6.0 Sustainability

Objective 1:

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

Policy Justification

- 6.1 The National Planning Policy Framework sets out in paragraph 7 that *'the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*
- 6.2 The NPPF goes on to say (in paragraph 8) that the *planning system has three overarching objectives, economic, social and environmental:*
- 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;*
- 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*
- c) **an environmental objective** – *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.*
- 6.3 Core Strategy Policy SS1 Presumption in favour of sustainable development sets out that when considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development.
- 6.4 The results from the "Planning for Real" Event, the questionnaires and other community consultation clearly demonstrated support throughout the Parish for future housing and business development of a limited scale appropriate to the area.
- 6.5 It was felt that improvements to the infrastructure, especially roads and flooding, needed to be carefully assessed and that any new development should not add to any further flooding issues.
- 6.6 It was considered that limited development should take place in both Llangarron and Llangrove. The responses to the housing element recognised the need for a balance in the types of housing permitted in the villages.
- 6.7 Attracting new families and providing facilities and homes to retain young people in the Parish was felt to be key.

- 6.8 Protection of the environment was highlighted as a key issue and a high number of people supported the use and provision of alternative forms of sustainable energy.
- 6.9 The retention and development of community facilities was considered key in maintaining the future of the Parish. Hence the public consultation clearly demonstrated the view of the community that sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.
- 6.10 Sustainability is the key thread running through the National Planning Policy Framework and Policy SUS1 Sustainable Development provides an overarching framework to guide all development proposals.

Policy SUS1: Sustainable Development

Development proposals will be required to demonstrate that they contribute to sustainability and community resilience by addressing the following criteria:

- 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;**
- 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;**
- 3. Development proposals should enhance and maintain the vitality of local communities by supporting local and essential services;**
- 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;**
- 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;**
- 6. Development should ensure there is no detrimental impact on essential infrastructure by:**
 - i. Minimising the risk of flooding for existing and new properties by promoting and delivering measures to reduce flood risk; and**

- ii. Undertaking works to upgrade the shortfalls in the capacity of other infrastructure including, utilities, waste water and land drainage.**

- 7. Any new development should minimise the impact on the local roads and surrounding highway network by:**
 - i. Introducing traffic calming measures where appropriate to minimise the impact on local amenity and improve pedestrian, equestrian and cyclist safety; and**
 - ii. Promoting sustainable transport initiatives.**

- 8. Small scale employment related development should support the local economy, while retaining the area's unique character.**

- 9. Development which supports opportunities for working from home will be supported.**

7.0 The Environment

Objective 2:

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.

Policy Justification:

7.1 Paragraph 170 of the NPPF sets out that '*planning policies and decisions should contribute to and enhance the natural and local environment by:*

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value;

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'

7.2 Paragraph 118 sets out that '*planning policies and decisions should: c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.'*

7.3 Local Plan Core Strategy Policy LD1 Landscape and Townscape requires development proposals to demonstrate that the character of the landscape and townscape has positively influenced design and Policy LD2 Biodiversity and Geodiversity requires development to conserve, restore and enhance biodiversity and geodiversity assets.

7.4 Policy LD3 Green Infrastructure requires development to protect, manage and plan for existing and new green infrastructure.

Landscape and Biodiversity

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

7.6 The Parish lies on the south-western side of the County and is bounded to the east by the Wye Valley Area of Outstanding Natural Beauty. There are no Sites of Special Scientific





Interest (SSSIs) within the Parish. However, there are 3 Special Wildlife Sites which border the Parish - Upper and Lower Heath Woods, Nantywain Wood and woodland at Welsh Newton and Common hill. Also on the border are three identified Ancient Woodlands at Trebandy Wood, St Wolstans Wood and Nantywain Wood. The River Wye lies 1.6 km to the south east. Special Wildlife Sites are shown on Llangarron Map SEA Map 2, reproduced as Map 2 in the NDP. Tretawdy Nature Reserve is a Local Wildlife Site.

Map 2: Llangarron Map SEA Map 2



- 7.7 Agricultural land classification is mainly Grades 2 and 3 (good to moderate) but with some Grade 1 in the north east of the parish. It is important ensure that the best and most versatile agricultural land is protected from development.
- 7.8 It was evident from consultation responses that residents in the Parish value the landscape in which they live and work. The responses to the questionnaire and the information from the “Planning for Real” Event highlighted the importance people give to the environment they live and work in.
- 60% of respondents favoured positive management of the local environment
 - 50% of respondents favoured encouraging varied local wildlife
 - 46% of respondents favoured greater protection of historic and natural features
 - 25% of respondents favoured increased provision of green space
- 7.9 Respondents also highlighted the importance of retaining the open nature and countryside, the setting of the villages and making sure any detrimental impacts of new development are minimised. People also recognised the importance of open spaces and footpaths and put forward suggestions regarding the maintenance of and improvement to public footpaths in the parish.
- 7.10 The Parish Council has identified the following views as important in the neighbourhood area:

Figure 1 - Llangarron Important Views

	
<p>View 1: View from a footpath at Little Bernithan towards Llangarron (Number 1 on Map 3)</p>	<p>View 2: View from the lane at Upper Trereece towards the Church and Herberts Hill (Number 2 on Map 3)</p>
	
<p>View 3: View from the lane behind The Three Horseshoes towards the Church (Number 3 on Map 3)</p>	<p>View 4: View of the Church approaching the village on the Llangrove Road (Number 4 on Map 3)</p>



View 5: View from GR525194. Llangarron is visible in the valley below (the church spire is visible) and white houses on the RHS are at Parkmill (Number 5 on Map 3)

Llangrove

7.11 There were several responses to the Regulation 14 consultation suggesting that additional views should be identified around Llangrove. The following important views were identified for inclusion in the NDP, following a further request by the Parish Council for proposed important views:

Figure 2 - Llangrove Important Views



View 6: From footpath LG43 Looking north east away from Llangrove. (Number 6 on Map 3)



View 7: From footpath LG29 looking towards north west Llangrove. (Number 7 on Map 3)

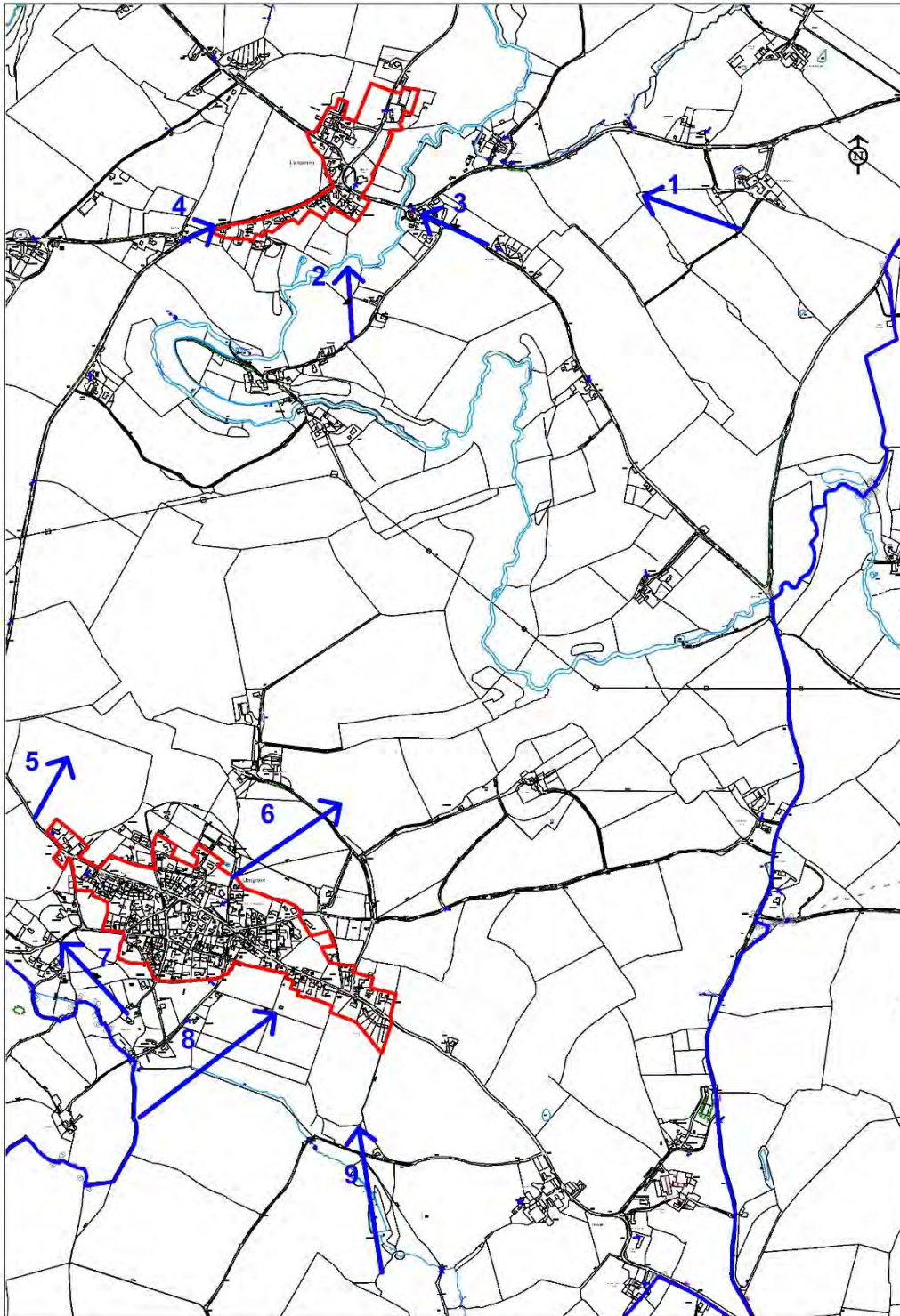


View 8: From footpath LG28 looking from south towards Llangrove and beyond. (Number 8 on Map 3)



View 9: From footpath LG13 Woodland path leading to Llangrove. (Number 9 on Map 3)

Map 3: Important Views



7.12 At the former Regulation 14 consultation Natural England suggested that the NDP should include a specific policy commitment to the preservation, and restoration, of existing green infrastructure, for example, trees, hedges, woodland and the creation of habitat as a resource for the community, for example, traditional orchards. This has also been included in Policy ENV1. Important traditional hedgerows are identified on the Policies Maps (Maps 4, 5, 6 and 7). These contain a range of local species and have been in existence for many years. These were identified from old local maps and frequently follow historic road and field boundaries. There are no streetlights in any of the settlements and residents enjoy a 'Dark Skies' environment. New buildings should be sensitive to the need to protect the dark skies.

Policy ENV1: Landscape and biodiversity

New proposals for development should seek to protect and enhance the landscape character and biodiversity of the Parish. In order to protect the landscape character new proposals should positively enhance the existing landscape and minimise their impacts on:

- 1. Important views, including but not limited to, visually sensitive skylines, valley sides and hillsides as shown on Maps 3A and 3B;**
- 2. Nocturnal character including dark skies, from light pollution;**
- 3. Hedgerows (see Policies Maps 4, 5, 6 and 7), unregistered parks and gardens and ancient woodlands;**
- 4. Public open spaces and footpaths;**
- 5. Veteran, ancient, mature and notable trees and existing traditional orchards; and**
- 6. Waterways and tributaries of the River Wye.**

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 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.

'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.

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.



