

Llangarron Neighbourhood Development Plan 2021 - 2031

Consultation Statement

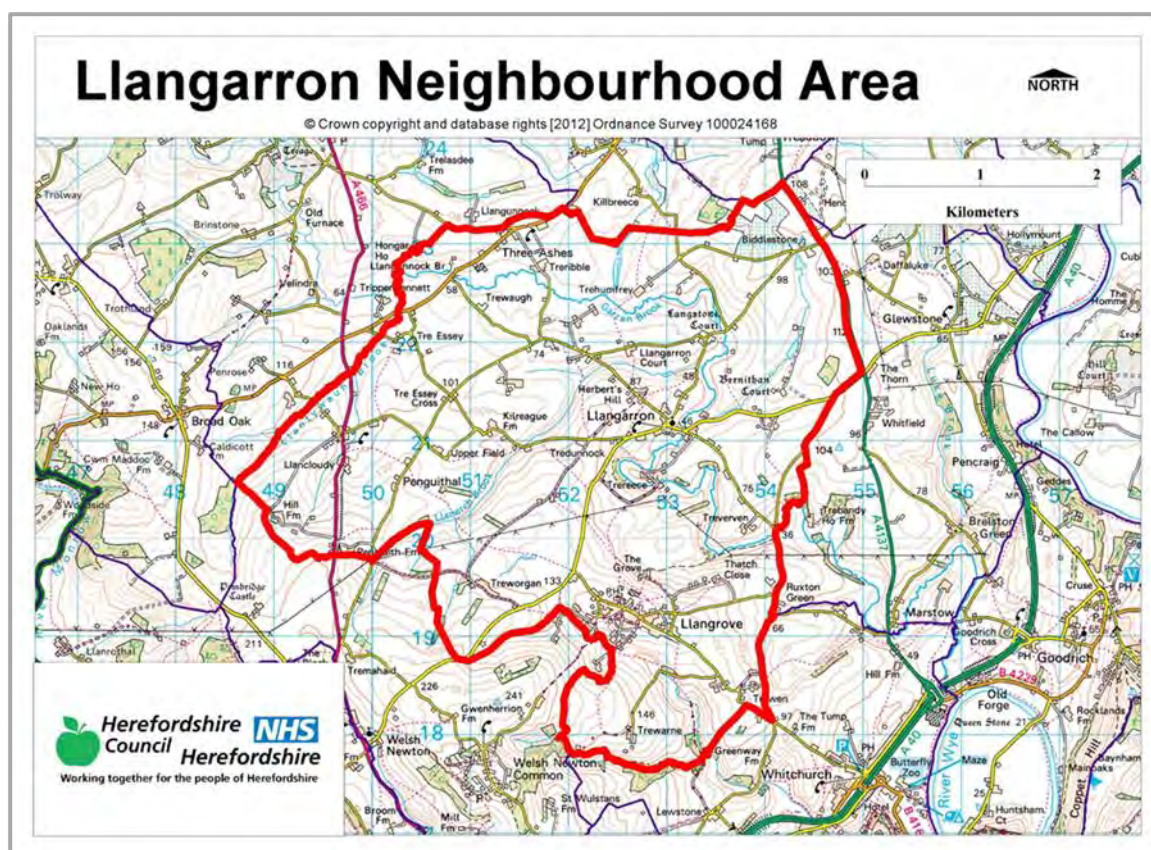


Llangarron Parish Council, January 2021

Supported by



Map 1 Llangarron Parish and Neighbourhood Area



1.0 Introduction and Background

1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 Planning Practice Guidance provides further advice:

"A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wide community:

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

- *Is kept fully informed of what is being proposed*
- *Is able to make their views known throughout the process*
- *Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
- *Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).* Reference ID: 41-047-20140306.

- 1.3 Llangarron Neighbourhood Development Plan (NDP) has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework.
- 1.4 The neighbourhood area is the same as the Parish boundary and is shown on Map 1.
- 1.5 The neighbourhood area was designated by Herefordshire Council on 6th December 2012. A Steering Group was set up in January 2013 following consultation with the community in the form of two public meetings.
- 1.6 Work commenced on a detailed consultation process which included:
- Public Meeting on 18th September, 2012. Invited Mr. Mike Willmont, Head of Neighbourhood Planning at Hfds. Council to come to that meeting and address those present. The meeting had been well attended with 40 members of the public present. Following a show of hands from those present at that meeting suggesting support for the project, the Parish Council placed the item on the Agenda of the 25th September, 2012 meeting.
 - Initial questionnaires seeking the key issues - see Questionnaire, September 2013 in **Appendix 1**;
 - Discussions with various community groups and associations
 - A presentation to the local primary school (see **Appendix 1** for the Plan to Engage Children in the Neighbourhood Plan at Llangrove Academy and Results, July 2013)
 - 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.
 - Planning for Real Event 9th November 2013 at Llangrove Village Hall with ideas and advice by Emma Lawrence of Hfds. Council.
- The provision of new housing was considered to be a key issue in the questionnaire responses and “Planning For Real” Event. The majority of people supported affordable homes for purchase and rent. When asked about the type of housing occupation the clear majority, 76% favoured owner occupied with 44% supporting shared ownership, 33% of respondents supported private rented and 37% supported social rented. With regard to house types: 63% supported small or medium sized homes, 60% supported realistically priced starter homes, 34% supported accommodation for the elderly, and 9% supported executive homes. 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 and 45% supported open market sale of these properties. In addition

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 and over 90% of respondents supported farm diversification into such uses as tourism, small businesses, farm shop and energy production.

- 13th May 2014 - Neighbourhood Working Party to keep local residents informed and on side and to also bring in more ideas and help. It was considered that Parish Council Web Site and both Llangarron Life and Llangrove Links needed regular up dates to get messages out.
- An open day in November 2014 and follow up questionnaire relating to the Draft Sustainability Statement, Draft Vision and Objectives (**see Appendix 1**)
- Event to promote progress held at The Garron Centre on 8th November, 2014
- 250 copies of Questionnaires ordered. Also agreed to put Questionnaire on Parish Council Web Site for residents to download if they are unable to attend. Agreed deadline for return of Questionnaires to be 14th November, 2014.
- 8th October 2015 letter to go out with form asking for residents to put forward potential sites. The letter would contain guidance on what was being asked of residents to put forward. Letter to go out as soon as possible. Agreed 21 days to be allowed for replies to be sent to Parish Clerk.

1.7 These meetings and 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.

2.0 First Regulation 14 Public Consultation, from 6th February 2017 to 20th March 2017 and Subsequent Review of NDP

2.1 A first Draft Plan was prepared by the Llangarron Parish Neighbourhood Plan Steering Group, a sub-committee of Llangarron Parish Council which included Parish Council members and residents. The Steering Group was supported by community volunteers and officers from the dedicated Neighbourhood Planning Team at Herefordshire Council. The Draft NDP for Llangarron Parish was published for 6 weeks formal consultation from Monday 6th February 2017, until 5.00pm on Monday 20th March 2017. A copy of this version of the NDP is provided on the NDP page of the Parish Council website - see 'Regulation 14 *Llangarron_Draft_Neighbourhood_Development_Plan_February_2017_Reg_14*.'

2.2 The Draft Plan and accompanying Environmental and Habitats Regulations Assessments Reports could be inspected on the Parish Council website www.llangarronpc.co.uk and via the Llangarron village website www.llangarron.info and the Llangrove village website www.llangrove.org.uk.

2.3 Hard copies of the plan could be viewed at:

- Llangarron Village Hall, St Deinst Church and the Garron Centre

- Llangrove Village Hall, Llangrove CE Academy, The Royal Arms Public House and Christ Church
 - Llancloudy Chapel
 - Three Ashes Premier Plants Garden Centre
- 2.4 Comments could be submitted by email or in writing to the Parish Clerk at llangarronpc@tiscali.co.uk or to The Parish Clerk, Pyrus Cottage, Llangrove, Ross-On-Wye, HR9 6EN by 5.00pm on Monday 20 March 2017.
- 2.5 A copy of a response form was provided on the Parish Council website.
- 2.6 Copies of publicity are provided in **Appendix 2**.
- 2.7 Copies of the submitted responses together with the Parish Council's consideration and proposed changes to the NDP are provided on the NDP pages of the Parish Council website (<https://llangarronparishcouncil.org.uk/>) in a series of tables. Table 1 sets out comments from Herefordshire Council, Table 2 sets out comments from consultation bodies, Table 3 provides residents comments and Table 4 provides comments from landowners and developers. The full report of the consultation is provided in **Appendix 2**.
- 2.8 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 comprehensive review of the NDP and to prepare a revised Draft Plan for formal consultation.
- 2.9 It was decided that the review would be led by the Parish Council and the former Steering Group / subcommittee was disbanded. The review comprised a fresh look at the entire Draft Plan, covering its supporting text, Draft Policies, identified settlement boundaries and proposed site allocations.
- 2.10 During the period from 2018 to 2019 the NDP was progressed through Parish Council meetings held in public, a call for sites, and a technical site assessment. A new Parish Council was elected in May 2019. Full details of the process and the timeline for decisions related to the NDP's preparation are provided in Sections 3.0 and 4.0 but in summary:
- 10th April 2018 - Parish Council NDP Meeting
 - 27th March 2018 - the former steering group was disbanded. The Parish Council made a decision to appoint a new planning consultant.
 - Kirkwells Town Planning Consultants were appointed.
 - 10th May 2018 - Parish Council NDP Meeting
 - 9th August 2018 - Kirkwells gave a presentation to the Parish Council to recap on next steps in the process. A suggested timeline included a new Call for Sites and to aim for referendum in 2019.
 - 27th November 2018 - A Call for Sites was publicised. Information was published on the Parish Council website and notice boards from 30th November 2018 – 30th January 2019.
 - November - December 2018 - AECOM were commissioned through Locality to undertake a technical site assessment of submitted sites.
 - 28th March 2019 - submitted sites were forwarded for assessment by AECOM.

- 2.11 In May 2019 Parish Council elections were held and an entirely elected Parish Council was returned with a majority of new members. The first meeting of the new Parish Council was held on 21st May 2019. On the 15th July 2019 the new Parish Council received an NDP briefing from Kirkwells on the draft NDP in progress.
- 2.12 The new Parish Council held a number of dedicated NDP meetings in addition to normal Parish Council meetings. These were all open to the public. Items discussed were published and open votes were held. All councillors and members of the public were given opportunities to speak. Normal Parish Council limits on public speaking time were suspended at NDP meetings allowing the public more time to comment and respond.

Dates of NDP meetings:

- 9th September 2019
- 16th October 2019
- 4th November 2019
- 21st November 2019
- 4th February 2020
- 25th August 2020 (Zoom)

3.0 Call for Sites and Technical Site Assessment

- 3.1 The NDP review process included a second Call for Sites and Technical Site Assessment process of submitted sites.
- 3.2 A second call for sites process was undertaken from November 2018 to 30th January 2019.
- 3.3 24 sites were submitted for consideration during the Call for Sites. Consultants AECOM were commissioned through the Locality Technical Support programme to undertake technical site assessments. The Draft Options Appraisal Report set 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.
- 3.4 In late June 2019 the draft report was received. 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. On 9th September 2019, the AECOM report was discussed at the Parish Council meeting and 53 members of the public attended. The relevance of the report was questioned in the light of planning approvals given over the previous 2 years including some sites assessed in the report. The final, complete version of the AECOM report was received by the Parish Council in November 2019.
- 3.5 The public were invited to comment on the AECOM report and the report was discussed in Parish Council meetings. The Parish Council acknowledged that the AECOM Report was a tool which they can use to help to determine sites suitable for inclusion in the NDP, however it was resolved not to include the AECOM Report in any formal role in the NDP process as the housing target had been met and exceeded by 50% through completions of developments and commitments and site allocations for housing were no longer required in the NDP. At the Parish Council meeting on 21st November 2019, a decision was made not to

allocate sites or to use the AECOM report. This decision reflected the views of the great majority of residents. NDP Housing policies were also discussed and voted on.

4.0 Settlement Boundaries

- 4.1 The identification of settlement boundaries for all 4 settlements identified in the Core Strategy was a key task for the Parish Council.
- 4.2 At the Parish Council meeting on 27th March 2018, the boundaries in the initial Draft NDP (2017) were discussed, and HALC advised that minor changes only were made, further public consultation may not be required prior to submission.
- 4.3 The previous settlement boundaries were the agreed starting point when the NDP was reviewed. Minutes of Parish Council meetings record that settlement boundaries were discussed at a number of public Parish Council meetings as part of the review process. These parish Council meetings were:
- 10th April 2018. Wider settlement boundaries were presented for consideration. 10 members of the public were present.
 - 10th May 2018. 105 residents attended the meeting due to concerns about the boundaries presented at the previous meeting.
 - 29th May 2018. Residents again raised concerns about the loss of the previous tighter boundaries.
 - 9th September 2019.
 - 16th October 2019. The vast majority of the public wanted to see tighter boundaries.
 - 4th November 2019. There was a vote for the boundaries to be included in the Draft Plan.
- 4.4 Copies of the various options for each village were discussed (see Appendix 4) in depth and recommendations were made taking into account the advice set out in Herefordshire Councils NDP Guidance document 20 Guide to Settlement Boundaries.
- 4.5 The two meetings on 16th October and 4th November 2019 were dedicated entirely to the identification of settlement boundaries in the parish. Various options were discussed by members of the public to discuss and then voted on by the Parish Council. The AECOM report discussed with the great majority of the public believing it to be no longer relevant due to housing numbers already committed. 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.
- 4.6 At the Parish Council Meeting on 5th February 2020, the Parish Council discussed the NDP and considered a final draft for consultation. The COVID-19 Pandemic then had an impact on meetings and the completion of final Draft Plan. On 25th August 2020, the Parish Council approved the draft NDP for Regulation 14 consultation, starting in September 2020.

5.0 Regulation 14 Consultation, 1st September 2020 to 26th October 2020

- 5.1 The revised Draft Plan was published for formal consultation for nearly 8 weeks from 1st September 2020 until 26th October 2020.
- 5.2 The public consultation on the Llangarron Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:
- Before submitting a plan proposal to the local planning authority, a qualifying body must—*
- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:*
- (i) details of the proposals for a neighbourhood development plan;*
- (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
- (iii) details of how to make representations; and*
- (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*
- 5.3 The Draft Plan and accompanying documents were placed on the Parish Council website, at <https://llangarronparishcouncil.org.uk/llangarron-parish-council-neighbourhood-development-plan/>. Hard copies of the plan were provided on request from the Parish Council.
- 5.4 Consultation bodies including Herefordshire Council were contacted by email and invited to comment. Local residents and groups on the NDP consultation database were informed by letter and invited to respond. Copy of both letters are in **Appendix 5**.
- 5.5 A response form was provided on the website and respondents were invited to use the response form or submit comments in writing or by email to clerk@llangarronparishcouncil.org.uk or to Mr Mark Hearne, Clerk to Llangarron Parish Council, Rosemary Cottage, Madley, Herefordshire, HR2 9LS by 5pm 26th October 2020.
- 5.6 The consultation process was undertaken during the Covid-19 pandemic and the Parish Council accordingly did not undertake any face to face events or public drop ins.
- 5.7 Copies of publicity are provided in **Appendix 5**.

Summary of Responses

- 5.8 The Regulation 14 public consultation generated a large number of responses, particularly from local residents and stakeholders. Complete copies of the submitted responses are provided in the Response Tables in **Appendix 6**.
- 5.9 Herefordshire Council (see Table 1) suggested several detailed changes to the wording of policies. There were suggestions for amending housing policies and more up to date information was provided about housing numbers in the parish which have been incorporated into the Plan. Herefordshire Council advised that the Parish Council should consider including one or more site allocations in the NDP. The Council suggested that community facilities should be identified on the policies maps and these have been added to the policies maps and Policy CSU1. There were also several suggestions for changes to transport policies and these have been taken on board in the Submission Plan.
- 5.10 Responses from Consultation Bodies are set out in Table 2 and included Welsh Water, Highways England, Environment Agency and Natural England. These were largely standard responses. Llangarron Community Association also provided a number of supportive responses, approving several aspects of the Plan.
- 5.11 There was a high level of responses from local residents and stakeholders - see Table 3. A number of these provided very detailed suggestions for changes to the policies and supporting text of the NDP, including suggestions for amendments to character descriptions, hedgerows on policies maps, views and the settlement boundaries. Several policies have been slightly amended in response to suggestions including housing policies, environmental policies and transport and energy policies. In addition, a new policy to guide house extensions was added to the Submission Plan.
- 5.12 Table 4 sets out the responses from landowners and developers. These included objections to the settlement boundaries and suggestions that these should be reviewed as they do not allow for enough additional development. There were also concerns about the consultation process.

Parish Council Consideration of Responses Prior to Submission

- 5.13 The Parish Council considered all the responses at an open online meeting on 1st December 2020. Public attendees were allowed a short time to provide further verbal comments to the Parish Council. The Parish Council then voted on the agreed changes to the NDP. It was agreed that the Submission NDP should retain the settlement boundaries identified in the Draft Plan and should not include one or more site allocations for housing. Other detailed amendments were largely approved.
- 5.14 Having followed the consultation process, a summary of the reasons for the Parish Council's decisions about settlement boundaries and site allocations is set out below:

Reasons for not changing boundaries

1. The vast majority of residents who responded to the reg 14 consultation, nearly 90%, wanted the boundaries as published, or in a small number of cases even smaller.
2. The latest figures, (October 2020) show the Parish to be 50% over its minimum housing target for 2031 already at 96 houses. The majority of parishes in Herefordshire are still

below their target for 2031 with only a handful as over quota as Llangarron Parish. It was felt that other Parishes should be contributing more.

3. At least a further 3 houses have been granted permission since these figures were published and there are applications in for at least another 11 which have yet to be determined.
4. The great majority of local residents feel strongly that any further building should be windfall and built in line with the draft NDP housing policies.
5. Llangrove is usually the 'village of choice' for developers. It has mains drainage, a school, a pub and a very active village hall offering many clubs etc. It is also now by far the biggest of the villages in the Parish. Landowner 2, as mentioned in the NDP meeting of 1/12/20, submitted a much bigger village boundary for Llangrove, advancing the opinion that the sites he included would soon be built anyway. Parish Councillors are very aware that, with the exception of a handful of individuals with landowning/ development interests, the people of Llangrove have had enough of the rapid expansion in the size of their village. Extending the village boundaries would invite further small estate style development in Llangrove which is not sustainable.
6. Llangarron contains much land unsuitable for development due to flooding from the Garron and also from run off due to the steep topography in most of the village. Llangarron has a village hall and a centre attached to the church but no other facilities, no mains drainage and a weekly bus service. This village has also accepted a very high number of houses relative to size over the past 2-3 years, again the vast majority of residents want no further development outside the designated boundaries.
7. Llancloudy and Three Ashes are very small settlements which again have taken a large proportion of housing relative to size and have no facilities.
8. Many residents have commented on the likely detrimental effect of further development on the natural environment, landscape and ecology of the area. For example, through loss of ancient hedges or trees or pollution risk to the Garron which is a Wye tributary and subject to SAC area.
9. Llangrove sites put forward in 2017 draft NDP at Bay tree Cottage and opposite the Royal Arms now have planning permission.
10. The boundaries do give some scope for further development on a scale appropriate to the settlements
11. There have been 3 National Planning Inspectorate Judgements made in response to appeals against refusal of planning permission in the Parish during the last 18 months. Each appeal has been dismissed. In each case the locations (2 Llangarron, 1 Llangrove) are described as unsustainable locations for development due to lack of facilities, transport etc. They were also dismissed for a range of landscape/ ecological issues among others.
APP/W1850/W/20/325043 refers to the land being put forward by landowner number 3 in table 4 of the Regulation 14 consultation. It is outside the proposed village boundary. The National Planning Inspector upholds the view that this site is not suitable for development for the reasons above and is outside the main built part of the village.
APP/W1850/W20/3256280 refers to land in Llangarron outside the proposed village boundary.

APP/W1850/W/19/3235627 refers to land at Llangrove which is also outside the proposed village boundary. These judgements also state that further building in villages with very few facilities and almost no public transport is not sustainable.

12. The boundaries have been discussed at least 3 times in meetings since September 2019, the feeling of residents has always been as stated above.
13. The vote on 1st December was 7 to 1 in favour of the published boundaries

Reasons for no further site allocations

1. The call for sites was made at a time when a number of sites were about to be put forward by developers. Suitable sites, including those identified in the NDP draft in 2017 were subsequently given planning permission before the new draft NDP could be drawn up.
 2. A number of the potential building plots identified following a call for sites have already been granted permission, far more houses than would have been needed to meet the 2031 target.
 3. Other points as made above, including the number of houses already committed relative to the 2031 target and sustainability issues
 4. The point was made that for sustainability reasons and because they are often seen as more desirable by the public, many councils are now looking to allocate sites for development on the edges of towns with good facilities and transport links and not in very small villages such as those in Llangarron Parish
 5. The vote to not allocate a site was unanimous at 8 to 0 at the 1st December meeting
- 5.15 In relation to the concerns about settlement boundaries, the Parish Council re-considered the responses from local residents and landowners which were set out in the Response Tables. A summary of the responses which related to settlement boundaries is provided in Figure 1 below:

Figure 1: Summary of Responses to Settlement Boundaries at Reg 14

The majority of residents (81) did not ask for a change to the Regulation 14 settlement boundaries. 10 residents wanted larger boundaries and 2 wanted smaller boundaries. The 3 landowners who responded wanted larger boundaries. For a detailed breakdown of responses to this issue see the table below.

Summary of NDP Boundaries (Reviews) (19/12/2020)

RESIDENTS

93 residents responded to the draft NDP in the Regulation 14 stage (1/9/20 - 27/10/20)

23 residents (out of 93) wanted reviews:

33 'actions'/counts (from 23 residents):

15 = larger boundaries

2 = tighter boundaries

16 = 'unnecessary' actions/counts

total: 33 (only 17 in reality that might require a review)

12 residents objected:

10 = larger boundaries (15 actions/counts)

2 = tighter boundaries (2 actions/counts)

LANDOWNERS

3 landowners (or agents) wanted reviews:

8 actions/counts in total (from 3 landowners):

7 = larger boundaries

1 = 'unnecessary' action/count

total 8 (only 7 in reality that might require a review)

SUMMARY

15 separate people required a response on 25 different counts, but of the 15:

10 residents wanted larger boundaries

2 residents wanted tighter boundaries

3 landowners wanted larger boundaries

Following abbreviations used:

Response = entry number in the Kirkwells' report.

Action/Count = could there be a case for the PC to consider a review of all settlement boundaries and therefore an ACTION could be required;

or = the above suggestion is without merit and therefore UNNECESSARY (ie not applicable).

Running Total = of actions/counts from the responses of residents and landowners.

RESIDENTS wanting reviews

<u>Resident</u>	<u>Response</u>	<u>Entry</u>	<u>Action/ Count</u>	<u>Running Total</u>
1.	12.2	Support	N/A.	N/A
2.	16.1	Object.	A.	1
3.	21.1	Support.	N/A.	N/A
4.	25.2	Object.	A.	2
	25.3	Object.	A.	3
	25.6	Object.	A.	4
5.	29.2	Comment.	N/A.	N/A
	29.7	Comment.	A.	5
	29.15	Comment.	A.	6
6.	31.4	Object.	N/A.	N/A
7.	32.1	Support.	N/A.	N/A
8.	39.1	Support.	N/A.	N/A
9.	41.1	Support.	N/A.	N/A
10.	47.2	Support.	N/A.	N/A
11.	49.1	Support.	N/A.	N/A
12.	57.3	Comment.	A.	7
13.	60.3	Comment.	A.	8
14.	64.2	Comment.	N/A.	N/A
15.	75.4	Comment.	A.	9
16.	76.2	Comment.	A.	10 (tighter boundaries)
17.	77.1	Support.	N/A.	N/A
18.	83.1	Object.	A.	11
19.	84.3	Object	N/A.	N/A
	84.6	Object.	N/A.	N/A
	84.11	Comment/Object	A.	12
	84.19	Comment	A.	13
	84.20	Comment	A.	14
20.	85.1	Support.	N/A.	N/A
	85.5	Support.	N/A.	N/A
21.	88.8	S.9 Housing	A.	15
22.	90.4	Support/Comment	A.	16
23.	91.4	Support.	A.	17 (tighter boundaries)
	91.5	Support.	N/A.	N/A

LANDOWNERS wanting reviews

<u>Landowner</u>	<u>Response</u>	<u>Entry</u>	<u>Action/ Count</u>	<u>Running Total</u>
1	1.1	Object.	A.	1
	1.3	Object.	N/A.	N/A
	1.12	Object.	A.	2
	1.16	Object.	A.	3
2	2.2.	Object.	A.	4
3	3.8	Object.	A.	5
	3.9	Object.	A.	6
	3.11	Object.	A.	7

Appendix 1 - Early NDP Preparation, 2013 - 2017

Copy of Questionnaire, September 2013

Llangarron Parish Neighbourhood Plan

Following two well attended public meetings, Llangarron Parish Council voted to go ahead with the production of a Neighbourhood Plan to allow you, the community to have more say in shaping the future of our villages. Work has already commenced and a Project Team has been set up to take this forward. We would be very grateful if you could take the time to complete this questionnaire so we have a clear understanding of the issues affecting the Parish and the aims for the future of the villages within it.

1. If there were to be additional homes built in the Neighbourhood Area, should they be:

<input type="checkbox"/> social rented	<input type="checkbox"/> owner occupied
<input type="checkbox"/> private rented	<input type="checkbox"/> other (please specify)
<input type="checkbox"/> shared ownership

(please tick all boxes that apply)

2. If there were to be additional homes built in the Neighbourhood Area, should they be:

<input type="checkbox"/> Affordable homes for local people to purchase or rent	<input type="checkbox"/> executive homes
<input type="checkbox"/> realistically priced starter homes	<input type="checkbox"/> accommodation for elderly people
<input type="checkbox"/> small or medium size family homes	<input type="checkbox"/> other (please specify)

(please tick all boxes that apply)

3. Do you agree with converting redundant buildings in the Neighbourhood Area for:

<input type="checkbox"/> Local families to live in	<input type="checkbox"/> other tourism uses
<input type="checkbox"/> for open market sale	<input type="checkbox"/> workshops/small business units
<input type="checkbox"/> for holiday lets	<input type="checkbox"/> other (please specify)

(please tick all boxes that apply)

4. Should the Neighbourhood Development Plan encourage the establishment of:

<input type="checkbox"/> small businesses	<input type="checkbox"/> live/work units
<input type="checkbox"/> medium businesses	<input type="checkbox"/> other (please specify)
<input type="checkbox"/> workshops

(please tick all boxes that apply)

5. What would encourage new businesses to locate in the Neighbourhood Area?

<input type="checkbox"/> better broadband	<input type="checkbox"/> other (please specify)
<input type="checkbox"/> local housing

(please tick all boxes that apply)

6. How important do you think the following are to the life of the community:

- village hall
- school
- nursery
- pub
- church
- playing field
- community space

'Very important, fairly important, not important, don't know'

7. Do you think the Neighbourhood Area needs more of the following:

- allotments
- local footpaths
- play areas
- leisure and recreational facilities
- other (please specify)

(please tick all boxes that apply)

8. Should the Neighbourhood Development Plan facilitate the provision and development of tourist facilities?

- yes
- no
- don't know

If yes, with regard to tourism would you like to see:

- holiday lets,
- b&b accommodation
- hotels
- new visitor attractions
- other (please specify)

(please tick all boxes that apply)

9. Would you support the following:

- Domestic wind turbines
- commercial wind turbines.....
- biomass plants
- anaerobic digesters
- solar/pv panels,
- other (please specify)

'please answer yes, no, don't know'

10. Would you support farm diversification schemes?

- Tourism
- Office/business use
- Alternative energy
- Farm shops
- Other (please specify)

(please tick all boxes that apply)

11. Do you think the Neighbourhood Area would benefit from:

- | | |
|--|---|
| <input type="checkbox"/> increased provision of green space | <input type="checkbox"/> positive management of the environment |
| <input type="checkbox"/> greater protection of historic and natural features | <input type="checkbox"/> varied local wildlife |
| | <input type="checkbox"/> other (please specify) |

.....
.....

(please tick all the boxes that apply)

12. Are there any buildings, places or views which you believe are important to protect?

- Please specify
-
.....
.....
.....
.....

13. Have you any other comments and ideas?

.....
.....
.....
.....
.....

14. Please tell us which village/parish you live in

.....

- Should you have any further queries on the Neighbourhood Plan or wish to be involved in any way please contact:- Jenny Bailey, Secretary to the Neighbourhood Planning Group, (telephone: 01989 770665, e-mail: llangarronpc@tiscali.co.uk).

Questionnaire Results

LLANGARRON PARISH NEIGHBOURHOOD PLAN

Draft Summary of the results of the Housing Section of the Questionnaire:

Notes: There were no questions relating to specific allocation of land for future housing needs.
No definition of "affordable homes" was provided for the purpose of the Questionnaire.

When asked about **the type of housing occupation**, the clear majority, 78%, favoured 'owner occupied' with 'shared ownership' supported by 46% of respondents.

'Private rented' and 'Social rented' were almost equally supported at 41% and 37% respectively.

1.7% of respondents suggested the following:-

- Small starter homes, a few flats, self-build & affordable homes.
- Other comments were:- No large complexes and also that there should be no development without road improvements.

The second question asked **what type of houses should be built** in future developments.

'Affordable homes' for purchase or rent were selected by just over 78% of respondents and 'Small or medium size family homes' received 66% support.

'Realistically priced starter homes' came next with 50% in support.

Just over a third of respondents (36%) supported 'Accommodation for Elderly people' and just 16% stated support for 'Executive homes.'

There were plenty of other comments from just 1.7% of respondents as follows:-

- Flats (Local people should be able to live here if they work here).
- People should be able to work from home to reduce traffic on our roads.
- No to large complexes.
- New buildings to blend with existing properties (not brick match boxes).
- Houses strictly for local people.

- No development without road improvements.
- No future housing development at all!

The final question in the Housing Section asked about '**converting redundant buildings.**'

There was huge support at 98% for buildings to be converted into homes for local families to live in and also good support at 70% for conversions to provide 'Workshops/Small Business' usage.

48% of respondents indicated support for 'Open Market Sale' of these properties, 'Holiday Lets' received 32% support and 23% for 'Other Tourism uses.'

There were three other comments:-

- General purpose shop.
- Workshops only for people already living here.
- Building owners should not be punished for reasons of social engineering!

Conclusion:

It is clear from the above results that there is good support throughout the local community for future housing/business development in various forms.

Some comments also reflect the need for the design of any new buildings to be carefully considered relative to the character of the existing buildings/area and also that in some cases improvements to the infrastructure especially roads will need to be carefully assessed.

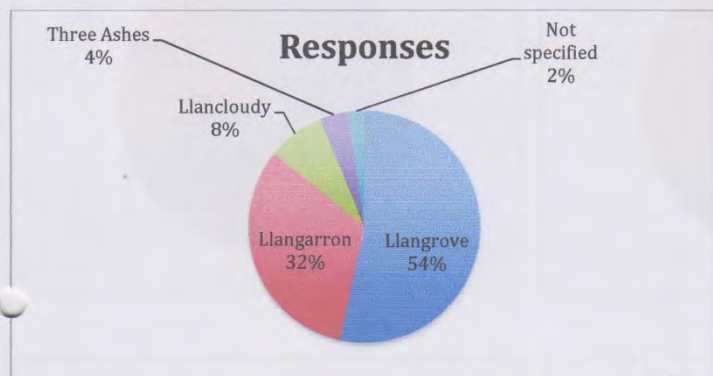
DKC/23 April 2014.

Note:

The above results, given as percentages have been based upon the 176 completed questionnaire forms that were returned.

Llangarron Parish Neighbourhood Plan - Summary/Simple Analysis of Environment Related Responses

176 total responses to the questionnaire were received. The split of respondents between different areas of the parish was:



In comes cases, the same issues were raised in response to more than one question.

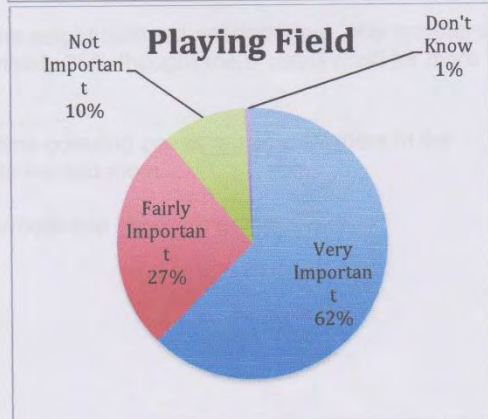
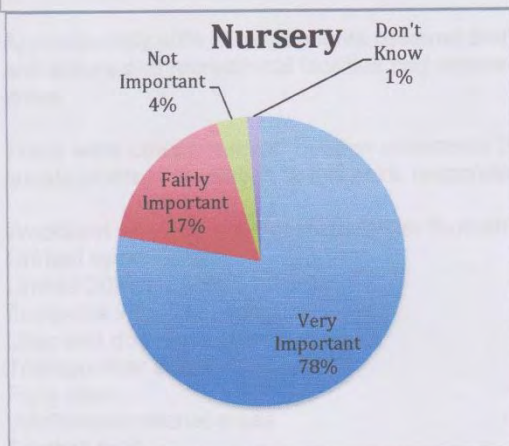
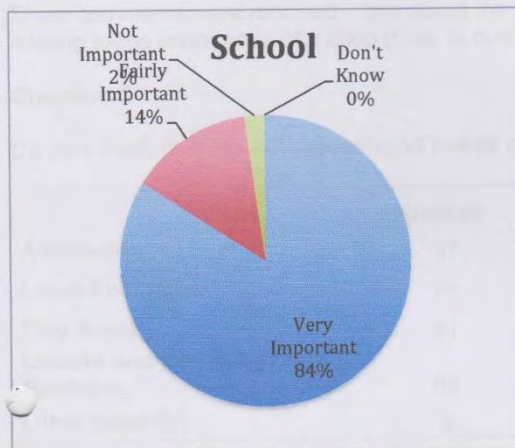
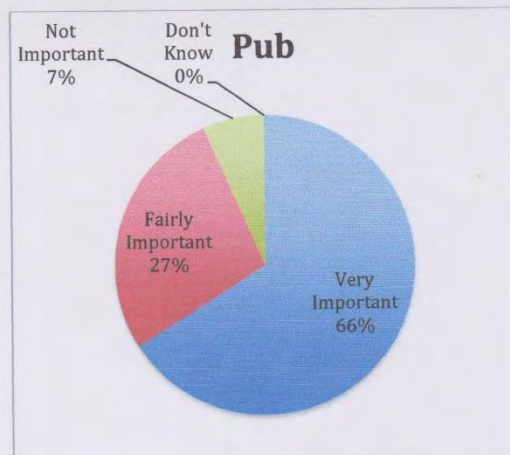
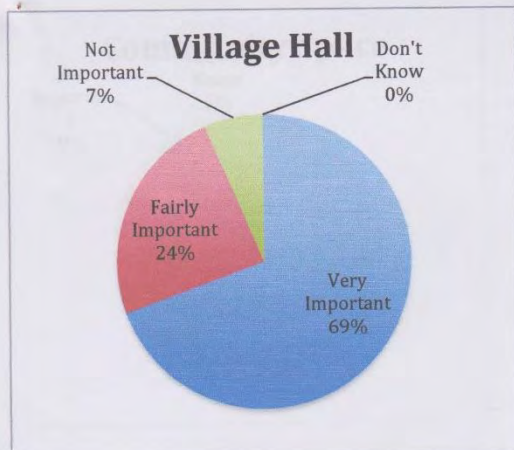
Question 6

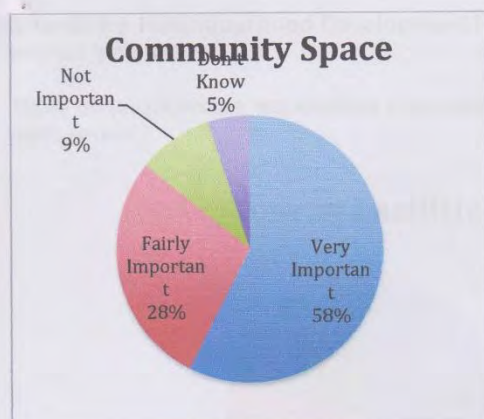
How important do you think the following are to the life of the community?

	Very Important	Fairly Important	Not Important	Don't Know	Total	%
Village Hall	118	41	11	0	170	97
School	148	24	4	0	176	100
Nursery	113	25	5	2	145	82
Pub	99	41	10	0	150	85
Church	94	40	11	2	147	84
Playing Field	80	34	13	1	128	73
Community Space	69	34	11	6	120	68

Total responses ranged from 176 in relation to the school (100%) to 120 in relation to community space (68%). The charts show the breakdown in response to each item (% of respondents to question not to questionnaire overall).

Overall, there was a high response rate and public spaces were valued by respondents.





Three comments were received – one about the importance of the school and nursery and two relating to the importance of a shop (plus, in one case, post office).

Question 7

Do you think that the neighbourhood needs more of the following?

	Number	%
Allotments	37	21
Local Footpaths	71	40
Play Areas	51	29
Leisure and Recreational Facilities	68	39
Other (specify)	9	5

Approximately 40% of respondents believed that the neighbourhood needed more local footpaths and leisure and recreational facilities and approximately 30% thought there was a need for more play areas.

There were other a number of other comments (some covering points raised elsewhere in the questionnaire). In relation to this area, respondents wanted more:-

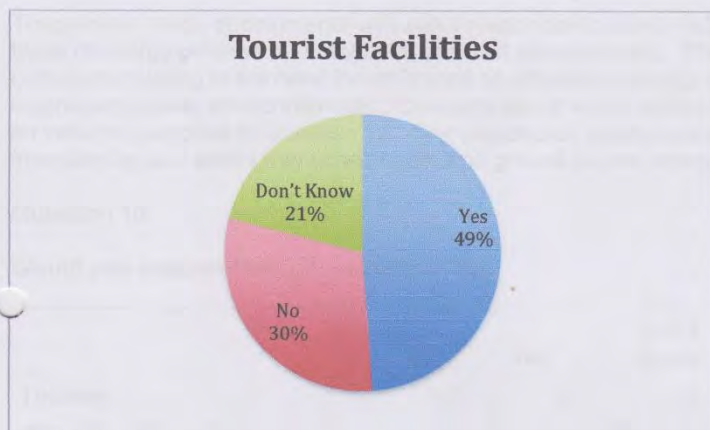
- Woodland with walks/better roads/better footpaths/more and better footpaths
- Offroad cycle routes
- Limited 20mph speed limit area
- Footpaths with dog access
- Litter and dog mess bins
- Transport/car share
- Pony rides
- Wildlife/educational areas
- Football field
- Village green

The most frequently raised issue was the need for safe footpaths.

Question 8

Should the Neighbourhood Development Plan facilitate the provision and development of tourist facilities?

100% of questionnaire respondents answered this question with just under 50% in favour (with 21% don't knows).



Approximately 45% and 30% of respondents respectively were in favour of B&B accommodation and holiday lets with only 13% and 5% respectively in favour of new visitor attractions and hotels.

	Number	%
Holiday Lets	56	32
B & B Accommodation	80	45
Hotels	8	5
New Visitor Attractions	22	13

Comments and suggestions made in relation to this question covered walking trails/nature reserves, local tourist information centre, information boards (attractions, footpaths etc), improved promotion of existing features, outdoor challenge, Wallace and Gromit trail, promotion of footpaths, natural attractions, pony rides, craft centre. One respondent thought that the village was too small for tourism. Some of the ideas mentioned overlapped with those covered under Question 7 above.

Question 9

Green Energy Support

	Yes	No	Don't Know	Number	%
Domestic wind turbines	91	41	5	137	78
commercial wind turbines	42	67	6	115	65
biomass plants	67	30	11	108	61
anaerobic digesters	66	31	10	107	61
solar/pv panels	137	16	2	155	88

Nearly 90% of questionnaire respondents answered in relation to solar/pv panels with nearly 90% in favour. Over 60% of respondents to the question also supported biomass plants, anaerobic digesters and domestic wind turbines (although overall response levels were lower). 65% of respondents answered in relation to commercial wind turbines, with 65% of those responding being opposed to them.

There was a range of comments with some respondents clearly holding strong views on particular types of energy generation (in terms of cost and effectiveness). There were quite a number of comments relating to the need for limitations on alternative energy production eg visual, impact on neighbours, scale, environment etc. Concerns about visual impact were also raised in the comments on views in response to Question 12. One respondent wanted good recycling facilities and another tree planting and others mentioned hydro and ground source energy generation.

Question 10

Would you support farm diversification for

	Yes	No	Don't Know	Total	%
Tourism	103	8	0	111	63
Office/business use	104	4	0	108	61
Alternative energy	90	7	0	97	55
Farm shops	167	2	0	169	96

Responses to this question from all respondents varied from 96% in relation to farm shops down to 55% in relation to alternative energy. Overall, those responding were very positive with great support for farm shops.

Comments in relation to green energy again referred to limitations on impact.

Question 11

Do you think the Neighbourhood Area would benefit from?

	Total	%
Increased provision of green space	69	39
Greater protection of historic and natural features	90	51
Positive management of the environment	114	65
varied local wildlife	95	54
other, please specify	6	3

Over 50% of respondents to the questionnaire supported positive management of the environment, varied local wildlife and greater protection of historic and natural features. Approximately 40% thought that the area would benefit from increased provision of green space.

There were a number of comments on road use and maintenance and on maintaining the Garren brook to improve water quality and limit flooding. There were also comments on footpaths, on protection of green belt and farm land and on preservation of greenery and wooded areas. Individual

respondents wanted existing resources to be used as well as for improvements to be made, for there to be positive management and reinstatement of ponds and for there to be no undue interference. One respondent stating that the village is fine as it is.

Question 12

Are there any buildings, places or views which you believe are important to protect?

There were over 60 separate items listed in response to this question and it was clear that respondents felt strongly about protecting views of the landscape and buildings of the area and of certain buildings in particular.

There were numerous listings for views of Llangarron/St Deinst church (most mentioned building in responses) and repeated listings for Christ Church, Bernithan, and Langstone Court and for old or historic buildings and monuments in general. Respondents stated the need to preserve the school, village halls and pub.

There were also many listings for general rural and countryside views, including distant views and skylines and woodland, field and green views and clear hill top views. Respondents also stated the need not to overdevelop, to protect the entire area, to retain the open nature of the villages, to retain peace and quiet, to preserve the landscape, to protect brooks and woodland, to minimise the impact of development and solar panels and that there should be no street lighting.

There were specific mentions of the view to Broad Oak from Llancloudy, from the top of Llancloudy hill and from Llangarron to the Malvern hills. Several respondents mentioned the view into Llangarron (with one mentioning the view from the approach roads at the Thorne, Llangrove and Herberts Hill).

There were also limited comments about development of specific buildings, one comment calling for a balance between local and other needs and another for protection but not total preservation.

Other

This split between villages within the parish is not reflected in analysis of individual questions and it is not always clear whether a response relates to a particular village (or issue within a village).

There was also an overlap in answers to various questions with a number of themes emerging.

I have not yet included answers from the final general comments section of the questionnaire which related to environmental issues.

Plan to Engage Children in the Neighbourhood Plan at Llangrove Academy

On 16 July 2013 by Michael Jones and Barbara Fisher

Purpose:	To include the opinions of children at Llangrove Academy regarding Llangarron Parish and the quality of life it offers, to inform the Neighbourhood Plan.
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Objective:	To explore with the children what they are happy with in Llangarron Parish and what they would like to improve.
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Plan:

What	How	Equipment
Identify where the children live, within or without of the parish.	Divide into groups of where they live. Children identify where they live on the map by placing Post it notes. Enabling the Neighbourhood plan to identify where need is.	Map of Llangarron Parish Post it notes for each child.
General questions to think about.	Look of village buildings and countryside. Where work do people work – is it local? What activities do children do in the parish? Discuss in groups and feedback	
Work in groups according to where the children live.		
Children identify what they like about Langarron Parish.	Discuss in groups then write or draw on Post it notes.	Post it notes – Yellow.
Children identify what they don't like about Langarron Parish.	Discuss in groups then write or draw on Post it notes.	Post it notes – Red.
Children identify what they would like in the Parish.	Discuss in groups then write or draw on Post it notes.	Post it notes – Green.
Allow children to discuss in groups and a leader in each group to feedback verbally.	Would they like to stay living in the parish when they grow up? Yes/No What would keep them in the Parish? Discuss. What would make them move away? Discuss. Verbal feedback from group leader.	
Time to complete survey approximately 1 Hour		

Michael will communicate with school – Mrs Dean's deputy head

09.07.13 Letters sent to parents, explaining what we are planning with the children and asking parents to complete own questionnaire regarding the Neighbourhood Plan, which will be available in the near future.

Copy of Letter to School

A NEW PLAN FOR LLANGARRON PARISH

Date

Dear Parent

The Parish Council has commenced work on a plan for Llangarron Parish. This is a new type of plan, known as a Neighbourhood Plan, which has been introduced by the Government as part of its localism agenda. Many parishes throughout the country have already taken up this opportunity. A preliminary public open meeting was held in Llangrove last September.

It is important that as many residents as possible within the Parish are made aware of the Plan and participate in its preparation. This will be the first time that residents can help determine the future of their Parish. Once approved, the Plan will be used by Herefordshire Council in deciding what development can take place in the Parish.

With this in mind, children at Llangrove Academy took part in an informal exercise today to record their likes and dislikes of life in the Parish and what they feel about their surroundings.

In the near future all households in the Parish will receive a letter explaining all about neighbourhood planning and what it can and cannot do and the opportunities it offers. You will also receive a questionnaire for completion it is important that you return this to {and return. This will enable work on plan preparation to begin in earnest.

Many thanks

Michael Jones and Barbara Fisher
(on behalf of Llangarron Parish Council)

School Questionnaire Results, 2013

LLANGARRON PARISH NEIGHBOURHOOD PLAN

LLANGROVE ACADEMY 19 July 2013

PURPOSE

To obtain the opinions of children at the Llangrove Academy regarding Llangarron Parish and the quality of life it offers, to inform the evolving Neighbourhood Plan.

METHOD

The method chosen was to issue the children in Years 4 to 6 inclusive with a short simple questionnaire so that they could record their likes and dislikes of life in the Parish and suggest how things could be improved.

Questionnaires were given to a total of 19 children together with a covering letter addressed to the parent explaining what their child was being asked to do. It was thought that this would encourage the child to complete the questionnaire and also help inform the parent about the Neighbourhood Plan and the importance of future participation.

Five children resided outside the Parish. Nevertheless they were still included in the exercise because they obviously attended school in the Parish and used other facilities and also because it was not considered to be a good idea to differentiate between classmates.

The letter and questionnaire were distributed on 9 July 2013, to be returned by 16 July 2013. Of the 19 questionnaires, only 9 were returned, a disappointing result. However, 15 children took part in the ensuing discussion in class on 19 July, whether or not they had returned a questionnaire.

RESULTS ANALYSIS

More attention was paid by the children to “dislikes” than “likes”. The results are not statistically significant but are a good insight into the way in which children perceive their surroundings.

Several of the comments, such as potholes, dog mess and untidy sites were, understandably, outside the scope of the Plan but were still recorded. This was explained to the children but, at this stage, the children were not expected to make the distinction.

LIKES

Outdoor recreation featured highly, in particular the existence of places to walk, cycle and play in a safe environment. The children obviously appreciated and reacted with the attractive countryside within the Parish.

DISLIKES

Dislikes and suggestions for change were not easy to separate as one led to the other. Not necessarily in order of priority the dislikes were as follows:-

- Speed of traffic on narrow roads.
- Village halls too small and unsatisfactory.
- Overgrown footpaths.
- Rubbish and litter.
- Lack of proper sports facilities.
- Cycle track unsatisfactory.

CHANGES

The suggested changes, not in order of importance, were:-

- Traffic speed limits with wider roads and/pavements.
- Better village hall facilities, or replacements.
- More and better footpaths.
- New more formal sports facilities such as football and cricket pitches, tennis courts and a skateboard park. Also improved cycle track.
- Village shop or at least a mobile shop with post office facilities.
- Street lighting.
- Faster and more reliable broadband connection.
- Better direction-finding maps and notice boards.
- More tree-planting.

Michael Jones and Barbara Fisher (Parish Councillors)

Copy of Questionnaire, November 2014



Llangarron Parish
Neighbourhood Plan

Llangarron Parish Neighbourhood Plan – Your views count

On the boards we have produced details of our Draft vision and Objectives and our Sustainability Statement. These are based on the feed back we received from you in the questionnaires, Planning For Real day and talking to various community groups. We would very much like your comments on these as they will form the basis for planning policies in the Neighbourhood Plan. We have left a short paragraph under each objective for your thoughts. Please feel free to discuss any with a member of the team.

Draft Objective One: Sustainability:

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

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.....

Draft Objective Two: Environment:

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

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.....
.....

improvement of existing facilities and services such as footpaths, open space and play areas.

Draft Objective Seven: Communication

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

Draft Objective Eight: Energy

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

Any other comments on the draft Vision or Sustainability Statement.

Copy of Flyer for November 2014 Consultation



The flyer is a rectangular document with a white background. On the left side, there is a large green apple with a single leaf. Text is overlaid on the apple. To the right of the apple, there is a section titled 'Neighbourhood Plan Consultation' with details about the date and location. Below this, there is a paragraph of text and a 'FREE' offer. At the bottom right, there is contact information for Jenny Bailey, including a phone number, email, and social media links for Facebook and Twitter.

 Llangarron Parish
Neighbourhood Plan

Neighbourhood Plan Consultation

Saturday 1st November 2014: 10am - 3pm
The Garron Centre, Llangarron

The Neighbourhood Plan has made progress over the past year.
Come and see how your ideas have been developed and give us your views on the next steps.

FREE teas, coffee and refreshments, why not drop in anytime between 10am - 3pm

PLUS
The Llangarron Parish
Apple Festival
Something for the family:
• Apple cakes
• Apple juice
• Apple games
• Apple prizes

Enjoy some apple fun and have your say on the Neighbourhood Plan

For further information contact:
Jenny Bailey, Parish Clerk 01989 770665
llangarronpc@tiscali.co.uk
Llangarron Village
Llangrove Village

Appendix 2 - First Regulation 14 Public Consultation, February to March 2017

Copy of Formal Notice



Llangarron Parish Neighbourhood Plan 2016 - 2031 Public Consultation

Regulation 14 Public Consultation Notice

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

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

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

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

Paper copies of the plan can be viewed at:

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

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

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

Copy of Response Form

Llangarron Parish Council
Draft Neighbourhood Development Plan
Public consultation 6 February 2017 to 20 March 2017
Response sheet

You may use this sheet to submit comments.
Please give your name and address. As this is a formal statutory consultation all comments submitted will be available publicly.

Please make comments as specific as possible, relating to specific Policies or paragraph numbers, and quote the relevant policy or paragraph number(s).

Send your comments to Llangarron Parish Council

✉ by post or 📄 by hand: Mrs Jenny Bailey, The Parish Clerk, Pyrus Cottage, Llangrove, Ross-On-Wye, HR9 6EN
📧 or by email: llangarronpc@tiscali.co.uk

All comments must be received by 5pm on Monday

Your details

Name	
Address	
Email address	
Please tick one:	<input type="checkbox"/> Resident <input type="checkbox"/> Local business <input type="checkbox"/> Local organisation <input type="checkbox"/> Statutory consultee <input type="checkbox"/> Agent

Please give your comments overleaf. If you need to continue on an additional sheet, please write your name at the top of each sheet and staple sheets together.

Comments on specific policies

Please indicate the specific policy, please state the policy or paragraph number.

Policy and/or Paragraph No	Comments and/or suggested changes

General comments

Thank you

Copy of Community Newsletter, May 2018

Llangarron Parish and the Neighbourhood Development Plan

Some of the Llangarron Parish Community will be aware of the phrase Neighbourhood Development Plan (NDP). The Parish Council now wishes to communicate with everyone in the Parish and explain more fully what the NDP is all about and why it is important to us as a community.

We have listened to the community at various meetings and we agree that our communication has not been good enough and that there are many points that have prompted rumour and speculation. As from today we hope we can explain with greater clarity the planning process. All future meetings will be open to the public and we hope your contribution will help shape the plan.

The Planning Process

Planning in the UK is governed and regulated in three main ways. Sitting at the top is the National Planning Policy Framework (NPPF). This was set by the Government in 2012 and provides a set of national planning policies. These have to be taken into consideration when Councils set their own Planning Policies.

The next level of policy is set by the Herefordshire County Council and these policies are called the "Core Strategy" or Local Plan. Whilst these are set by our Council to meet the demands of life in Herefordshire they must be consistent with the NPPF. The Local Plan must be on a robust evidence base that is regularly reviewed to inform decision and plan making. For housing this has to meet objectively assessed needs for market and affordable housing. It has also to identify a five year supply of specific deliverable housing sites.

The final tier once adopted is the Neighbourhood Development Plan that all Parish Councils have been invited to prepare. The Parish NDP must be consistent with both the NPPF and the Core Strategy, but take these policies and relate them to our Parish and the needs of our community. Once a NDP passes all the reviews and assessments and is approved in a Parish referendum by our community its status is classed as "Adopted". Having achieved the Adopted status, the NDP should then carry as much weight as the Core Strategy when Planners consider any new development applications.

If no NDP exists, planning decisions will only be made by reference to the NPPF and The Core Strategy. i.e. areas of local importance/significance are not addressed in these strategic level documents. However local level land use issues can be developed in the NDP.

In the Department for Communities and Local Government Plain English guide to the planning system 2014 it states that the NPPF does a number of important things –
"It makes clear that Local and Neighbourhood Development Plans are central to the operation of the planning system, and emphasises the legal requirement that applications for planning permission must be decided in

accordance with these plans unless there are other important factors (material considerations) which indicate otherwise".

For this reason, the Parish Council believes it is essential to develop a NDP as quickly as we can.

Why does neighbourhood planning matter?

The planning system helps decide what gets built, where and when. It is essential for supporting economic growth, improving people's quality of life, and protecting the natural environment.

In theory, planning was always supposed to give local communities a say in decisions that affect them. But in practice, communities have often found it hard to have a meaningful say. The government wants to put power back in the hands of local residents, employees and business, councils and civic leaders - those who know best the needs of their local areas.

Neighbourhood planning is optional, not compulsory. No one has to do it, if they don't want to. But we think that lots of people will want to take the opportunity to influence the future of the place where they live or work.

A neighbourhood plan must follow ground rules –

- they must generally be in line with local and national planning policies
- they must be in line with other laws
- if the local planning authority says that an area needs to grow, then communities cannot use neighbourhood planning to block the building of new homes and businesses; they can, however, use neighbourhood planning to influence the type, design, location and mix of new development
- neighbourhood plans must contribute to achieving sustainable development.

A significant part of a NDP is not only giving influence over planning decisions to local communities but it is shaping how a community meets the Government targets for new housing numbers. Llangarron Parish has been set a new development target by number of houses within the term of the NDP. We will explain this point more fully in future weeks as work starts on the next phase of our plan.

Our NDP reached Regulation 14

Llangarron Parish Council whilst retaining control, delegated the work of establishing an NDP to a Steering Group who did much good work in producing the First Draft which the community was invited to comment on in March 2017 (This stage is called Regulation 14). Unfortunately less than fifty responses were received back from the community and it is now clear that much of the community, despite the best efforts of all involved, were unaware of the plan and its importance to the community.

In May 2017 at a public meeting, it was very apparent that there was a strong feeling amongst those members of the public present that the existing plan was not meeting their expectations.

It was also clear that there was confusion on what a NDP could deliver and for example roads and road maintenance are a completely separate item and the responsibility of Herefordshire Council and not within the remit of a Parish NDP. The poor quality of the road could not stop developers applying for planning permission on sites within Llangrove.

From the Public meeting in May and the full analysis of the March consultation feedback from the community, Herefordshire Council and agents on behalf of land owners, it was clear there were some structural changes needed. In addition, the NDP guidelines changed due to legal challenges of NDPs that were further advanced or Adopted.

Early in 2018, some members of the Parish Council felt out of touch with the NDP, plus the Steering Group could not take decisions as the NDP ownership was with the Parish Council. After much deliberation it was decided the best way forward was for the Parish Council to take on fully, the role and responsibility of delivering the NDP. It was decided to have only one body working on the plan so the Steering group was disbanded. It was also confirmed that all meetings would be open to the public and involvement encouraged.

A new group of monthly meetings would be set so as not to muddle with regular Parish Council work. In addition to these meetings we also hope to run specific clinics and consultation events, to ensure the community has full access to the NDP as it is formulated and the opportunity to feed back any comments.

It must be remembered that planning and new housing is often controversial. However, we have a responsibility to consider the housing needs of future generations and the well-being of the whole community. The NDP will not please every individual but we hope that the entire community will be able to see that we are fair and open in all our work going forward.

Everyone has the right to apply for planning permission on any piece of land regardless of location or ownership. They may be a land owner or a developer or someone with a large garden. Herefordshire planning then has the task of assessing the application against the NPPF, the Core Strategy and if it exists against the NDP. They have to be seen to be fair and reasonable in their decision and apply all the planning criteria correctly. Any decision can ultimately be appealed to The Secretary of State for a legal review. Developers often have the resource to fund appeals due to the profits they make on a successful development. At an appeal it is hard evidence against Planning regulation that is considered.

If a local authority does not have a 5-year housing supply to meet their housing requirements, developers may see this as an opportunity. Without a

Neighbourhood Development Plan identifying where preferred housing sites should go and where the identified settlement is, there is a lot less certainty on where the settlement begins and ends. Therefore, what is considered a settlement and what is considered to be open countryside is disputable by developers without a definitive boundary. This provides developers with an opportunity to develop in or adjacent to whatever is considered to be the settlement. It is only when an NDP is Adopted that a Parish council can truly influence development in their Parish.

Settlement Boundary

One aspect of an NDP involves identifying a village or settlement boundary. Settlement boundaries are a well utilised planning tool for guiding, controlling and identifying limits to development for an individual village. This is achieved by looking at historical boundaries if they exist plus the general layout of existing housing and how this may have developed historically.

In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to, for example; the protection of the character of a settlement, access and environmental considerations such as flooding/impact on environmental designation.

When constructing an NDP the parish council also invites land owners to put forward plots for house building. The PC has a responsibility to evaluate each submitted plot against a set of published criteria to rank each one for possible inclusion within a housing plan. It is important that all sites are considered impartially and with fairness. This process is often difficult as personal interest can shade opinions but the PC must disregard these points and be completely objective in its evaluation. Decisions have to be taken so that the whole community benefits long term. It is only by being open and fair that the PC can ensure integrity in all its actions.

For village communities to survive and grow, new housing is essential. It helps sustain schools, shops and pubs plus community assets like Village Halls. We also have a responsibility to ensure future generations have the same opportunities for housing that many of us have enjoyed.

Since the last Draft NDP was written, more development sites have come forward. In addition, response to the Draft Plan has indicated that the Parish should also consider Three Ashes, Llangarron and Llancloudy as potential sites for housing. One of the public criticisms about the draft was that most of the proposed new housing appeared to be funnelled towards Llangrove. The PC has understood this point and along with feedback from Herefordshire

Council and all those who responded to the consultation we will now consider all the points raised about housing distribution within the parish..

Although an NDP is essentially a planning document, it can also address areas of well-being for the community and protect views, wildlife habitat, biodiversity and ensure sustainability is at the heart of all development. Other aspirations for future improvement of the parish will also be included in the NDP.

Our Strategy

Our Parish has a much greater influence on planning matters if we have an Adopted NDP. To this end and with our community's support we wish to move towards this as quickly as possible. It was very clear at our recent LPC NDP meeting that this is the route those at the meeting wanted the LPC to follow with speed.

To do so we have to have Professional Planning Advisors (PPA) and the Government provides grants to facilitate this for all parish councils. We will now act quickly to appoint these advisors.

The community has expressed considerable fears about village boundaries. The LPC acknowledges these concerns and can reconfirm, as stated at the meeting, that no village boundaries have been approved by the LPC. This task will be managed by our PPA starting with Regulation 14 NDP document as the base. As stated in the recent meeting it is the original village boundaries in the Regulation 14 NDP that will be the starting point not any others that have been in circulation and which had been drafted as work in progress by the NDP Steering Group, not by the Parish Council.

The PPA will review the feedback from all sources from the Regulation 14 consultation and all potential building sites submitted. One of their first tasks will be to ensure that all the correct processes are followed taking us to regulation 16 in the shortest possible time. It is a requirement that a NDP should have a set of published criteria against which all submitted building sites must be assessed openly and fairly.

It is only after this work has been completed, that it will be known if there is a requirement for any change to the village boundaries to meet NDP criteria. The LPC can confirm it is only if changes are necessary to meet the demands of our community, Herefordshire Council or the Independent Assessor that changes will take place.

As time has progressed there is more information available about the content of NDPs. It is in all of our interests to review best practice and take on board anything that can ensure the quickest and smoothest path to Adoption of our NDP. At Regulation 16 the NDP must pass scrutiny and review by Herefordshire Council and then by the appointed independent assessor. Having been approved by these bodies our community will have the final say

when the completed plan comes before the Parish at a referendum on which we can all vote.

All of the NDP process will be conducted in public at LPC meetings and during consultations with the community. It is hoped that members of the parish will attend these meetings to ensure their views are known.

The planning process by its very nature is controversial and it will be impossible to meet the demands of every individual. As a community we will have to judge where compromise can be found and achieved.



Introduction

Llangarron Parish Council applied to designate a neighbourhood area on the 16th November 2012, and designation was confirmed on the 5th December 2012. Following on from this a Steering Group was formed and started the Neighbourhood Plan process with a number of community engagement events followed by a resident's questionnaire.

This report presents the basic results of the household survey and has been independently produced by Data Orchard CIC, commissioned by the Llangarron Parish Council, and based directly on the residents' responses to the distributed questionnaires.

Version history

Issue 1.0 – Draft report to Llangarron NDP Steering Group

Presentation of results

This report presents the results of the survey mainly in the form of tables and charts. For most single questions the base used for calculating the results as percentages is the number of respondents to that question. However, for most table questions which contain multiple sub-questions, some of which may have a sizeable group who have elected not to answer, the total number of respondents to the survey is used as the base. This helps comparison of the results across the elements of the table questions and across other table questions by providing a consistent base. The base used for each question is clearly shown.

Where it is considered that it may be beneficial, a chart showing the results for the elements of a table of questions may be sorted into a relevant order, for example the aspect considered important by the most respondents down to the aspect important to the fewest.

The tables show the number and percentage of respondents who selected each option. When percentages are presented, they are rounded to the nearest whole number. This may give rise to occasions where the total number of respondents sums to just under or over 100%. Note that if respondents could select more than one answer to a particular question, the percentages may add up to more than 100%.

Where it may aid understanding, background and other descriptive text included in the questionnaire is shown in italic font in this report.

The responses to the free text comments are listed in a separate comments report.

A copy of the questionnaire can be found in Appendix 1.

Survey methodology

The questionnaires were delivered by hand to each household in the parish in October 2013 and responses were required by 9th November 2013. This deadline coincided with a Planning for Real Event held at Liangrove Village Hall, where over 90 residents were able to get further details about the plan and provide informal feedback. It was also an opportunity for attendees to drop off their completed questionnaires, or complete them at the actual event after looking at the displays and conversing with the steering group.

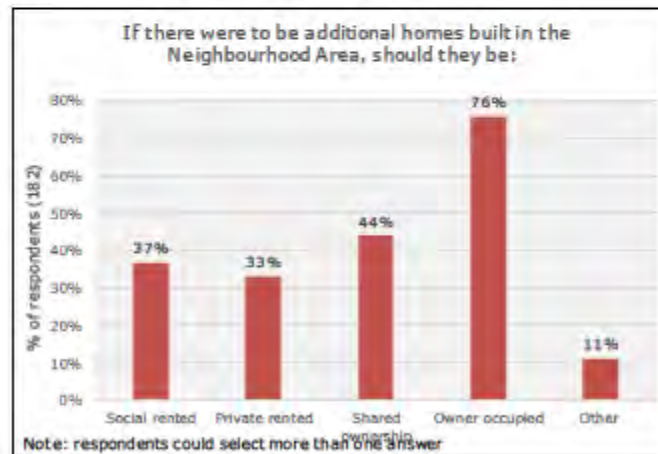
Responses to the survey

According to the 2011 Census, the total number of households in the Llangarron Parish on 27th March 2011 was 424¹. Based on this census figure, responses have been received from 44% of households.

Q1. If there were to be additional homes built in the Neighbourhood Area, should they be:

Answer Choices	Number of respondents	% of respondents
Social rented	67	37%
Private rented	60	33%
Shared ownership	80	44%
Owner occupied	138	76%
Other	20	11%
Total respondents	182	100%
Not answered	6	

Note: respondents could select more than one answer



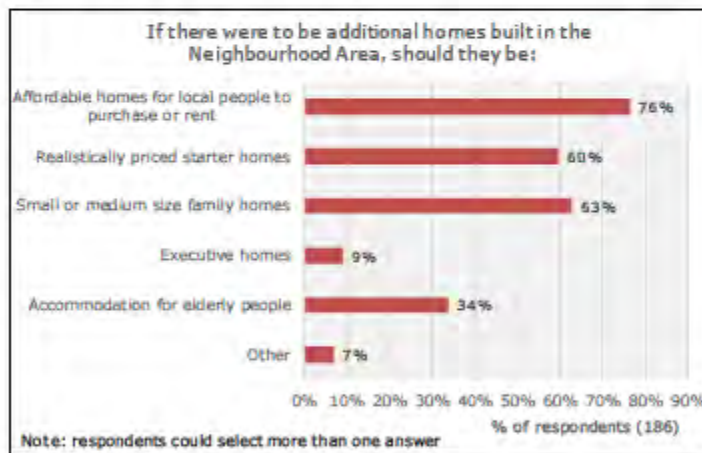
¹ Table KS102EW – Age structure. ONS Crown Copyright Reserved [from Nomis on 8th June 2017]

There were 20 comments or other types of additional homes suggested. Please see the comments report for a list.

Q2. If there were to be additional homes built in the Neighbourhood Area, should they be:

Answer Choices	Number of respondents	% of respondents
Affordable homes for local people to purchase or rent	142	76%
Realistically priced starter homes	111	60%
Small or medium size family homes	117	63%
Executive homes	17	9%
Accommodation for elderly people	63	34%
Other	13	7%
Total respondents	186	100%
Not answered	2	

Note: respondents could select more than one answer



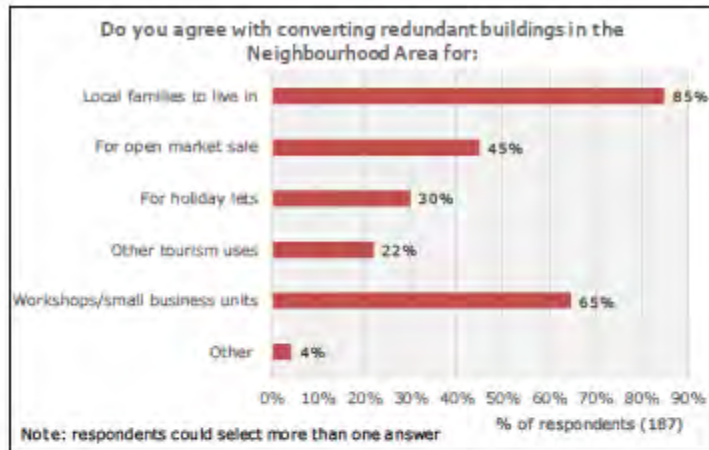
There were 14 comments made. Please see the comments report for a list.

Q3. Do you agree with converting redundant buildings in the Neighbourhood Area for: (please tick all that apply)

Answer Choices	Number of respondents	% of respondents
Local families to live in	159	85%

For open market sale	84	45%
For holiday lets	56	30%
Other tourism uses	41	22%
Workshops/small business units	121	65%
Other	8	4%
Total respondents	187	100%
Not answered	1	

Note: respondents could select more than one answer

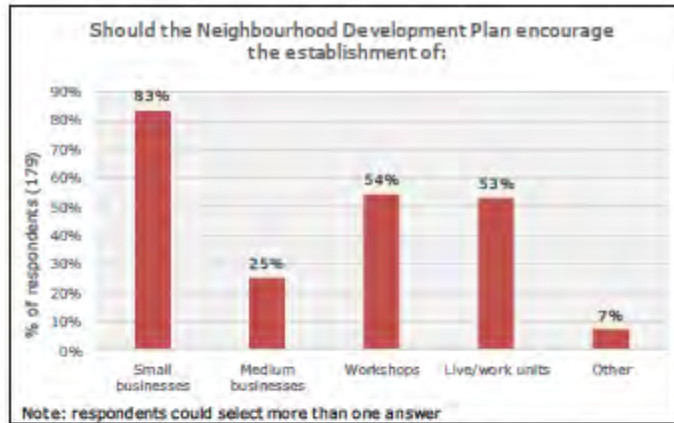


There were 10 comments or other suggestions made. Please see the comments report for a list.