Llangarron Countryside

Historic Buildings and Conservation

- 7.13 Paragraph 185 of the NPPF sets out that *'plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account:*
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.'*
- 7.14 Herefordshire Local Plan Core Strategy Policy LD4 Historic Environment and Heritage Assets requires proposals *'to protect, conserve and where possible enhance heritage assets and their settings in a manner appropriate to their significance'*.
- 7.15 There are 78 listed buildings and scheduled monuments in Llangarron Parish including Grade II* Ruxton Court, Bernithan Court, Langstone Court, Grade I Listed Church of St Deinst and Grade II Listed Christ Church⁴.
- 7.16 Whilst there are no registered historic parklands in the parish, there is an unregistered park and garden at Langstone Court that is considered to be of significant local importance and should be protected.

⁴ <https://historicengland.org.uk/listing/the-list/>

7.17 The consultation sought to identify which buildings, places or views that it was considered important to protect and it was evident that respondents felt strongly about protecting views of both the landscape and buildings in the area. These included:

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

The view to St Deinst church/Llangarron was by far the most frequent response.



St Deinst Church, Llangarron

7.18 These buildings play a significant role in the character of the Parish and are visually recognised as key landmarks in the area. Policy ENV2 should help to ensure any new development does not have a detrimental impact on the setting or character of heritage assets.

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

7.20 Each settlement has a distinctive local character.

Llangrove



Llangrove - typical residential lane



Llangrove village, view from west, FP LG28



Listed converted barns, Llangrove



New housing, Llangrove

Records are scant, but in its current recognisable form Llangrove started coming together in the late 1700s when smallholders built houses on what was then common land. Built of local stone, often rendered, these modest cottages are spaced well apart and frequently set at right angles to the road. They can still be seen dotted throughout the village, particularly at the eastern end, and with their separating hedgerows and low ridge heights are still the most defining feature of traditional Llangrove vernacular building.

Little building then occurred until the 1950s, since when reasonable amounts of new houses have been built. Many of these dwellings are set back from the main road with a variety of hedging and fencing along the boundaries. There are a number of small cul-de-sacs and private roads leading to clusters of development. The buildings are predominantly detached and are single or two storeys. A recent contemporary development by the Royal Arms Public House which is two and a half storeys, dominates the adjacent Royal Arms Public House which is a potential undesignated heritage asset. There has been much concern about the scale of these dwellings in relation to the rest of the village and parishioners are keen to

ensure that any new development is kept at two storeys or below and the scale responds to the village's existing character. Any new development should include suitable boundary proposals including reinstating any lost hedging.

Llancloudy

The small settlement of Llancloudy has developed along the A466 with its centre considered to be the cluster of dwellings around the Chapel. The dwellings are predominantly detached, and the majority are single or one and a half storey. These properties sit in good sized plots and are screened from the road by mature hedges. This is a loose knit, scattered settlement.

In terms of materials many of the properties are of white render with slate or clay tiled roofs, although there are a few dwellings constructed with brick or stonework. The Chapel is a modest single storey rendered building immediately adjacent to the road and is considered to be a potential undesignated heritage asset. It is considered that any new development in Llancloudy should reflect the prominent characteristics of single or one and a half storey dwellings. Any new development should include suitable boundary proposals including reinstating hedging.

Llangarron



Local sandstone houses with outlook towards open countryside and farmstead buildings in local sandstone



St Deinst Church 12th Century
Grade I Listed Church in local sandstone



Typical local cottages in rendered sandstone and walls constructed of local sandstone



The Old School House in the centre of the village, sandstone

Historically the village of Llangarron has grown up around the medieval Church of St Deinst (a Grade I listed building). There are two listed buildings within the centre of the village but many surrounding properties are considered to be potential undesigned heritage assets, including Trecilla House and its surrounding outbuildings, now converted into dwellings and the Old School House also now a dwelling. These are constructed of local sandstone which is also the traditional building material used in surrounding farmsteads. There is a cluster of traditional dwellings close to the bridge.

The dwellings in the centre of the village comprise a range of traditional styles of varying materials and sizes including stone and render, the majority with slate roofs. There are several more contemporary twentieth century dwellings close to the telephone exchange. The approach to the village in all directions is dominated by high hedges and these are recognised as an important characteristic of the village. Several of the properties have high stone walls which add character to the village and should be retained. Any new development should take reference from these characteristics including scale and the use of levels to ensure the historic centre of the village is retained and no new development dominates the skyline. Any new development should include suitable boundary proposals including reinstating hedging.

Llangarron has a number of historic stone walls which define the village centre. These include around St. Deinst Church where the walls are obscured by ivy, around the old school playground and high stone walls around Trecilla House and Court.

Three Ashes

Three Ashes is a very small, fragmented settlement built around the B4521. The approach to the settlement is one of large arable fields behind roadside hedges. The existing properties are predominantly single or one and a half storey and built in the twentieth century. Materials are redbrick and render with a mixture of roof types. These generally sit within large plots. It is expected that any new development should reflect both the scale and openness of the area. Any new development should include suitable boundary proposals including reinstating of hedging

- 7.21 Policy ENV2 aims to protect local heritage and character in the Parish by requiring development to be sensitive to the historic environment and to incorporate traditional details and materials.

Policy ENV2: Protecting historic assets and settlement character

Development proposals should:

- 1. Not adversely affect Listed Buildings, important landscapes and features, and buildings considered to be of local architectural, or historic interest which contribute to the character of the villages within the Plan area.**

2. Pay special attention to the need to conserve and enhance such buildings or sites, their setting and any significant architectural, historic and landscape features.
3. Not adversely affect settings of heritage assets which are valued by residents. These include but not limited to:
 - St Deinst Church, Llangarron;
 - Christ Church, Llangrove;
 - Bernithan Court, Llangarron;
 - Langstone Court and its associated unregistered park and garden;
 - Treribble, Three Ashes .
4. Preserve the character of each village particularly by using designs and building materials for new development which respect local building tradition, features and distinctiveness. Schemes 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.
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.
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.

Flooding

- 7.22 The Parish has suffered from flooding issues in the past and floods have been exacerbated by the excessive rainfall of the last few years. Climate change is recognised as a key threat with the potential for increased rainfall as a result of global warming.
- 7.23 Paragraph 148 of the NPPF sets out 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. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'*
- 7.24 Herefordshire Local Plan Core Strategy Policy SD3 sets out that *'measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk.'*

- 7.25 The village of Llangarron suffers from flooding of the Garron Brook during heavy periods of rain resulting all roads to and from the village being blocked off, some residents being cut off and other dwellings being accessible only by 4WD vehicles. There are problems of runoff and associated pollution from farmland and regular flooding events in Biddlestone and the centre of Llangrove.
- 7.26 Run-off water from the surrounding land, small streams and drainage ditches results in further flooding around the Parish and causes severe damage to the structure of the roads. In extremely wet weather some areas are only accessible by four-wheel drive vehicles. Therefore, it is important to ensure that there is no increase in flooding as a result of new development and that policies are in place to manage the existing problem.
- 7.27 The centre of Llangarron lies within an area identified as flood zone 2 and 3 which limits the type of development which can take place. Policy ENV3 aims to ensure new development is located in areas at low risk of flooding and that suitable mitigation measures are put in place to minimise a development's contribution to increasing flood risk elsewhere.

Policy ENV3: Flooding

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) Exception Tests in accordance with National Policy. Proposals also should have regard to the Strategic Flood Risk Assessment for Herefordshire (SFRA).

Where the management of surface water drainage needs to be addressed, developers should utilise sustainable drainage systems (SUDS) where this is practicable.

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.

Existing utility infrastructure should not be compromised, and mechanisms should be put in place to avoid or mitigate any possible pollution.

Wastewater Treatment and Water Quality

- 7.28 During the first Regulation 14 public consultation Welsh Water commented that there is no specific reference to the capabilities of the public sewerage system or wastewater treatment works (WwTW) to accept the foul flows from the amount of new development proposed. Consequently, it was recommended that a policy (in line with Policy SD4 of the Herefordshire Council Core Strategy) should be considered for inclusion as this would provide the assurance that new development will only be permitted where the capacity of the public sewerage network and/or WwTW allows.

7.29 In relation to development proposals in the settlements, Welsh Water also commented the following:

- Llangrove is served by our Goodrich Wastewater Treatment Works (WwTW) for which there are no issues in accommodating the level of growth proposed.
- Llangarron has no public sewerage within close proximity of the former proposed sites. As such, it is likely that alternative foul drainage methods will be required in line with Policy SD 4 of the Herefordshire Core Strategy. The Environment Agency (EA) can provide more information on this.
- The Herbert's Hill and Garron View areas of Llangarron are each served by a small (in area) public sewerage network and WwTW. Off-site sewers may be required. Otherwise, alternative foul drainage methods will be required in line with Policy SD 4 of the Herefordshire Core Strategy. The EA can provide more information on this.
- The public sewerage network in Llancloudy is very small in terms of area served. If dwellings are located in proximity to the public sewerage network and WwTW there will be no issues in accommodating though off site-sewers may be required. Otherwise, alternative foul drainage methods will be required in line with Policy SD 4 of the Herefordshire Core Strategy. The EA can provide more information on this.
- There are no public sewers or WwTW in Three Ashes, therefore the provisions of Policy SD 4 of the Herefordshire Core Strategy will need to be adhered to. The EA can provide more information on this.
- None of the proposed former sites had issues with the supply of water.

7.30 In addition at the former Regulation 14 public consultation Natural England submitted comments noting that Llangarron Neighbourhood Plan Area is in the catchment of the River Wye. The River Wye is designated as the River Wye Special Area of Conservation (SAC). This means that it is afforded protection under the EC's Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The rivers are also notified at a national level as Sites of Special Scientific Interest (SSSI). The River Wye SAC has a series of water quality targets associated with its good condition. The targets for phosphates are being exceeded on some stretches of the river, while on other stretches future development has the potential to result in failures. In order to ensure the river achieves its targets, a Nutrient Management Plan (NMP) has been produced.

7.31 The NMP has been used to inform the adopted Herefordshire Core Strategy - see Core Strategy Policy SD4: Waste water treatment and river water quality and its supporting text.

7.32 Natural England suggested that the NDP should include a policy requirement for new development not connected to mains sewerage, and using septic tanks and packaged treatment plants, to include measures such as soakaway or reed bed system, where conditions allow, to reduce environmental impacts of effluent.

7.33 Policy ENV4 has therefore been included in the NDP following the recommendations of Welsh Water and Natural England.

Policy ENV4: Public sewerage network and wastewater treatment works (WwTW)

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.

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).

New development not connected to mains sewerage, and using septic tanks and packaged treatment plants, should include measures such as soakaway or reed bed systems, where conditions allow, to reduce environmental impacts of effluent.

8.0 Employment

Objective 3:

To support existing businesses and to attract new employment opportunities in local agriculture, food production and sustainable tourism opportunities, so that jobs are provided close to where people live, and opportunities for homeworking are encouraged.