Q4. Should the Neighbourhood Development Plan encourage the establishment of: (please tick all that apply)

Answer Choices	Number of respondents	% of respondents
Small businesses	149	83%
Medium businesses	45	25%
Workshops	97	54%
Live/work units	95	53%
Other	13	7%
Total respondents	179	100%
Not answered	9	

Note: respondents could select more than one answer

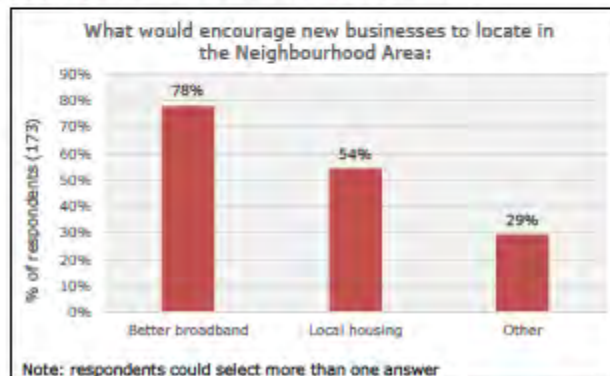


There were 13 comments provided. Please see the comments report for a list.

Q5. What would encourage new businesses to locate in the Neighbourhood Area:

Answer Choices	Number of respondents	% of respondents
Better broadband	135	78%
Local housing	94	54%
Other	51	29%
Total respondents	173	100%
Not answered	15	

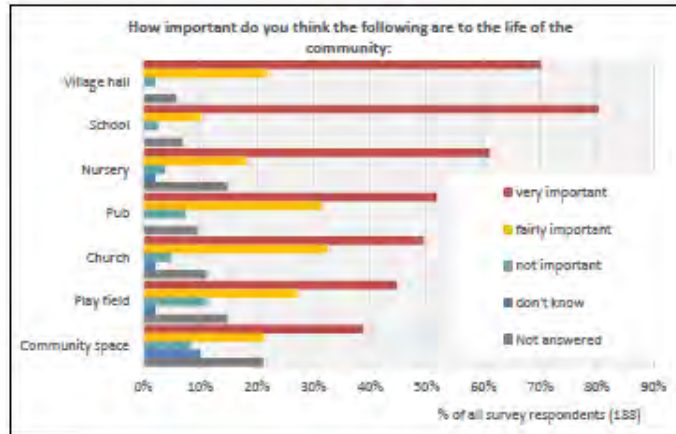
Note: respondents could select more than one answer



There were 53 comments or other reasons suggested. Please see the comments report for a list.

Q6. How important do you think the following are to the life of the community:

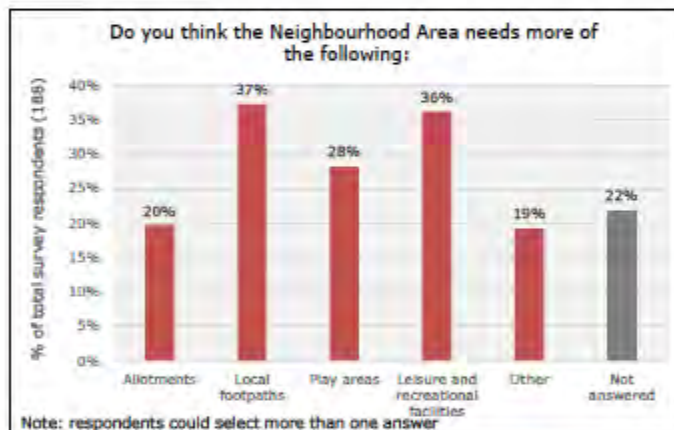
	very important		fairly important		not important		don't know		Total answered	Not answered		Total survey respondents	
Village hall	132	70%	41	22%	4	2%	0	0%	177	94%	11	6%	188
School	151	80%	19	10%	5	3%	0	0%	175	93%	13	7%	188
Nursery	113	61%	34	18%	7	4%	4	2%	160	85%	28	15%	188
Pub	97	52%	59	31%	14	7%	0	0%	170	90%	18	10%	188
Church	93	49%	51	27%	9	5%	4	2%	167	89%	21	11%	188
Play field	84	45%	51	27%	21	11%	4	2%	160	85%	28	15%	188
Community space	73	39%	40	21%	16	9%	19	10%	148	79%	40	21%	188



Q7. Do you think the Neighbourhood Area needs more of the following: (please tick all that apply)

Answer Choices	Number of respondents	% of respondents
Allotments	37	20%
Local footpaths	70	37%
Play areas	53	28%
Leisure and recreational facilities	66	35%
Other	36	19%
Not answered	41	22%
Total respondents	147	78%
Total survey respondents*	188	100%

Note: respondents could select more than one answer

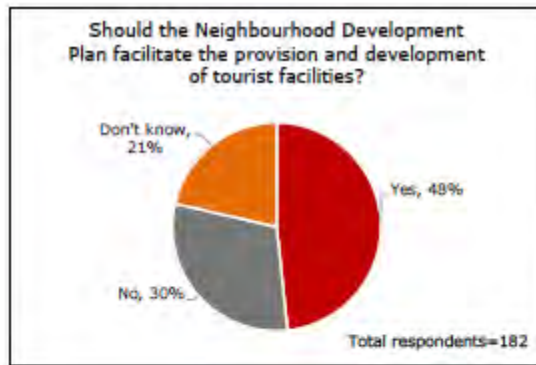


Note: respondents could select more than one answer

There were 39 comments or other suggestions made. Please see the comments report for a list.

Q8. Should the Neighbourhood Development Plan facilitate the provision and development of tourist facilities?

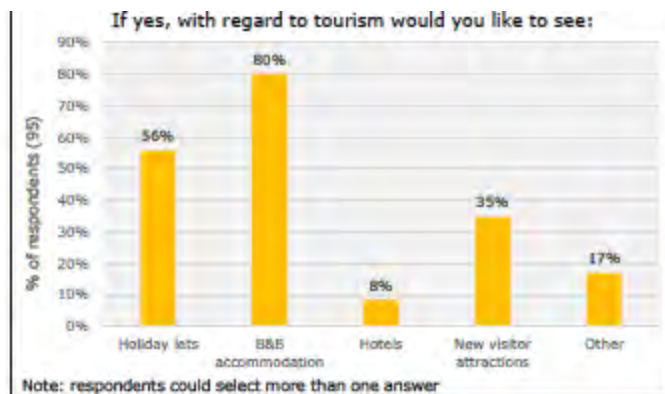
Answer Choices	Number of respondents	% of respondents
Yes	88	48%
No	55	30%
Don't know	39	21%
Total respondents	182	100%
Not answered	6	



8a. If yes, with regard to tourism would you like to see: (please tick all boxes that apply)

Answer Choices	Number of respondents	% of respondents
Holiday lets	53	56%
B&B accommodation	76	80%
Hotels	8	8%
New visitor attractions	33	35%
Other	16	17%
Total respondents	95	100%

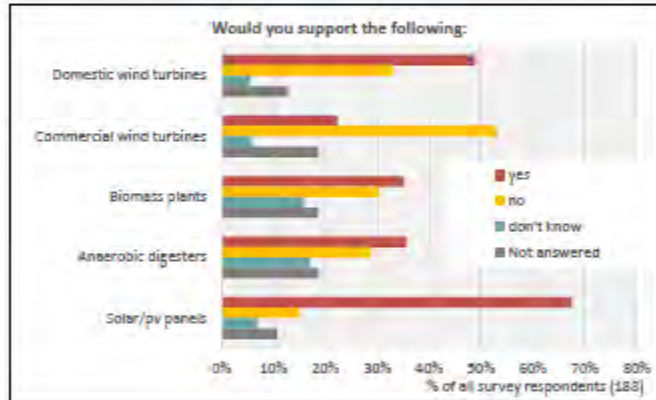
Note: respondents could select more than one answer



There were 16 comments made. Please see the comments report for a list.

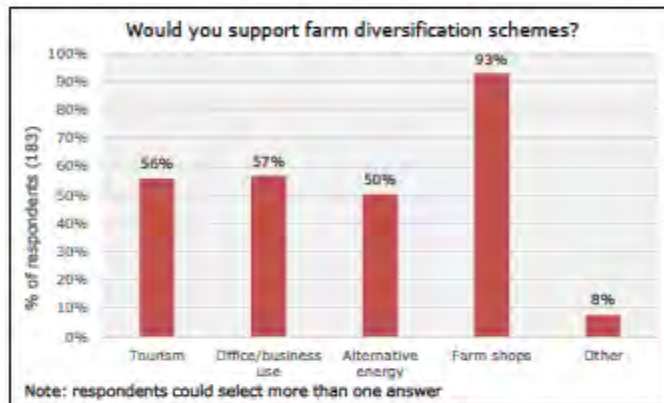
Number	Yes	No	know	answered	answered	respondents
Domestic wind turbines	92	62	10	164	24	188
Commercial wind turbines	42	100	11	153	35	188
Biomass plants	66	57	30	153	35	188
Anaerobic digesters	67	54	32	153	35	188
Solar/pv panels	127	26	13	168	20	188
Other (please specify)	16	5	5	26	162	188

Percentages	Yes	No	Don't know	Total answered	Not answered
Domestic wind turbines	49%	33%	5%	87%	13%
Commercial wind turbines	22%	53%	6%	81%	19%
Biomass plants	35%	30%	16%	81%	19%
Anaerobic digesters	36%	29%	17%	81%	19%
Solar/pv panels	68%	15%	7%	89%	11%
Other (please specify)	9%	3%	3%	14%	86%



Answer Choices	Number of respondents	% of respondents
Tourism	102	56%
Office/business use	104	57%
Alternative energy	92	50%
Farm shops	170	93%
Other	14	8%
Total respondents	163	100%
Not answered	5	

Note: respondents could select more than one answer

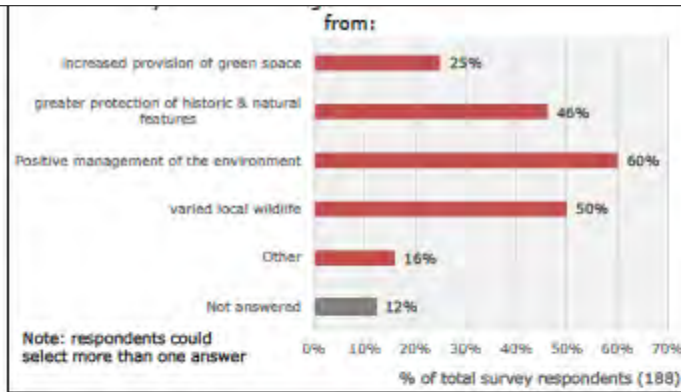


Note: respondents could select more than one answer

There were 21 comments or other reasons suggested. Please see the comments report for a list.

Q11. Do you think the Neighbourhood Area would benefit from: (please tick all boxes that apply)

Answer Choices	Number of respondents	% of respondents
increased provision of green space	47	25%
greater protection of historic & natural features	87	46%
Positive management of the environment	113	60%
varied local wildlife	94	50%
Other	30	16%
Not answered	23	12%
Total respondents	165	88%
Total survey respondents	188	100%



There were 27 comments made. Please see the comments report for a list.

Q12. Are there any buildings, places or views which you believe are important to protect, please specify:

There were 95 comments or other reasons suggested. Please see the comments report for a list.

Q13. Have you any other comments and ideas?

There were 87 comments or other reasons suggested. Please see the comments report for a list.

Q14. Please tell us which village/parish you live in:

Parish/village	Number of respondents	% of respondents
Llancloudy	13	7%
Llangarron	62	35%
Llangrove	98	55%
Three Ashes	6	3%
Total respondents	179	100%
Not answered	9	

***** End of main body of report *****

Appendix 3 - Call for Sites

Copy of Notice / Letter

Llangarron Parish Council
Neighbourhood Development Plan (NDP)
Call for Sites

Friday 30th November 2018 til Wednesday 30th January 2019

Llangarron Parish Council wishes to announce its Call for Sites for its Neighbourhood Development Plan (NDP).

We would like to identify land which has potential for new housing up to 2031. Potential sites should be **within or adjacent to the settlements of Llangrove, Llangarron Llancloudy, and Three Ashes**. We particularly welcome proposals for smaller sites (for 1 to 5 dwellings) although larger sites will also be considered.

(The earlier community NDP questionnaire in the Parish also found that 66% of responders supported small to medium sized homes so we would welcome sites to support this type of development as well as larger homes.)

Overall the NDP is required to support housing growth of at least 15 new dwellings over the plan period – up to 2031.

Please note that even if you have previously submitted sites for consideration in the NDP you will need to re-submit a site submission form and site plan. This is because the Parish Council has decided to undertake this part of the NDP again to ensure that all potential sites are subjected to a thorough and detailed technical site assessment process in addition to an open public consultation process.

Land must be within our Neighbourhood Area. You can see a plan of the Area on our website at <https://llangarronparishcouncil.org.uk/llangarron-parish-council-neighbourhood-development-plan/>

Anyone with land which meets the above description and who would like it to be considered within the Plan is asked to submit an application. Please do so using the Site Submission Form, available on our website <https://llangarronparishcouncil.org.uk> and providing a clear OS map base showing the site boundary site plan with the site boundary marked in red. This will give us the information we need to make sure your site is properly assessed. Not all sites will be necessary or acceptable.

Llangarron NDP Consultation Statement, January 2021

Please send your completed Site Submission Form to:

Mrs Kath Greenow Parish Clerk - clerk@llangaronparishcouncil.org.uk

Or via post to:

Mrs Kath Greenow- Parish Clerk, Llangarron Parish Council, Hackford House, Dinedor
Hereford HR2 6PD

If you have a site which has been or is currently the subject of a planning application, we would also like to hear from you so that your site can be assessed and considered along with any other new submitted sites.

The submitted sites will be subjected to a technical assessment and community consultation. We will then consider how best to take the Plan forward in early 2019.

Closure date for sites to be submitted 5pm Wednesday 30th January 2019

Stewart Morehead -Chairman Llangarron Parish Council

Copy of Site Submission Form

Llangarron Parish Council

**SITE SUBMISSION FORM
2018**

Llangarron Parish Council is looking at the potential availability of land for a range of uses across Llangarron neighbourhood area up to 2031. This exercise is being undertaken as part of the evidence base to support the preparation of the Llangarron area Neighbourhood Development Plan. This form should identify sites which will be considered by the Parish Council for their suitability for the used proposed over the lifetime of the plan.

Please use a separate form for each site and complete the form to the best of your knowledge. **An OS map base showing exact site location and boundary must be submitted also, otherwise the form will be returned to sender.**

Sites submitted to the Parish Council will be in the public domain and the information submitted will not be treated as confidential

PLEASE COMPLETE YOUR NAME AND CONTACT DETAILS

YOUR DETAILS:

Title:..... Name:.....
Organisation/company: (If applicable).....
Address.....
..... Postcode:.....
Tel No..... Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:.....
Address.....
..... Postcode:.....
Tel No..... Email:.....

1. Site Information

Site address:

OS Grid reference:
Site area:

What is your interest in the land? (e.g. landowner, potential developer)

2. Site Description

Previous use:
Existing use:
Proposed use:

Site description:

3. Timescales

Awaiting relocation of existing use:

When will the site be available for development?

Llangarron Parish Council

Likely timeframe for development: (Please tick the appropriate box)	0-5 years	<input type="checkbox"/>	6-10 years	<input type="checkbox"/>
	11-15 years	<input type="checkbox"/>	16-20 years	<input type="checkbox"/>

4. Site Details	
Access to an adopted highway (please describe):	
Vegetation on the site (e.g. trees, hedgerows):	
Hydrological features (e.g. streams, watercourses):	
Other on-site features (e.g. particular landscape features, existing buildings, etc.):	
Are you aware if there are any site contamination issues?	Yes No (Please Delete)
If yes, please give details:	

5. Site Accessibility	
Within which settlement is the site located?	
If the site is in a more rural location, name the nearest settlement:	
Is the settlement served by public transport? If yes, how frequent is this service?	Yes No (Please Delete)
What key services/community facilities does this settlement have? (e.g. a shop, pub, village hall)	
Distance from the settlement centre: Does the site have access to utility services? (e.g. gas, electricity, water, sewerage)	
Are you aware of any restrictive covenants within or adjacent to the site?	
Does the site require the acquisition of any 3 rd party land to provide access to an adopted highway?	

6. Additional Information	
Is the site being submitted for a self or custom build project?* Yes No (Please Delete)	
Are you interested in this site being assessed for traveller pitches or travelling show people plots?	
Yes No (Please Delete)	

Consultation ends on Wednesday 30th January 2019 – 5pm

Please return this form along with a site plan to:

clerk@llangarronparishcouncil.org.uk

or via post to: Mrs Kath Greenow – Parish Clerk, Hackford House, Dinedor, Hereford. HR2 6PD

Appendix 4 - Identifying Settlement Boundaries

Copy of Slides from Public Meeting

16th October 2019 meeting at Garron Centre, discussion on green spaces, footpaths and important hedgerows. Discussion on settlement boundaries for the four Parish villages. Methodology for establishing the boundaries discussed. Options for different boundaries discussed. 2 options Llangrove, 3 options Llancloudy, 1 option Three Ashes, 4 options Llangarron.

Amendments to section 9 Housing discussed.

Llangarron Boundaries, Green Spaces and Hedgerows

1. Llangarron Boundaries – Proposed by Councillor Nick Saunders

- Llangarron Settlement – Clean Map
- Option 1 Proposed Settlement Boundary presented
- Option 2 Proposed Settlement Boundary presented
- Option 3 Proposed Settlement Boundary presented
- Option 4 Proposed Settlement Boundary presented

1. Green Spaces and Hedgerows

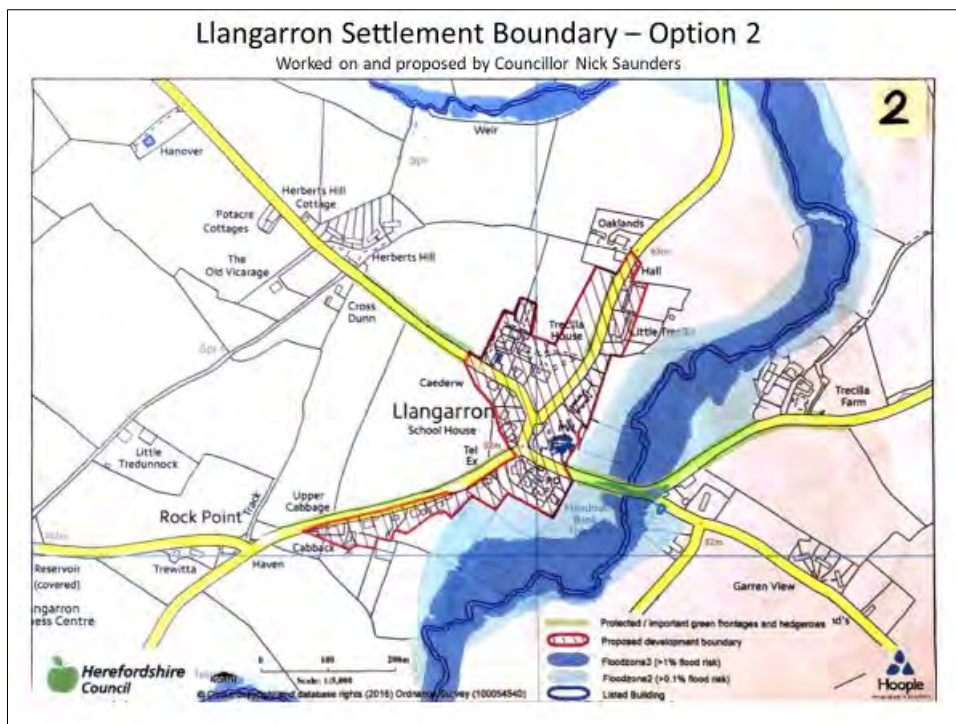
- Llangarron

4. Combined Boundaries, Green Spaces and Hedgerows

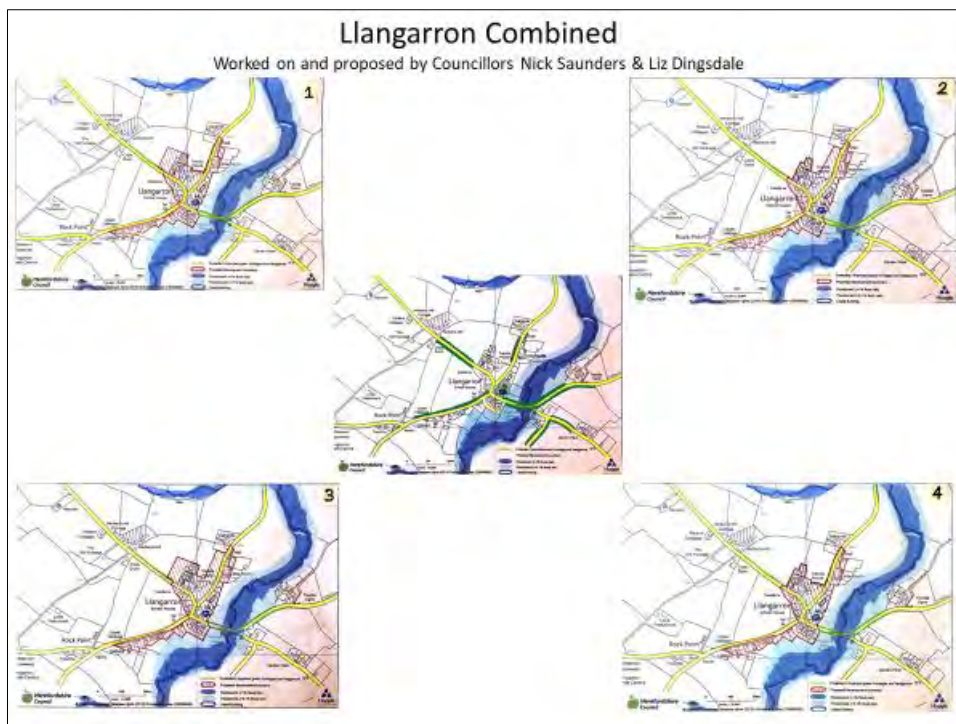
Llangarron Settlement – Clean Map

Presented by Councillor Nick Saunders









Llangrove Green Spaces, Hedgerows and Boundaries

1. Green Spaces and Hedgerows

- Llangrove
- Llancloudy
- Llangarron
- Three Ashes

2. Footpaths table

3. Llangrove Boundaries

- Llangrove Settlement – Clean Map
- The Hereford County Council 1992 map
- Proposed Settlement Boundary presented by Councillor Liz Dingsdale
- Proposed Settlement Boundary presented Councillor Paul Lodge

4. Combined Green Spaces, Hedgerows and Boundaries

1. Llangrove Green Spaces and Hedgerows

proposed by Councillor Liz Dingsdale



1. Llancloudy Green Spaces, Hedgerows and Verges
 proposed by Councillor Liz Dingsdale



1. Llangarron Green Spaces and Hedgerows
 proposed by Councillor Liz Dingsdale

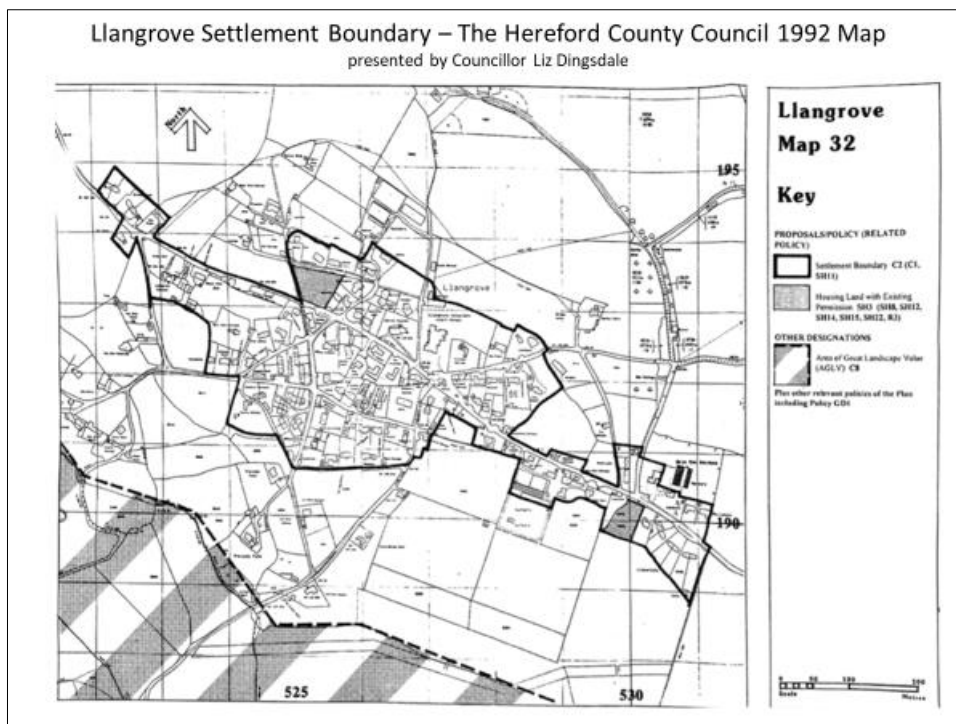


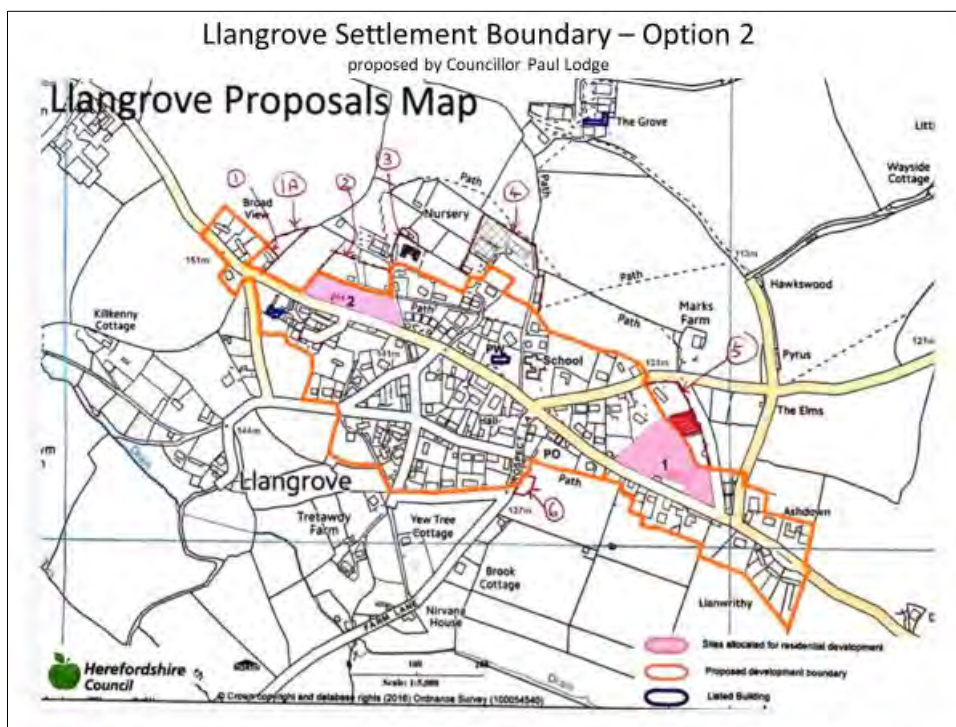
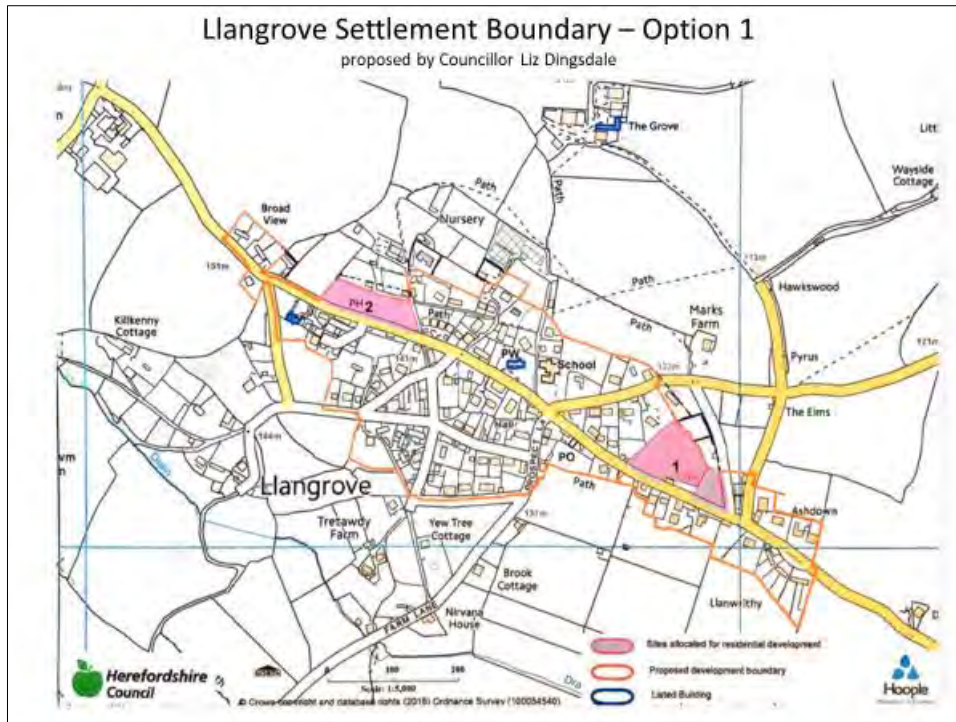
1. Three Ashes Hedgerows proposed by Councillor Liz Dingsdale

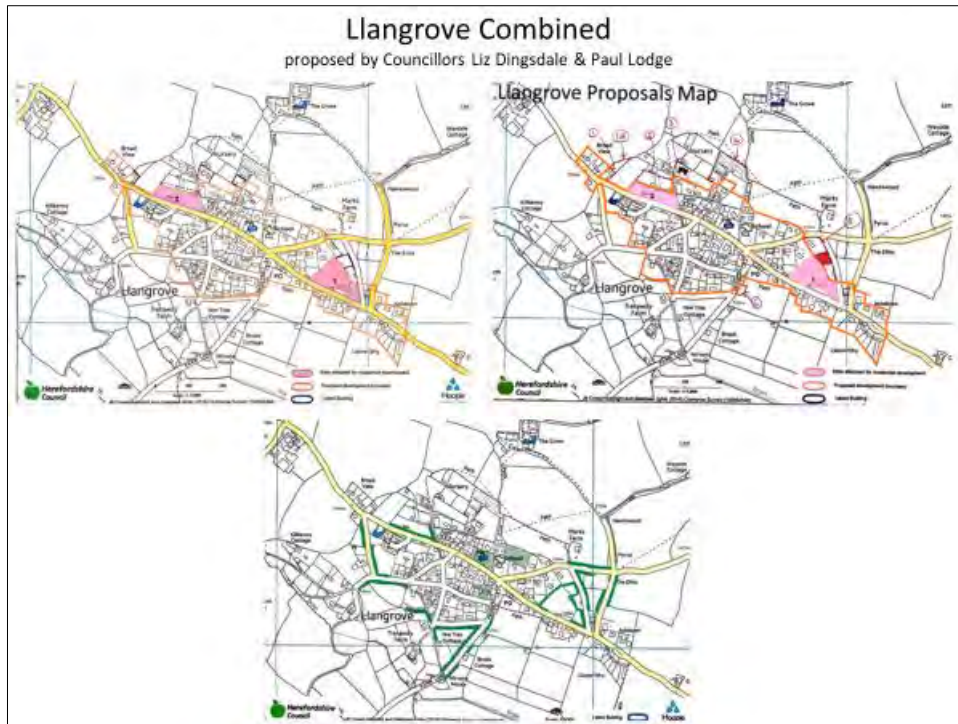


2. Footpaths Table proposed by Councillor Liz Dingsdale

Footpath	Start Location	End Location	Distance (miles)	Footpath Name	Street No.	Street No.	Footpath Reference	From	To	Notes
101	51.80133, 5.60084	51.80493, 5.68797	1.49	LLANGARRON Footpath 1	Street no. 200070	Footpath reference 101	From	2.46, 200070 (100m)	No. 101, 200070 (100m)	
102	51.80162, 5.68608	51.81971, 5.68881	0.80	LLANGARRON Footpath 2	Street no. 200071	Footpath reference 102	From	2.46, 200071	No. 102, 200071 (100m)	
103	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 3	Street no. 200072	Footpath reference 103	From	2.46, 200072	No. 103, 200072 (100m)	
104	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 4	Street no. 200073	Footpath reference 104	From	2.46, 200073	No. 104, 200073 (100m)	
105	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 5	Street no. 200074	Footpath reference 105	From	2.46, 200074	No. 105, 200074 (100m)	
106	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 6	Street no. 200075	Footpath reference 106	From	2.46, 200075	No. 106, 200075 (100m)	
107	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 7	Street no. 200076	Footpath reference 107	From	2.46, 200076	No. 107, 200076 (100m)	
108	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 8	Street no. 200077	Footpath reference 108	From	2.46, 200077	No. 108, 200077 (100m)	
109	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 9	Street no. 200078	Footpath reference 109	From	2.46, 200078	No. 109, 200078 (100m)	
110	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 10	Street no. 200079	Footpath reference 110	From	2.46, 200079	No. 110, 200079 (100m)	
111	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 11	Street no. 200080	Footpath reference 111	From	2.46, 200080	No. 111, 200080 (100m)	
112	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 12	Street no. 200081	Footpath reference 112	From	2.46, 200081	No. 112, 200081 (100m)	
113	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 13	Street no. 200082	Footpath reference 113	From	2.46, 200082	No. 113, 200082 (100m)	
114	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 14	Street no. 200083	Footpath reference 114	From	2.46, 200083	No. 114, 200083 (100m)	
115	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 15	Street no. 200084	Footpath reference 115	From	2.46, 200084	No. 115, 200084 (100m)	
116	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 16	Street no. 200085	Footpath reference 116	From	2.46, 200085	No. 116, 200085 (100m)	
117	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 17	Street no. 200086	Footpath reference 117	From	2.46, 200086	No. 117, 200086 (100m)	
118	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 18	Street no. 200087	Footpath reference 118	From	2.46, 200087	No. 118, 200087 (100m)	
119	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 19	Street no. 200088	Footpath reference 119	From	2.46, 200088	No. 119, 200088 (100m)	
120	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 20	Street no. 200089	Footpath reference 120	From	2.46, 200089	No. 120, 200089 (100m)	
121	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 21	Street no. 200090	Footpath reference 121	From	2.46, 200090	No. 121, 200090 (100m)	
122	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 22	Street no. 200091	Footpath reference 122	From	2.46, 200091	No. 122, 200091 (100m)	
123	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 23	Street no. 200092	Footpath reference 123	From	2.46, 200092	No. 123, 200092 (100m)	
124	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 24	Street no. 200093	Footpath reference 124	From	2.46, 200093	No. 124, 200093 (100m)	
125	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 25	Street no. 200094	Footpath reference 125	From	2.46, 200094	No. 125, 200094 (100m)	
126	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 26	Street no. 200095	Footpath reference 126	From	2.46, 200095	No. 126, 200095 (100m)	
127	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 27	Street no. 200096	Footpath reference 127	From	2.46, 200096	No. 127, 200096 (100m)	
128	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 28	Street no. 200097	Footpath reference 128	From	2.46, 200097	No. 128, 200097 (100m)	
129	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 29	Street no. 200098	Footpath reference 129	From	2.46, 200098	No. 129, 200098 (100m)	
130	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 30	Street no. 200099	Footpath reference 130	From	2.46, 200099	No. 130, 200099 (100m)	
131	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 31	Street no. 200100	Footpath reference 131	From	2.46, 200100	No. 131, 200100 (100m)	
132	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 32	Street no. 200101	Footpath reference 132	From	2.46, 200101	No. 132, 200101 (100m)	
133	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 33	Street no. 200102	Footpath reference 133	From	2.46, 200102	No. 133, 200102 (100m)	
134	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 34	Street no. 200103	Footpath reference 134	From	2.46, 200103	No. 134, 200103 (100m)	
135	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 35	Street no. 200104	Footpath reference 135	From	2.46, 200104	No. 135, 200104 (100m)	
136	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 36	Street no. 200105	Footpath reference 136	From	2.46, 200105	No. 136, 200105 (100m)	
137	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 37	Street no. 200106	Footpath reference 137	From	2.46, 200106	No. 137, 200106 (100m)	
138	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 38	Street no. 200107	Footpath reference 138	From	2.46, 200107	No. 138, 200107 (100m)	
139	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 39	Street no. 200108	Footpath reference 139	From	2.46, 200108	No. 139, 200108 (100m)	
140	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 40	Street no. 200109	Footpath reference 140	From	2.46, 200109	No. 140, 200109 (100m)	
141	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 41	Street no. 200110	Footpath reference 141	From	2.46, 200110	No. 141, 200110 (100m)	
142	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 42	Street no. 200111	Footpath reference 142	From	2.46, 200111	No. 142, 200111 (100m)	
143	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 43	Street no. 200112	Footpath reference 143	From	2.46, 200112	No. 143, 200112 (100m)	
144	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 44	Street no. 200113	Footpath reference 144	From	2.46, 200113	No. 144, 200113 (100m)	
145	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 45	Street no. 200114	Footpath reference 145	From	2.46, 200114	No. 145, 200114 (100m)	
146	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 46	Street no. 200115	Footpath reference 146	From	2.46, 200115	No. 146, 200115 (100m)	
147	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 47	Street no. 200116	Footpath reference 147	From	2.46, 200116	No. 147, 200116 (100m)	
148	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 48	Street no. 200117	Footpath reference 148	From	2.46, 200117	No. 148, 200117 (100m)	
149	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 49	Street no. 200118	Footpath reference 149	From	2.46, 200118	No. 149, 200118 (100m)	
150	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 50	Street no. 200119	Footpath reference 150	From	2.46, 200119	No. 150, 200119 (100m)	
151	51.80216, 5.67700	51.80520, 5.67747	0.56	LLANGARRON Footpath 51	Street no. 200120	Footpath reference 151	From	2.46, 200120	No. 151, 200120 (100m)	







Three Ashes Boundaries and Hedgerows

1. Three Ashes Boundary

- Three Ashes Settlement – Clean Map
- Proposed Settlement Boundary presented by Councillor Nick Saunders

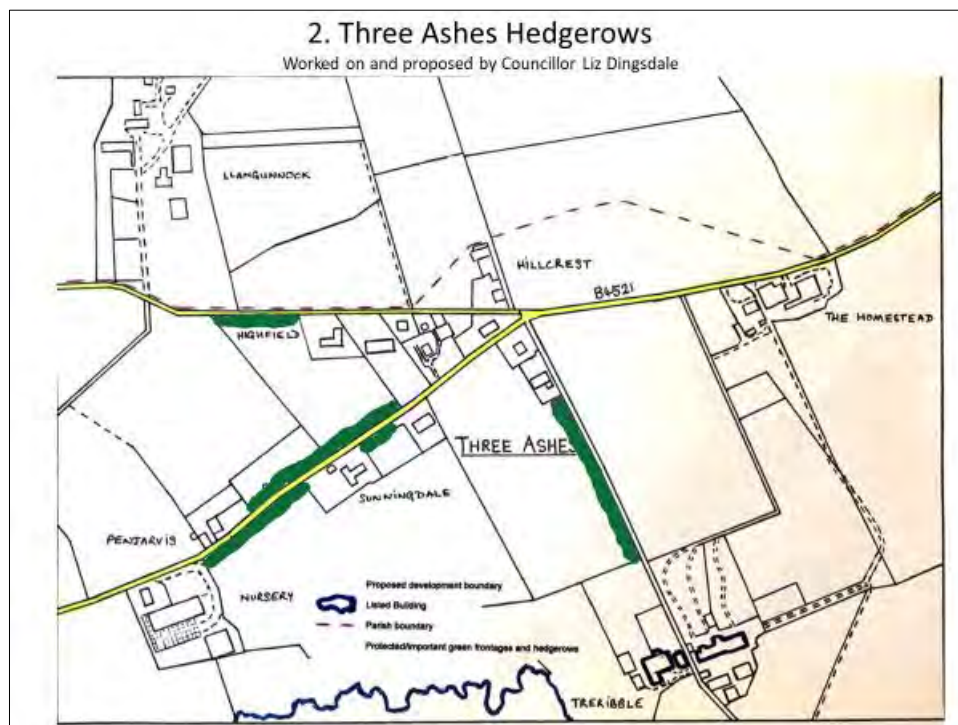
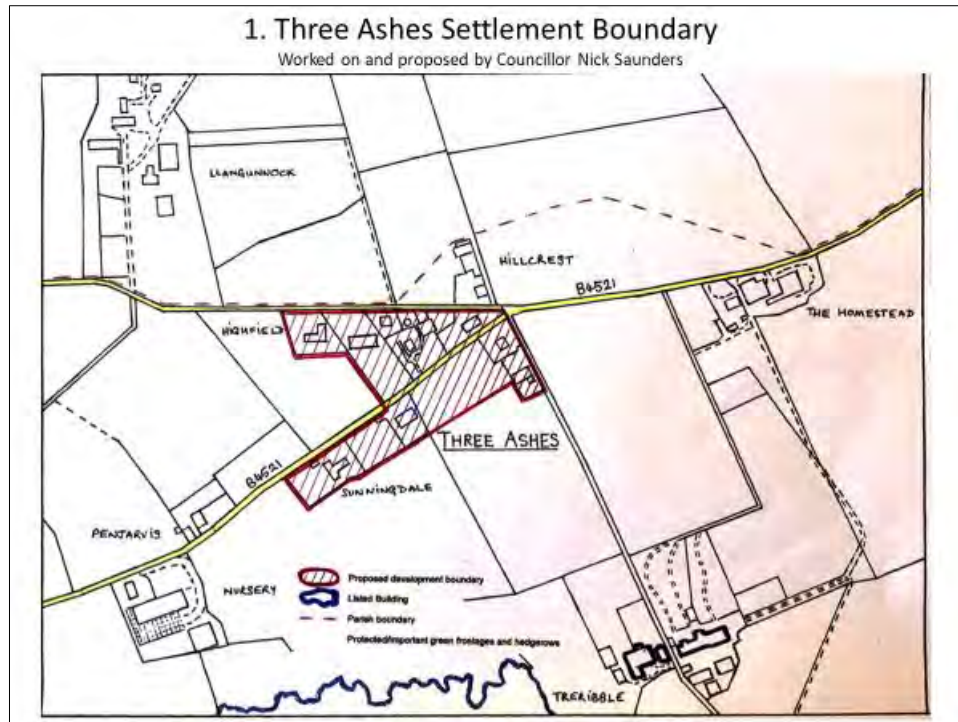
2. Hedgerows

3. Combined Boundaries and Hedgerows

1. Three Ashes Settlement – Clean Map

Worked on and proposed by Councillor Nick Saunders





3. Three Ashes Combined

Worked on and proposed by Councillors Nick Saunders & Liz Dingsdale



Llancloudy settlement boundary presentation

16th October 2019

Llancloudy Boundaries - Proposed

Llancloudy Boundaries – Proposed by Councillor Nick Saunders

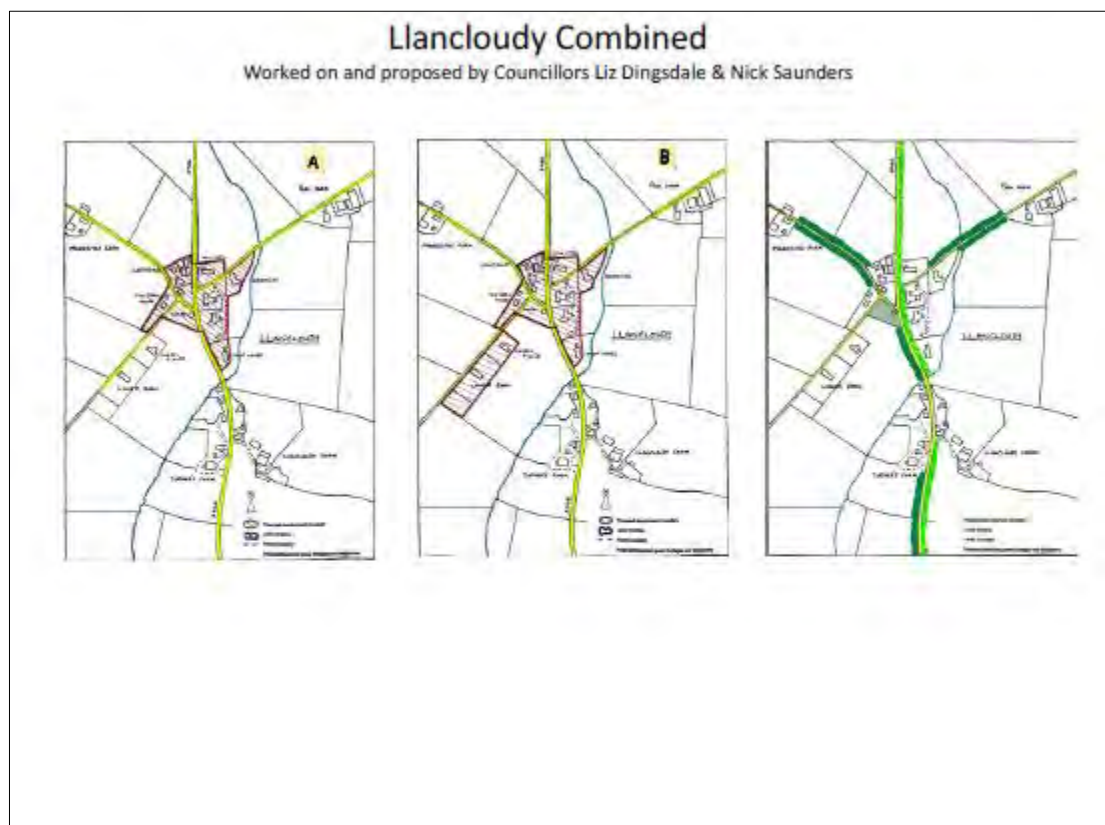
- Option A Proposed Development Boundary
- Option B Proposed Development Boundary

Combined Boundaries, Green Spaces, Hedgerows and Verges

Llancloudy Proposed Development Boundary – Option A

Worked on and proposed by Councillor Nick Saunders



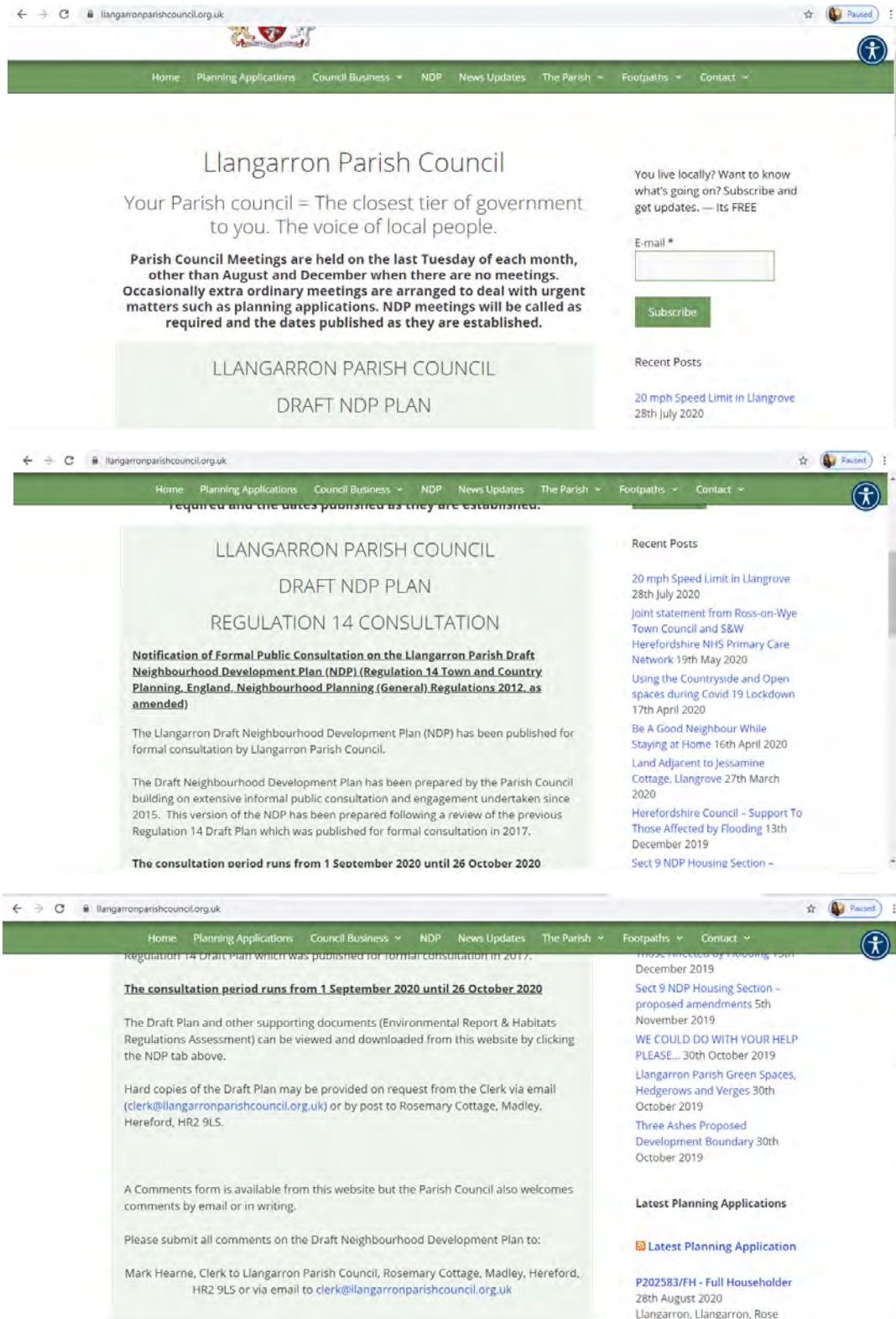


4th November further discussion on settlement boundaries with vote taken on options to be put forward for consultation. Consideration of 2 additional sites omitted from the AECOM call for sites document. Consideration of further amendments for final NDP document.

21st November consideration of full final AECOM report and decision that the report was outdated as suitable sited had now already been given approval. Revisions to section 9 housing discussed. Discussion on NDP next steps including HRA/SEA

Appendix 5 - Regulation 14 Public Consultation Publicity

Screenshots from Parish Council website

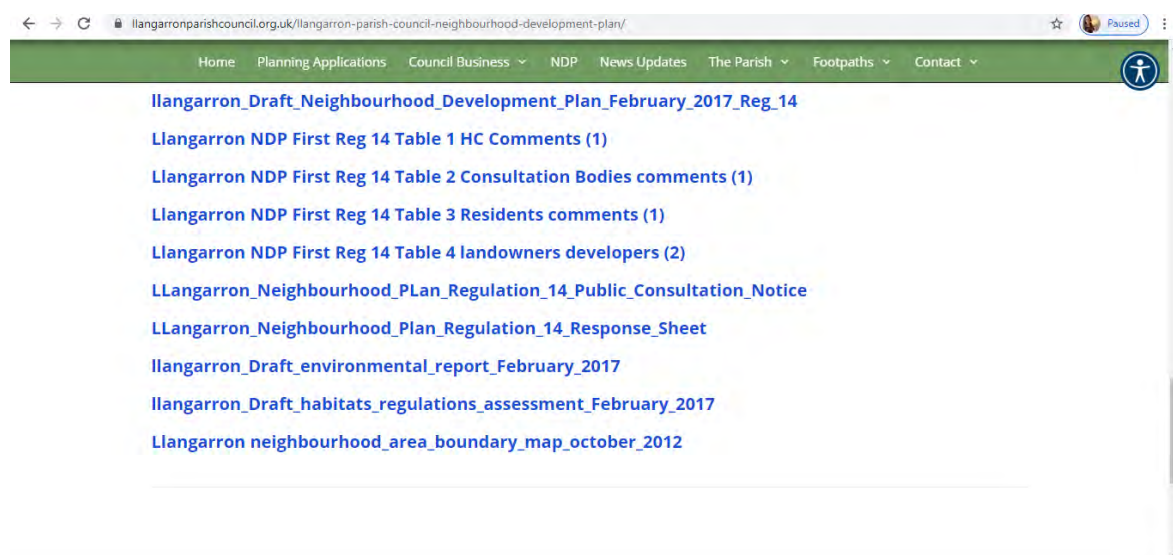
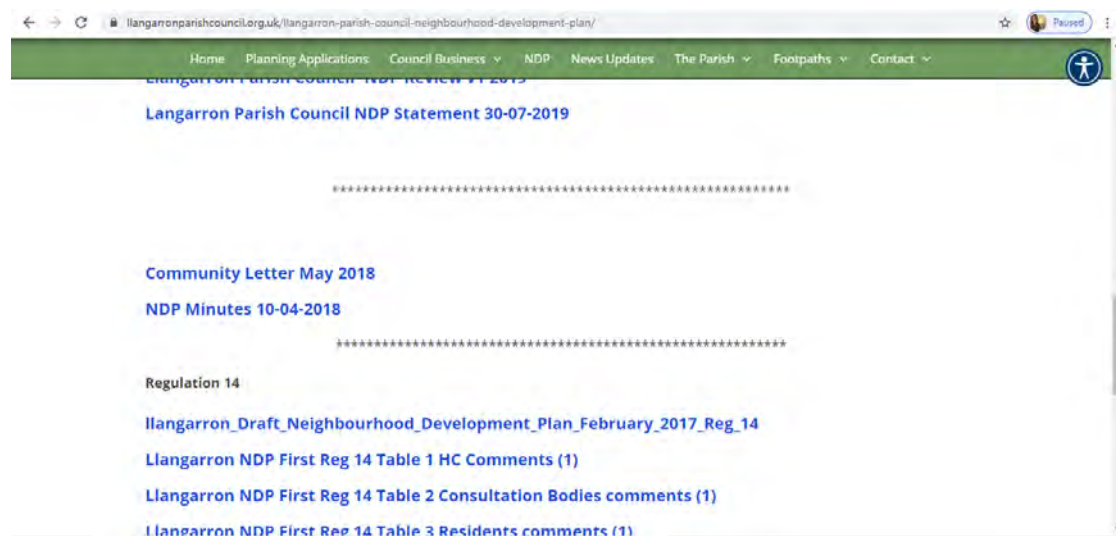
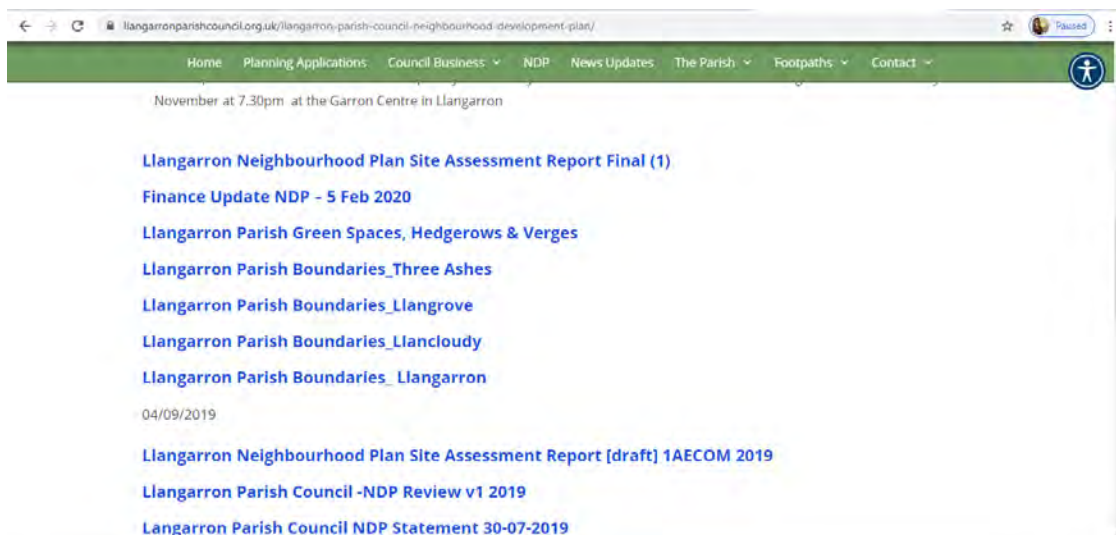


The screenshot shows the homepage of the Llangarron Parish Council website. The browser address bar displays 'llangarronparishcouncil.org.uk'. The navigation menu includes 'Home', 'Planning Applications', 'Council Business', 'NDP', 'News Updates', 'The Parish', 'Footpaths', and 'Contact'. A central message states: 'Agendas will be posted on notice boards and this website,' with a link to 'Agenda'. Below this, it says 'Minutes will be posted within one month of the previous meeting,' with links to 'Minutes' and 'Latest Draft Minutes'. On the right, a notice dated '28th August 2020' describes a planning application for a first floor extension with internal alterations, car port alterations, and a new roof over the car port and garage. A button for 'All Planning Applications' is also visible. At the bottom, a weather widget for Hereford shows a temperature of 23°C, with a 'feels like' of 23°C, wind of 14km/h wsw, and humidity of 73%.

The screenshot shows the 'Llangarron Parish Council Neighbourhood Development Plan' page. The browser address bar shows the URL 'llangarronparishcouncil.org.uk/llangarron-parish-council-neighbourhood-development-plan/'. The page features the council's coat of arms and the name 'LLANGARRON PARISH COUNCIL'. The navigation menu is consistent with the homepage. The main heading is 'Llangarron Parish Council Neighbourhood Development Plan'. Below the heading, there are four links: 'Llangarron Draft NDP Plan - Regulation 14 Consultation', 'Llangarron NDP Regulation 14 Comments Form', 'Llangarron Environmental Report', and 'Llangarron Habitats Regulations Assessment'.

The screenshot shows the 'Llangarron Parish - NDP Section 9 Housing (Draft)' page. The browser address bar shows the URL 'llangarronparishcouncil.org.uk/llangarron-parish-council-neighbourhood-development-plan/'. The navigation menu is consistent with the previous pages. The main heading is 'Llangarron Parish - NDP Section 9 Housing (Draft)'. The text states: 'The document attached below relates to suggested amendments to Sect 9 in the current draft NDP Housing Section. These amendments are scheduled for inclusion in the next phase of the NDP subject to a vote by the Parish Council at the next NDP public meeting to be held on the 21st November. (Location to be confirmed)'. Below this, there is a link to 'Sect 9 NDP Housing Suggested Wording Document'. The next heading is 'Llangarron Parish Green Spaces, Hedgerows & Verges'. The text states: 'The proposals below are the village development boundaries and important green spaces, hedgerows & verges identified for inclusion in the next stage of the Draft NDP.' At the bottom, it says: 'These options will be discussed and subsequently voted on by the Parish Council at our next NDP meeting to be held on Monday 4th November at 7.30pm at the Garron Centre in Llangarron'.

Llangarron NDP Consultation Statement, January 2021



Screenshots of Herefordshire Council NDP web pages

Llangarron NDP Consultation Statement, January 2021

herefordshire.gov.uk/directory-record/3079/llangarron-neighbourhood-development-plan

Coronavirus information
Information on how coronavirus is affecting our services across the county and the latest updates. [Find out more](#)

Home > Planning and building control > Neighbourhood areas and plans directory > Llangarron Neighbourhood Development Plan

Name Llangarron Neighbourhood Development Plan

Parishes in neighbourhood area Llangarron

Current stage The Neighbourhood Development Plan is at the Regulation 14 plan stage.

Dates of each stage

- Neighbourhood area application date: 16 October 2012
- Designation date: 6 December 2012
- Regulation 14 draft plan submitted: 6 February 2017. Resubmitted: 29 August 2020
- Regulation 16 plan submitted: N/A
- Plan sent for examination: N/A
- Date of referendum: N/A

Website [Llangarron Parish Council website](#)

Pre-draft plan stage

- [Neighbourhood area application form](#)
- [Neighbourhood area boundary map October 2012](#)

Need Help?

Llangarron Neighbourhood Dev x +

herefordshire.gov.uk/directory-record/3079/llangarron-neighbourhood-development-plan

Dates of each stage

- Neighbourhood area application date: 16 October 2012
- Designation date: 6 December 2012
- Regulation 14 draft plan submitted: 6 February 2017. Resubmitted: 29 August 2020
- Regulation 16 plan submitted: N/A
- Plan sent for examination: N/A
- Date of referendum: N/A

Website [Llangarron Parish Council website](#)

Pre-draft plan stage

- [Neighbourhood area application form](#)
- [Neighbourhood area boundary map October 2012](#)
- [Decision document](#)
- [Decision site notice](#)
- [SFA scoping report October 2014](#)

Regulation 14 draft plan stage Llangarron Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 6 February 2017.

The consultation ran from 6 February to 20 March 2017.

- [Draft Neighbourhood Development Plan February 2017](#)
- [Draft environmental report February 2017](#)
- [Draft habitats regulations assessment February 2017](#)

Need Help?

Llangarron NDP Consultation Statement, January 2021

Llangarron Neighbourhood Development Plan

herefordshire.gov.uk/directory-record/3079/llangarron-neighbourhood-development-plan

- [Decision site notice](#)
- [SEA scoping report October 2014](#)

Regulation 14 draft plan stage

Llangarron Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 6 February 2017.

The consultation ran from 6 February to 20 March 2017.

- [Draft Neighbourhood Development Plan February 2017](#)
- [Draft environmental report February 2017](#)
- [Draft habitats regulations assessment February 2017](#)

Regulation 14 draft plan re-submission stage

Llangarron Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 18 February 2020.

The consultation runs from 1 September to 26 October 2020.

Please visit the [Llangarron Parish Council](#) website which contains details on the consultation and how to respond.

All queries and comments to this draft plan should be sent directly to clerk@llangarronparishcouncil.org.uk and not to Herefordshire Council's neighbourhood planning team.

- [Draft Neighbourhood Development Plan Regulation 14 August 2020](#)
- [Draft environmental report August 2020](#)
- [Draft habitats regulations assessment August 2020](#)

Other pages

- [Search for another neighbourhood plan](#)

Need Help?

Type here to search

15:03 08/09/2020

List of Consultees including Consultation Bodies

Llangarron Neighbourhood Development Plan Regulation 14 Consultees

National organisations	
Environment Agency	graeme.irwin@environment-agency.gov.uk and SHWGPlanning@environment-agency.gov.uk <ul style="list-style-type: none"> • Include completed EA proforma
Natural England	consultations@naturalengland.org.uk
Historic England	west.midlands@HistoricEngland.org.uk
Coal Authority	planningconsultation@coal.gov.uk
Homes and Communities Agency	mail@homesandcommunities.co.uk
English Heritage	customers@english-heritage.org.uk
National Trust	enquiries@nationaltrust.org.uk
Forestry Commission England	nationalenquiries@forestrycommission.gov.uk
Highways England	info@highwaysengland.co.uk
Herefordshire Primary Care Trust	primarycare.contracting@herefordshireccg.nhs.uk
National Grid	n.grid@amecfw.com box.landandacquisitions@nationalgrid.com
RWE Npower Renewables Ltd.	jeremy.smith@rwe.com
Western Power Distribution	awilkes@westernpower.co.uk
Dwr Cymru Welsh Water	forward.plans@dwrwymru.com ryan.norman@dwrwymru.com <ul style="list-style-type: none"> • Include completed DCWW proforma
Arrive Trains Wales	michael.vaughan@arrivatw.co.uk
Network Rail	townplanningwestern@networkrail.co.uk
Local organisations	
Herefordshire Council, Neighbourhood Planning Team	neighbourhoodplanning@herefordshire.gov.uk <ul style="list-style-type: none"> • Include Parish Council minute approving plan for Reg 14 consultation

	<ul style="list-style-type: none"> • Include Environmental Report and HRA as supplied by HC
Cllr E, Swingelhurst	
CPRE Herefordshire	admin@cpreherefordshire.org.uk
Hereford and Worcester Chamber of Commerce	goodbusiness@hwchamber.co.uk
Woodland Trust	justinmilward@woodland-trust.org.uk
Herefordshire Wildlife Trust	enquiries@herefordshirewt.co.uk
National Farmers Union	
Parochial Church Council	
Llangrove CE Academy	
Any other voluntary bodies/local bodies	<p>Beavers Cubs & Scouts</p> <p>Llangarron Community Association</p> <p>Llangarron Church</p> <p>Leapfrogs Nursery – based at the Llangrove Academy (but a separate organisation)</p> <p>The Llangrove Village Hall Committee</p> <p>The Llangarron Village Hall Committee Contact</p> <p>The Women’s Institute – Llancloudy Wesleyan Methodist Chapel, Llancloudy, HR2 8QN</p>
Adjoining Parish Councils	
Peterstow Parish Council	
Welsh Newton Parish Council	
Llanwarne Parish Council	
Marstow Parish Council	
Whitchurch & Ganarew Parish Council	
Local businesses	

JL and DM Harris, Lawnmowers and garden equipment	
Samantha Thomas Design, Hopscotch House, Llangarron HR9 6NL	
James Robinson Building & Design	
John Payne Agricultural Engineers	
Sunstone Consulting	
Thatch Close Farm	
The British Berricchon Sheep Society	
Paradigm Marketing Limited	
Original Equipment	
Expedio	
3 Loader	
Upper Park Cattery	
Wallis Self Storage	
Chris Taylor Driving School	
Royal Arms	

Copy of Email / Letter to consultation bodies

Llangarron NDP

text for email (or letter) to consultees

Llangarron Neighbourhood Development Plan

In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, notice is given that a public consultation on the draft Llangarron Neighbourhood Development Plan will start at 9.00 a.m. on **Tuesday 1 September 2020** for a period of eight weeks ending at 5.00 p.m. on **Monday, 26 October 2020**.

I attach a copy of the draft Neighbourhood Development Plan, together with a comments form.

Supporting documents may be viewed at <https://llangarronparishcouncil.org.uk>

How to make comments on the draft Neighbourhood Development Plan

Comments must be made in writing and include your name and address. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available.

Please send your comments:

- by email to the Clerk at clerk@llangarronparishcouncil.org.uk
- post to the Clerk to Llangarron Parish Council, Rosemary Cottage, Madley, Hereford HR2 9LS

All comments must be received by 5.00 p.m. on Monday, 26 October 2020.

These will be considered by Llangarron Parish Council and will help shape the final Neighbourhood Development Plan.


Thank you for your interest in the Plan,

Yours faithfully,

Councillor Sylvia Matthews, Chairman, Llangarron Parish Council

Other publicity

Copy of Formal Notice (Displayed on Parish Council Notice Boards)



Llangarron Parish
Neighbourhood Plan

Llangarron Parish Neighbourhood Plan 2016 - 2031

Public Consultation

Regulation 14 Public Consultation Notice

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

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

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

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

Paper copies of the plan can be viewed at:

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

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

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

Copy of Poster

Llangarron Neighbourhood Development Plan 2011-2031

The draft Neighbourhood Development Plan has now been published – and we want your views.

You can see the Plan and details of how to respond:

- On our website <https://llangarronparishcouncil.org.uk>
- Via the Clerk – clerk@llangarronparishcouncil.org.uk

**Let us have your comments by 5.00 pm
on Monday 26 October 2020**

We look forward to hearing from you
Llangarron Parish Council

Copy of Flyer to Residents

Llangarron Neighbourhood Development Plan 2011-2031

Dear Parishioner,

As you know, we are in the process of writing a Neighbourhood Development Plan, to guide how the parish will develop up to 2031. We have now reached the stage where we have a draft Plan – and we want to know what you think.

You can see the draft Plan on-line, at <https://llangarronparishcouncil.org.uk> You can also ask the Parish Clerk to send you a copy - email clerk@llangarronparishcouncil.org.uk or telephone 01981 251887.

Please give us your feedback in writing, including your name and address:

- by hand or post to the Clerk to Llangarron Parish Council, Rosemary Cottage, Madley, Hereford HR2 9LS
- by email to the Clerk at clerk@llangarronparishcouncil.org.uk
- We've prepared a form for you to use which can be downloaded and printed from the website or it can be requested from the Clerk. Please help us by making your comments as specific as possible. All comments will be publicly available.

All comments must be received by 5.00 p.m. on Monday 26 October 2020 for them to be taken into account.

Thank you for your help,

Sylvia Matthews, Chairman, Llangarron Parish Council

Copy of Response Form

Llangarron Neighbourhood Development Plan 2011-2031

Public Consultation:

TUESDAY 1 SEPTEMBER – MONDAY 26 OCTOBER 2020

Comments form

Comments must be made in writing and include your name and address. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available.