The Royal Arms Public House, Llangrove

Policy Justification:

- 8.1 NPPF identifies an economic objective as one of the three overarching objectives to achieving sustainable development (paragraph 8). Paragraph 80 goes on to say that '*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt*'. Paragraph 83 sets out that in rural areas, '*planning policies and decisions 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.'*
- 8.2 Herefordshire Local Plan Core Strategy Policy RA5 Re-Use of rural buildings supports the sustainable re-use of rural buildings which make a positive contribution to rural businesses and enterprise and Policy RA6 Rural economy supports proposals which help diversify the rural economy. The Core Strategy seeks to support continuing economic growth, particularly in areas which allow for the diversification of existing farm uses either through food

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

- 8.3 Thus, to help achieve economic growth, local plans including Neighbourhood Plans should be prepared to meet the development needs of business and support an economy fit for the 21st century.
- 8.4 The rural economy in the county has for many years played a fundamental role in local, regional and national food production particularly through agriculture and farming. Other uses in the rural economy focus on home working, small local business and services such as shops and pubs, farm diversification enterprises and tourism amongst other things.
- 8.5 The Parish of Llangarron reflects the fully diverse rural economy of the county and includes existing tourism enterprises, many small and medium sized farms, small agricultural businesses supporting the agricultural sector and local services. The Parish also has a high proportion of people who work from home and also those who are self-employed.
- 8.6 The 2011 Census Area profile for Llangarron Ward indicated that of the 68.5 % of the population who are economically active, 21.7% of these are self-employed, and many of these will work from home. The county average indicates that 17.5% of people in Herefordshire work from home.
- 8.7 The responses to the Questionnaires and the “Planning for Real Event” demonstrated a very positive support for business development and employment opportunities in the Parish. These responses are set out below:
- 83% of respondents demonstrated support for small businesses including workshops, home working and live work units.
 - Over 60% of respondents supported the conversion of redundant buildings to small business units, tourism and holiday lets.
 - 78% recognised the need for improved broadband to facilitate business development in the area.
 - Over 90% of respondents supported farm diversification into such uses as tourism, small businesses, farm shop and energy production.
- 8.8 These responses recognise the importance of the provision of a mix of employment opportunities within the Parish to avoid the villages becoming dormitory settlements. Employment was also linked to the provision of suitable housing in the area to ensure young people were encouraged to live and stay in the area.
- 8.9 The Economic Development Strategy for Herefordshire 2011-2016⁵ recognised that Herefordshire is a rural county, rich in heritage, culture and enterprise. It states that:
- “The agricultural heritage has shaped and influenced the distinctiveness of the county with land based industries a key part of the county’s offer and has also led to the county having*

⁵ <https://www.herefordshire.gov.uk/economicdevelopmentstrategy>

production based strength. The industries in the county have had a history in diversifying, often out of necessity as the key industries of agriculture and manufacturing meet the challenges of global change. The county has been able to maximise the trend in growth sectors such as tourism, defence, food and drink and creative industries that are wholly complementary to the character and nature of the county.

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

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

Rural Enterprise in the Parish

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

Agriculture

- 8.11 Historically agriculture has been one of the major employers within the Parish and it has created the communities and settlements which we see today. A significant number of the larger farmhouses are listed as being of historical importance and many of the traditional stone barns have over time been converted to holiday, business and residential use. The Parish is made up of predominantly mid and small scale farming enterprises and it is recognised that there is a need to allow diversification to keep these farming practices viable.
- 8.12 The farming is a mixture of arable and livestock with more intensive livestock such as chicken sheds and milk production taking place at several farms. Proposals for seasonal workers accommodation will be assessed in accordance with policies in the Local Plan Core Strategy. A large proportion of residents in the Parish are still employed in agriculture or agriculturally related enterprises and therefore it is essential that policies allow for growth in these enterprises but encourage developments to be designed sensitively and to be a suitable scale.
- 8.13 Recent changes to farming practices have led to intensification and the associated introduction of poly tunnels for food growing and large modern agricultural buildings for animal production (mainly for chickens). However, such proposals can be a locally contentious issue as developments are often highly visible and can have an adverse impact on sensitive landscapes as well as impacting on local residential amenity through disturbance such as noise, smells and additional traffic. Parishioners have strongly resisted recent applications for extensive polytunnel development in the Biddlestone area at the Eastern border of the Parish near the A4137. Parishioners have cited environmental impact, road

safety, impact on tourism, impact on infrastructure and impact on the rural character of the area among other concerns. The community is aware that some agricultural developments may be needed to support this vital local industry, such developments should be planned in accordance with our Agricultural Buildings and Poly Tunnels Policy.

- 8.14 Herefordshire Council has prepared a planning guide⁶ and this has been used to inform Policy EMP1 New Agricultural Buildings and Poly Tunnels.

Policy EMP1: New agricultural buildings and poly tunnels

- 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. Applicants should make hours of operation clear and these should not result in activity in unsociable hours for local residents.**
- 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.**
- 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.**
- 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. Applicants will meet the cost of any extra measures that are required to safeguard road safety.**
- 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.**

⁶ https://www.herefordshire.gov.uk/downloads/file/14577/polytunnels_planning_guide_2018.pdf

6. These developments, where possible, should support the local economy and provide local job opportunities.

Communication Technologies

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

Tourism

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

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

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

- 8.17 Llangarron Parish lies in close proximity to the Wye Valley in a popular tourist area. There is a variety of tourist accommodation available within the Parish which include bed and breakfasts, holiday lets, camping and caravan sites. These facilities support the local economy including the Royal Arms Public House in Llangrove. Small scale tourist facilities also exist within the Parish and the plan aims to support the development of **small** suitably scaled proposals for tourism within the area. Policy EMP2 supports suitable small scale proposals for tourism and rural diversification.

Policy EMP2: Tourism and rural diversification

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.

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

- 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**
- 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**
- 3. They aim to reduce carbon emissions through sustainable design and by promoting access by walking, cycling and public transport; and**
- 4. There is suitable vehicular access and parking available which minimises adverse impacts on highway safety.**

Proposals which promote the role of home-working within the economy, through improvements to broadband and telecommunications infrastructure and small-scale extensions to existing residential dwellings will be supported.

9.0 Housing

Objective 4:

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.

Policy Justification:

- 9.1 The NPPF 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. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'*
- 9.2 The Herefordshire Local Plan Core Strategy 2011 - 2031 identifies that 5,300 new dwellings will be required in the Herefordshire Rural Areas up to 2031 and that Neighbourhood Plans will be the principal mechanism by which new housing will be allocated (paragraph 4.8.21). The Core Strategy sets out a proportional growth target for each Rural Housing Market Area. Llangarron Parish lies within the Ross HMA where the minimum growth target is 14% or 1150 new houses.
- 9.3 The Core Strategy identifies the settlements in the rural areas where new housing should be accommodated. 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.**
- 9.4 Policy RA2 sets out that *'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.'*
- 9.5 When applied to Llangarron Parish, a growth rate of 14% means 64 additional dwellings over the plan period. The latest housing figures from Herefordshire Council (March 2020) show that a minimum of 96 houses have been built or are commitments (homes with planning consent or where construction has commenced). **The number of houses required to meet the minimum 14% increase target therefore has already been exceeded by over 50%.**
- 9.6 The Core Strategy 4.8.21 states that the Neighbourhood Plan will have the flexibility to apportion the minimum housing requirements between these settlements which allows for a flexible approach respecting settlement characteristics, the distribution of Local Facilities and other local factors. This will ensure development has the ability to bolster existing service provision, improve facilities and infrastructure and meet the community's needs.
- 9.7 It is considered that any new residential development should be sensitive and appropriate reflecting the scale, form, layout and character of each settlement. It is recognised that many settlements do not have a traditional village or nuclear centre and often have a dispersed

settlement pattern which needs to be respected. On this basis, the Llangarron Neighbourhood Plan sets out policies to deal with residential development and design.

General Overview

- 9.8 Over the past 15 years any new residential development has been concentrated in Llangrove with little or no opportunity for new homes in Llangarron, Llancloudy or Three Ashes.
- 9.9 Llangrove is identified in the Core Strategy as the main focus of proportionate housing development and is therefore likely to take a higher proportion of new dwellings with the other settlements taking a smaller percentage as they have fewer facilities. However, it is recognised that Llangrove has already taken a significant number of dwellings and the capacity of the road network is perceived by many in the community to be already stretched. Any further development in Llangrove should be of a small scale and limited to within the village settlement boundary.
- 9.10 Consultation responses from the questionnaires, the Planning for Real Event and the original Draft NDP indicated that residents considered that the village of Llangarron would benefit from some limited residential development up to the period 2031. However, since that consultation Llangarron has had further commitments of 14 additional dwellings, with applications for another 5 pending (at the time of writing in June 2020) This represents a very large number of additional dwellings for such a small village with few facilities. Furthermore, it is recognised that the village has constraints in terms of flooding, steep banks and high hedges plus a poor road network.
- 9.11 Neither Llangrove or Llangarron, nor indeed the surrounding settlements, currently have estate scale development. Llangarron developed in a cluster around the church. Llangrove developed as a village before the church was built. Affordable Housing can only be required on schemes that comprise major development in the NPPF ie 10 or more units. Currently, one recently approved scheme in Llangrove has contributed 3 of the 4 affordable homes identified as needed for the parish. No rented homes have been proposed so far.
- 9.12 Llancloudy and Three Ashes constitute dispersed settlements with limited facilities. The main road runs through Llancloudy and so there is little opportunity to walk to any facilities. Direct access onto the main Hereford Road is likely to be limited for highway safety reasons. As a result, there is only limited opportunity for residential development in Llancloudy. Three Ashes lies to the north of the Parish bordering with St Weonards Parish and has a few dwellings and very limited opportunities for residential development.
- 9.13 The provision of new housing was considered to be a key issue in the questionnaire responses and “Planning For Real” Event⁷. The majority of people supported affordable homes for purchase and rent.
- When asked about the type of housing occupation the clear majority, 76% favoured owner occupied with 44% supporting shared ownership
 - 33% of respondents supported private rented
 - 37% supported social rented.

⁷ (Refer to NDP Questionnaire Survey, Data Orchard, 2017)

9.14 With regard to house types:

- 63% supported small or medium sized homes
- 60% supported realistically priced starter homes
- 34% supported accommodation for the elderly
- 9% supported executive homes.

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

- 85% supported converting these buildings into homes for local people
- 45% supported open market sale of these properties.

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

NDP Review and Revised Approach to New Housing

9.17 The Regulation 14 Llangarron NDP which went out to formal public consultation in early 2017 was well supported by the community. However, it was identified that there was a need for the suggested housing allocations to be considered in more detail across the 4 main villages in the parish, whilst recognising that the village of Llangrove, identified in the Herefordshire Core Strategy as the main focus of proportionate housing development, was destined for a larger proportion of growth. Following much debate, the Parish Council reviewed the plan and due to the time taken to progress, it has been decided that the reviewed NDP should be considered again through a further Regulation 14 public consultation. This allows for formal consultation on the main changes and particularly the introduction of settlement boundaries for all 4 villages identified in the Core Strategy.

9.18 At the time of the first Regulation 14 consultation, there were 51 new dwellings required to meet the minimum target of 64 new dwellings. The plan proposed that 25 of these would be in two sites in Llangrove, with provision for smaller sites around Llangarron, Llancloudy and Three Ashes with an allowance for windfall sites of 15 dwellings. It should be noted that no development boundaries were proposed for the villages of Three Ashes or Llancloudy on the basis that the lack of community facilities meant that residential development of any significant scale would not be sustainable. However, Herefordshire Council advised that further development should be considered at both these villages given their inclusion in the Core Strategy as being suitable for proportionate growth.