Additional copies of this form can be downloaded and printed from the website at <https://llangarronparishcouncil.org.uk> or direct from the clerk at clerk@llangarronparishcouncil.org.uk

Send your comments:

- by post to the Clerk to Llangarron Parish Council, Rosemary Cottage, Madley, Hereford HR2 9LS
- by email to the Clerk at clerk@llangarronparishcouncil.org.uk

All comments must be received by 5 p.m. on Monday 26 October 2020.

Your details:

Name:	
Address:	

Please give us your comments overleaf.

Please give us your comments below.

Which part of the Plan are you commenting on? Please tell us the page number, paragraph number, or policy	Are you supporting, objecting or just making a comment?	Comments and/or suggested changes

Do you have any general comments?

Thank you for your comments.

Appendix 6 Regulation 14 Response Tables

Llangarron Parish Draft Neighbourhood Development Plan – Consultation Responses – 1 Sept -26 Oct 2020

Table 1 Herefordshire Council

Llangarron Neighbourhood Plan Regulation 14 – Draft Neighbourhood Plan

Herefordshire Council Service Providers responses – 20 October 2020.

Please find attached comments from a number of Herefordshire Council service providers to the Draft Llangarron Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance.

Planning Services

Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements.

Done in blue

Outstanding in red

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1,0 Neighbourhood Planning 20/10/20	All			Support	Overall, a well drafted and structured Neighbourhood Plan, with a clear vision and objectives that reflects the	Noted.	No change.

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					wishes of the local community.		
	46 Map			Comment	Page 46 - Llancloudy Village Map - I am aware the daffodils are a key seasonal feature for the village, but it is unnecessary to map these as they are seasonal/ temporary feature to the village.	Accepted. (If they are important to the PC and parish perhaps retain the original maps on the NDP pages of the website for reference.)	Delete daffodils from policies maps.
1.1			HOU1	Comment	Policy HOU1 Criterion 3 - It may be helpful to have a supportive paragraph or somewhere in the appendices to explain what is considered to be local materials/features.	Noted. Details of local traditional materials are provided in the character descriptions in paragraph 7.19. This should be cross referenced in Criterion 3.	Amend Policy HOU1: Criterion 3: Cross reference to the character descriptions in paragraph 7.19 (or other if amended). Amend to: ' Schemes should include a high standard of design reflecting the local architectural features, materials, density, scale and character of other properties in the area - <u>see character descriptions in NDP paragraph 7.19.</u> Proposals for sympathetically designed

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
							modern buildings reflecting high levels of sustainability will be supported.'
1.2			HOU1	Comment	Criterion 11- Is this feasible for rural live work units associated with farming and rural work that is likely to be located in a settlement.	Accepted. Amend to refer to farms.	Amend Policy HOU1: Amend Criterion 11 to include reference to farms. Refer to 5.1 below for complete wording.
1.3			CSU1	Comment	Policy CSU1 - Community facilities identified for protection, should be shown on the policies maps.	Accepted.	Add all to Policies Maps: CSU1/1 Llangrove Village Hall CSY1/2 Llangrove Academy and play space CSU1/3 The Royal Arms PH, Llangrove CSU1/4 Llangarron Village Hall CSU1/5 The Garron Centre, Llangarron (PC - please help with this - provide hand annotated maps showing all locations to Kirkwells and we will digitise them). Amend first sentence of CS1 to:

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
							<p><u>The following community facilities in Llangarron Parish are identified on the Policies Maps and protected:</u></p> <ul style="list-style-type: none"> • <u>CSU1/1 Llangrove Village Hall</u> • <u>CSY1/2 Llangrove Academy and play space</u> • <u>CSU1/3 The Royal Arms PH, Llangrove</u> • <u>CSU1/4 Llangarron Village Hall</u> • <u>CSU1/5 The Garron Centre, Llangarron</u>
1.4			ENG2	Comment	Policy ENG2 - Please clarify what is meant by a 'small suitable scale', is this referring to domestic scale renewable energy development? It may need a sentence below to clarify this.	Accepted. ENG 1 addresses renewable energy in new development including in domestic properties. ENG	Amend Policy ENG2: <u>' if a suitable community scheme is submitted it will be supported.'</u>

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						2 is more about energy related development.	
1.5		9.25		Comment	<p>The April 2020 housing figures for Llangarron parish are below, the parish has exceeded their minimum housing target figure by 32.*</p> <p>Although the Neighbourhood Plan has exceeded the minimum housing target, the plan could be made more robust by adding a small scale housing allocation. Adding a site allocation can help strengthen the weight and position of your plan when it comes to planning decisions. Especially within local planning authority areas where there is a lack of a 5 year housing land supply. (Herefordshire currently has a 3.69 year supply). Where a planning application conflicts</p>	<p>Noted.</p> <p>The Parish Council has given careful consideration to the need for site allocations in the NDP. As part of the review and updating process for the Reg 14 draft plan, a call for sites and technical site assessment was undertaken. However following further informal consultation and engagement on the emerging draft plan, and in consideration of the high level of existing commitments and recent development, the Parish Council decided that the</p>	<p>Amend para 9.25 to reflect most up to date position in terms of housing figures.</p> <p>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. By 31st January 2020 the number of new dwellings in the Parish is 85, which includes 21 completions and 64 commitments.</p> <p>Insert new para 9.26 and renumber others:</p> <p><u>'As part of their detailed response to the Regulation 14 public consultation dated 20th October 2020,</u></p>

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>with an up to date development plan permission should not usually be granted. In Local Planning Authority areas that can not demonstrate a five year land supply, the housing supply policies of a development plan are deemed as 'out of date'. However, para 14 of the NPPF gives protection to neighbourhood plans in the following circumstances: Where a neighbourhood plan has been part of the development plan for 2 years or less; It contains policies and allocations to meet its identified housing requirements; The local planning authority has at least a 3 year supply of deliverable housing sites; and The local planning authority has delivered at least 45% of their housing requirement over the previous 3 years.</p>	<p>NDP should not include any further site allocations.</p> <p>The NDP has been positively prepared and includes policies to guide further small scale residential development within identified settlement boundaries.</p> <p>The Parish Council discussed whether to include one or more site allocations in the NDP and, if so, to undertake further public consultation, at the PC meeting on 1st December 2020. The Parish Council voted to not include site allocations and to retain the identified settlement boundaries in the Submission NDP.</p>	<p><u>Herefordshire Council provided the following up to date position on housing figures: [Insert table below provided by HC].</u></p> <p><u>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.</u></p>

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>The important element of the NPPF protection for neighbourhood plans is that NDPs contain both policies and site allocations to meet the identified minimum housing requirement within the Core Strategy (the proportional growth requirement). Therefore, Neighbourhood plans in production should seek to provide deliverable housing allocations as well as policies to provide for the proportional growth indicated within the Core Strategy.</p>		
<p>2.0 Strategic Policy 19/10/20</p>					<p>Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment From Herefordshire Council Strategic Planning Team</p>	<p>Noted.</p>	<p>No change.</p>

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP																														
					Name of NDP: Llangarron-Regulation 14 consultation draft (2nd version) Date: 19/10/20																																
2.1			SUS1 ENV1 ENV2 ENV3 ENV4 EMP1 EMP2	Support	<table border="1"> <thead> <tr> <th>Draft Neighbourhood plan policy</th> <th>Equivalent CS policy(ies) (if appropriate)</th> <th>In general conformity (Y/N)</th> </tr> </thead> <tbody> <tr> <td>SUS1- Sustainable Development</td> <td>SS1, SS2, RA2, RA3, H3, MT1, SC1</td> <td>Y</td> </tr> <tr> <td>ENV1- Landscape and Biodiversity</td> <td>SS6, LD1, LD2, LD3</td> <td>Y</td> </tr> <tr> <td>ENV2- Protecting Historic Assets and Settlement Character</td> <td>SS6, LD1, LD4</td> <td>Y</td> </tr> <tr> <td>ENV3- Flooding</td> <td>SD3</td> <td>Y</td> </tr> <tr> <td>ENV4- Public Sewerage Network and Wastewater</td> <td>SD4</td> <td>Y</td> </tr> <tr> <th>Draft Neighbourhood plan policy</th> <th>Equivalent CS policy(ies) (if appropriate)</th> <th>In general conformity (Y/N)</th> </tr> <tr> <td>Treatment Works (WwTW)</td> <td></td> <td></td> </tr> <tr> <td>EMP1- New Agricultural Buildings and Polytunnels</td> <td>RA6</td> <td>Y</td> </tr> <tr> <td>EMP2- Tourism and Rural Diversification</td> <td>RA5, RA6, E4</td> <td>Y</td> </tr> </tbody> </table>	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	SUS1- Sustainable Development	SS1, SS2, RA2, RA3, H3, MT1, SC1	Y	ENV1- Landscape and Biodiversity	SS6, LD1, LD2, LD3	Y	ENV2- Protecting Historic Assets and Settlement Character	SS6, LD1, LD4	Y	ENV3- Flooding	SD3	Y	ENV4- Public Sewerage Network and Wastewater	SD4	Y	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Treatment Works (WwTW)			EMP1- New Agricultural Buildings and Polytunnels	RA6	Y	EMP2- Tourism and Rural Diversification	RA5, RA6, E4	Y	Noted.	No change.
Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)																																			
SUS1- Sustainable Development	SS1, SS2, RA2, RA3, H3, MT1, SC1	Y																																			
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ENV4- Public Sewerage Network and Wastewater	SD4	Y																																			
Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)																																			
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EMP1- New Agricultural Buildings and Polytunnels	RA6	Y																																			
EMP2- Tourism and Rural Diversification	RA5, RA6, E4	Y																																			
2.2			HOU1	Comment	<table border="1"> <thead> <tr> <th>Draft Neighbourhood plan policy</th> <th>Equivalent CS policy(ies) (if appropriate)</th> <th>In general conformity (Y/N)</th> </tr> </thead> <tbody> <tr> <td>HOU1- New Housing Development</td> <td>RA1, RA2, H3, SD1, SD2</td> <td>Y</td> </tr> </tbody> </table> <p>Criterion 3 - Is there a schedule or list this could refer to that sets out such locally distinctive features/materials in order to help guide the</p>	Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	HOU1- New Housing Development	RA1, RA2, H3, SD1, SD2	Y	Refer to 1.1 above.	No further change.																								
Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)																																			
HOU1- New Housing Development	RA1, RA2, H3, SD1, SD2	Y																																			

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					design principles of new development in the area?		
2.3			HOU2	Comment	<p>HOU2- Replacement Dwellings in the Countryside</p> <p>RA2</p> <p>Y</p> <p>Not an issue of conformity as such, but the policy does little to supplement its Core Strategy equivalents (RA3/RA5) in a localised context. Its inclusion may not be strictly necessary with the issue already being covered in similar detail by the county wide plan.</p>	<p>Not accepted.</p> <p>The Parish Council agreed to retain policy HOU2 in the NDP at the PC meeting on 1st December 2020.</p>	No change.

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP																		
2.4			HOU3 TRA1 CSU1 COM1 ENG1 ENG2	Support	<table border="1"> <tr> <td>HOU3- Change of use of Agricultural Buildings to Dwellings and Holiday use</td> <td>RA3, RA5</td> <td>Y</td> </tr> <tr> <td>TRA1- Promoting Sustainable Transport in New Developments</td> <td>SS4, MT1</td> <td>Y</td> </tr> <tr> <td>CSU1- Protecting Existing Community Facilities and Supporting Investment in New and Improved Facilities.</td> <td>SC1</td> <td>Y</td> </tr> <tr> <td>COM1- Communication</td> <td>N/A</td> <td>Y</td> </tr> <tr> <td>ENG1- Proposals for Incorporating Renewable Technology in New Developments</td> <td>SS7, SD2</td> <td>Y</td> </tr> <tr> <td>ENG2- Proposals for New Renewable Energy Technology</td> <td>SD2</td> <td>Y</td> </tr> </table>	HOU3- Change of use of Agricultural Buildings to Dwellings and Holiday use	RA3, RA5	Y	TRA1- Promoting Sustainable Transport in New Developments	SS4, MT1	Y	CSU1- Protecting Existing Community Facilities and Supporting Investment in New and Improved Facilities.	SC1	Y	COM1- Communication	N/A	Y	ENG1- Proposals for Incorporating Renewable Technology in New Developments	SS7, SD2	Y	ENG2- Proposals for New Renewable Energy Technology	SD2	Y	Noted.	No change.
HOU3- Change of use of Agricultural Buildings to Dwellings and Holiday use	RA3, RA5	Y																							
TRA1- Promoting Sustainable Transport in New Developments	SS4, MT1	Y																							
CSU1- Protecting Existing Community Facilities and Supporting Investment in New and Improved Facilities.	SC1	Y																							
COM1- Communication	N/A	Y																							
ENG1- Proposals for Incorporating Renewable Technology in New Developments	SS7, SD2	Y																							
ENG2- Proposals for New Renewable Energy Technology	SD2	Y																							
2.5		5.1		Comment	Comments/other issues: Suggested minor amendment to the text in paragraph 5.1 referring to the “emerging” Core Strategy. Plan has been adopted for five years at the time of writing, so this and any other references to this should be updated.	Accepted. This is a drafting error.	Amend 5.1 (and search for any other references) - delete 'emerging' Core Strategy.																		
3.0 Development Management				N/A	No comments received	Noted.	No change.																		

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
4.0 Transportation and Highways 14/10/20			TRA1				
4.1		10.4		Comment	1. They haven't included HC CS policy MT1 – this is a major policy and will be used to assess all planning applications.	Accepted.	Add reference to CS Policy MT1 in para 10.4. <u>'Policy MT1 sets out the principal requirements covering movement and transportation for development proposals.'</u>
4.2			TRA1	Comment	2. Bus stop improvements need to meet HC standard and include real time information	Accepted.	Amend Policy TRA1: i. Provision of bus shelters at bus stops <u>which meet Herefordshire Council's standards and include real time information;</u>
4.3			TRA1	Comment	3. Look a potential upgrades to PROW for pedestrian and cyclists to improve parish links to larger villages and settlements away from the adopted road network.	Accepted.	Amend TRA1: iii Enhancements to existing walking and cycle routes within the Parish <u>away from the adopted road network</u> , such as those linking Llangarron and Llangrove, and other settlements in the plan area and beyond.

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
							(Note new numbering in NDP for consistency)
4.4			TRA1	Comment	4. Developments need to meet the appropriate standards Manual for streets 1 and 2, BDMR depending on location and HC design guide.	Accepted.	Amend TRA1: Add in new criterion at the end: [insert number] Meet the appropriate standards of Manual for Streets 1 and 2 and DMBR, depending on the location and Herefordshire Council design guide.'
4.5			TRA1	Comment	5. Parking should meet HC standard this includes cycle parking on all developments and not where appropriate as mentioned in policy TRA1.	Accepted.	Amend TRA1: 2. Comply with Herefordshire Council's parking standards and design guidance on the design and layout of residential roads and where appropriate include secure cycle storage in all new developments;
5.0 Environmental Health (Environmental Protection – noise/air) 15/9/20			Policies maps	Comment	My comments are with regard to potential noise and nuisance issues that might arise from development. Our department has no objections to the proposed	Noted.	No change.

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					settlement boundaries for this Neighbourhood Plan.		
5.1			HOU1 11		<p>However, we have some concerns regarding para 11 regarding live/work units</p> <p>Proposals for live/work units will be viewed positively where they are located close to existing settlements. Such applications will be subject to occupancy conditions.</p> <p>This is because aspects of the work could potentially be noisy and have adverse impacts on neighbours.</p> <p>My suggestion is that this para be reworded – so as to read ‘Proposals for live/work units will generally be supported where it can be demonstrated that there will be minimal adverse impacts on neighbouring residents...’</p>	Accepted.	<p>Amend HOU1 11 as suggested to:</p> <p><u>'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.'</u></p>

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
5.2 Environmental Health (Environmental Protection – contaminated land) 4/9/20			All	Comment	<p>It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.</p> <p>☐ Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination</p> <p>General comments: Developments such as hospitals, homes and schools may be considered ‘sensitive’ and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should</p>	<p>Noted.</p> <p>These are detailed matters and will be addressed through the development management process as and when planning proposals come forward.</p>	No change.

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is</p>		

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>		
Strategic Housing					None received	Noted.	No change.
Landscape/ Conservation/ Archaeology Building Conservation Landscape Archaeology					None received	Noted.	No change.
Economic Development Education Property Services Parks and Countryside					None received	Noted.	No change.

Herefordshire Council Dept	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Waste							

Llangarron Parish Draft Neighbourhood Development Plan – Consultation Responses – 1 Sept -26 Oct 2020

Table 2 Consultation Bodies

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.0 Welsh Water			ENV4	General Comments and Support	I refer to your email dated the 31st August 2020 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation: As you have indicated within the NDP, Welsh Water were consulted at the previous Regulation 14 stage in 2017. We are pleased to note that the Parish Council has taken on board our comments from this previous consultation and welcome the inclusion of commentary from this representation, along with Policy ENV4 (Public sewerage network and wastewater treatment works (WwTW)).	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>We note with interest that the NDP no longer proposes any site allocations due to the Parish having already met its minimum housing target. We understand that this does not preclude further windfall development coming forward, and accordingly the inclusion of the above policy will strengthen the position of ensuring there is sufficient capacity available (or will be made available) before development is approved. We hope that the above information will assist you as you continue to progress the NDP In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrwymru.com or via telephone on 0800 917 2652.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
2.0 Coal Board			All	General Comments	Having reviewed your document, I can confirm that we have no specific comments to make on it.	Noted.	No change.
3.0 Llangarron Community Association			All	General Comments	<p>I am writing as my position as Chair of the Llangarron Community Association. At a meeting of the LCA committee it was agreed that we would like to comment positively to the Neighbourhood Development Plan as follows:</p> <p>We approve of the following aspects of the NDP:</p> <p>Clear settlement boundaries for each of the villages within the Parish.</p> <p>Protects green spaces and heritage trees and hedges.</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Maintains the important views from the village and surrounding area.</p> <p>Policies aimed to mitigate flood risk are welcomed. In fact, we would like to see this developed further.</p> <p>Safer roads for pedestrians and cyclists.</p> <p>Protect and create employment without damaging the environment.</p>	<p>The HC Core Strategy addresses flooding in strategic policies.</p>	
<p>4.0 Highways England</p>			<p>All HOU1 HOU3 EMP1 EMP2</p>	<p>General Comment</p>	<p>Highways England welcomes the opportunity to comment on the Draft Llangarron Parish Neighbourhood Plan which covers the period 2020-2031.</p> <p>The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help</p>	<p>Noted.</p>	<p>No change.</p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>determine planning applications. Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In relation to the Draft Llangarron Parish Neighbourhood Plan, Highways England's principal interest is in safeguarding the A40 which lies approximately 3km south-east of the Plan area. It is understood that a Neighbourhood Plan is required</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Llangarron Parish is required to be in conformity with the Herefordshire Local Plan Core Strategy (2011-2031) and this is acknowledged within the document. It is stated that the Herefordshire Local Plan sets out the minimum growth target for rural areas at 14%. This equates to 64 dwellings over the plan period in Llangarron Parish.</p> <p>Housing Developments will be supported under Draft Policy HOU1 and settlements. No housing sites have yet been allocated but the plan sets out that over the plan period it will be located within the settlements of Llangrove,</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Llangarron, Llancoudy and Three Ashes.</p> <p>In addition, Draft Policy HOU3 supports the change of use of agricultural buildings to dwellings and holiday use. No sites have been allocated for employment, however Draft Policy EMP1 will support new agricultural buildings and poly tunnels whilst Draft Policy EMP2 supports small scale proposals that that increase the visitor and tourism economy in the parish.</p> <p>Considering the limited level of growth proposed across the Neighbourhood Plan area we do not expect that there will be any significant impacts on the operation of the SRN. We have no further comments to provide and trust the above is useful in</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					the progression of the Llangarron Parish Neighbourhood Plan.		
5.0 Environment Agency				General Comment	<p>I refer to your email of the 29 August 2020 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time. As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS).</p> <p>This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable.</p> <p>The updated evidence base did not extend to Rural Parishes at</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.</p> <p>We note that you have utilised the Environment Agency guidance and pro-forma in the creation of your Plan. However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					drainage team at Herefordshire Council, as the Lead Local Flood Authority (LLFA). I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at WestMidsPlanning@environmentagency.gov.uk		
6.0 Natural England			All	General comment	Thank you for your consultation on the above dated 29 August 2020. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on the draft Llangarron Neighbourhood Development Plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>		

Llangarron Parish Draft Neighbourhood Development Plan – Consultation Responses – 1 September - 26 October 2020

Table 3 Residents

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
1.	12		5	Comment	Road conditions surrounding Tre Essey appalling – potholes, ditches dry while water floods the roads. Road junction markings are insufficient. Roads highly dangerous with oversized vehicles, speeding. Not at all safe for cyclists or pedestrians (the latter of which I am one).	Noted. These matters are largely Highways matters rather than NDP policies and should be referred to HC Highways.	No change.
2.1	11		Housing – sustainable , energy efficient housing - affordable	Comment	I have seen the erection of five dwellings and further development of 6/7 homes all priced £700k. There is no evidence of affordable housing in Llangarron. Every house is 4 bedroomed – no 2 bedroomed housing	Noted. Affordable housing contributions are negotiated by HC when planning applications are submitted, in line with Core Strategy Policy H1 and subject to viability. Affordable housing is defined in the NPPF and larger housing as well as smaller units may be considered affordable if	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
						they fall within the definition.	
2.2	11		Roads & Traffic	Comment	All development on Llangarron is via a narrow lane. Pedestrian & cyclists safety is not being taken into account.	Noted. The NDP seeks to improve safe provision for walkers and cyclists and to reduce reliance on cars locally.	No change.
2.3	11		Community Facilities	Comment	No evidence of open space & play areas for a growing village	Refer to Policy CSU1. This supports proposals for various community facilities including a play area and allotments. The NDP is a planning policy document rather than an action plan and will be used to determine planning applications.	No change.
2.4	13		Sustainable development – meeting future needs	Comment	<u>Social objective</u> – Sufficient number of a range of homes. No evidence of a range of homes – all planning & buildings is 4 bedroom.	Noted. The NDP can influence past planning decisions but sets out a local planning framework for determining planning applications up to 2031.	No change.
2.5				General Comment	The recent and current development of the village is along a narrow	Noted. The NDP can influence past planning decisions but sets	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					country lane where 3-4 bedroom houses are being built. The village has a major flooding problem and the run-off of water will increase. I see no evidence of the adaption when considering climate change and no evidence of sustainability for the future generations of this village. It is a major concern for the next generation.	out a local planning framework for determining planning applications up to 2031.	
3.1	12		Communication	Comment	Broadband has slowed down considerably probably tied to Covid. It needs improvement with fibre into existing ducting in Llangrove. Mobile network needs improvement.	Noted. The NDP is a planning policy document and cannot really influence existing broadband and mobile phone network provision. Policy COM1 supports improved provision in future developments.	No change.
3.2	10		Roads & Traffic	Comment	Road network needs drastic improvement particularly with	Noted. The Plan includes Policy TRA1 which supports more sustainable transport	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					proposed level of development.	options. Highways matters are dealt with by HC Highways.	
3.3				General Comment Support	I am generally impressed by the plan, its depth is impressive and I believe generally well founded.	Noted.	No change.
4.1				General Comment Support	Thank you for the copy of the NDP plan, I read through it this morning. It appears to be a well-considered and well thought out approach to the development of the Parish over the next 10 years. The approach to housing and managing the infrastructure housing development will impact on shows concern for the overall wellbeing of the parish as a whole; road and transport infrastructure being key ways of ensuring the overall quality of living within the parish does not deteriorate.	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
4.2			CSU1	Comment	<p>Although I do not have a definitive solution to the issue, consideration of a village shop facility within the two main centres of the Parish would go a long way to reducing the carbon footprint of the people who live in the Parish, for example the development of the shop in Whitchurch over the recent covid restrictions has demonstrated a significant demand for facilities at a local level.</p> <p>Quite how the parish council could kick start and develop/maintain such a facility until it becomes self-sustaining is difficult to predict, however a number of local small villages within England have started by utilising volunteer labour to run local outlets until they demonstrate their</p>	Accepted.	<p>Amend Policy CSU1:</p> <p>Add village store / farm shop to bullet points/</p>

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					viability; perhaps developing on the milk facility within Llangrove by having a local grocer/greengrocer operation in the parish. Broadening the use of the village hall facility and developing a more widely used local focal point. It is never going to replace the supermarkets in Ross or Monmouth but would provide a supporting facility for the aging populations of the villages by offering goods to those less able to make the journeys to the focal centres frequently.		
4.3			ENG 2	Comment	Also considering the significant amount of hedgerows the parish has, that everyone seems to want to retain has the idea of a community biomass facility been considered, utilising the	Not accepted by PC at PC meeting on 1st Dec 2020.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>growth from the hedgerows that has to be cut every year, supplemented by a garden waste and food waste collection system in the parish, thus providing a small opportunity for employment running such a facility, either producing methane gas as a saleable output, or generating electricity to fed into the national grid to finance the overall plan. Providing a sustainable energy source from the parish, employment and assisting the overall carbon footprint reduction being promoted at national and local levels.</p> <p>My immediate thoughts around having read the plan.</p>		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
5.1			Section 9	Comment	I am very concerned that with all the proposed development the road will not sustain the increase in traffic especially during the construction process. We have seen it before where at knocking off time on a Friday this lane is little like a race track. There needs to be either a scheme to widen the road or a set time for construction traffic to arrive and leave that everyone is aware of.	Noted. The Plan includes Policy TRA1 which supports more sustainable transport options. Highways matters are dealt with by HC Highways.	No change.
5.2			ENV4	Comment	Also, what about water/sewerage - is there the capacity to increase these services.	Noted. Refer to comments submitted by Welsh Water in Table 2 and Policy ENV4.	No change.
6.1			Llangrove Parish Boundaries	Support	All looks sensible – the land opposite bordering PH2 is already developed. The hedged bordering PH2 needs to be kept (not grubbed up & replanted)	Noted. (Further information was provided by a parish councillor. 'Two photos provided of roughly where	Amend Llangrove Policies map. Take out hedges at access to Bay Tree Cottage site - see photos provided for location.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					PH1 - I always wondered why this area was not developed.	the entrance to the Baytree site will be. The hedge has grown considerably since it was drastically cut back. When the work commences it will have to be fully removed for the road and splay but further planting will take place.')	
7.1	Habitats Regs Assessment Page 18 of 54			Objecting	<ol style="list-style-type: none"> 1. Location is adjacent to Llancloudy 2. The A466 has no potential to accept the increase in traffic here. 3. Increase in water usage would require a local waste/sewage treatment plant downstream of village. 4. Light pollution – there is no light ??? here 	<p>Noted.</p> <p>This appears to refer to the HRA. Refer to HC.</p>	No change.
8.1		9.37-9.40		Comment	Tree planting required between the development sites of Oakland Paddock, the Piggeries and Old Trecilla Buildings to mitigate	<p>Noted.</p> <p>Refer to PC for possible action.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					flood levels caused by illegal tree felling on these sites.		
8.2			Policy CSU1	Comment	Where do you intend to locate proposed car park for Garron Centre on flood free land?	Noted. There is no longer a proposed car park for the Garron Centre.	No change.
9.1		Para 3.17		Comment	It is vital the rural feel of our village is not usurped by developers	Noted.	No change.
9.2			Section 4 Objective 6	Support	To include young families more with a play area in Llangarron.	Noted. Refer to CSU1.	No change.
9.3			Section 6.2(b)	Support	We really need more affordable housing and starter homes for the younger generation.	Noted.	No change.
9.4			Section 6.5	Support	I am concerned that water quality will be affected by all new builds.	Noted. Refer to ENV4 and Welsh Water comments in Table 2.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
9.5			Section 6.5	Support	I do not believe this has been properly assessed	Noted. This paragraph records comments from the public consultation. Where required, more detailed assessments will be undertaken as part of the development management process.	No change.
9.6			Sections 6.6 & 6.7	Support		Noted.	No change.
9.7			Section 6.10 Policy SUS1 (1,4 &6)	Support		Noted.	No change.
9.8			Section 7.1	Support	Planning Permission should not be granted unless the impact of a development is “appropriately assessed” to determine whether it is compliant with the legislation that protects special areas of conservation e.g. River Wye/Lugg & tributaries	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
9.9			Sections 7.9	Support	Not being done in Llangarron	Noted. This paragraph records comments from the public consultation.	No change.
9.10			Section 7.11	Support		Noted.	No change.
9.11			Sections 7.20 & 7.25	Support		Noted.	No change.
9.12			Section 7.26	Support	Not being done in Llangarron	Noted. Refer to EA comments in Table 2.	No change.
9.13			Section 7.32 & 8.10	Support		Noted.	No change.
9.14			Section 9.28	Support	We need the NDP finalised as quickly as possible in order to protect our villages from further development	Noted.	No change.
9.15			Section 9.29 & 9.39	Support		Noted.	No change.
9.16			Section 9.43	Support	HOU1-7 is a key point that should be adhered to.	Noted.	No change.
9.17			Section 11.10	Support	Strongly support the origination of outdoor social areas and in	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					particular play areas for children.		
9.18			All	General Comment	I think it was dreadful that the previous Parish Council halted the NDP process. This has set us back years in developing another NDP which should guide future policy on planning and protecting our environment. Climate change cannot be denied, flooding in particular will only get worse. Care has not been taken in approving current developments.	Noted. These issues had to be addressed before the NDP could be progressed and unfortunately this has meant a delay to the process. Hopefully the NDP will move forward to a successful examination and referendum in 2021. General Comment - Remove reference to the "old plan" throughout the NDP	Search for references to 'old NDP' and 'old plan' and delete.
10.1			All	General Comment	The Llangarron NDP has been a long time in the making. The document is a well considered plan reflecting the views of the parishioners and in my view is in accordance with both the requirements of the NPPF and Core Strategy. It	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					deals with the issues raised in the original Regulation 14 raised by statutory consultees with particular reference to housing and provides a sensible framework for applications to be determined against.		
10.2			Policies maps	Support	The development boundaries of each village have been sensibly considered and reflect the constraints of each settlement. In particular the plan reflects the significant constraints of Llangarron village where flooding, drainage issues and the topography of the village has resulted in the village frequently being blocked. The protection of important hedgerows and the settings of the villages in particular welcomed. the significant constraints	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					of Llangarron village where flooding, drainage issues and the topography of the village has resulted in the village frequently being blocked. The protection of important hedgerows and the settings of the villages in particularly welcomed.		
11.1			All	Support	Support plan as it is	Noted.	No change.
12.1			All	General Comment (Support)	I would like to register my support for the NDP and my thanks for the hard work that's clearly gone into its preparation	Noted.	No change.
12.2	Page 45 Map 4		Policies maps	Support	I am strongly in favour of the Settlement Boundary, to the South of Llangrove in particular, where it sensibly sticks to the existing natural boundary of the village, and clearly shows that the fields outside this boundary are indeed in open country	Noted. The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
						settlement boundaries and to not include site allocations in the submission NDP.	
12.3	Pages 26-28			Comment	I found the histories of the villages fascinating!	Noted.	No change.
13.1			All	Support	I am in support of this plan. Thank you for all your hard work on it.	Noted.	No change.
14.1	Page 30		HOU2 Land adjacent to Bay Tree Cottage	Comment	The ancient hedgerow aligned to main road has been removed. The policy suggests hedgerows should be maintained. More importantly it is ancient hedgerow and important habitat.	Noted. Amend map showing a gap in the hedge where a splay will be positioned.	Refer to 6.1. Amend Llangrove Policies Map.
14.2	Page 37		TRA1 point 2 & 3	Comment	Already the roads are increasingly dangerous. Speed is increasing, Volume of traffic is increasing and the proposed developments haven't been built yet. Traffic calming urgently required. Planning	Noted. The NDP seeks to improve safe provision for walkers and cyclists and to reduce reliance on cars locally. Highways matters and speed issues should be referred to HC.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					requests need to be restricted to those already approved.		
14.3	Page 28			Comment	Road capacity already stretched. Maintenance of roads also needs significant investment. Pressure on all the services that the NP states are vital	Noted.	No change.
14.4	App 3 Llangrove envelope			Comment	Planning has been granted for land outside the envelope. Too much planning is being granted outside the village envelope – so what’s the point of the plan.	Noted. The NDP cannot reverse previous planning decisions but can provide a robust planning policy framework to guide future development going forward.	No change.
14.5				General Comment	It’s very helpful to have the NP. People generally understand there is a need for housing and affordable housing (P30). Plans do not indicate the affordable housing? If planning requests outside of the village envelope continue to be	The HC Core Strategy addresses affordable housing in Policy H1. Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					granted it undermines the purpose of the NP. Llangrove will no longer be a <u>rural</u> village with views of woods or farmland and the roads will become entirely unsafe and dangerous for pedestrians, cyclists, there will be a fatal accident before long. I have raised this with Llangarron PC. Thank you for the hard work invested in the plan and for the opportunity to comment		
15.1				General Comment	When I came to live in Llangarron village in 2015 it was its rural and historic village atmosphere that I was attracted to. It was a beautiful village and I found a real community here, where people were welcoming In 2017 I took part in the public consultation process	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>regarding Sec.14 local Neighbourhood Development Plan and wrote to express my views.</p> <p>After this time there appeared to be a lack of conviction from some members of the THEN Parish Council to move forward in a positive way.</p> <p>At times this, and some developers appeared to be setting one village against another which appeared to be a very negative and destructive experience. The communities themselves appeared to be all stating that there enough developments. There has also subsequently been a plethora of planning applications and housing development on the</p>		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>Parish in all four settlements.</p> <p>New local councillors were elected at the May 201 elections. I understand that the plan has been subject to review and that this draft plan has been developed within the demands and constraints of the National Planning Policy Framework (NPPF) and Herefordshire Core Strategy. "The plan is being prepared to help local people have more say in the location, type and design of future development"</p> <p>I have now read the draft Llangarron Neighbourhood Development Plan 211-2031 as part of the consultation process.</p>		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>My own concerns regarding any developments are related to the effects of increased traffic and flooding in my locality. Also, that these rural villages do not lose their identity and atmosphere by increased development and that countryside environment is safeguarded.</p> <p>Overall I am of the opinion that the plan is well structured and flows well. It is easy to follow and is well detailed. It covers all the relevant issues in the legislation with a clear vision and stated objectives. I would make the following comments.</p>		
15.2	Page 6		Plan Preparation		I wonder whether it would benefit from including the mention of the consultation in 2017	Please refer to the Consultation Statement which provides a more detailed account of public	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					and briefly mention consultations since to bring it up to date.	consultation and engagement, including the former Reg 14 consultation in 2017.	
15.3			Section 4.1	Comment	“Play for Real “ event would benefit from having a date attached to this.	Accepted.	Add 'in 2013' to references to 'planning for real' event.
15.4	Page 12		Objective 6	Comment	This objective needs to be clearer in the text	Accepted.	Amend Objective 6 to: Objective 6 - Community Facilities: 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.
15.5	Page 12		Objective 7	Comment	I would wish to adding “and the community thrive”	Accepted.	Amend Objective 7 to: Objective 7 - Communication: <u>To work effectively with the broadband supplier to</u> encourage the development of faster broadband and other means of