Call for Sites and Site Allocations

9.19 The NDP Review process reconsidered proposed site allocations for the NDP. A further call for sites was carried out in from November 2018 to 30th January 2019 and AECOM were appointed to review these sites. This report was submitted in its completed form in Autumn 2019 - see Draft Site Options Appraisal for the Llangarron Neighbourhood Plan, Llangarron Parish Council, June 2019.

9.20 24 sites were submitted for consideration during the Call for Sites. The Draft Options Appraisal Report sets out the process for the technical assessment. Following an initial desk top study four sites were sifted out on the basis of high level constraints. The remaining 20 sites progressed to a detailed site assessment exercise.

- 9.21 The Executive Summary set out that '*The site assessment has found that 3 sites are suitable in principle for housing allocation in the Neighbourhood Plan, subject to viability considerations. A further 8 sites are potentially suitable and available either in full or in part, but have constraints – some significant – which mean they are less likely to be suitable for development. If these constraints are not able to be resolved or mitigated the affected sites may not be appropriate for allocation. The remaining sites are considered to be not suitable for residential development and therefore not appropriate for allocation in the Neighbourhood Plan.*'
- 9.22 Two further sites were submitted for consideration. These sites were forwarded to AECOM for assessment.
- 9.23 The complete version of the AECOM report commissioned by the Parish Council in late 2018 was received by the Parish Council in November 2019. In the interim period, the draft report was placed on the Parish Council website in September 2019 while the assessments of the final two sites and answers to some queries by the Clerk were awaited.
- 9.24 The public were invited to comment on the AECOM report and the report was discussed in Parish Council meetings.
- 9.25 In the intervening period there have been a number of planning approvals for residential development in the Parish, resulting in the Parish not only meeting but significantly exceeding its minimum target of 64 dwellings.
- 9.26 As part of their detailed response to the Regulation 14 public consultation dated 20th October 2020, Herefordshire Council provided the following up to date position on housing figures:

Parish / Group parish	RA2 Settlement	Number of households in Parish	% growth in CS	Number of new houses to 2031	Completions 2011 - 2020	Commitments as at 1 April 2020	Residual
Llangarron	Llangrove Llangarron Llancloudy Three Ashes	459	14	64	31	65	- 32

This shows that there have been 31 completions since 2011 and 65 commitments giving a net residual total of -32 houses for the NDP area. That means that housing developments in the Parish have delivered 32 houses over and above the minimum housing target set out in the Core Strategy for the Plan period up to 2031 ie over 50% above the target.

- 9.27 In response to Herefordshire Council's advice, the Parish Council held a number of Neighbourhood Planning Meetings in which revisions to the Plan have been discussed, with input from members of the public and landowners. The amendments to the Plan were placed on the Parish Council website and comments invited.
- 9.28 In addition, the AECOM Report was also discussed prior to the identification of the Settlement Boundaries. A copy of the report was placed on the Parish Council website and the results discussed in detail. A number of concerns regarding the accuracy and suitability of

the report were raised by members of the Parish Council and local parishioners who felt that the report did not accurately reflect the policies in the revised Plan regarding sustainability, highway safety drainage and the landscape impact on the setting of villages and the character of the countryside. Many of the sites were served by poorly accessed roads and resulted in the loss of hedgerows, little understanding was given to the nature of surface water drainage and flooding in the Parish. Concern was also raised regarding the scale of some of the sites. Furthermore, it was recognised that since the report had been commissioned the housing target had been exceeded and as such it was considered that there was no need to find any further sites. On this basis it was resolved not to include the AECOM report in any formal role in the NDP process.

- 9.29 Herefordshire has 3.69 years of housing land supply (see Five Year Housing Land Supply (2020 - 2025) Annual Position Statement at 1 April 2020, September 2020) and Herefordshire Council therefore has a shortfall in future housing provision which is likely to lead to further pressure from developers. However, development in Llangarron Parish, as evidenced by the recent high level of commitments, and the constraints of the Parish has reached the stage where further applications for new housing development will place a significant strain on local infrastructure including, the highway network, surface water and drainage in a Parish which is already subject to regular flooding. For these reasons, the Llangarron Neighbourhood Development Plan has not sought to allocate additional new development sites.
- 9.30 In summary Llangarron Parish has already met its minimum housing target and there is no need for further site allocations in the NDP. In addition, there has been a clear message from Parishioners that further site allocations in the NDP would not be supported.
- 9.31 The NDP Policies Maps identify the sites with extant planning permission within the settlement boundaries as commitments.

Identifying Settlement Boundaries

- 9.32 Two meetings were dedicated to the identification of Settlement Boundaries in the parish, where various options were discussed by members of the public to discuss and then voted on by the Parish Council. The overwhelming feedback from the community at these meetings was that given the Parish had met and exceeded its minimum target, the Settlement Boundaries should be drawn to limit any further development to infill. These views were based on the impact on a substandard local highway network, drainage and flooding issues and impact on the character and setting of the villages.
- 9.33 Copies of the various options for each village were discussed in depth and recommendations were made taking into account the advice set out in Herefordshire Councils NDP Guidance document 20 Guide to Settlement Boundaries.

Llangrove

- 9.34 The village of Llangrove is identified in Policy RA2 of the adopted Herefordshire Core Strategy (Figure 4.14) as being a settlement which will be the main focus of proportionate housing development. It is considered suitable for a higher proportion of residential development due to the existence of local facilities such as the primary school, pub, village hall and church. The village also has mains drainage. Welsh Water have identified that there is capacity for further development in the village in the sewerage system. Two sites were initially identified in the original NDP document as being suitable for residential development and planning

permission has been approved on both of these sites. Further permissions have been granted on a number of smaller sites.

- 9.35 The Parish Council recognises the concern of local residents that Llangrove, whilst having these facilities is limited by the capacity of the road network which is perceived to be already stretched. As a result, the development boundary was drawn up on a similar basis to the one in the first Draft Plan to include the two larger sites with planning permission and to allow for potential infill sites within the core of the village. Whilst the main road runs through the centre of the village, it is unclassified and many of the narrow feeder (back) roads are substandard and unclassified. There was concern that development off these roads would result in adverse impacts on highway safety with further conflict between pedestrians and vehicles. It was also felt that a linear extension of the village would impact on its setting and extend into the built form into open countryside (see Map 4 Llangrove Policies Map which identifies important hedgerows).

Llancloudy

- 9.36 The village of Llancloudy is a very modest settlement dissected by the A466. The village, whilst being on a bus route between the neighbouring towns of Hereford and Monmouth, has only the Chapel in the way of community facilities. In terms of local character, the village feels very much part of the open countryside and therefore any potential for significant growth would have a detrimental impact on the setting and character of the area. Furthermore, access onto the main road is limited, and whilst there is a 40mph limit in the village there is a perception of speeding and there are no footpaths for safe access to the existing bus stops. Residents also raised issues of potential surface water flooding from adjacent farmland. Two options were discussed. The first extended the development boundary along a road to the west of the village, but there was some concern about whether this was a private road, and it was suggested that visibility from this road to the main A466 road was limited. The second option was to identify a tighter boundary around the existing village, and this was therefore agreed for inclusion in the Draft NDP.

Llangarron

- 9.37 The village of Llangarron is centred around the Grade I Listed Church of St Deinst and comprises a mixture of listed heritage assets and other non-listed but older buildings, in addition to several contemporary dwellings. It is characterised by paddocks and fields bounded by high hedges which give the village a very rural feel (these are identified as important hedges on Map 6 Llangarron Policies Map). These paddocks and fields surround the church and provide an attractive setting, giving important views of the church and churchyard. The village has a small village hall within walking distance from the church and the recently converted Garron Centre community building. There are no other community facilities, although a school bus service to John Kyrle High School picks up and drops off in the centre of the village by the Church. The River Garron runs through the centre of the village and areas of the village lie within Flood Zone 3. Parts of the village are subject to flooding during heavy periods of rainfall and the roads are then blocked and impassable. In 2020 several properties were flooded repeatedly, resulting in a very detrimental impact on residents. The potential areas suitable for residential development which would not impact on the setting of the village, the highway network and drainage are therefore limited. The recent flooding events are illustrated in the photograph below.



Flooding in the centre of Llangarron, February 2020

- 9.38 Much discussion took place regarding the provision of a suitable settlement boundary for Llangarron and 4 options were discussed. The feeling was that the settlement boundary should reflect the core of the village and should be drawn to retain the village's setting and protect its openness when approaching from all directions. It should be noted that the site originally identified for 5 dwellings in the first Draft NDP, had been subject to a planning refusal for 8 dwellings on the basis on impact on the setting of the village, drainage issues and highway safety. As a result, it was proposed that this site should be removed from the boundary. However, a new area of land with a recent approval for 4 dwellings between Trecilla House and Oaklands was included within the proposed settlement boundary as this lay within between existing residential dwellings and there were also recent approvals for dwellings on the opposite side of the road at Little Trecilla. The areas where important hedges were identified and those impacted by Flood Zones 2 and 3 were specifically excluded as unsuitable for development.
- 9.39 Llangarron village has been subject to a large number of planning approvals resulting in a high proportion of new dwellings being proposed (as at March 2020). Given the scale of growth and the limited topography and characteristics of the village and on the basis of its identification in the Core Strategy as being a village where proportionate housing is appropriate, the Settlement Boundary has been drawn to include existing commitments in the centre of the village, between existing residential properties, where it is considered there will be less impact on the setting of the village, the loss of hedgerows is minimised and further potential impacts on the existing flooding problems within the area are minimised.
- 9.40 In early 2020 during periods of prolonged rain there was serious flooding within the village. There is a particular problem with surface water run-off from the surrounding fields and properties, the majority of which are at a higher level than the highway. This culminates in serious flooding in the centre of the village. It is therefore considered that it would be inappropriate to allow any further development in the village which has the potential to create further surface water run-off and exacerbate existing problems or indeed create new problems for future residents in any new developments.

9.41 In addition no properties in the village have access to mains drainage. The majority of properties are therefore required to utilise private treatment plants. The Parish Council is aware of the issue of increased levels of phosphates in the River Wye catchment and considers that allocating further sites for development in Llangarron with its potential drainage and flooding issues may conflict with Core Strategy Policy SD3.

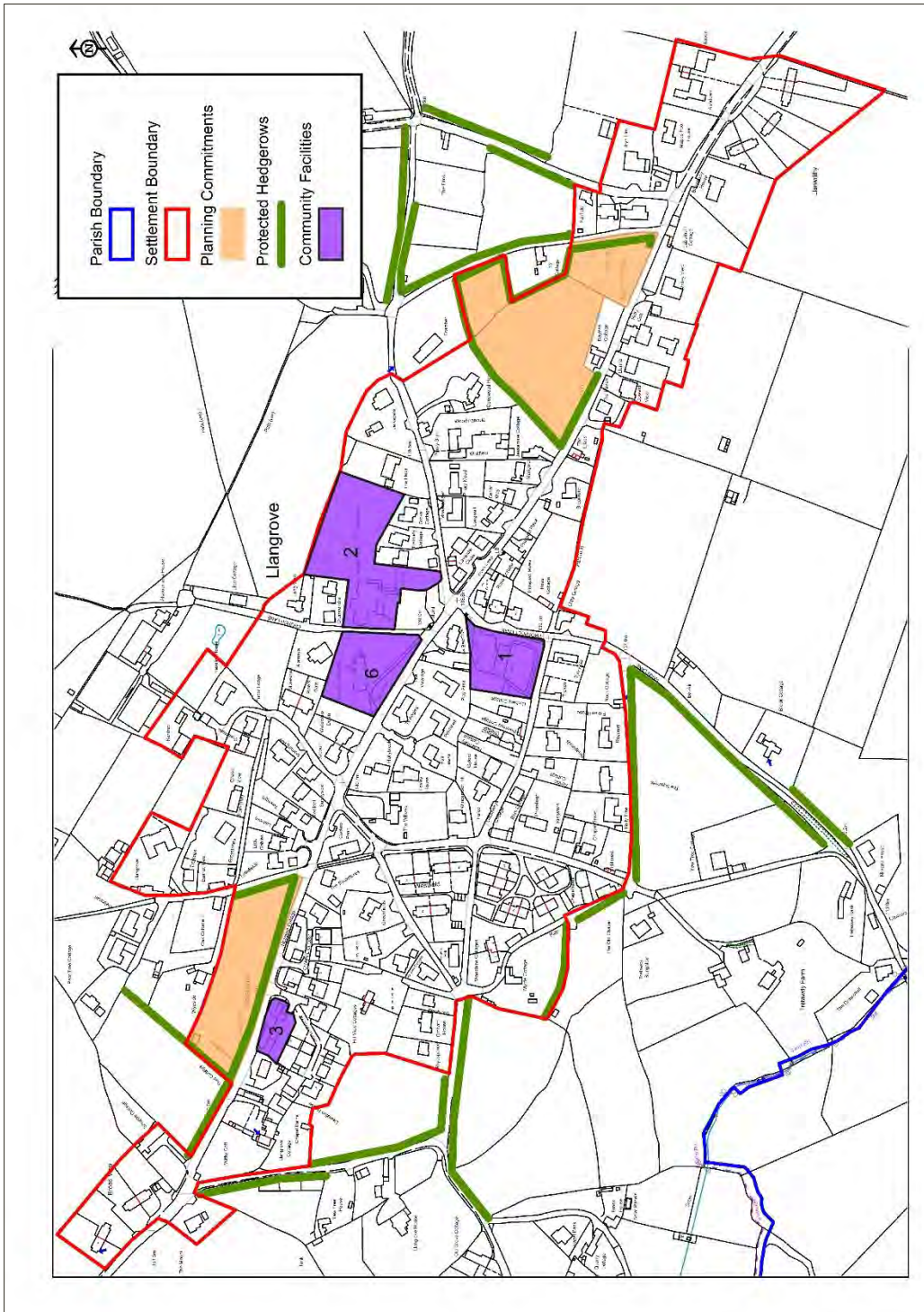
Three Ashes

9.42 The village of Three Ashes lies on the northern edge of the Parish and part of the village falls within the Parish of St Weonards. The village is dissected by the B4521 and similarly to Llancloudy has no community facilities. Premier Plant and Garden Centre and café which lies some 500m to the centre of the village has recently closed and has planning permission for 5 residential units. Planning Permission has been granted in the village for 13 dwellings including the site at Premier Plants. The boundaries have been drawn to reflect the recent approvals except the Premier Plants site which is not considered to be within the village centre. In terms of character the village feels very much part of the open countryside and therefore any potential for significant growth would have a detrimental impact on the settling and character of the area.

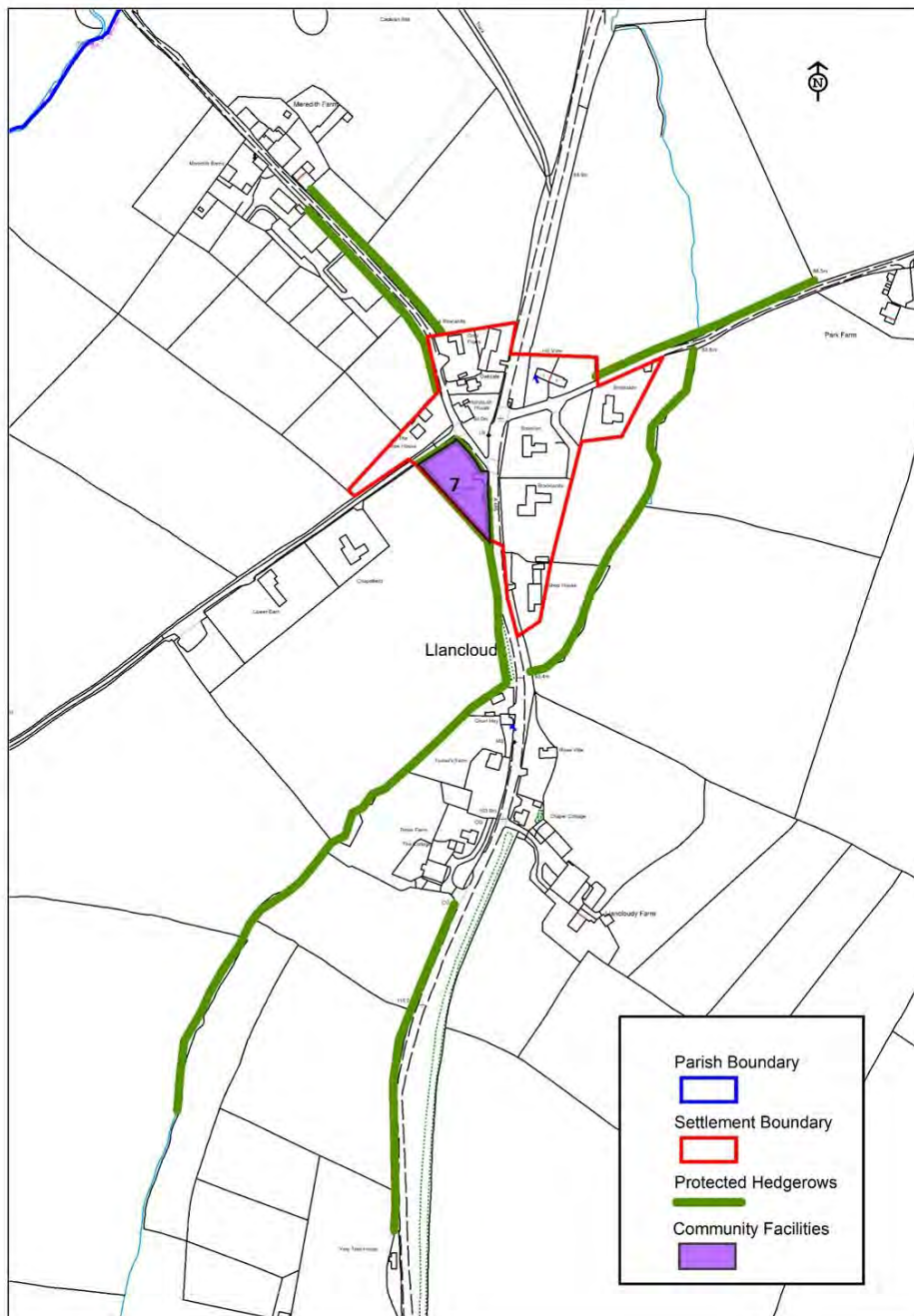
9.43 The Settlement Boundaries for all 4 settlements are shown on the following Policies Maps:

- Map 4 Llangrove Policies Map
- Map 5 Llancloudy Policies Map
- Map 6 Llangarron Policies Map
- Map 7 Three Ashes Policies Map.