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
							communication within the Parish <u>and so</u> allow businesses to operate and grow <u>and the community to thrive.</u>
15.6	Pages 11/12		Environment 7.10 Important Views	Comment	There are views within Llangarron village but none from the other settlements which seems a bit odd.	<p>The PC would be open to consider other suggested important views if they are put forward. However there is a need to limit views to those considered most important by local people.</p> <p>The PC will consider additional photographs of settlements other than Llangarron. To be submitted by the 11 December 2020.</p>	Insert any additional photographs and views put forward as appropriate.
15.7				Support	In conclusion I would wish to support this draft plan and highly commend the present Parish Council for their commitment, energy, hard work and dedication often against unjustified provocation to carry out	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					this work in a thorough and professional way.		
16.1	Page 22			Object	The plan marked red proposed would be totally wrong. Its congested with highly priced properties contributing to more floods in Llangarron. The new plan should be move away from the centre of the village. Towards Parkmill past council houses at Garren View and no risk of flooding.	<p>Not understood.</p> <p>The red boundary is the Settlement Boundary as identified in the Policies Map. The Settlement Boundary was identified following informal community consultation and reflects the existing built up area.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
17.1			All	General Comment (Support)	<p>The sooner the NDP is in place the better. Well done to all who have worked so hard to produce it. Thank you all.</p> <p>Having attended the last meeting to discuss progress regarding the Llangarron Neighbourhood Plan I am totally in support of all suggested settlement boundaries as they are presented which are exactly as anticipated and discussed at the last meeting.</p> <p>I feel that our parish has taken the lions share of building within Herefordshire with a total of 96 houses either built or committed already which exceeds the minimum target of 64 set by Herefordshire Council by a total of 32 therefore</p>	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>producing an increase of 50% in excess of target.</p> <p>I think we have done our duty to the county and now should focus on other things within the parish for example not supporting development which will lead to even more cars encouraging carbon neutral building not building in flood plains or where there is a risk of polluted run-off into our water courses supporting domestic scale solar power.</p>		
18.1			All	General Comment(\$upport)	<p>I have studied this NDP document and wish to say that I recognise how much effort has gone into producing a very detailed document which should reflect the wishes of the majority of the Parish including myself. Well done and thank you.</p>	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
19.1			All	General Comment(S support)	I support the Llangarron Parish NDP as it is drafted. My views reflect specifically the contents of the plan as it refers to the village of Llangarron, which is my area of strongest personal interest, but also apply to the wider Parish area. I think the plan embodies sensible policies and development guidelines. The challenge now will be to ensure that they are followed in considering planning applications. Good work and many thanks for the effort.	Noted.	No change.
20.1				General Comment(S support)	I wish to support the proposed NDP for Llangarron, with Option 4 being my preference for the Plan's boundary. The adoption of the NDP will give the Parish Council greater control over the quantity, location, design and character of future	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					development on the village, thereby preserving as far as possible it's essentially open and rural nature.		
21.1				General Comment(Support)	Regarding the Neighbourhood Development Plan. I am happy with the proposed plan. Llangarron does not need anymore development. The roads are not built for the extra traffic development would bring to the village.	<p>Noted.</p> <p>The NDP has to plan positively for development but it is hoped that the settlement boundaries will constrain further largescale development in the Parish.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
22.1	Page 42			Support Assessment		Noted.	No change.
22.2	Page 42		Llancloudy boundaries	Support Option A		Noted. (This does appear to relate to the NDP)	No change.
22.3				General Comment	I feel the assessment of the village of Llancloudy is totally accurate for the purpose of planning considerations in the ??? terms. Large scale development is unsuitable due to the natural locations ?? of the village and particularly the movement of fast traffic and annual flooding problems although it seems probably could ??? to modest "one off" small building projects.	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
23.1				General Comment(Support)	We have read all the information regarding the Llangarron Neighbourhood Development Plan 2011-2031. We are in favour of the plan and have no comments to make.	Noted.	No change.
24.1				General Comment(Support)	I write to give my full support to the NDP as proposed. We need this layer of protection from developers and landowners who put profit before heritage, the environment and the well being of residents.	Noted.	No change.
25.1		Para 2	SUS 1 sustainable development	Comment	Spurious claims regarding lack of 'sustainability' should not be used to prevent otherwise beneficial development. Claiming that as site is 'unsustainable' because it is not within easy walking distance of one of the designated 'main settlement' is a nonsense	Not accepted. The NDP includes a number of policies and criteria to promote more sustainable development in response to the climate crisis and reduced reliance on the car would help to reduce local carbon emissions.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					when the facilities that those settlements offer are so limited. Residents of Llangrove can walk to a pub or the school but shopping from any location in the parish requires the use of a car		
25.2			SUS 1 (Par4 &5) and HOU	Object	Because the settlement boundaries have been drawn tightly (and so arbitrarily) around existing dwellings, the idea that “a suitable mix of housing in terms of type, size and tenure” can be provided “to promote strong balances communities” is effectively ruled out. See General Comments below.	<p>Not accepted.</p> <p>The Parish has exceeded the minimum housing target by 35 units for the plan period and supports further small scale development within the settlement boundaries. This is considered to be an appropriate approach taking into account the area's rural location and lack of facilities. Small scale development can still contribute towards a range of house sizes and tenure.</p> <p>The Parish Council considered undertaking a review of all the settlement</p>	No change.

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						boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.	
25.3			ENV1 landscape & biodiversity	Comment	Much is made of the 'rural character' of the landscape, with several photos of landscapes dominated by large fields, many under mono-cultural crops, no doubt doused with fertilizers, insecticides and fungicides, chemicals designed to deplete biodiversity. Meanwhile, such hedgerows that remain are degraded and largely denuded of trees as a result of the regular attentions of flail cutters.	Noted. The NDP cannot influence food and agriculture policy. Other legislation and protection are in place to support wildlife and promote biodiversity net gain. Policy HOU1 promotes retention of hedges and mature trees in schemes. Large garden areas can lead to low density development and the NPPF requires development to make efficient use of land.	No change.

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					Much of this may be beyond the scope of the NDP: the provision of large gardens, which can provide islands of biodiversity within this agricultural desert is within its scope. However the policy of preventing development other than as infill within the tightly drawn confines of the proposed settlement boundaries results in loss of biodiversity.	The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.	
25.4			ENV2: Historic Assets also HOU 1	Comment	Trees, Veteran, Ancient and Notable *see the Ancient Tree Forum- https://wp.me/P5Noel-2e) must be included as Historic Assets (as well as being recognised for their ecological importance) See also HOU1 par 4 – Veteran trees are irreplaceable	Partially accepted. Trees are better addressed in natural environment policies. Refer to Veteran, Ancient and Notable Trees in ENV1 and HOU1.	Amend Policies ENV1 and HOU1 to refer to Veteran, Ancient and Notable Trees. ENV1 - amend 5. Veteran, <u>ancient</u> , mature and established <u>notable</u> trees HOU1 - 4. And <u>veteran, ancient</u> , mature <u>and notable</u> trees wherever possible

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25.5			ENV3: Flooding	Comment	The critical importance of trees and hedges (and sound agricultural practice) in reducing runoff and keeping water on the land cannot be over-emphasised	Noted.	No change.
25.6				General Comment / Objection	This is a disappointing document, not so much a Development Plan as a plan to ensure stasis and to discourage change. By drawing the development boundaries so tightly around four settlements, opportunities for positive development for housing or for commercial enterprises are effectively stifled. Llangarron and its environs has long been in decline, as is vividly illustrated by comparing the description given in par. 3.10 with the present situation; of the "2 pubs, at least two shops, a school and the church" only the church remains.	Not accepted. The Parish has seen a significant amount of development since 2011 and the area has exceeded the housing target set out in the adopted Core Strategy. Many residents have responded positively to the NDP and settlement boundaries and have expressed concern about further high rates of development and resulting impacts on rural character, roads, flood risk, waste water infrastructure etc. The NDP takes a balanced approach taking into account the constraints of the rural area and the need	No change.

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					<p>The self- sufficiency of the late eighteen hundreds cannot easily be regained, but to restore some degree of vigour and vitality it is essential that positive measures are taken to provide opportunities for young people to move into the area: affordable housing must be an absolute priority. More small dwellings would also allow older people to move within the locality, thereby making their large, family-sized homes available new families.</p> <p>The insistence on imposing a tourniquet around the four main settlements cuts off the life blood of youth: as a result the village is in danger of becoming an enclave of the geriatric (amongst whom,</p>	<p>for a sustainable pattern of development.</p> <p>The settlement boundaries have been identified following informal community consultation and are supported by a number of respondents to the Reg 14 consultation.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					<p>incidentally, I count myself).</p> <p>The plan's repeated insistence on restricting development to within the tightly-drawn settlement boundaries also flies in the face of the traditional pattern of settlement in Herefordshire which, as stated in chapter 3, comprises small villages surrounded by scattered hamlets and small settlements. Biddlestone, Langstone, Penguithal, Tredunnock, Tre Essy, Tre Evan, Trehumfrey, Tre Reece and Treribble are mentioned, but there are numerous other sites comprising groups of three or four dwellings. Limited development to provide well-designed small houses in and around these sites would</p>		

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					be entirely in accord with the local settlement patterns. It could also provide opportunities for new generations the benefits of being raised within a truly rural environment. And it could be achieved with no risk of 'concreting over the countryside'		
26.1	Page 31		Waste Water Env 4	Comment	Excrement polluted flood water caused health problems to occupants of Treerece in October 2019 and February 2020	Noted. Refer to Policy ENV4 and Welsh Water comments in Table 2.	No change.
26.3	Page 47	Map 6	Flooding	Comment	This map does not show where flood water exceeded 2.5 metres in Feb 2020.	Noted. The map base is drawn from the most up to date information on flooding on the Government's flood maps for planning. Flood maps and data are updated from time to time. Applicants will have to consider the most up to	No change.

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						date information at the time of applying.	
26.4	Page 23		ENV1	Support	Trees and ancient hedgerows <u>should</u> be protected. There have been instances recently of trees being felled and hedges destroyed	Noted. Refer to 25.4 above.	No change.
26.5				General Comment (Support)	I totally support the plan.	Noted.	No change.
27.1				General Comment	I am delighted to see such a comprehensive and well considered plan which seems to have something for everyone. There are however on or two areas of contention.	Noted.	No change.
27.2			Plan 6 Llangarron Policies Map	Comment	Given that the dark blue colour shows deeper flood water, this map is very misleading. One assumes that flooding at the south western edge is somewhat less than in the centre of the village because it apparently covers less area whilst in fact, because of the very	Noted. The colours for flood risk are drawn from national Government flood maps for planning.	No change.

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					much steeper topography, it is very much deeper! All the pollutants more concentrated and greater damage done to both houses and inhabitants		
27.3			Over Development	Comment	This village is threatened by an avalanche of speculators all proposing to provide affordable housing in an area that already exceeds the number required by 2031 – then years earlier than needed. The actual numbers are – total of 64 dwellings but we are committed already to 96! An overkill of more than 50%	Noted. Refer to most up to date housing figures provided by HC in Table 1.	No change.
27.4			Variations to Consent	Comment	Very many proposals which have received planning seem to be affected by variations and two bed starter homes evolve into four bed double garage monsters – all in an area with no	Noted. Amendments to planning applications can be undertaken through the development management process.	No change.

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					mains drainage ad major flood problems. This process should only apply to downsizing.	Policy HOU1 has an emphasis on smaller starter homes and affordable family accommodation.	
27.5				General Comment	With the above comments in mind I would like to this Parish Neighbourhood Plan adopted in its entirety.	Noted. The NDP has to go through several more steps before it is adopted (made) including an examination and referendum.	No change.
28.1		Para 9.6		Support	Supporting the inclusion highlighted in green.	Noted. (There is no text in green in 9.6)	No change.
28.2		Para 9.8		Support	Current planning applications to infill fields and small plots of land do not meet the criteria set out in 9.8 to respect the dispersed settlement pattern.	Not understood. The NDP cannot be applied retrospectively and can only be used to guide future planning applications.	No change.
28.3				General Comment	I support the village proposed development boundary option 2. This will keep development away from the flood plain and keep the dispersed	Noted. There are no options in the Draft NDP.	No change.

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					settlement pattern of the village.		
29.1				General Comment	<p>I share the parish council's objective to get an adopted NDP established in the shortest possible time. It is important that any NDP meets all the legal requirements prior to an Inspector's review and reflects a reasonable blueprint as to how the community can develop over the next ten years.</p> <p>In considering a response to the Llangarron Parish Neighbourhood Plan 2020 – 2031 I thought it important to understand the reasoning of why an NDP is important to a parish. It is designed to consider the parish need for development and guide it accordingly.</p>	<p>Noted.</p> <p>The Parish Council made the decision not to include site allocations in the NDP taking into account residents' concerns and responses to informal consultations and the fact that the housing target has already been exceeded through recent developments and commitments.</p>	No change.

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					<p>Herefordshire Council has produced an exceptionally good set of guidelines taking any council or steering group through a cohesive methodology.</p> <p>On page one of the introduction it says – “Producing a Neighbourhood Development Plan will give local people the opportunity to decide the future of the places where they live and work. This will allow the community to set out the vision for an area and the planning policies for the use and development of land, this can include choosing where you want new homes, shops, leisure facilities or employment opportunities to be built and what these buildings</p>		

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					<p>should look like, within your parish or Neighbourhood Area. It is important to note that plans should focus on guiding development rather than stopping it.</p> <p>My first observations are that this 2020 draft is considerably better written than the previous 2016/17 consultation draft. The authors have used much more readable and understandable language and may have benefitted by new professional advisers.</p> <p>It is however difficult to see how this is a development plan for the future through to 2031 as there appears to be no acceptance or provision for sites or recognition or identification of</p>		

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					<p>necessary development within this ten-year time frame.</p> <p>The start of the NDP is contradictory on this very important point. It states that the NDP does not include any site allocations and appears to justify this on the grounds that the parish has already met and exceeded its minimum housing target.</p> <p>Yet the following paragraph then states that the NDP is to help local people have more say in the location, type and design of future development. I do not see how these two statements are compatible or acceptable. To suggest that there will be no development opportunities through</p>		

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					<p>site allocation would appear to be contrary to the NPPF and Local Plan. Herefordshire has such a shortage of housing and is not able to meet a five-year housing land supply. As the government aims to achieve faster delivery of new homes it seems incompatible that a parish NDP can wish to exclude any development potential for the next ten years.</p> <p>There appears to be no evidence based reasoning for the lack of inclusion of potential sites. Once again the only housing surveys that have been conducted do require more housing, particularly for smaller and more affordable housing. My conclusion on this point is that the premise of no site</p>		

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					allocation is wrong and no reasonable and meaningful public consultation on this subject has taken place to formulate this draft.		
29.2			Plan Preparation	Comment	The content on page 6 of the NDP highlights much of the problem that will feed into my comments on the remainder of the document. With no open days held since 2014 or in preparation of this draft in 2019 it is difficult to know how the authors of this document can have any evidenced based reasoning to meet the community's needs or consider their opinions.	Noted. The PC discussed and made decisions about the NDP at parish council meetings which were open to the public and often well attended. The meetings allowed for residents and stakeholders to ask questions and make comments. Informal consultation on matters such as settlement boundaries was undertaken at these meetings. The Reg 14 consultation has generated a high level of detailed responses from residents and these are all being	No change.

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						<p>given due and careful consideration.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
29.3			History of the Parish	Comment	This section seems to paint a rural idyll and rather omits the slow demise of Llangarron as it lost its shops, pubs and school. Smaller houses and cottages have been extended into much larger dwellings and there is today a shortage of housing for first time buyers, a shortage of	<p>Noted.</p> <p>The adopted HC Core Strategy sets out the proposed level of growth for the Parish and this has been exceeded by recent developments and commitments. National and strategic planning policy directs most development to urban</p>	No change.

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					<p>affordable housing and smaller housing. This situation also denies the ability of older residents to downsize and stay in their lifelong community.</p> <p>It could be suggested that during the last forty years the lack of local housing has been a reason for the failure of viable local amenities. One result has been the migration of young people from our parish to urban settings for both housing and jobs. Evidence of this is well recorded by Herefordshire Council's (HC) own survey in which it illustrates the high average age of those now living in our communities. If our parish is representative of the statistics held by HC then approximately 40% of our parish are over the age of</p>	<p>areas which have a range of facilities and employment opportunities, whilst rural areas have a higher level of protection from development. This should result in a more sustainable development pattern overall.</p> <p>The ageing population is a national and Herefordshire-wide issue. NDP Policy HOU1 encourages more smaller starter homes and affordable family accommodation to attract a more socially sustainable population.</p>	

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					<p>60 and as a rural parish it may even be higher. This statistic marks Herefordshire out as having one of the oldest county populations in England and the trend is continuing.</p> <p>Looking at evidence and facts is vital in considering the reality of where we stand today. It is not acceptable to simply view the world through privileged or rose tinted eyes. We must look at reality so as to have the correct plans and meet the needs of future generations</p>		
29.4			Vision & Objectives	Comment	This section is commendable and the objectives although generic to almost every local community they are something we can all share. They are however	<p>Noted.</p> <p>The Vision and Objectives were reviewed by the PC as part of the NDP update and review process. Some further changes are</p>	No change.

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					the result of very old data as there have been no meaningful consultations or questionnaires enacted in the last 4 to 5 years. It would have given this consultation draft NDP far more resonance had something been undertaken in 2018 or 2019.	proposed in response to comments submitted during the Reg 14 consultation process.	
29.5			6.0 – Sustainability	Comment	The opening Objective 1 talks about sufficient housing and business opportunities to satisfy all sectors of the community	Noted.	No change.
29.6			Policy SUS1 Point 2	Comment	This is unfortunately an extraction from many types of Green agenda documents. I wholly support it in urban environments but I think it should be firmly understood and challenged when applying it to a rural community in Herefordshire. It is not appropriate to suggest	Noted. The UK Government's response to the climate emergency includes proposals to reduce reliance on the private car. More sustainable transport patterns will be needed in rural and urban areas as part of global objectives to reduce carbon emissions.	No change.

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					that the majority of people living in our parish can walk or cycle when shopping, visiting the doctors etc etc. Local Bus services are almost non-existent. The members of the Parish Council who are preparing this document almost certainly have two cars per household. 84% of all households in Herefordshire have one or more cars of which over 40% have two or more cars. (HC statistic)	The Plan period is up to 2031. There are already national policy measures in place to encourage higher levels of walking and cycling and to reduce car travel, and these have been given greater emphasis during the Covid-19 pandemic.	
29.7			Policy SUS1 Point 4	Comment	I cannot understand why no sites for development are identified for either housing or commercial premises when it is stated we want thriving communities. To meet your stated goal of <i>“The precise housing mix should address the changing needs of the parish over the plan-</i>	Noted. The PC decision for the NDP to not include site allocations was taken in response to local concerns about recent developments and an already high growth rate. Many responses from residents to the Reg 14	No change.

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					<p><i>period in order to support local community and economic well-being</i> seems to be a platitude rather than part of a cohesive well considered review of actual needs over the next ten years. If not a single site allocation is identified and settlement boundaries are drawn so tight so as to exclude any such deliverable development the policy is not directing future development it is trying to exclude it. Has there been any discussion with the community on what may be needed up to 2031?</p>	<p>consultation support this approach.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
29.8				Suggest-ions	<p>Two of the most important areas for truly sustainable development in today's world are Transport Links and High Speed Broadband. Both act as catalysts for work and wellbeing and should</p>	<p>Noted.</p> <p>Broadband is referred to Policy COM1.</p> <p>EV Charging Points are referred to in Policy TRA1.</p>	No change.

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					<p>be considered for expansion within the NDP document. Many parish councils have invested in local transport to varying degrees and community schemes to develop wider provision of high speed broadband and in some cases shops.</p> <p>As cars are a necessity for rural development in most of Herefordshire perhaps policies for new builds should include provision of electric charging points rather than bike sheds and a work from home study.</p>	Supporting community transport projects is a matter for the PC's consideration rather than a planning policy.	
29.9			The Environment Policy ENV1	Comment	<p>This should be the most important section of the NDP given the Climate Emergency now recognised by the majority of scientists and governments around the globe and our very own Herefordshire Council.</p>	<p>Noted.</p> <p>Please refer to comments in Table 2, particularly from Environment Agency and Welsh Water.</p> <p>These matters are a concern but cannot necessarily be addressed</p>	No change.

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					<p>I would have liked to see this section considerably expanded. There is pressure not to cut back hedges and verges unless they are a safety hazard. Many wildlife and conservation charities are bringing pressure on government to no longer desire our countryside to be shaped and manicured but for even small parts to be rewilded including gardens. New planning regulations under consideration in a white paper will be influenced by greater consideration for the environment. Our biodiversity loss over the past 30 years is extensive as can be reviewed in the 2020 WWF Living Planet, Environment Agency - The State of the Environment June 2019</p>	<p>through planning policies. The NDP has a strong emphasis on sustainability across a number of policies including those addressing sustainability, the natural environment, housing, transport and energy.</p> <p>Dark skies are addressed in ENV1.</p>	

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					<p>and State of Nature Report 2019. Pollution in the Wye catchment is now at an all-time high due mainly to water run-off from agriculture including chemical nutrients. It is estimated that at least 66% is caused by agriculture (See EA documents - Herefordshire Nutrient Board minutes July 2020). In other EA reports it confirms the status of pollution within the Garron and Gamber brooks. It shows the health of both in 2013 was good but now both are Poor for Ecology and Fail for Chemical pollution. One of the main causes shown in this report is for poor nutrient management and the reason is Agriculture and rural land management.</p>		

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					<p>These streams then contribute to the overall health of the Wye.</p> <p>Perhaps there should be a desire that all land that is developed has to have landscape improvement on a similar or suitable scale with planting required in places that will slow water runoff. Changing agricultural practice in Herefordshire away from pasture and orchards to potatoes and maize for bio digesters is accelerating soil erosion and nutrient run off. What is our parish plan to improve these aspects of the environment and can a more insightful and directional NDP policy help?</p> <p>Within the Landscape and biodiversity section would it not be good to</p>		

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					<p>also consider a section on the use of plastics and building materials in our parish. Micro plastics are now in the micro-organisms of the soil, our wildlife and in ourselves. The longer term effects are unknown but scientists consider them to be dangerous. All plastics degrade and pollute and as such we should no longer consider Polytunnels as acceptable in our parish for health and pollution reasons. What leadership can the parish council give through the NDP to have a much needed and stronger environmental section?</p> <p>There has also been a considerable increase in the numbers of bio digesters that have received planning</p>		

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					<p>consent in recent years. Maize is considered one of the best ingredients to fuel these. As a result, maize production has grown exponentially over the last 20 years. (Soil Association Report). It is now estimated to be over 200,000 hectares in 2020. It has a devastating impact on soil and water and is probably a significant contributor to pollution in our waterways. It is clear to all that during sustained rain, water runoff is a major cause of flooding and soil erosion in and around Llangarron.</p> <p>How can the parish council through the NDP help target agriculture for better and responsible land use and stop the damage caused by flooding and our</p>		

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					<p>biodiversity loss? The recent government consultation paper on Environmental Land Management Scheme (ELMS) should empower the parish council to a much bolder and more progressive stance in this section.</p> <p>Within the NDP there should also be greater mention and insistence of a Dark Skies Policy.</p>		
29.10		8.12	Employment	Comment	<p>I do not think that any survey taken today would evidence your comment <i>"A large proportion of residents in the Parish are still employed in agriculture or agriculture related enterprises"</i>. I would be interested to see precisely what evidence you have to support this. If this is not true, then the remainder of the paragraph could be</p>	<p>Noted.</p> <p>The 2011 Census recorded 63 people or 12.4% of those aged 16-74 as employed in agriculture, forestry and fishing in the Parish. 126 or 33.5% of those aged 16-74 were self employed.</p> <p>Accommodation and food service activities employed 30 people or 5.9% of 16-74 year olds.</p>	No change.

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					<p>inappropriate. Do you know how many residents in the parish are self-employed and work from home?</p> <p>It is now widely accepted that in many instances current agricultural practice on industrial scale is a significant contributor to pollution and climate change. This is well documented in the WWF Living Planet Report of 2020, various Environment Agency reports and CPRE reports on the health of our soil which I would be happy to supply links to.</p> <p>As a result, I think this point in the document needs to be far stronger concerning future agriculture development. The Government's ELMS paper as mentioned</p>	<p>Agriculture and food production policies largely lie outside the influence of the NDP.</p>	

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					<p>above is quite clear that we now have to transition into a farming support regime that is Public payment for Public good. Our parish should lead with our NDP on this premise. Agriculture now employs very few people. The total involved in the industry in 1955 was in excess of 700,000 whereas today it stands at between 170,000 to 180,000 (source House of Commons Library Agriculture historical statistics June 2019) By comparison the tourism industry employs around 3,000,000 jobs in the UK. It would therefore follow that any NDP should where ever possible focus on employment in the biggest sector as appropriate for the community. The employment statistics</p>		

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					<p>provided by Herefordshire Council show employees by sector as –</p> <p>Retail 15,000 Health 12,5000 Manufacturing 11,300 Education 8,300 Construction 7,800 Tourism 6,900 (see Brightspacefoundation.org.uk)</p> <p>Agriculture Forestry & Fishing 5,000 Accommodation and Food 4,700 (most of this total is also found in tourism)</p> <p>Whilst we live in a rural position surrounded by farmland it would not be correct to assume this is the main source of employment. Further strengthening of the employment sector of the document should be</p>		

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					focused on the available evidence about employment		
29.11			EMP1 Buildings & Polytunnels	Comment	I suggest this whole section needs to be strengthened in light of my above comments and emerging science and changing government policy (ELMS). Climate Change, pollution and soil erosion impact should be an essential part of your guiding light. All plastic is now considered a considerable pollutant.	Noted. The Policy reflects HC guidance on polytunnels. Polytunnels support increased food production and not all require planning consent. Unfortunately many use plastic sheeting, but this would have to be disposed of safely in line with Council and Government requirements.	No change.
29.12		8.15	Communication Technology	Comment	I am in complete agreement with you but would like to see this as a more substantive Policy Item. Covid -19 has reduced call centre availability and many Government help centres and application forms can only be accessed by the internet. Applying for	Noted. Reference to Covid-19 and the need for greater access to improved technology provision for all could be added to the supporting text.	Amend supporting text for Policy COM1. Add new para 12.5 and renumber others. '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,

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					unemployment benefit/jobseekers allowance, education lessons or even getting a doctor's appointment requires internet access. Every household needs high speed broadband. It is one of the most significant cultural necessities for business, pleasure, health and communication. Without it a disadvantaged underclass develops.		<u>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.'</u>
29.13		Para 8.16 onward	Tourism	Comment	Tourism is a growing and essential part of Herefordshire's economy. It is estimated to be worth over £500m per annum which is greater than the agriculture sector. It is also unique in that this income is spread throughout the community and not held by a small number of industrialists or land	Noted.	No change.

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					owners. Every pub, hotel, B&B, shop, garage, tea room and attraction has the chance to benefit. It is therefore vitally important that our NDP does everything it can to promote and support this aspect of Herefordshire.		
29.14		9.0	Housing	Comment	refers to a research event that took place around 4 years ago. Why has not a more recent piece of research been carried out? Perhaps the results would be the same but you might have learned more. It is clear the community does seek more affordable homes for purchase and rent and smaller homes as stated by your research. On what evidence has the PC decided that they should ignore the requirement the community has identified and as a result not include any site	Noted. The public were invited to comment during NDP meetings. The decision not to include site allocations in the NDP was made based because the Parish has exceeded the target in the Core Strategy and the informal feedback and discussions with residents indicated that many felt that there should not be further major development in the Parish. The Reg 14 consultation provides an opportunity for residents and other stakeholders to comment on the Draft Plan	No change.

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					<p>allocation for development over the next ten years? It is still clear to many in the community that the PC is making no effort to respond to the need for smaller affordable and rented accommodation.</p> <p>A Leeds Beckett University research document has highlighted precisely that we are not looking at “housing need” when preparing plans but as an unintended consequence allowing developers and land owners free charter. The power of their position is enhanced by lack of a Five Year housing land supply in Herefordshire which has now deteriorated to 3.69 years. As a need for the agreed size and scope for housing within the parish</p>	<p>and further revisions will be made to the submission version of the NDP in response to many of these comments.</p>	

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					<p>has been identified the NDP should demonstrate how and where the need is to be met. If the parish wants to direct future development it must demonstrate how this will be achieved.</p> <p>In my opinion these sections are being very disingenuous to the Llangarron Community. There has been no meaningful consultation and members of the public were very restricted in the time allotted for comment. Why have there been no open days where all members of the community could attend say over a weekend and meaningful explanation and discussion taking place with the full PC. I further suggest that such open days are the</p>		

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					<p>most common practice when NDPs are being formulated.</p> <p>Since May 2019 only approximately 5 NDP meetings have taken place and been minuted. All took place in the evening in a standard PC meeting format. At no time has any open house or dialogue forum been set up that would allow many more parishioners to attend at differing times. This process considerably disadvantaged the majority of the community who could not attend evening meetings.</p> <p>One small invitation was limited to items on the PC website which few people knew about and many no access availability. As a</p>		

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					result, the responses were less than 5 to three parts of the questions posed with not one making double figures in reply. The PC could and should have made a much better effort to explain their plan and sought a broader community response. Had the PC done so this Reg 14 revision could have been much more complete and reflected a higher percentage of community views. It is very disappointing the PC did not heed this call.		
29.15		Para 9.31	Identifying Settlement Boundaries	Comment	This opening section is clearly intentional to limit development and I must remind you of the start of my response i.e. the Herefordshire Guidance on NDP <i>“It is important to note that plans should focus on guiding</i>	Noted. The Policies maps will be updated on submission by HC and will include commitments within the settlement boundaries and possibly other commitments. There is no need to include	No change.

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					<p><i>development rather than stopping it.</i></p> <p>It would have made a more complete document to have included a plan of each settlement where <u>all</u> planning consents that had already been granted were visible perhaps showing the number of houses.</p> <p>This would permit any reader to appraise a more holistic picture of what our villages will look like.</p> <p>Secondly I would have expected that as per NDP guidance, any new area with planning consents adjacent to existing developments should mostly be included within a settlement boundary.</p> <p>I am very surprised that the Llangarron settlement</p>	<p>developments away from settlement boundaries within their own boundaries.</p> <p>Options for settlement boundaries were consulted upon informally.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					<p>boundary seems only to consider the NE – SW axis of the village and completely ignores the NW - SE axis which includes the historic council houses at both ends of the village, the last pub (now closed) in the village and everything on the eastern side of the Garron Bridge including one of the few remaining industrial business units in Llangarron and a source for employment.</p> <p>This appears to be a deliberate act to try and restrict development which I think you acknowledge in the NDP. I would have suggested that by being more open and fair with landowners rather than adversarial, there would be a much greater chance of</p>		

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					harmony in the community and more chance of influencing the housing types being built which this plan has clearly identified in its text.		
29.16		Para 10	TRA1 – Promoting Sustainable Transport	Comment	I fully support this objective but would like to see the PC incorporate an initiative to help provide sustainable transport on a community basis. As mentioned previously many PCs in Herefordshire have already helped to do this. There is little to gain with an aging population in a hilly environment on insisting upon Bike Sheds. Better influence should be made on home office facilities and fast broadband connections. New developments should also be encouraged where the	Noted. Refer to PC (or other group) for consideration as this idea goes beyond planning policy.	No change.

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					best road access routes exist and those with the best public transport links.		
29.17			Community Facilities Policy CSU1	Comment	<p>I would be interested to know on what basis are the listed properties 1 to 5 under this section protected?</p> <p>One additional facility I think the community should protect is the Royal Arms. This could be protected under a Community Asset. As the last pub in the parish and as a facility that currently attracts more members of the community than the majority of those you list its protection is essential.</p> <p>A further issue must be the long term resolution around the churches in our parish and those under the auspices of our</p>	<p>Noted.</p> <p>These are the main community facilities in the Parish.</p> <p>The PC could consider whether to identify the public house (and any others) as community assets but this goes beyond planning policy.</p>	No change.

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					<p>local vicar. With low attendance figures and high maintenance costs there is a longer term viability issue. It is far better to have these buildings on the PCs radar now rather than waiting until it is too late. How can our churches be used so as to generate income? I believe St. Deinst is already facing some considerable repair costs.</p> <p>What is the future of our churches and how can they be protected if desired as community facilities?</p>		
29.18			Policy COM1	Comment	<p>I cannot emphasise how important this section is to all our futures. Nearly all Government Applications now need to be conducted on line. The PC should also consider how training for the older</p>	Noted.	No change.

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					generation on Digital platforms should form part of this topic.		
29.19			13 – Energy ENG1 and ENG 2 Renewables	Comment	<p>Community based renewable energy projects attract significant government support and may also facilitate access to funding. The PC should have a more proactive policy in promoting community led solutions to renewable energy. In many instances public access buildings can benefit with free or low cost energy supply as part of a community initiative. All of this is separate from any encouragement of renewables on new builds which should be as energy efficient as possible.</p> <p>The Climate Emergency should trump all other</p>	<p>Noted.</p> <p>Some amendments to the policies have been suggested by other consultees such as HC.</p> <p>Further actions suggested could be considered by the PC going forward.</p>	No change.

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					<p>policies and we should not let nimbyism cloud any judgement needed to be taken in this area. Everyone has a general support for renewables until such time as a development is close to them. We cannot and must not expect our energy use to be placed on other community's doorsteps. To meet any Net Zero target, by the years 2035 to 2050 we all have to take very tough decisions on how we live our lives. It is the future generations we hold in the palms of our hands. It is true to say that our energy supply and usage is more important than our landscape in many cases. We need to strive for the best and reach compromise.</p>		
29.20				Comment	Conclusion	Noted.	Amend Map 3 (or add another map).

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					<p>This appears to be a “Vanilla” NDP and in my opinion should and could be strengthened to the advantage of our community in the areas I have indicated. My disappointment is that there is no demonstrable aspiration or positive plan on how our community can develop in the next ten years. If the single goal is to lockdown where we stand today with no development ideas, we are simply trying to preserve the status quo in aspic. History teaches us that this position is impossible. It may also not meet with the requirement of the Local Plan.</p> <p>Together the PC and our community are the custodians of the parish for future generations.</p>	<p>The NDP is a planning policy document and has to be in general conformity with the HC Core Strategy and have regard to national planning policy. It is not an action plan, but there may be other plans prepared by the PC and community groups in the future to address some of the issues and ideas raised.</p> <p>Perhaps the respondent should ask the PC about working on action plan to progress some of their ideas, but this would not be appropriate in an NDP which is a planning policy document.</p> <p>Many residents have responded to support the NDP and there will be further opportunities to comment before there is a local referendum on whether the Plan should be</p>	<p>Add in any other important views such as from the ridgeline that contains Llangrove and any important ones in Llancloudy or Three Ashes.</p>

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					<p>We need to consider and influence the jobs, housing, amenities and wellbeing for future years. I do not think this NDP has addressed the future but is seeking to preserve the past. The draft NDP is constructed in a safe and plain way. We need to show more desire for improvement and delivery for those less fortunate or without, as yet, the monetary power many of the community have achieved. We should not be denying opportunity for future generations to prosper in the Llangarron Parish; we should have a plan to facilitate it.</p> <p>It could be suggested that this plan has over emphasis on the village of</p>	<p>used to determine planning applications.</p> <p>If other views are put forward for consideration the PC will consider their inclusion in the NDP.</p> <p>The NDP supports the provision of a new play area. Noted.</p> <p>The additional views suggested should be considered by the PC.</p>	

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					<p>Llangarron rather than the parish as a whole. All the protected views are in Llangarron. There are exceptional views from the ridgeline that contains Llangrove and no mention of views in Llancloudy or Three Ashes. To be an inclusive NDP I believe that all members of the community should feel valued and considered. I can find no approach by this new Parish Council to the wider community that sought opinions as to what "The Community" might consider an important view.</p> <p>It would have been in the best interest of everyone if the writers of the NDP had embraced greater input. Diplomacy</p>		

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					<p>might also have suggested that gestures of visible inclusiveness would help community acceptance.</p> <p>Much of the NDP appears formulaic and this may simply be a necessity or expedient. However, given the Climate Emergency recognised by the majority of public bodies and now forming part of most documentation generated.</p> <p>I am surprised you have not made more of Green Public Space. Our mental health has never been so threatened and this seems to be acknowledged as heading towards a critical position in all communities.</p>		

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					<p>Mental health issues are not easily recognised by those already living in a comfortable country lifestyle. Many community members fall between the cracks and become invisible. The medical profession agrees that personal wellbeing is helped to a significant degree by visiting public open spaces.</p> <p>I can see no desire or plan to seek out green spaces and or a plan for delivery of public green spaces. This comes back to the heart of what is the purpose of a NDP? A NDP is designed to shape our community environment for the next ten years and address needs of the community which should be fully researched. It is</p>		

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					<p>unfortunate that there is not more diversity feeding in to your deliberations.</p> <p>This NDP seems to have only one objective that is to stop all development. This sets our community in aspic jelly for the period of the plan to 2031. Where is a thought process that looks at community needs and addresses them? We have no village greens, no parks, no football pitches and no cricket pitches. All I these I enjoyed as a youth and young adult in a parish much smaller than Llangarron. All such public amenities have gone. It should be the role of a caring parish council to have a plan and desire to</p>		

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					<p>restore green space for the mental health and wellbeing of our parish. This could be a goal firmly attached to future development through a 106 or infrastructure levy. The NDP is lacking in aspiration to deliver much needed items that can lead to a thriving and inclusive settlement.</p> <p>Councillors should not be approaching this from their own perspective but that of the whole parish future generations. You have identified a housing need as included in the NDP. Where is the plan to deliver against the housing need? How will the elderly and the young find suitable housing? You have a golden opportunity to shape the parish to meet</p>		

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					<p>the needs but you are not demonstrating willingness to do this.</p> <p>Please consider appropriate revision of the plan to include everyone and deliver against the community needs.</p>		
30.1				General Comment	Supporting the village plan. Look after the hedgerows and trees. No more planning - we don't want overdevelopment.	<p>Noted.</p> <p>The NDP aims to protect trees and hedgerows and there are no proposed site allocations for major development.</p>	No change.
31.1				General Comment	I enclose our comments on the above Plan and you will see that we are objecting to any development on Sites 2 and 8 or any further development of Sites 7a and 7b. We are pleased to note that the Parish Council's Consultants view is that Site 2 is	<p>Noted.</p> <p>The NDP does not include any site allocations.</p>	No change.

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					<p>unsuitable for development.</p> <p>Development of Site 8 would be the height of folly; it is on good agricultural land on the brow of a hill overlooking an area of outstanding natural beauty.</p> <p>Furthermore, it is perceptually distant from the village and would destroy the amenity of the adjacent property, The Old Vicarage, which is an Edwardian House standing in 3 acres of land and built circa 1904.</p> <p>Whilst there may be scope for building on infill plots in the village, we feel that more extensive development in Llangarron on Sites 2,7a,7b and 8 cannot be justified.</p>		
31.2			Site 2	Objection to any	Totally unsuitable	Noted.	No change.

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				development		The NDP does not include any site allocations.	
31.3			Site 8	Objection to any development	1) Good agricultural land. 2) site distant from village on brow of hill in exposed position (AONB). 3) would destroy amenity of adjacent Old Vicarage.	Noted. The NDP does not include any site allocations.	No change.
31.4				Objection to any development	Do we need more development?	Noted. The NDP does not include any site allocations but there may be further small scale incremental development within settlement boundaries. The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site	No change.

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						allocations in the submission NDP.	
31.5					Llangarron is a small village served by an inadequate network of narrow lanes. The village lacks any facilities – shop, post office, school library or pub. New development will increase traffic on already inadequate narrow lanes. The National Policies Framework says “In rural areas development should reflect local needs To be located where it will enhance/maintain vitality of community”. In my view more development will meet none of the above requirements.	Noted. The NDP does not include any site allocations.	No change.
32.1				General Comment	I strongly support the proposed settlement	Noted.	No change.

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				(Support)	boundaries as detailed in paragraphs 9.31 to 9.43. They represent an informed and well considered framework for managing development whilst ensuring important characteristics of the neighbourhood are retained. It is very clear that the Parish Council have handled the development of the NDP with a great deal of thought and consideration for the residents.	The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.	
33.1				General Comment (Support)	I agree with your plan which is well put together.	Noted.	No change.
34.1				General Comment	I have no objections to the plans if it benefits the local area.	Noted.	No change.
35.1				General Comment (Support)	I wholeheartedly support and endorse this document in every aspect. It is well-written and encapsulates technical details, strategy	Noted.	No change.

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					and vision with a realistic representation of the parishioner’s perspective. Challenging!! I would like to congratulate the council for their expertise and time in making this document. It is a credit to them and, I hope, eventually, it will reflect in the creation of a parish that protects and retains the best we have, and also future-proofs us to confidently move forwards and develop a lasting and precious legacy fit for generations to enjoy. There are a number of points that stand out for me on detailed reading. They are as follows:		
35.2	Page 14	Para 6.5		Comment	reinforce the directive that any new development should not add to any further flooding issues	Noted. Refer to Policy ENV3.	No change.

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						Flooding is addressed in more detail in the HC Core strategy.	
35.3			Policy SUS 1	Comment	Propose a clearer definition of a 'suitable mix' more clearly in a policy document for each settlement, menu style. Planning developments are made individually and are by nature 'piecemeal'. Prospective developers/applicants can identify which part of the suitable housing specification their proposal meets, meaning our strategic vision can be realised coherently.	Noted. The mix will be influenced by the most up to date housing needs assessment. The paragraph explains that in particular housing should meet the needs of young families, the elderly and people with disabilities.	No change.
35.4	Page 23	Page 7.11		Comment	Essential. It must be a PRIORITY to retain the biodiversity that is unique to this area which is rich in ancient hedgerows and mature trees, and a conduit/corridor of habitat associated with the Garron Brook	Noted.	No change.

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35.5			Policy ENV 1	Comment	Would prefer to see more emphasis to all possible developments accommodating, retaining and enhancing existing, established hedgerows and trees (as established habitats) in preference to the creation of new hedgerows, etc., in their development proposals	Noted. References to trees and hedgerows have been strengthened - refer to 25.4 above.	No change.
35.6	Page 23	Para 7.11		Comment	YES YES YES	Noted.	No change.
35.7	Page 25	Para 7.17		Comment	YES YES YES	Noted.	No change.
35.8			ENV 3	Comment	Every means possible to avoid any development further impacting on flooding	Noted.	No change.
35.9			ENV4	Comment	Yes, I endorse this wholeheartedly.	Noted.	No change.
35.10			EMP1	Comment	Needs to link with, and support ENV1 to avoid higher intensity farming practices (i.e. animal waste, herbicides, fertilisers, etc.) negatively impacting upon our	Noted. This goes beyond planning policy.	No change.

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					"landscape character and biodiversity		
35.11			TRA1	Comment	I particularly like the future-proofing of our facilities such as the provision of charging points and the improvement of bus services	Noted.	No change.
35.12		Para 10.9		Comment	I would like to see a commitment to bring traffic calming measures across all 4 of the settlements in the parish as part of promoting safety for pedestrians and cyclists	Noted. Traffic calming measures can have an urbanising effect in rural areas and may not be appropriate in smaller settlements. However the CC should consider this in any future actions.	Amend 10.10. Add further sentence: 'The Parish Council is working hard to introduce a 20 mph speed limit in Llangrove.'
35.13	Page 56	Para 12.4		Comment	With the increased reliance on home working, mobile coverage is essential. Its current state is totally inadequate	Noted. The NDP can only influence future development.	No change.
36.1				General Comment (Support)	I agree with the Llangarron parish development plan as it stands. The plan mentions most areas of	Noted.	No change.

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					<p>local concern. I agree with the village maps and boundaries published in the plan which were discussed at local meetings. The area has been inundated with an excessive number of planning applications recently. 96 houses have been built or have received planning permission in the parish since the NDP process started, 32 more than the minimum target set by Herefordshire Council for building by 2031. The boundaries will allow for limited building which I hope will respect the traditional building styles and materials of the area. I am pleased to see policies requiring buildings to be in keeping with the historic and natural environment.</p>		

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					<p>Flooding is a massive problem in Llangarron and I'm pleased to see that it is given prominence particularly as the situation is getting worse due to climate change. We can't have more building anywhere near our watercourses. Runoff from concreted areas and problems with sewage caused as we have no mains drainage is resulting in environmental and human health problems in our village. Sustainability policies in the plan are essential as Herefordshire Council has declared a climate emergency.</p> <p>I hope we can have a referendum on this plan quickly so that it can be</p>		

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					fully adopted as soon as possible.		
37.1				General Comment (Support)	Having carefully followed the various stages of development of this draft NDP proposal I am happy with the content and <u>wholeheartedly support all the elements of this document</u> and urge implementation without delay.	Noted.	No change.
38.1				General Comment (Support)	<p>I am writing, as a Parishioner, to give my full support to the NDP as proposed.</p> <p>The NDP affords us some protection and gives us some control over, what would otherwise be, a free for all for developers.</p> <p>Developers who think solely about profit, developers who do not live in the Parsh and do not have to live therefore</p>	Noted.	No change.

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					<p>with the consequences of their actions, developers who do not care about the local environment or heritage.</p> <p>We are fortunate indeed to live in this beautiful area but it is only ours for a short period of time. We then hand that responsibility onto the next generation. I want that generation to have the trust and belief that we will be careful that responsibility.</p> <p>We are seeing the danger signs now of over development, poor design, increased pollution and environmental vandalism.</p> <p>This NDP enables those that live here the opportunity to pass on</p>		

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					<p>the inheritance in better shape than it is today.</p> <p>Failure to do so would be a failure by all of us.</p>		
39.1				General Comment (Support)	<p>I support the Llangarron Parish Neighbourhood Development Plan. It is a very thorough document which covers the concerns of people living in the area. Importantly, the document sets out sensible village settlement boundaries. Llangarron and Llangrove have experienced too much building relative to their size in recent years. The parish has already built or committed 50% more houses than the minimum number set by Herefordshire Council 11 years ahead of the 2031 deadline. Llangrove has poor facilities while the</p>	<p>Noted.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

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					<p>others have almost none so extra housing would not be sustainable.</p> <p>I agree with the policies on protection of the environment, encouraging sustainability and protecting the landscape which are all major local concerns</p> <p>I have reviewed the NDP and would like to express my thanks for the work that has gone into this.</p> <p>This is a very good, concise plan for the future development of this small community.</p> <p>The boundaries have been well set and will allow us to maintain the character of this area.</p>		
40.1				General Comment (Support)	<p>I have reviewed the NDP and would like to express my thanks for the work that has gone into this.</p> <p>This is a very good, concise plan for the future development of</p>	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>this small community. The boundaries have been well set and will allow us to maintain the character of this area.</p>		
41.1			<p>Policies maps</p> <p>General</p>	<p>General Comment (Support)</p>	<p>I am writing in support of the Llangarron Parish Neighbourhood Development Plan. In my opinion, it is well thought out and meets the development needs of our rural parish. I fully support the settlement boundaries for the four villages as shown in the document.</p> <p>The parish has been subject to an excessive number of planning applications in recent years and I note that 96 houses have been built or have received planning permission in the parish since the NDP process started which is 32 more than the minimum target</p>	<p>Noted.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	<p>No change.</p>

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					<p>set by Herefordshire Council for development by 2031. Most of these houses are not built using materials respecting the traditional buildings of the area, so I am pleased to see policies requiring buildings to be in keeping with the historic and natural environment. Flooding is a huge issue affecting Llangarron and Llancloudy in particular and further buildings in areas without mains drainage will put a huge strain on the ecology of important local watercourses, (The Gamber and The Garron). I am pleased to see that sustainability issues relating to development feature in the plan, particularly as Herefordshire Council has declared a climate emergency.</p>		

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					I am also pleased to see policies which seek to protect the environment and our unique landscape including the protection of woodland, hedgerows and our nature reserve.		
42.1				General Comment	Llancloudy already has 3 houses being built and planning for 4 more approved. There are little or no facilities. No shop, pub, pavements or club. We do not think it is in a position to take more houses.	Noted.	No change.
43.1				General Comment (Support)	Fully support proposed NDP plan.	Noted.	No change.
44.1				General Comment (Support)	Fully support proposed NDP plan.	Noted.	No change.
45.1	Page 18		7.0	Comment	Include mention that Llangrove borders Area Special Landscape Value	It is bordered by the Wye Valley AONB. Areas of Special landscape Value have been	No change.

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						superseded and are not mentioned in the Core Strategy.	
45.2	Page 60		12.0	Comment	Greater emphasis on need for faster broadband and mobile phone coverage	Noted. Further information is being added to the supporting text - see 15.5 and 29.2 above.	No further change.
45.3	Page 8	Para 3.3	3.0	Comment	This statement is conditional on the use of private transport. Public transport or even cycleways are non-existent.	Noted. The NDP supports more investment in walking and cycling routes and public transport.	No change.
45.4	Page 43	Para 9.33	9.0	Comment	Only a small proportion of the village has access to mains drainage.	Noted. Refer to Table 2 Welsh Water comments and Policy ENV4.	No change.
45.5				General Comment	Llangrove village has a very poor 'infrastructure' of roads and utility (mains drainage, overhead electricity, no mains gas) services. Roads are unsurfaced and even the 'high street' is a lane – a	Noted.	No change.

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					single track lane with passing places at that.		
46.1				General Comment (Support)	<p>I support the Llangarron Neighbourhood Development Plan</p> <p>I fully support the village boundaries for the villages. Llangrove and Llangarron in particular have been subject to far too much building over the past few years including buildings which do not respect the historic settings and landscape of the area.</p> <p>Nearly every house is a four bedroomed detached house bought by people new to the area and commuting to work or retired even though developers pretend they are building to meet local needs. I believe that as a parish Llangarron has more than met the minimum</p>	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>housing target set by Herefordshire council and by a greater margin than most other areas of the county.</p> <p>The document includes good policies for protecting the environment and important landscapes. I am also pleased to see that the regular flooding caused by our climate emergency has been acknowledged in the document. Building near to The Garron is not sustainable where there is no mains drainage and more needs to be done to protect our rivers from pollution risk.</p> <p>There is encouragement for important local businesses, notably farming and tourism</p>		

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					<p>which are essential in our area.</p> <p>Please do not publish my name and contact details.</p>		
47.1				General Comment (Support)	I write to comment on the draft Neighbourhood Development Plan.	Noted.	No change.
47.2		9.31 - 9.43		Support	I strongly support the proposed settlement boundaries as detailed in Paragraphs 9.31 to 9.43. They represent a pragmatic and logical framework for managing development whilst ensuring that the essential characteristics of the settlements are retained.	<p>Noted.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.
47.3		9.39		Comment	With regard to Paragraph 9.39, I believe the text should be modified to emphasise the risky	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					nature of allowing further development in the core of Llangarron. I have shown a proposed amendment below (in bold, underline)		
47.4		9.39		General Comment	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 <u>highly risky and therefore</u> inappropriate to allow any further development in the village which has the potential to create further surface water	Noted. No change.	No change.

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					<p>run-off and exacerbate existing problems or indeed create new problems for future residents in any new developments.</p> <p>I would like to commend the Parish Council for the manner in which they have developed the NDP. The consultation process has been handled diligently and has allowed those whose lives would be impacted by further development to shape and inform the drafting of the document.</p>		
48.1				General Comment (Support)	I am writing regarding the draft Neighbourhood Development Plan. I am happy with the proposed plan as I feel Llangarron does not need any more development, to spoil the village, the taken out of hedgerows on very narrow lanes and the	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					roads are not built for extra traffic.		
49.1				General Comment (Support)	<p>This document is vital to our villages, (Llangarron, Llangrove, Llancloudy and Three Ashes), to protect our environment and our rural way of life while also seeking to support small scale appropriate development.</p> <p>Not having an adopted NDP makes us vulnerable to speculative developers. Without one, our villages are in 'open season' for unsuitable and unsustainable building. It is also important to have an NDP in place before the recently proposed National planning reforms become law so that we can prevent our Parish being 'zoned for development'.</p> <p>I support the plan for the following reasons:</p>	<p>Noted.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<ul style="list-style-type: none"> • The NDP supports small scale local business and farm diversification projects which can protect and create jobs, for example in tourism. • The NDP supports appropriate development of brown field sites and changes of building use. It also supports essential additional farm accommodation and live/work units. • The NDP seeks to ensure that buildings are of appropriate scale and height and built of materials appropriate to 		

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					<p>the local environment.</p> <ul style="list-style-type: none"> • Flood prevention is an important element of the NDP. The proposed policies would support flood prevention throughout the Parish, not just in the badly affected areas highlighted as examples in the document. • The NDP supports the protection of our beautiful environment. This is very important for the tourist industry which many of us rely on as well as providing a wonderful living and working environment for 		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>local people. For example, the document includes elements on dark skies, preserving woodlands and hedgerows, footpaths, our nature reserve, protecting the Gamber and Garron brooks from pollution, protecting and enhancing out landscape and local ecology.</p> <ul style="list-style-type: none"> • The NDP supports environmental sustainability. For example, not supporting development which will lead to even more reliance on cars, encouraging carbon neutral 		

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					<p>building, not building in flood plains or where there is risk of polluted run-off into our water courses, supporting domestic scale solar power.</p> <ul style="list-style-type: none"> <li data-bbox="987 667 1265 1347">• I support the Village Settlement Boundaries shown in the document. These are very likely to be supported by local people and allow for some limited building of appropriate scale and character. It is essential that we do not lose the rural character of our villages through 		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>uncontrolled building. Our Parish has already got 96 houses granted planning permission and more under consideration when the minimum target was 64 by 2031. Our villages have all had enough building while many villages in other parishes are 'under target'. There is little evidence for additional housing need in the area.</p> <ul style="list-style-type: none"> • We are living in a rural Parish with few facilities, poor roads and poor bus services. Adding more 		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					housing will just make our villages even less sustainable and put extra strain on our poor facilities and infrastructure. Even in huge developments extra local facilities are rarely supplied so more building in our parish will not generate facilities.		
50.1				General Comment	We feel that there is no provision or mention of the type of housing in the plan. We feel that the village needs a better mix of housing i.e. more 2 & 3 bedroomed houses to try & encourage younger people to move to the village as at the moment, the majority of houses	Noted. NDP Policies promote a more sustainable mix of housing including smaller homes - see SUS1 and HOU1.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					would appear to be 4/5 bedrooms which are beyond the reach of the majority of young couples and most of the current large houses in the village would appear to be occupied by only 2 people		
51.1				General Comment (Support)	I am contacting you in order to express my support for the NDP proposed for LLangarron.	Noted.	No change.
52.1		7.28		Comment	A worry about more foul drainage coming from new houses. Where will the water go?	Noted. Refer to comments by Welsh Water in Table 2 and Policy ENV4.	No change.
52.2		9.40		Comment	increased levels of phosphates into the river Wye, therefore ecological problems	Noted.	No change.
52.3		9.36		Comment	More houses, more water run off, more flooding. Should be no development onto roads which will feed into the existing flood and surface water problems. The	Noted. Refer to Policy ENV3.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					existing storm drains help a little but always become clogged with mud ,branches etc in heavy downpours		
52.4		8.00		Comment	There seems to be little house building to suit the pocket of people working in agriculture and food production	Noted. Agricultural workers dwellings are acceptable subject to criteria and conditions - see Core Strategy Policy RA4.	No change.
52.5		9.5		Comment	The number of houses to be built here has exceeded the 14% increase target by over 30%.	Noted. Refer to Table 1 - HC has provided up to date housing figures for the submission plan.	No change.
52.6		9.10 - 9.27		Comment	I agree that there are more additional houses than sensible in such a small village. There are safety concerns over more traffic, more heavy lorries. I am surprised there hasn't been a fatal accident! The roads are narrow, often single track. Very dangerous for	Noted. These issues are addressed in the NDP where possible. Traffic management and road conditions are matters for HC Highways.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					cyclists. Photos – page 25 and 27. The sunken lanes, high hedges add to the charm of the approach to the village. The ecosystem is dependant on ancient hedges being left alone!		
53.1				General Comment Site Assessment Report	<p>I have looked at the document “Llangarron-Neighbourhood-Plan-Site-Assessment-Report-Final-1” 1 available on your website and although a well-constructed detailed report with clear vision and objectives, it does need figures being brought up to date1 Reference:</p> <p>Page 7 section 1.13, states 64 houses required where as I understanding there are already 96 houses.</p> <p>Site 7a Page 77 P191276/F has been</p>	<p>Noted.</p> <p>These are not comments on the NDP but refer to the technical site assessment report.</p>	No change.

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					<p>granted for the erecting of 3 houses Site 7b Page 84 P191288/F has been granted for the erecting of 4 houses</p> <p>In addition the report refers to “Bus Stop” within 400m access as “Services appear infrequent”, frequency is one bus twice a week – one on a Thursday to Ross-on-Wye and the other on a Friday to Bristow School. 1</p> <p>Reference: Site 7a Page 78 & Site 7b Page 86</p> <p>I have concerns regarding the safety of children who walk to the “Bus Stop” shelter to catch school transport during the week. Currently there does not appear to be any speed limit within the</p>		

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					<p>village, and indeed two blind bends immediately below sites 7a, therefore I believe the entry for “Does site have suitable access” should read NO and not as currently set to YES, plus a speed limit of 20mph introduced. 1</p> <p>Reference: Site 7a Page 77 section 1.0 Suitability</p> <p>In conclusion I support the document with appropriate adjustments after considering/including public feedback</p>		
54.1				General Comment	<p>My husband and I moved into Llangrove just over 5 years ago when the above plan was well into discussions and progress being made and therefore I do not consider myself as the best placed person to</p>	Noted.	

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					<p>comment on this plan. I know many people who have been in the village for over 20 years and I respect them and their greater experience and insight.</p> <p>I must admit I have attended Parish Council meetings in the past when this matter was on the agenda and some arguments erupted which indicated to me that this matter is a very emotive issue. At one particular meeting some local people attending actually walked out of the meeting.</p> <p>I am not objecting or supporting this plan however, I would like to make comment as follows:-</p>		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
54.2			ENV3 ENV4	Comment	<p>1. Drainage - There is currently a problem existing relating to the overstretched drainage system in the village. In instances when we experience heavy storms and we have a month's rain in a single day the drains cannot cope and water pours down from the village hall, also from the road leading into the village and down the lane which we live in. Everything merges in the centre of the village creating a flood which, due to the inadequate drainage system, has nowhere to go and generally ends up on our drive. I think building further properties in the village will only exacerbate this problem. The drainage system needs updating. I do have a vested interest</p>	<p>Drainage and flooding are addressed in the NDP - see policies ENV3 and 4.</p>	<p>No change.</p>

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					<p>in this matter as stated above as at times of severe flooding due to overflowing drains most surplus water is on my drive!</p> <p>Drains are not coping, they are not emptied on a regular basis to remove leaves and debris and at times in the past we have actually had the drains outside our property emptied and covered the cost of this ourselves. The Local Authority has been less than helpful and when contacted will not return telephone calls or answer any letters relating to this matter.</p>		
54.3				Comment	2. Devaluation of existing properties in the village. Those people currently living in Llangrove do find that where planning applications exist this not	Noted. Property values are not a planning matter.	No change.

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					only puts people off viewing houses for sale but very much affects the asking price of the property and very often the current value of a property has to be reduced to attract buyers.		
54.4			Roads TRA1	Comment	3. The Road through the Llangrove. The road through the village is a very busy and well used road. It is in very poor condition and although piecemeal repairs have been undertaken by the Local Authority further works are needed especially if this road is to be used by heavy goods vehicles, lorries and diggers etc that undertaken development works.	Noted. The NDP promotes more sustainable transport alternatives. Road repairs and condition are matters for HC Highways.	No change.
54.5			Map 3 Views	Comment	4. The loss of Countryside views - Views in the village are	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					compromised when development of houses take place. The loss of the beautiful countryside views is always sad especially in this wonderful area of the country.		
55.1				General Comment (Support)	I am writing to offer my support to the Llangarron NDP. This is a well thought out plan which sympathetically allows for the character of the villages to be maintained while protecting the rural areas. The plan offers support for those involved in agriculture, an important factor in this Parish and allows for diversity in farming. The plan makes provision for sympathetic development without wholesale construction of large residential areas by	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>developers with purely financial interests.</p> <p>The plan addresses the significant concerns surrounding flooding and the increased incidences of damage by flooding that we have seen over the last few years.</p>		
56.1				General Comment	<p>The Llangarron we know is a community of attractive “villages”, hamlets and settlements with small rural enterprises, large agribusinesses and a growing tourist trade. Many talented residents live here and commute or run their businesses from home. This picture is not easily recognised in the plan.</p> <p>So it is a disappointment to read this NDP which</p>	<p>Noted.</p> <p>The NDP has been prepared taking into account the views of residents and stakeholders over many years and the draft plan is supported by many other residents.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>lacks vision for the renewal and growth of the area. It seems to provide little evidence for the decisions that appear to have been made, and no up to date community input.</p> <p>In particular the following areas need strengthening in our view:</p>		
56.2			Environmental Protection	Comment	<p>Controlling the use of single use plastics in agriculture.</p> <p>Stopping agricultural run off from agribusiness into the watercourses to protect the quality of the soil and prevent the polluting of rivers by chemical nutrients.</p> <p>Growing crops for bio-digesters on prime land is not sustainable as a mono-culture is developing.</p>	<p>Noted.</p> <p>The NDP cannot control the use of plastics in agriculture or the different crops grown. It is a planning policy document and includes policies to guide decisions about future planning applications for development.</p> <p>The NDP includes policies on flooding and drainage and is supported by Welsh Water - see Table 2.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>Prevention of flooding.</p> <p>Damage to highways and verge erosion caused by heavy agricultural plant movements. Walkers and tourists have no footpaths or spaces where they can step aside. The speed of such monster farm vehicles needs to be curtailed</p>	Traffic issues should be referred to HC Highways.	
56.3			Sustainability	Comment	<p>Given the age profile of the parish that we observe, cycle sheds are not the top priority after all this is a region of narrow lanes and hills. However, electric vehicle, EV, charging points are vital to our future. These should be the priority and should be a requirement for <u>all</u> planning applications.</p> <p>Fast broadband connections. With many</p>	<p>Noted.</p> <p>Refer to Table 1 - The NDP has been amended to include cycle storage in all developments in line with HC requirements and already refers to EV charging points - see TRA1.</p> <p>The NDP has been strengthened to give a greater emphasis to better broadband in the text but can only influence future development proposals.</p>	No change.

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					people operating their business from a home office it is essential that our broadband facilities keep pace with the ever increasing demand for speed.		
56.4			Housing and Commercial Units	Comment	<p>The plan appears to stifle housing development and commercial opportunities so is it fit for purpose? For housing what is needed is small, 2/3 bedroom properties suitable for young families and elderly downsizers. Young families are needed in all villages to maintain a vibrant community. Small commercial units should also be encouraged.</p> <p>We should have liked to have seen a plan of each village showing where planning consent had already been given and</p>	<p>Not accepted.</p> <p>The NDP provides a positive planning framework for future small scale growth. The Parish has significantly exceeded the minimum housing target set out in the Core Strategy.</p> <p>Smaller homes are encouraged in SUS1 and HOU1.</p> <p>The Policies maps will be updated by HC on submission to show recent commitments.</p>	

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					specifying the number of houses. Without this how can a resident get the whole picture of what our villages will look like? Why are historic parts of Llangarron excluded – including one of the few remaining industrial business units and a source of employment?		
56.5			Dark Skies	Comment	Tourists want a green experience not bright lights in the countryside. Already in other countries night time illumination of polytunnels is common. Tourism in the area is a growth industry with significant employment potential. Farming and agribusiness is not. The quality of the environment for residents and visitors needs to be protected. The famous long views and narrow lanes of this part of Herefordshire are	Noted. The NDP addresses dark skies in Policies ENV1 and EMP1.	No change.

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					<p>what attracts tourism. For example, polytunnel development is not an environmentally acceptable endeavour as it damages the landscape so important to tourism.</p> <p>All new development should adhere to a Dark Skies policy that as a minimum ensures</p> <ol style="list-style-type: none"> 1. Lighting is designed to minimise the risk of light spillage beyond the development site boundary. 2. Corridors for bats and other light sensitive species are incorporated. No agricultural lighting is visible during the hours of darkness in Polytunnels, chicken sheds or other agriculture related buildings. 		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
56.6			Community Facilities	Comment	<p>This plan fails to show a process for community consultation over the use of Section 106 contributions from developers. The few existing community facilities need to be protected and sustained.</p> <p>If we want to protect our historic church buildings money should be used from 106 sources - these are real community hubs.</p> <p>The evolution from House of God to House of Good is already taking place (concept voiced by Gus O'Donnell, Cabinet Secretary 2005-11 on Radio 4 PM on 19-10-20) and 106 monies should support this Community work.</p>	<p>Noted.</p> <p>Refer to Policy CSU1. This matter is addressed in the NDP.</p>	No change.

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57.1		6.0-6.7		Comment on type of housing	No definite sites have been identified for affordable housing	Noted.	No change.
57.2		6.9		Comment on "retention"	The pub and church (Llangarron) are in need of support.	Noted. These could be considered as possible community assets but this goes beyond the NDP.	No change.
57.3		6.10	SUS1	Comment on boundaries	The settlement boundaries are much too tight	Noted. The settlement boundaries were identified following informal community consultation and are supported by many residents. The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site	No change.

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						allocations in the submission NDP.	
57.4		10.10		Comment on transport	There is no plan to extend the public bus service	Noted. This is not something the NDP can require. However the plan supports improvement to public transport provision.	No change.
57.5				General Comment	This plan is full of vague comments and observations about the villages. There is no 'specific' ideas for development of housing, flooding defence and community facilities that are vital!!	Not accepted. This is not an action plan but a planning policy document with planning policies to guide decisions on future planning applications.	No change.
58.1	Page 29		ENV3 Flooding	Comment	As Llangarron brooks flows from Orcop gathering water all along the way, full consideration must be given to drainage on any future development in the industrial, residential or agricultural.	Noted. The NDP addresses drainage and flooding and the EA will comment on future planning applications with regard to flood risk and impacts on watercourses.	No change.

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58.2	Page 31		ENV4	Fully Support		Noted.	No change.
58.3	Pages 35 & 36		EMP1 EMP 2	Fully Support both Policies		Noted.	No change.
58.4				General Comment	Commend the council on the thorough volume of work that has gone into producing such an all reaching document. Fair to all areas of the parish	Noted.	No change.
59.1		All		Support	Looking forward to it being implemented as soon as possible.	Noted.	No change.
59.2				General Comment	In the villages of Llangarron parish, only large houses have been built so giving developers the maximum profit potential with no small houses for young families. With the changing weather patterns some of these new developments have no prevention for	Noted. These matters are addressed in the NDP.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					storm water to be drained from the site. This plan has been very hard to put together because of pressure from developers and their associates.		
60.1		Para 4	SUS1	Support	We hope HCC planners have read this paragraph and will adhere to the policy	Noted. Refer to Table 1 - HC comments.	No change.
60.2		7.0	The Environment View 2	Comment	Already spoilt by current developers	Noted. The NDP can only be used to influence future development.	No change.
60.3		Para 9.14	Housing	Comment	Why if only 9% supported executive housing is all new build executive housing.	Noted. The NDP can only be used to influence future development.	No change.
60.4		Map 6	Housing	Object	Where is the affordable housing going to be built to balance populations. Policy SUS 1 para 4. Areas around the church (centre of the village) and	Noted. Refer to HC Core Strategy Policy H1 which sets out the requirements for affordable housing, but	No change.

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					to left of road approaching from Llangrove could be used.	note this is subject to viability.	
60.3				General Comment	Land needs to be identified and released for affordable housing for people who live and work in the rural area and surrounding towns, Map 6 too restricting a sensible development.	<p>Noted.</p> <p>Refer to HC Core Strategy Policy H1 which sets out the requirements for affordable housing, but note this is subject to viability.</p> <p>Affordable housing schemes may be supported outside the settlement boundaries and in the wider rural area as exception schemes. See Core Strategy Policies RA3 and H1.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to</p>	No change.