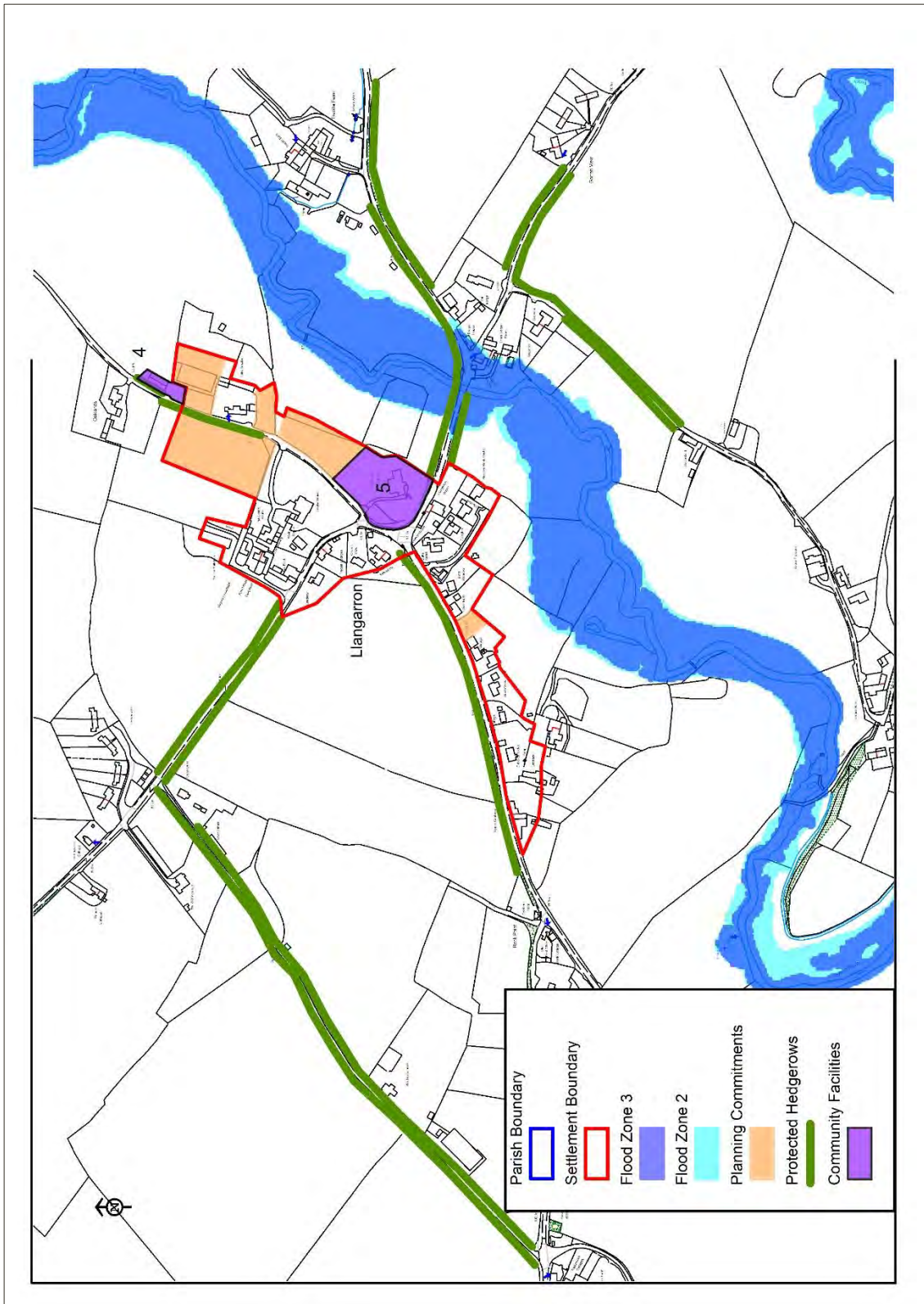
Map 4: Llangrove Policies Map



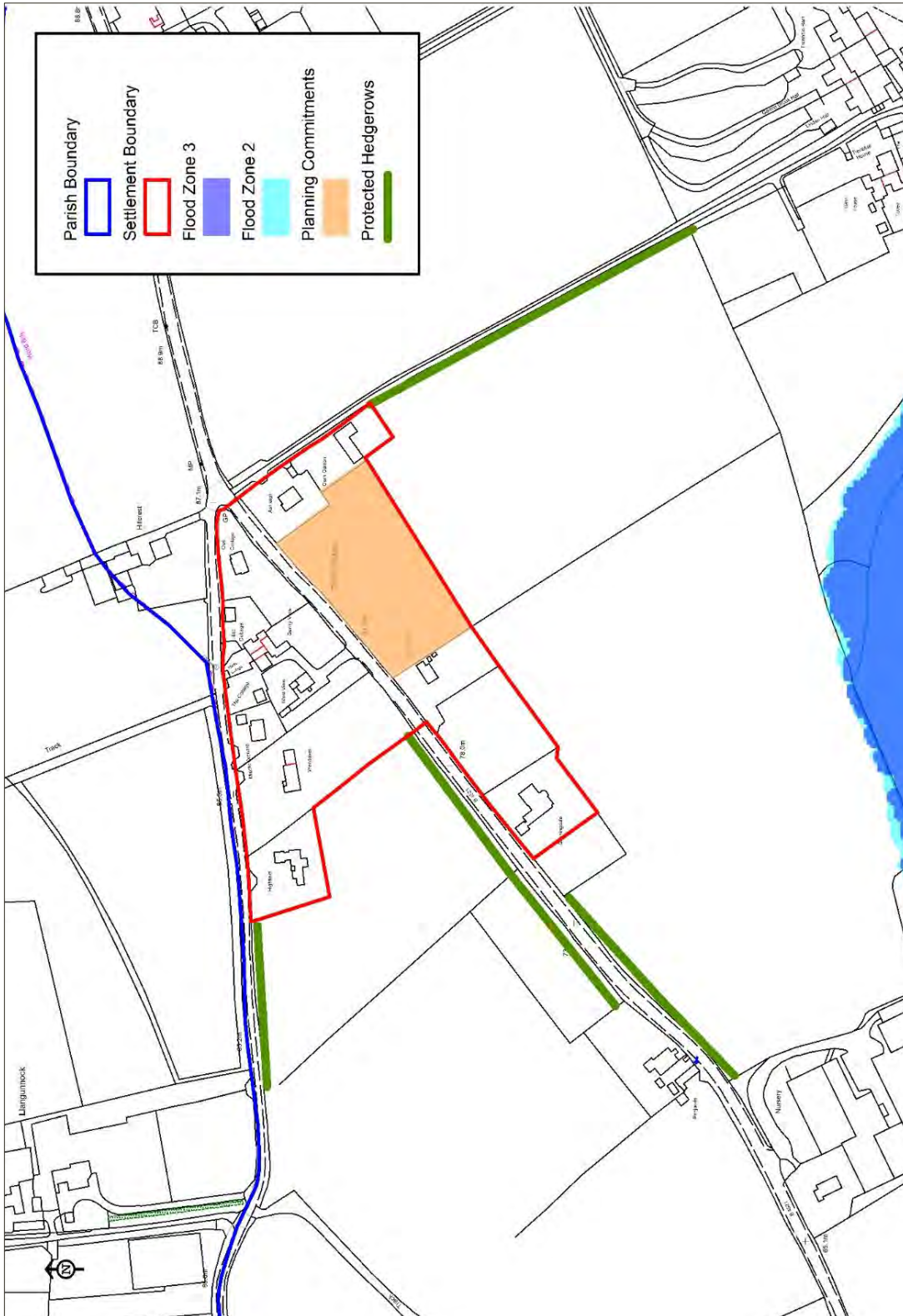
Map 5: Llancloudy Policies Map



Map 6: Llangarron Policies Map



Map 7: Three Ashes Policies Map



9.44 Policy HOU1 sets out criteria to guide new housing on windfall sites in the Parish within the proposed settlement boundaries for each of the settlements of Llangrove, Llancloudy, Llangarron and Three Ashes. The NDP Policy also seeks 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 rented sectors. The scale, design and location of dwellings should as far as possible, reflect and enhance the character of the area. Any new dwellings should be built to a high standard of design.

Policy HOU1: New housing development

New housing development will be supported within the identified settlement boundaries of Llangrove, Llangarron, Llancloudy and Three Ashes as shown on Policies Maps 4, 5, 6 and 7.

New development schemes should address the following criteria:

- 1. Development should support a mix of house types and tenure, with an emphasis upon smaller starter homes and affordable family accommodation;**
- 2. 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;**
- 3. 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;**
- 4. Landscape proposals should form an integral part of the development and include the retention of any hedges (as 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;**
- 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;**
- 6. Suitable provision should be made for broadband connectivity;**
- 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;

- 8. Proposals should seek to incorporate low carbon and sustainable energy systems such as PV panels, solar panels and ground and air source heat pumps;**
- 9. Proposals should provide for permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction;**
- 10. Proposals should secure safe development where a site is affected by contamination;**
- 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.**

Replacement Dwellings in the Countryside

9.45 Core Strategy Policy RA3 – Herefordshire’s countryside sets out circumstances where residential development may be permitted in the wider countryside outside defined settlement boundaries. These include proposals which:

'3. involve 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.'

Policy RA5 – Re-use of rural buildings supports the sustainable re-use of individual and groups of redundant or disused buildings for business and residential use subject to criteria including that designs respect the character of redundant and disused buildings, and buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction.

9.46 In some circumstances redundant and abandoned dwellings are not capable of viable repair without substantial re-building, and designs for replacement dwellings can be insensitive to the character of the surrounding area. Proposals for replacement dwellings will be acceptable in principle subject to the applicants demonstrating that the demolition and rebuild is a sustainable option and subject to other policies within the NDP.

Policy HOU2: Replacement dwellings in the countryside

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.

The replacement dwelling should be comparable in size and scale with the existing dwelling, and sited within the lawful domestic curtilage.

Conversions

- 9.47 Many of the redundant traditional stone farm buildings have over the years been converted to residential dwellings within the Parish and these make a valued contribution in the landscape and in meeting the local housing need. Such proposals have been subject to strict design guidelines and have had their permitted development rights removed to ensure that any new development is strictly controlled. Extensions to barn conversions have been discouraged. It is considered however that sympathetic extensions to barns of a scale and design in character with the existing barn would be acceptable subject to meeting the policy requirements of Policy HOU1 and HOU3.
- 9.48 Recently amended Permitted Development Rights allow the conversion of agricultural buildings to a variety of different uses including, office, residential and holiday use subject to certain criteria. These rights relate to modern buildings as well as the more traditional barns where it can be shown that the structure of the building can support such conversions. At present these rights only relate to buildings last used for agriculture on an agricultural unit. The government considered that such conversions would make a valuable contribution to the rural housing shortage and to the stimulation of the rural economy. In the spirit of this it is considered that a more flexible approach to barn conversions would be appropriate which would allow suitably located barns to be converted to alternative uses including residential subject to them meeting the policy requirements set out elsewhere in the plan.

Policy HOU3: Change of use of agricultural buildings to dwellings and holiday use

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:

- 1. The building is substantially intact and capable of conversion without significant structural alterations;**
- 2. Development does not adversely affect the character or appearance of the existing building or have a detrimental impact on its surroundings; and**
- 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.**

Extensions

- 9.49 During the Regulation 14 public consultation in 2020, a representation was made to include a policy on extensions in the NDP. It was noted that the trend for extending properties is reducing the housing stock of smaller more affordable homes in the area. It is important to retain smaller homes for those who are making their first purchase or for people who are downsizing and wish to remain in the local area. Therefore, where planning consent is required, extensions will be supported where they address the criteria in Policy HOU4.

Policy HOU4: House Extensions

Proposals for house extensions which require planning permission will be supported where schemes:

- 1. Do not impact adversely on the residential amenity of nearby residents;**
- 2. Are sensitive to the character of neighbouring properties, any heritage assets and the surrounding landscape;**
- 3. Respond positively to the style, pitch, roof line and materials of the existing roof;**
- 4. Are designed to be an integral part of the building and incorporate features which make the original building distinctive;**
- 5. Respect the density and variation in building line of the particular part of the settlement within which it is to be located;**
- 6. Are small in scale and proportionate to the existing building and do not dominate the garden or streetscene;**
- 7. Incorporate energy efficiency and renewable facilities for reducing carbon emissions and sustainability;**
- 8. Are fully accessible where they are part of an adaptation for a person using a wheelchair; and**
- 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.**

Proposals for live/work accommodation which support local employment opportunities will be encouraged.

10.0 Roads and Traffic

Objective 5:

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.

Policy Justification

- 10.1 Paragraph 84 of the NPPF notes that *'planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).'*' Paragraph 102 of the NPPF sets out that *'transport issues should be considered from the earliest stages of plan-making and development proposals'* and notes *opportunities to promote walking, cycling and public transport use should be identified and pursued.*
- 10.2 The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel and supporting reductions in fuel consumption and emissions which impact on air quality and contribute to climate change.
- 10.3 However the Government recognises that different policies and measures will be required in different communities and paragraph 103 goes on to say that *'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'*
- 10.4 The Core Strategy supports sustainable transport in Policy SS4 Movement and transportation which sets out that *'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 practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.'* Policy MT1 sets out the principal requirements covering movement and transportation for development proposals.
- 10.5 In common with many rural parishes, Llangarron Parish has very limited public transport facilities and there is a heavy reliance on the private car. In terms of buses, the only regular service is a school bus to John Kyrle High School in Ross on Wye. Llangarron and Llangrove have two buses per week; on Thursdays to and from Ross on Wye, and on Fridays to Monmouth and back, allowing two hours for shopping. Llancloudy has six buses per day to Hereford and Monmouth. Three Ashes has no bus service.
- 10.6 Whilst many people in the community would like to see enhanced public transport provision, in reality it is acknowledged that there is little opportunity for this to be brought forward by public subsidy. The scale of the proposed developments is unlikely to lead to significant

improvements in public transport in and around the Parish. Therefore, it is considered that infrastructure and lack of public transport are constraints to new development.

- 10.7 The quality of the road network was raised as a key issue in the public consultations and many respondents felt that new developments should where possible seek to improve the quality of the highway network with more maintenance of roads and footpaths required.
- 10.8 The community expressed support for proposals which would allow for the provision of public transport to the shop at Whitchurch and to improved public transport links to surrounding towns such as Ross on Wye and Monmouth. It was also considered important to ensure that any new development does not have a detrimental impact on highway safety.
- 10.9 Speeding was considered to be an issue in all four of the settlements in the Parish. In the village of Llangrove traffic calming measures should be introduced to minimise any potential pedestrian and vehicle conflict in the main body of the village and particularly in the vicinity of the school. The Parish Council is working hard to introduce a 20 mph speed limit in Llangrove.
- 10.10 Sustainable transport provision within the Parish is very limited with only some sections of the community having access to a limited bus service. The Community Hub have an aspiration to look at community transport solutions for the parish. The group is researching other community transport schemes and will need to set up a suitable charity for the fundraising and administration. None of this is really possible during the current COVID-19 pandemic.
- 10.11 There are a network of footpaths and bridleways within the Parish that provide useful links to community facilities and the wider countryside. It is considered that wherever possible these should be maintained and enhanced. Furthermore, cycling should be promoted and new development wherever possible should provide for secure cycle storage.
- 10.12 All our public footpaths are important to us in Llangarron Parish. They are widely used by residents and local walking groups. For many they provide access to the countryside and an essential recreational activity as well as linking areas of our community. Our footpaths also make a significant economic contribution to the Parish by helping to attract tourists into the area, thus increasing business for campsites, holiday lets and our local pub.
- 10.13 Some of our footpaths, particularly in the village of Llangrove, have been lost as pedestrian only facilities and are now functioning as roads, open to all traffic. It is essential that no more footpaths become byways in this manner.
- 10.14 Policy TRA1 sets out how new development should contribute towards more sustainable transport patterns and support environments which are perceived as safe and pleasant for non- car users and which are not dominated by the private car.

Policy TRA1: Promoting Sustainable Transport in New Developments

Proposals for new development should:

- 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;**
- 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;**
- 3. Include well thought out and landscaped parking areas for residents and visitors to reduce environments and street scenes which are dominated by cars;**
- 4. Include suitable provision for electric charging points which are accessible to car parking spaces for residents, employees and visitors;**
- 5. Design roads and parking areas within any site to maximise safety and provide an attractive environment for 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;**
- 6. Not result in unacceptable road or highway risk, dangers to pedestrians, or lead to traffic congestion on narrow country lanes;**
- 7. Include permeable surfaces for parking areas to reduce surface water run-off and contribute to local flood reduction;**
- 8. Provide appropriate public car-parking for employees and visitors in relation to proposals for employment and business uses; and**
- 9. Meet the appropriate standards of Manual for Streets 1 and 2 and DMRB, depending on the location, and Herefordshire Council's Highways Design Guide⁸.**

Developers will be encouraged to support improvements in public transport provision and schemes to support walking and cycling in the Parish through developer contributions. Such improvements could include for instance:

⁸ Manual for Streets - see <https://www.gov.uk/government/publications/manual-for-streets>
DMRB - Design Manual for Roads and Bridges - see <https://www.standardsforhighways.co.uk/dmrb/>
Herefordshire Council Highways and new development <https://www.herefordshire.gov.uk/roads-1/highway-development>

10. Provision of bus shelters at bus stops;

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

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.

11.0 Community Facilities

Objective 6:

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

Policy Justification

- 11.1 The NPPF states that to support a prosperous rural economy, *'planning policies and decisions should enable: 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'* (paragraph 83).
- 11.2 Section 8 of the NPPF sets out how planning can contribute towards creating healthy and safe communities. In particular, paragraph 91 sets out that *'planning policies decisions should aim to achieve healthy, inclusive and safe places which: c) should enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'* Paragraph 92 goes on to say that *'to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'*
- 11.3 Core Strategy Policy – Social and community facilities sets out that *'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.'* The policy also protects existing facilities.
- 11.4 In general, policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community. Furthermore, they should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 11.5 Important local community facilities include:
- Llangrove Village Hall
 - Llangrove Academy
 - Tretawdy Nature Reserve
 - Llangarron Village Hall and play space
 - The Garron Centre, Llangarron.
- 11.6 It is evident from the level of responses to the consultation (in particular the questionnaires and the "Planning for Real" Event) that the Community places a high level of importance on retaining and enhancing community facilities within the Parish:

- 92% recognised the importance of the various village halls
- 93% recognised the importance of the school
- 85% recognised the importance of the pre-school
- 90% recognised the importance of the pub
- 89% recognised the importance of the churches
- 85% recognised the importance of having play areas/fields
- 79% recognised the importance of community space
- 37% expressed a wish for more footpaths
- 20% expressed a wish for allotments
- 28% expressed a wish for more play areas.

11.7 It was considered that the lack of a village shop and post office was unfortunate and any proposals for such should be supported and proposals for a community shop / post office / farm shop would be viewed positively. In general, it was considered that permitting limited housing in the villages, in particular housing for young people and families, would help support these facilities. In Llangrove, “The Milk Shed” has been installed by an enterprising farmer providing milk and a few other supplies through a vending machine.

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

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

11.10 Furthermore, the village itself does not have a play area or external meeting place.



The Garron Centre, Llangarron

- 11.11 The village hall in Llangarron is also considered to be a very important community facility and is well utilised, the building itself is relatively old however substantial works have been carried out internally to improve the quality of facilities provided. It is considered vital that this facility be retained and where possible enhanced.
- 11.12 The village of Llangrove has a thriving village hall, providing meeting places for Scouts, Cubs Beavers and Brownies, community choir, table tennis, lunch club, village pantomime, art classes, various other community meetings and private hire.
- 11.13 The Village Hall in Llangrove is a highly successful, independent charity providing a venue for a wide variety of activities for all ages from scouting and guiding groups to a lunch club for the elderly, a mixed community choir, table tennis, art classes, annual pantomime and other community meetings.
- 11.14 Since its opening in 1961 the Hall has become a central part of the life of the village and a recognized Community Hub for a wider area of scattered settlements suffering from rural isolation and deprivation.
- 11.15 Over the years there have been many additions and improvements to the Hall, but by 2012 it became obvious that the original building was in need of updating to modern standards of building, appearance, and comfort if it was to continue as a thriving venue.
- 11.16 A sub-committee to the Management Committee was formed and started a long process of public consultation, planning, and serious fund raising, at the same time cutting running costs through volunteer work parties. The final plan was agreed, and Planning Permission was granted in May 2017 for two extensions to increase the Hall's capacity, as well as many other improvements, all designed to secure the long-term future of the Hall. They will also allow for development of new activities, particularly during the day for the elderly and retired, and provide facilities needed to meet modern expectations in a changing and growing community.
- 11.17 It was decided to divide the Plan into a series of smaller projects. A total of £55,000 grant money was raised towards the cost of around £85,000 for the first two stages of the restoration project. These two stages comprised a new, properly insulated roof and refurbished main hall with modern lighting in 2018, followed in 2019, by re-cladding and insulation of external walls, and replacement of wooden single-glazed windows with double-glazed PVC windows, at a total Village Hall contribution of around £30,000.
- 11.18 The completion of these two major steps has successfully secured the long-term future of the Hall, but due to the resulting depleted Hall assets a period of re-consolidation and further consultation with users and the wider community is now on-going; the ultimate goal a totally refurbished facility to take the Hall into the future and serve the potentially changing demographic of the village and Parish as a whole.
- 11.19 The Indices of Deprivation applied to Llangrove means the Hall is eligible to apply for Big Lottery Funding towards the further stages of the Project, but further fund-raising will be needed in order to make the required contribution.
- 11.20 Policy CSU1 seeks to prevent the loss of community facilities. In some circumstances a change of use may be acceptable, but proposals will need to demonstrate that the use is no longer viable. However, proposals for the change of use should consider whether the community facility/local service can be developed or modernised in order to make it viable again.

Applicants are advised to agree a marketing strategy in such circumstances. It is expected that such a marketing plan should be for at least 12 months and with the premises being marketed at a realistic price. Details should be provided of any offers or expressions of interest. Consideration will also be given as to whether the premises is identified as a community asset.

11.21 Policy CSU1 also supports the provision of new community facilities and investment in existing facilities. It is anticipated developer contributions will wherever appropriate play a role in supporting community facilities both through Section 106 agreements and the Community Infrastructure Levy.

Policy CSU1: Protecting Existing Community Facilities and Supporting Investment in New and Improved Facilities

The following community facilities in Llangarron Parish are identified on the Policies Maps and protected:

1. Llangrove Village Hall
2. Llangrove Academy and play space
3. The Royal Arms PH, Llangrove
4. Llangarron Village Hall
5. St Deinst Church and The Garron Centre, Llangarron
6. Christ Church, Llangrove
7. Llancloudy Wesleyan Methodist Chapel

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:

- Provision of a new car park to support the Garron Centre in Llangarron and a new play area
- Improvements to Llangrove village hall
- Provision of allotments
- Village store / farm shop
- Community owned outdoor spaces
- Community orchards
- Electric Vehicle charging points.

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.

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.



Christ Church, Llangrove

12.0 Communication

Objective 7:

To encourage the development of faster broadband and other means of communication within the Parish to allow business to operate and grow.

Policy Justification

- 12.1 Paragraph 112 of the NPPF notes that *'advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.'*
- 12.2 Core Strategy Policy Rural economy sets out that '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' and Policy ID1 Infrastructure Delivery advises that *'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.'*
- 12.3 The public consultation demonstrated that a high proportion of respondents recognised the need for faster improved broadband as a key to encourage business development in the Parish. The completion of Fastershire has been welcomed. It is important to ensure that any new development incorporates suitable technologies to link to this and any future facilities.
- 12.4 In addition, a number of respondents highlighted the need for improved mobile phone coverage in the Parish as there are several significant weak spots.
- 12.5 The Regulation 14 public consultation was undertaken during the Covid-19 pandemic. It was noted in the responses that the pandemic reduced call centre availability including Government support centres, and application forms for support usually involved an online process. Applying for employment support, universal credit / jobseekers allowance etc, education or even getting a doctor's appointment required internet access. Every household should have high speed broadband. It is one of the most significant cultural necessities for business, pleasure, health and communication and without it there is likely to be an increased risk of disadvantage for many households.
- 12.6 The NDP promotes the collaborative working between Herefordshire Council and other agencies to deliver high speed broadband thus promoting sustainable economic growth. Policy COM1 supports proposals for well-designed and suitably located telecommunication equipment to provide high quality communication throughout the parish.

Policy COM1: Communication

Proposals for new development including change of use where appropriate should allow for the provision of a high speed broadband network within the site.

Proposals for well-designed and suitably located telecommunication equipment to provide high quality communication throughout the Parish will be supported subject to there being no adverse impact on the character and appearance of the area, the setting of villages and heritage assets and residential amenity and

where it can be clearly demonstrated that mast sharing is not an appropriate option.

13.0 Energy

Objective 8:

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.

Policy Justification

- 13.1 Paragraph 148 of the NPPF sets out that *'the planning system should support the transition to a low carbon future in a changing climate.'* As part of this it *'should support renewable and low carbon energy and associated infrastructure.'* The NPPF goes in to say in paragraph 152 that *'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.'*
- 13.2 Core Strategy Policy SS7 Addressing climate change advises that *'development proposals will be required to include measures which will mitigate their impact on climate change. At a strategic level, this will include: (amongst others) designing developments to reduce carbon emissions and use resources more efficiently and promoting the use of decentralised and renewable or low carbon energy where appropriate.'*
- 13.3 In response to the consultation there was support for alternative forms of energy.
- 49% domestic wind turbines
 - 22% commercial wind turbines
 - 35% biomass
 - 36% anaerobic digesters
 - 68% solar panels.
- 13.4 There was a high response rate recognising some members of the community's desire for alternative forms of sustainable energy. These comments were subject to various provisos which included but were not limited to, impact on residential and visual amenity, no increase in traffic generation and there being no detrimental Impact on landscape and the environment.
- 13.5 Since the first version of the NDP was prepared there has been greater awareness of the 'climate emergency' and the need to reduce greenhouse gas emissions to address climate change. Herefordshire Council has declared a Climate Change Emergency and Cabinet has agreed to:
- Accelerate a reduction of emissions and aspire to become carbon neutral by 2030/31.
 - Deliver an updated carbon management plan and associated action plan for Council emissions by April 2020.
 - Work with strategic partners, residents and local organisations to develop a revised countywide CO₂ reduction strategy aspiring for carbon neutrality by 2030.

- Use 100% renewably sourced energy where this provides the best carbon reduction return on investment.⁹

13.6 Llangarron Parish and NDP area has experienced several major incidences of flooding in recent years, most notably in October 2019 and again February 2020. NDP Policy ENG1 supports the incorporation of appropriate renewable energy technologies in new developments to help support a more sustainable future for the Parish and to contribute towards measures to reduce carbon emissions and combat climate change.

Policy ENG1: Proposals for Incorporating Renewable Technology in New Developments

Where appropriate or where possible all proposals for new development including change of use should incorporate renewable energy technologies.

Such technologies could include but are not limited to the following:

- **the use of solar or photo voltaic panels;**
- **ground or air source heat pumps;**
- **bio mass boilers; and**
- **other energy efficient technologies developed in the future.**



Solar Panels on a residential property in Llangrove

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

⁹ https://www.herefordshire.gov.uk/news/article/875/council_acts_on_climate_emergency

- 13.8 The River Wye lies 1.6 km to the south east. The landscape is rural in character and the topography results in many prominent landscapes being visible across the Parish between existing settlements. These reflect the attractive and important character of the area and any mid to large scale proposals for wind turbines and solar voltaic panels will have a significant impact on what is considered to be locally important landscapes.
- 13.9 It is therefore important that, whilst recognising the importance that renewables play in supporting a sustainable future and combatting greenhouse gas emissions, any proposals are of a suitable scale and located so as to avoid any detrimental impact on the character of the area. On this basis, Policy ENG2 supports only small scale proposals for renewable technology will be supported in the plan subject to ensuring there are no detrimental impacts on issues of recognised importance. Any such applications will require the submission of detailed landscape and visual character assessments, ecology reports setting out any required mitigation.

Policy ENG2: Proposals for New Renewable Energy Technology

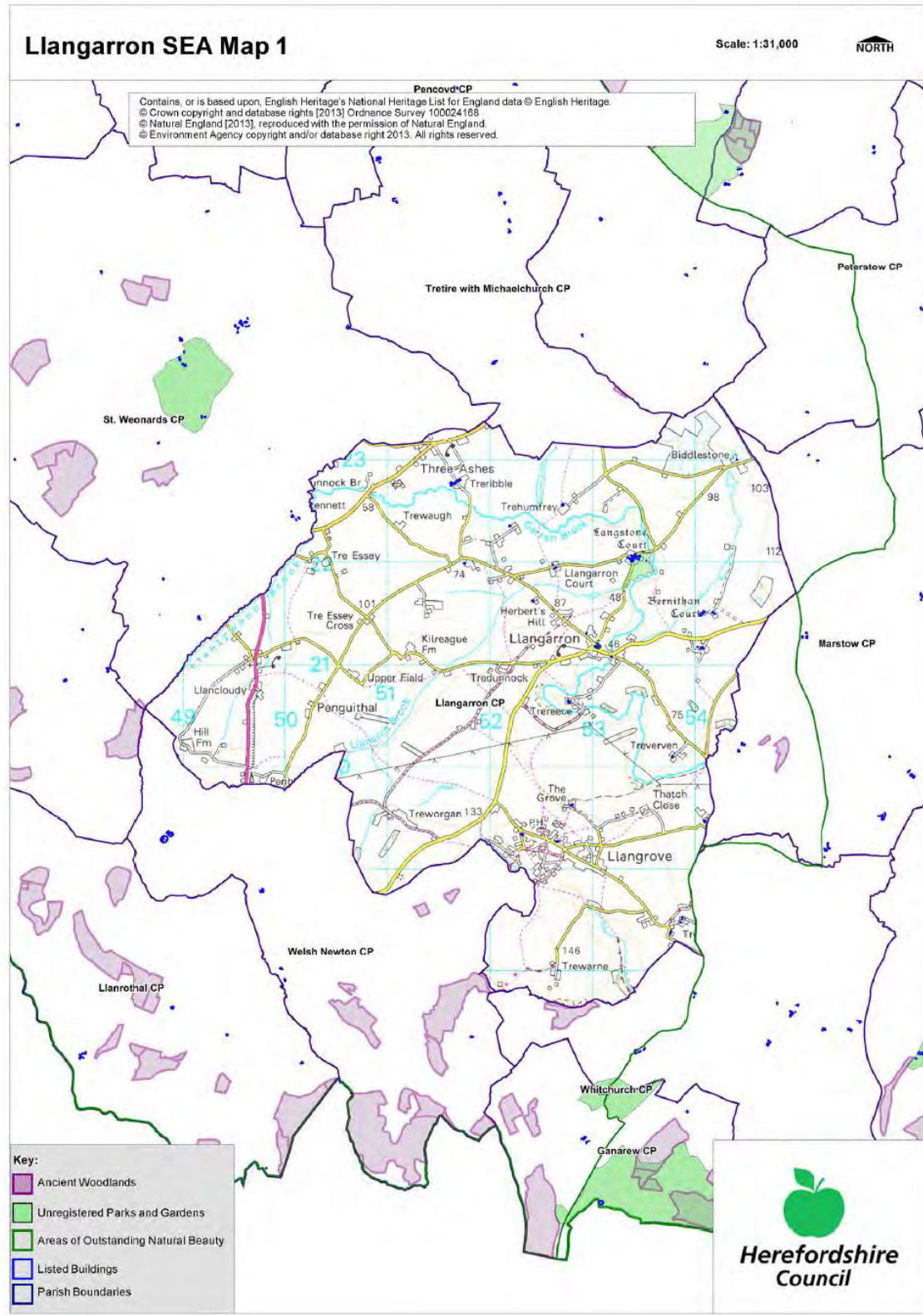
If a suitable community scheme is submitted it will be supported where it can be demonstrated that there is no detrimental impact on the landscape, biodiversity, the character of the area, the setting of settlements and heritage assets, residential amenity and highway safety.

14.0 Monitoring and Review

- 14.1 The Parish Council will commit to monitoring how the NDP policies are used in determining planning applications and will review the NDP every couple of years once the NDP has been made by Herefordshire Council.

Appendix One

Map 1 SEA Map 1 Showing Ancient Woodland and Unregistered Parks and Gardens in and around the Parish



Glossary

Term	Abbreviation	Meaning
Ancient or veteran tree		A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient woodland		An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Biodiversity		The variety of plant and animal life found in an ecosystem and the variation in their genetic makeup. Biodiversity is a measure of the health of an ecosystem, with healthy ecosystems having greater variety and variation in plant and animal life than unhealthy ones.
Biodiversity Action Plan	BAP	A plan which sets out proposals to protect and improve the places where trees, plants, animals and insects live.
Brownfield land		See previously developed land.
Community facilities		Facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (NPPF paragraph 70)
Community uses		Health, education, religious and cultural uses.
Community Infrastructure Levy	CIL	Was introduced in the Planning Bill in 2007 and empowers local authorities to make charges on new developments to help finance the infrastructure needed to support growth.
Consultation		A process by which people and organisations are asked their views about planning decisions, including the Local Plan. The terms involvement and participation are also used and mean the same thing.
Deliverability		The likelihood of a proposal (for example, a housing site) happening. The things that affect deliverability are the cost of developing a site, how desirable the area in which the site is, and the availability of funding.

Term	Abbreviation	Meaning
Density		Density is the number of houses in a given area. In the Local Plan it is used mainly in relation to housing.
Designated heritage asset		A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Designations		Policies and proposals which are shown on the policies map. This can, for example, include sites specifically proposed for development such as housing. It can also include sites where new development is limited, for example, areas which are Green Belt.
Environmental Impact Assessment	EIA	By law, some planning applications for larger development need to be accompanied by a detailed document which looks at the effects the proposal will have on wildlife, water quality, air quality and living conditions.
Farm diversification		This is where a farm is used for other things as well as agriculture. Bed-and-breakfast accommodation is an example of this.
Footprint		The amount of land a development takes up. The footprint of a building is the amount of land it takes up.
Green Infrastructure	GI	Strategic infrastructure made up of a network of connected, multi-functional green spaces throughout the County.
Green space		'Green' open areas. They include village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, wildlife areas, recreation grounds, sports pitches and parks.
Infill development		Development that goes in the gaps between existing buildings. It is usually small in scale. An infill housing development will usually include one to 10 houses.
Local housing need		The number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.
Local Plan		A document which will be used to make decisions on proposals for development. In Herefordshire the adopted Local Plan Core Strategy 2011 - 2031 provides the strategic planning framework.

Term	Abbreviation	Meaning
Low carbon energy		Low carbon energy is associated with a lower carbon output than traditional fossil fuels. Examples include district heating or combined heat and power (using the heat generated from other processes) and air or ground source heat pumps
Major development		For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
National Planning Policy Framework	NPPF	A document produced by Central Government which sets out national planning policy.
National Planning Practice Guidance	NPPG	A web-based resource which brings together planning guidance on various topics into one place.
National trails		Long distance routes for walking, cycling and horse riding.
Neighbourhood Development Plan (or Neighbourhood Plan)	NDP	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Open space		All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning obligation		A legal agreement between us and a developer which is needed before a development can go ahead. It will usually deal with things that need to happen away from the development site, including improvements to roads and open spaces.
Planning Policy Statements/ Planning Policy Guidance	PPS PPG	National statements of planning policy prepared by the government and which councils are expected to take into account when preparing LDFs. Planning Policy Guidance notes are being replaced by Planning Policy Statements.
Policies Map		A plan which shows policies and proposals for specific sites and locations. These are shown on an Ordnance Survey map.

Term	Abbreviation	Meaning
Previously Developed Land		Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Recreation and health uses		Various uses which promote health and wellbeing including outdoor sports facilities, play areas, recreation grounds, playing fields, formal and informal open spaces, allotments and community orchards.
Regeneration		Doing things that will make an area a better place to live and work in.
Renewable Energy		Is a natural source of energy that is not depleted when used, including wind, water and solar. Renewable energy production includes the use of wind turbines, solar panels (on houses/Renewable Energy other buildings or in commercial energy 'farms') and hydro-electric installations to harness the energy from running water.
River corridor		A river and its immediate surroundings. A river corridor tends to be smaller in width than a river valley which can be several miles wide.
Rural exception sites		Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where

Term	Abbreviation	Meaning
		essential to enable the delivery of affordable units without grant funding.
Safeguarded land		This is land which is allocated in case it is needed for development in the long term. It is not available for development in the short term and the need to develop safeguarded land will be considered when the Local Plan is reviewed.
Sequential approach		Considering options for sites for development in a particular order. For example, in terms of new shops, we would first look for sites within a shopping centre and then for sites on the edge of the shopping centre before looking at sites outside the centre. The same approach is applied to finding land for housing.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement hierarchy		A way in which towns, villages and hamlets are categorised depending on their size and role. It can help make decisions about new development.
Site of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Statutory		Something that is directly needed by law, usually by a government act or regulation.
Stepping stones		Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Supplementary Planning Document	SPD	A document which helps explain how policies and proposals in DPDs will be applied. An example of this would be a document that sets out detailed requirements or guidance about building design.
Topography		The form and structure of the surface of the land including the man made and natural physical surface features of an area such as lakes, mountains, hills, and valleys.
Transport assessment		A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies

Term	Abbreviation	Meaning
		measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.
Transport statement		A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Travel plan		A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Viability		The property of being viable, the ability to succeed or to be achievable in a practical and useful way.
Wildlife corridor		Areas of habitat connecting wildlife populations.
Windfall sites		Sites not specifically identified in the development plan.