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						retain the identified settlement boundaries and to not include site allocations in the submission NDP.	
61.1				Support	I feel there has been enough building and developing on our parish and should be careful not to spoil any of the villages and hamlets. We should preserve our agricultural land for future farming generations and also habitats for our wildlife.	Noted.	No change.
62.1				General Comment	In general, the plan is well thought out and presented. Preserving communities protecting the rural environment whilst protecting and creating jobs and supporting sympathetic development should be the guiding principles.	Noted.	No change.
63.1	Page 11		Vision	Support	See general comments	Noted.	No change.

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63.2	Page 14	Para 6.5		Support	See general comments	Noted.	No change.
63.3	Page 19	Para 7.9		Support	See general comments	Noted.	No change.
63.4	Page 47	Map 6		Support	See general comments	Noted.	No change.
63.5	Page 38	Para 9.3		Support	See general comments	Noted.	No change.
63.6	Page 38	Para 9.5		Support	See general comments	Noted.	No change.
63.7				General Comment	<p>We would like to thank all those involved in developing the DNDO for Llangarron and the surrounding villages. The DNDP represents a comprehensive, well reasoned and appropriate response to various planning issues it addresses and we agree with all the recommendations and decisions relating to Llangarron set out in it for the reasons stated in it.</p> <p>We support the arguments made and</p>	<p>Noted.</p> <p>The NDP refers the reader to the relevant sections of the Core Strategy.</p> <p>The minimum housing target for the parish is set out in the adopted core strategy and the Parish Council does not agree that a different target should be applied to different settlements.</p>	<p>Consider inclusion of a glossary.</p> <p><u>Amend minor typographical errors: paragraphs 7.9 (line 2), 7.24 (line2) - checked and no typos 7.34 - refers to Nutrient Management Plan and 8.17 (“..there is a variety ... includes...”)</u>.</p>

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					<p>believe they will achieve the vision of a vibrant, sustainable rural community providing a high quality of life for people living, visiting and working in the parish (see Vision on page 11 of the DNDP).</p> <p>In particular, given the existing susceptibility to flooding and the narrow lanes around the village, we agreed that improvements to infrastructure, especially the roads and the avoidance of any developments which might add to the flood risk, are important priorities (see paragraph 6.5 of the DNDP).</p> <p>We agree that it is important to retain the open nature of the Llangarron village and</p>		

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					<p>surrounding countryside and to keep the existing open spaces, footpaths and green infrastructure, particularly the traditional hedgerows (see paragraph 7.9 of the DNDP).</p> <p>In our view, the proposed settlement in Llangarron shown on Map 6 on page 47 of the DNDP, achieve a proper balance between the competing interests and should ensure surface water and drainage issues do not exacerbate the flood risk (although we assume planning conditions will be enforced to ensure measures required In that regard are implemented as part of any developments).</p> <p>We have no substantive comments or objections</p>		

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					<p>of the DNDP, given it is an excellent and faro assessment of the relevant aspects. However, we have a small number of observations as follows:</p> <p>It would be useful to include a glossary of the technical planning terms in an appendix to assist the reader.</p> <p>It might be helpful to include Figures 4.14 and 4.15 from the Council's Core Strategy in an appendix to the DNDP to make it easier for the reader to understand the difference between areas which are to be the main focus of proportionate housing (which do not include Llangarron) and other settlements where proportionate housing is appropriate (which do</p>		

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					<p>not include Llangarron). Development growth is a key issue and having those lists of settlements avoids the reader having to break off to find material on the Council's website.</p> <p>Given the target growth rate for housing in the Ross HMA of 14% and given the requirement to consider settlement characteristic, the distribution of Local Facilities and other Local Factors, we do not believe an allocations of a minimum of 14% growth to Llangarron is appropriate. Areas closer to Ross and other centres which have more amenities and better employment prospects are likely to require more new housing and therefore whilst the</p>		

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					<p>overall growth rate of 14% is to be achieved across the Ross HMS, settlements where only “proportionate housing” is appropriate, like Llangarron, should expect a lower growth requirement than 14%. It follows that whilst we understand the assertion in paragraph 9.5 of the DNDP that Llangarron has already exceeded the target, if the minimum 14% growth rate is applied to it, by some 30%, we believe it has exceeded the likely growth rate which might properly applied to it by a much greater margin. In consequence further development in the period to 2031 even in the settlement areas identified in Llangarron and shown on page 47 of the DNDP. We agree with</p>		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>the decision not to allocate new development sites in Llangarron for all the reasons set out in the DNDP.</p> <p>For the sake of completeness, there are a number of small typographical errors in the DNDP, which you may wish to correct, as they may affect the wider reception of the plan (see for example paragraphs 7.9 (line 2), 7.24 (line2) and 7.34 (should "NMP" be NDP"?) and 8.17 ("..there is a variety ... includes..."). They are minor matters, but someone may take it as a sign the DNDP has not been checked, which would be a shame, as the document is a very well structured and argues one, as we say above.</p>		

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64.1				General Comment Support	Firstly, I think this is a well drafted and comprehensive NDP. As I live in Llangrove, my comments will be directed towards Llangrove only.	Noted.	No change.
64.2			HOU1	Comment	<p>Minimum housing target has been met and exceeded. The brunt of this has been in Llangrove. It is imperative that the NDP is completed asap so that no further development is sought for planning permission and allowed outside the settlement boundary (Llangrove Policies Map 4)</p> <p>The recent new builds in the village have not been in accord with that described in paras 9.13 & 9.14. There have been no affordable or starter homes. New builds have been or those in progress</p>	<p>Noted.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p> <p>The NDP can only be used to influence future development.</p>	No change.

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					are mostly 4 bedroom homes.		
64.3		Para 8.7	EMP1	Comment	In favour of the general principle here but not the development of redundant barns on the Nature Reserve at Tretawdy into a commercial holiday let.	Noted. There is an opportunity for the public to comment on planning applications.	No change.
64.4			CSU1	Comment	A post office in either Llangrove and Llangarron would be a great asset to the community. The nearest post offices are in Monmouth (6 miles) or Ross (7 miles).	Noted. Unfortunately the NDP cannot propose a post office but the suggestion for a shop has been taken on board in a proposed amendment to Policy CSU1 - refer to 4.2.	No further change.
64.5		Para 10.8	TRA1	Comment	Increase in public transport to Ross and Monmouth from the one bus per week to each town would be a great advantage. Also reinstating the weekly bus to Hereford.	Noted. The NDP supports improvements in public transport but cannot require specific improvements to services.	No change.
64.6		Para 10.9	TRA1	Comment	Calming measures on the main road through Llangrove in the vicinity	Noted.	No change.

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					of the school is of utmost importance to prevent the possibility of accidental injury to child or adult especially at school arrival/departure times.		
65.1				General Comment	We moved into [redacted] Llangrove December 2019 following retirement. We chose the village due to the peaceful countryside environment. The village has an active village hall, dark skies and public transport. We were aware that next door to us is an agreed development site and are pleased to support the following policies and include some suggestions.	Noted.	No change.
65.2		Para 7.1	SUS1	Comment	A 20mph speed limit has been suggested by residence through the village, we further	Noted.	No change.

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					suggest traffic calming measures each end of the village. This will protect pedestrians of all ages and cyclists.		
65.3		Para 7.2	SUS 1	Comment	Maintain bus service form village hall to Ross and. Monmouth	Noted. The NDP supports improvements in public transport but cannot require services.	No change.
65.4			ENV1	Comment Support	Continue with policy for no street lights and suggest any security lighting not to be fitted above ceiling height level ground floor with cowl over to prevent up lighting. Highly approve of maintenance of existing hedgerows and boundaries	Noted.	No change.
65.5				General Comment	Any further housing developments need serious consideration taking into account the existing traffic network is	Noted.	No change.

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					already struggling to cope. Additional residents vehicles and building works traffic can only increase the problem.		
66.1				General Comment Support	The foundations of this NDP were well set in my opinion several years ago. This document has now been refined to accurately reflect the express wishes of the general Llangarron Parish population and in my view paves the way for sustainable and sympathetic treatment of our parish across all aspects of housing policies, traffic, sustainability, employment, facilities and the environment. Property developers are clearly motivated to capitalise on lucrative land values and often it seems to the detriment	Noted.	No change.

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					of our parish and landscape and biodiversity. Housing targets have already been exceeded and this document in my view acknowledges the need for the right type of housing at the same time comprehensively providing justification to limit over development of our parish		
67.1				General Comment Support	I would like to thank everyone involved in the very detailed work that has gone into producing this NDP. I feel that it really addresses the needs of our Parish for the future and everyone I talk to about it feels the same way. I think it comprehensively covers all the main aspects for the environment that we all	Noted.	No change.

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					enjoy and seems to very sensibly deal with the over development of our villages especially Llangrove and now near my home in Llangarron. I look forward to this being voted for positively so that we can protect and enhance our parish for generations to come.		
68.1				General Comment (Support)	We fully support this plan and feel it is right for this rural community. It is vital that we support our farmers and stop any further wholesale development in this area. We also feel very strongly that our hedges should be saved for the preservation of our wildlife which is fast disappearing.	Noted.	No change.
69.1				General Comment (Support)	I support the latest draft of the Llangarron NDP. The long and delayed process has	Noted.	No change.

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					<p>hopefully now produced a report which will result in consensus and approval at the forthcoming referendum. The delays and division caused by the further review are regrettable in such a small community.</p> <p>I am not familiar enough with the other villages so comment from my perspective as a Llangarron resident</p>		
69.2			Housing – Section 9	Comment Support	<p>I agree with the overall objectives and would only like to make additional comments on the Housing Section 9.0.</p> <p>The landscape, beauty and history of the local landscape are things to be valued and respected. I believe it is possible to allow reasonable,</p>	Noted.	No change.

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					<p>proportionate housing growth which improves the environment. Given the disparate, linear nature of Llangarron I support new homes which reflect the natural organic growth of the community. Hence I am not in favour of clusters of new homes or designs which do not enhance the village or its setting. I think groups of one or two new properties represent the way the village would usually develop naturally.</p> <p>Llangarron village is constrained by a couple of significant natural factors - the lack of mains drainage and the flooding that occurs regularly and affects some low lying land and transport access.</p>		

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					The number of new homes now approved constitutes a significant increase in the central area of the village – around a 30% uplift in just 5 years. Therefore I strongly support the boundaries proposed which will avoid over development of Llangarron. The boundaries should protect the nature of the village, respect its history and allow development at an appropriate level whilst contributing fairly to the overall targets for the parish.		
70.1				General Comment (Support)	Thanks to all for your hard work in preparing the plan. I am happy to support this plan.	Noted.	No change.
71.1				General Comment	Firstly I would like to thank all those who have given their time to produce the draft NDP.	Noted.	No change.

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71.2		Para 7.19		Comment	<p>I have to point out however that paragraph 7.19 LLANGROVE does contain some serious errors: Firstly, at less than half a mile long and with a network of lanes Llangrove is NOT, as described, a linear village; secondly, Llangrove did NOT grow up around the church, a settlement existed from the 14th century, whereas the Church was completed in 1856, ie. the church was built because the settlement existed. I would also dispute that "there is no specific local vernacular". My suggested text below for 7.19 is the more accurate description. I also have serious concerns about the photographs appended to that paragraph. Those at top right and lower left are of</p>	Accepted.	Amend para 7.19 as suggested.

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					<p>houses outside the Village envelope. Given the current pressures from developers to breach that envelope, any acknowledgement that the Village spread is greater than the NDP boundary is an own goal. I will forward some more suitable photos under a separate email.</p> <p>*(Photos provided below)</p> <p><i>Suggested Paragraph 7.19</i> <i>"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</i></p>		

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					<p><i>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</i></p>		

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					<p><i>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. "</i></p> <p>I do hope this is helpful and the draft NDP can be corrected accordingly.</p>		

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72.1			Policies Map Llangarron	General Comment Support	<p>Having studied the plan we are aware that a lot of time and effort has gone into its creation. As residents of Llangarron we feel that our views should be restricted to the village alone.</p> <p>The map of Llangarron, (page 22) detailed in the most recent documents, shows a development boundary which we believe to be the area to which any new planning would be restricted and although we may have views on the permissions already granted we now cannot change these. As for any new development proposals outside of the boundaries shown on the map (page 22), we feel that these should be denied, unless there are exceptional</p>	<p>Noted.</p> <p>The NDP cannot be used to influence previous developments but will be used to help determine planning applications in the future.</p> <p>Planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.</p>	No change.

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					<p>circumstances, for the duration of the plan. On this basis we would support the plan.</p> <p>Other villagers have stated that existing approvals already mean that we have exceeded our target for new houses and unless we adhere to the plan in terms of numbers and boundaries the whole exercise would appear to be a complete waste of time, effort and no doubt money.</p> <p>What we cannot see or understand is whether upon adoption of this plan it becomes binding on residents and SHDC</p>		
73.1				General Comment	I am greatly concerned about the amount of executive development which is not conducive to	Noted. These matters are largely addressed in the NDP.	No change.

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					<p>a sustainable village. No further development in the village after 2020.</p> <p>The sewage system will be placed under strain. Water pressure has already reduced in my home.</p> <p>Any further development should place a condition that the road to Whitchurch is not used to access the village with building materials.</p> <p>A lower speed limit and a police visit to the school to remind the drivers delivering children of the highway code would be helpful.</p> <p>No further developments to be allowed to grub out hedges other than to enable an access road to be built. All mature trees in village to receive</p>	<p>Suggestions for speed limit changes should be referred to HC Highways.</p>	

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					preservation orders on them.		
74.1				General Comment Support	<p>Having read the plan carefully, I should like to commend the consideration and attention to detail which has been applied: I feel most of the relevant issues have been addressed, and this should help with the formation of a sustainable planning framework for the area, whilst protecting its beauty and character.</p> <p>I agree that sustainability and sympathetic design are of key importance, and that issues such as upkeep of roads, the preservation of habitats and green spaces, flood alleviation schemes and the provision and maintenance of services</p>	Noted.	No change.

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					<p>within the local community are also vital.</p> <p>A village shop/pub within Llangarron itself would be wonderful!</p>		
75.1				General Comment	<p>Regarding the Llangarron Parish Draft Neighbourhood Development Plan, revised for Regulation 14 Consultation, 2020.</p> <p>Firstly, I would like to thank you for preparing this document in a clear and comprehensible manner.</p> <p>My comments are as follows:</p>	Noted.	No change.
75.2				Comment	<p>You state that the NDP is to help local people have a say in the future development, however, you also state that there was an open day in 2014 and the last public</p>	<p>Noted.</p> <p>The NDP has been prepared by the Parish Council and meetings have been held in public to allow local people to have a say</p>	No change.

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					<p>consultation period was February to March 2017.</p> <p>Why has there not been a more recent public consultation, particularly in view of, as you point out in the plan, that a lot has changed since as recently as early 2019! I feel that a few formal early evening council meetings, with minimal time given for public input, was insufficient to gain a real appreciation for local opinion, as many people are unable to attend at such a time.</p> <p>Open days, with clear discussion should be held, which is in line with accepted practice for Herefordshire NDPs. That way, locals can get a clear understanding about the plan's proposals, have opportunity to ask</p>	<p>in shaping the NDP. The Reg 14 process provides further opportunities to comment on the document but open meetings are not advised during the Covid-19 pandemic.</p> <p>There will be further opportunities to comment and ultimately the NDP will be put to a local referendum.</p>	

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					<p>questions and get clarification, and consequently make informed comment.</p> <p>You state that the NDP gives local people the opportunity to have a say in the direction of future development, and that “providing facilities and homes to retain young people” is felt to be key, however, in an earlier paragraph you state that the NDP “no longer includes proposed site allocations”, since the “minimum housing target for the parish has been met and exceeded”.</p>		
75.3				Comment	<p>Firstly, the latter statement clearly contradicts the first two. As I commented above, there has been no recent meaningful public consultation or gathering of local opinion.</p>	See above.	No change,

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75.4				Comment	<p>Secondly, how can this be called a development plan for the next ten years, since you indicate that no further development will be permitted, despite the implication that housing for young people is needed? No consideration appears to be given to where the next generation of Llangarron parish community is going to live and work, and this calls into question the authors' awareness and consideration of the relevant data available from Herefordshire council. Additionally, no consideration is given to elderly residents to downsize and stay within the community. The plan appears to stop any possible development of</p>	<p>The NDP does not constrain all future development but allows for some further small scale incremental growth within the defined settlement boundaries. Many other residents support the settlement boundaries and the approach in the NDP to not include site allocations for significant further growth.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

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					housing or commercial opportunities, which is against the whole ethos of an NDP. Not proposing site allocations is also contradictory to the NPPF and local plan.		
75.5				Comment	The draft plan proposes minimising reliance on the private car by promoting walking and cycling and use of local bus services. Whilst I wholeheartedly commend this ethos, it is not realistically applicable in this rural area, with a practically non-existent public transport service, and where walking or cycling to local amenities e.g. GP or shops is not feasible. I believe that more consideration could be given to securing existing and providing new local amenities for	<p>Noted.</p> <p>Rural areas as well as urban areas will need to reduce reliance on petrol and diesel cars over the coming years in response to climate emergency objectives.</p> <p>The NDP supports a move towards more sustainable transport alternatives in line with Government and HC policy.</p> <p>By limiting growth in rural areas and directing growth to urban locations, planning can contribute to</p>	No change.

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					our community, such as improved transport links.	more sustainable patterns of development.	
75.6				Comment	<p>Policy ENV 1: This section could be considerably expanded: Far more consideration of agricultural runoff pollution is needed.</p> <p>In recent years, a lot of land in the Llangarron parish has been changed from orchards and grassland to arable monoculture, which has been a significant contributor to waterway pollution and flooding due to increased run-off.</p> <p>You state in paragraphs 7.21 to 7.26 that the parish has suffered from severe flooding issues and that run-off water from surrounding land, small streams and</p>	<p>Noted.</p> <p>Refer to comments by EA and Welsh Water in Table 2.</p> <p>Policies in the NDP cannot be used to control or manage changes in agriculture / food production but can influence decisions on development and buildings such as polytunnels. The NDP supports the protection and enhancement of biodiversity.</p>	No change.

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					<p>drainage ditches exacerbates this.</p> <p>However, in the draft plan you make no discernible firm statements regarding flooding. The community has already made it strongly known that we do not want Polytunnels as they are a major source of soil pollution, and due to increased flood risk and creation of monocultures. Similarly, large scale chicken sheds have recently been implicated in causing significant waterways pollution. This strong public opinion is not sufficiently reflected in the revised Draft NDP, and it lacks sufficiently robust and meaningful support for the environment and biodiversity, which should</p>		

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					be more referenced to the Government's Environmental Land Management Scheme.		
75.7				Comment Objection	<p>I believe that there are a number of flaws with the proposed draft plan.</p> <p>There has been a lack of recent public information and consultation. The plan is contradictory in its stated intentions – to give locals a say in the direction of future development, while stating that no further sites for future development will be allocated. There is lack of direction in its aims for development of local amenities. There are significant omissions and lack of commitment to key environmental issues. Overall, there appears to a gross lack of evidence and data on which some</p>	<p>Noted - see responses above.</p> <p>Many residents (as shown in this table) support the NDP.</p>	No change.

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					of the decisions and proposals have been made.		
76.1		Policy ENV1		Comment	<p>It is not possible to replace traditional old orchards with newly planted 'traditional orchards' They are not the same thing so one can't replace the other. This is because the species of new trees available is very limited, the dead and heartwood of old orchards is vital to the biodiversity of the area and can not be replaced with new trees. The policy should read. Traditional orchards should not be the subject of planning development but should be offered for community purchase.</p> <p>Ancient trees should be preserved at all costs. They cannot be replaced</p>	<p>Partially accepted.</p> <p>The Policy should be reworded to improve clarity.</p> <p>The Policy will be amended in relation to trees - refer to 25.4 above.</p>	<p>Amend Policy ENV1.</p> <p><u>Delete 'traditional' in 4th line of paragraph 3.</u></p> <p>Amend paragraph 4 to:</p> <p>'Traditional orchards should be retained unless it can be demonstrated that their loss will not reduce environmental biodiversity or be detrimental by causing loss of wildlife habitat. Where orchards are lost developers can be expected to include an equivalent range of varietal fruit species traditional to the local area in landscaping schemes of at least equivalent size to that which will be lost <u>or provide a new orchard using traditional species for the benefit of the local community.</u>'</p>

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					with new trees. The policy should read; Ancient trees should be preserved or moved to a suitable space nearby.		
76.2			ENV2	Comment	<p>It is clear that many developments in Llangrove have been allowed despite the traditional character of the village to be small detached cottages and most lying sideways to the roads or individually designed single properties The more recent out of character buildings being permitted should not automatically mean any future developments are allowed which do not enhance the character of the village. This should be a positive decision not by exception.</p> <p>General statement: I notice the settlement</p>	<p>Noted.</p> <p>The NDP can only be used to influence future developments and policies cannot be applied retrospectively.</p> <p>The settlement boundaries have been agreed following informal community consultation and are supported by many residents.</p> <p>The NDP is for all parts of the Parish and policies will apply to all areas.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish</p>	No change.

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					<p>boundaries for Llangrove as compared to the other settlements in the parish are enormous. Suggesting that Llangrove as the traditional 'workers' settlement will continue to be the settlement of choice for the majority of new developments where the more traditional villages will be retained much the same as they are. It seems wholly unfair that this is the case when Llangrove has already been the site of most development in the Neighbourhood. Consideration for the quality of life for existing residents of Llangrove should not be set aside to protect the rest of the neighbourhood.</p>	<p>Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
76.3			TRA1	Comment	<p>A Sustainable transport policy should not include the encouragement of</p>	<p>Noted.</p>	<p>No change.</p>

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					the use of cars. Only two out of 8 points in TRA1, other than the reference to developers perhaps including enhancing bus services or paths, refer to walking and cycling or electric charge points. The rest of the policy is focussed entirely on cars. I feel that the focus should be to encourage a reduction in car use by making the village less welcoming to cars unless they are electric and that all developers (ref ENG1) should include electric charging points in their development proposals as well as the other energy-saving systems	This policy and others encourage more sustainable transport alternatives including more walking and cycling and less reliance on the private car.	
76.4			CSU1	Comment	I would like to see added the provision of community-owned outdoor spaces and community orchards to the list of improvement to facilities.	Accepted.	Amend Policy CSU1 - add in community owned outdoor spaces and community orchards to list of bullet points.

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76.5				Comment	Lastly, I notice that the report does not seem to show Llangrove in its current state but either through photographs of individual elements or buildings or of the countryside. It would work better to show Llangrove from a position showing the number of new developments that are already in the village perhaps down the Llangrove road and also showing the traditional cottages built sideways to the road to show the style of building that could be considered to enhance the village in the future.	Accepted. Insert one or more photographs of recent development if provided.	Photos not provided so no change.
77.1				General Comment (Support)	I am writing to offer my full support for the Llangarron Neighbourhood Development Plan. The	Noted. The Parish Council considered undertaking a review of all the settlement	No change.

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					<p>parish council deserve the gratitude of the whole community for their hard work and, in particular, for their perseverance (despite a considerable amount of what has quite often seemed to me unreasonable and ill-mannered criticism).</p> <p>There is clearly a pressing need for the NDP to be implemented as soon as possible. Given that several aspects of the parish's infrastructure (such as drainage and road capacity) are already under considerable strain, it is also important to place realistic limits on future development — in all parts of the parish — particularly in view of the number of new properties that have been built or already have</p>	<p>boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					planning approval. The proposed settlement boundaries achieve this, in a way that does not favour or disadvantage any one part of the parish (it would have been disappointing had the NDP done that).		
78.1				General Comment (Support)	I am writing to approve and support the Neighbourhood Development Plan for Llangarron Parish Council as I feel it will protect and preserve the parish for the future.	Noted.	No change.
79.1				General Comment	As someone involved in the initial 2012/13 steering group, I would like to say that you have come up with a second plan that is not too dissimilar from the first. You really need to get this approval now to give the Parish some protection and direction.	Noted.	No change.

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80.1				Support	would like to support the Llangarron NDP. It seems very well considered and all aspects have clearly been analysed and thoroughly thought-through to a very high standard. I particularly support the village boundaries which have allowed for growth - extensive growth - but will also protect all the villages from encroaching urbanisation.	Noted.	No change.
81.1				Support	Please note my approval of and support for the NDP, it is very well thought-through and will protect and preserve the integrity of the parish for the future.	Noted.	No change.
82.1				Comment	Unfortunately, the Plan is remarkably similar to the earlier version submitted in 2017. The earlier Plan was drawn up when there was an urgent call for	Noted. The revised NDP reflects the significant recent growth in the Parish in recent years and aims to	No change.

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					<p>housing sites to meet binding targets set by Hereford Council's Core Strategy. The supply of housing in the four villages now more than meets the requirements for the Plan period (up to 2031) and no more housing sites are being proposed. The new Plan refers to this fundamental change in circumstances. Despite this, the Vision, Objectives and many policies still presuppose new development or its promotion as their basis but the ability of the Plan to achieve the overall aim of sustainability has been very much weakened. To an increasing extent, the pattern of further development will be guided by policies in the Core Strategy. For these reasons, I suggest that</p>	<p>support some new development but not major development, such as through site allocations.</p> <p>The Draft Plan seems to have significant support from other residents.</p>	

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					<p>the Plan would have been made more relevant if it had been amended to reflect the new situation.</p> <p>There is speculation that the Government will escalate housing targets. If so, Hereford Council will probably revise its Core Strategy, and any new housing allocations will escalate downwards meaning that Neighbourhood Development Plans would have to be re-visited.</p> <p>Given my overarching comments outlined above, the Plan is a workmanlike, readable document and the policies have much good intention.</p>		
82.2				Comment	In more detailed comment on the policy	The NDP Policies cannot be applied retrospectively to	No change.

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					<p>content, ENV1 has already been breached by the removal of the hedgerow opposite The Royal Arms (Map4).</p> <p>With HOU1, there has been little, if any, success in achieving variety of house types and design in recent decisions (small starter homes don't necessarily have to be affordable so the threshold of 10 needn't apply).</p> <p>With HOU3, it needs to be certain that a new replacement agricultural building will not stem from a conversion.</p> <p>It is not clear how TRA1 and ENG1 will work in practice, could these be enforced?</p>	<p>recent developments that have already taken place.</p> <p>Enforcement is a matter for HC.</p> <p>HC will provide policies maps for the submission plan.</p> <p>Other maps may be provided on th website to improve clarity.</p>	

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					<p>The maps are not very clear while Map 3 is sideways, but presumably these will be improved in the final version.</p> <p>Thank you for the opportunity to comment</p>		
83.1			Settlement Boundaries	Comment Objection	<p>My initial comment relates to identification of the settlement boundaries.</p> <p>I support the principle of outlining the future settlement boundary, however, the boundary needs to reflect the true extent and composition of Llangarron. Your draft boundary seeks to unjustifiably exclude much of the village - please rectify this as we should seek to enhance the whole of the parish and not be so restrictive towards Llangarron.</p>	<p>Not accepted.</p> <p>Please refer to the Consultation Statement.</p> <p>The settlement boundaries were agreed following informal public consultation at PC meetings and are supported by many residents from various settlements.</p> <p>This Table demonstrates that residents from across the Parish have engaged with the Draft Plan consultation and have spent time and effort</p>	No change.

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					<p>My second points relates to a PC which is predominantly from Llangaron - it is very clear that they are purposely restricting any planning and also trying to restrict future opportunities to build homes in llangarron village via the NDP - this has to stop - they are PC's to serve the full extent of the parish and should be embracing a future where we will welcome new families to the parish and build new homes in line with our parish responsibilities, local and national policies.</p> <p>I would also like to say that I don't think that enough effort has gone into co creating / consultation of the NDP with the wider parish. As such I would suggest the NDP process is stopped</p>	<p>providing thoughtful and detailed responses. Some responses set out residents' concerns or suggestions for changes and many of these have been taken on board in the proposed amendments to the submission version of the Plan. The Parish Council members have considered every comment very carefully and are all committed to ensuring all stakeholders have their say during future stages of the plan's preparation.</p> <p>The PC represent the whole parish and have sought to provide an NDP with policies which are relevant for the parish as a whole.</p> <p>The NDP has been and will continue to be drafted by the Parish Council with guidance from Kirkwells.</p>	

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					<p>until we recover from Covid 19 and are able to include the many people within the parish that have not been able to comment. I am also very uneasy that REDACTED is missing some key points section 106, Net Zero, affordable housing, electric charging points, homes for young families, homes for older people, supported housing, the vulnerable, volume of traffic, condition of roads, light pollution, nature and natural habitats etc - please give the PC REDACTED</p> <p>In fact - given that the U.K. is underway with the biggest planning review since the second world war I would again suggest that the NDP be halted as it would be a waste of tax payers money to deliver</p>	<p>All supporting sections and policies were circulated, consulted upon and amended through a continuous process of review with input from members of the Parish Council as a whole.</p> <p>Please refer to the Consultation Statement - the NDP was prepared by the PC and considered at open meetings.</p> <p>The Covid-19 pandemic has meant that open meetings with large numbers of residents are not considered safe. Government advice (see Planning Practice Guidance) is that at the current time consultation on plans such as NDPs should continue but that groups should use a variety of other methods to engage such as the</p>	

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					<p>an NDP and then have to change it at a later date. I could go on - happy to help if required</p>	<p>internet, printing of hard copies and use of telephones to engage safely with stakeholders.</p> <p>The Government do not wish to see Plans delayed unduly.</p> <p>The Reg 14 consultation by the PC is an example is an example of good practice and clearly (as this table demonstrates) there has been considerable success in engaging with a relatively high number of local residents on the Draft Plan.</p> <p>Many residents are urging the PC to continue with the NDP and to complete the plan ASAP so that it may be used to help determine planning applications.</p> <p>The PC may wish to review the NDP following the</p>	

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						<p>Review of the Herefordshire Local Plan Core Strategy and once the Government's Planning White Paper becomes law, but it is likely that these events will take place in several years' time and there is no need to delay the NDP further.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
84.1				General Comment	I write these comments as a Parish Councillor who has served on the PC for over 3 years through the	Noted.	No change.

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					periods that include the circulation of previous Regulation 14 draft document and this latest version of the NDP.		
84.2				Objection	<p>My concern with the previous document centred around the clear bias towards concentrating new development in Llangrove Village, whilst minimising new development in Llangarron Village. This was largely because control of the process lay with people from Llangarron.</p> <p>Unfortunately a similar situation has occurred and this latest version of the document appears to fundamentally protect Llangarron Village from any further development. Additionally this document does not meet the requirements of a development plan' – it</p>	<p>Not accepted.</p> <p>The previous plan was largely written by a group of residents and has been superseded by the current draft plan.</p> <p>Comments about the current NDP are false. There is no bias in the Draft NDP. No individual settlement is targeted for more growth than others and there are no site allocations. The settlement boundaries were agreed following informal public consultation.</p> <p>Two meetings on 16th October and 4th November 2019 were dedicated to the identification of settlement</p>	No change.

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					<p>aims to prevent development when the focus should be on guiding new development for the future.</p>	<p>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.</p> <p>Copies of the various options for each village were discussed (see Appendix 4) in depth and recommendations were made taking into account</p>	

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						<p>the advice set out in Herefordshire Councils NDP Guidance document 20 Guide to Settlement Boundaries.</p> <p>Please refer to the Consultation Statement for further detail, including copies of the presentation material.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
84.3				Objection	REDACTED	Not accepted.	No change.

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					<p>The production of this document has not been wholly democratic or neutral, nor has it involved any proper community consultation other than allowing parishioners access to the PC website and PC meetings, where some NDP issues were discussed. Some of the changes to this version were initially made behind closed doors without the public being present (Kirkwells our consultants were represented at one meeting and can verify that this took place). On the positive side, the new document does use language that is much easier to read than the previous version.</p>	<p>This is a false allegation and defamatory and so has been redacted.</p> <p>The PC took over the preparation of the NDP from the previous working group due to major concerns about the process and content set out in responses at the former Reg 14 process from HC, landowners and developers. The PC is the legal body responsible for the Plan's preparation and it was right and proper for the PC to bring the responsibility for the Plan's preparation into the control of the Parish Council. All decisions have been made by the PC at key stages and these are in meetings which are open to the public.</p>	

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						<p>No changes to the Plan were made behind closed doors. There was an initial discussion meeting / training session with Kirkwells planning consultants at an early stage which was used to explain more about the process and to agree next steps to review the former NDP but this did not explore the content of the Plan in detail.</p> <p>Decisions about whether or not to include site allocations and consultations on settlement boundaries were all held in the public eye at PC meetings.</p> <p>Detailed amendments to drafting have been ongoing for many months and there has been input from a number of parish councillors at different</p>	

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						<p>stages. In fact many of these comprised agreed amendments provided to the consultants in tables of changes, approved by members of the PC.</p> <p>The PC approved the Draft Plan for public consultation at the meeting on 25th August 2020.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
84.4				Objection	REDACTED ■	Not accepted.	No change.

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					<p>More importantly there has been no free and open consultation with the various communities within the Parish. Over the last 18 months there have been no parishioner surveys. Indeed where previously some of their views had been quoted, it appears some have now been deliberately removed, particularly if expressing views about Llangarron Village. A good example is the modification of the following quote from the responses to a 'Planning for Real' event in an earlier version of the NDP as follows: <i>'Consultation responses clearly indicate that residents consider in particular that the village of Llangarron would benefit from residential</i></p>	<p>This allegation is unfounded and defamatory and therefore has been redacted.</p> <p>There have been plenty of opportunities for the PC members to comment on the emerging Draft Plan. It is common practice for a plan to be prepared through a number of drafts and to invite comments and suggested amendments and this indeed what has happened with the Llangarron Draft NDP.</p> <p>The Plan's preparation has not included further surveys as these were done at an early stage and informed the first Draft Plan. The Reg 14 consultation provides a completely open opportunity for residents and stakeholders to</p>	

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					<p><i>development up to the period 2031. Whilst not identified as an RA1 village, Llangarron supports a well utilised village hall, a recently constructed community centre, local church and bus routes to the local high school and surrounding village schools. The NPPF recognises that there are groups of smaller settlements, development in one village may support services in another. Limiting development in Llangarron has resulted in a shortage of local housing to meet people's needs with a focus on the larger detached units with house prices being beyond the reach of normal working families. This plan</i></p>	<p>provide detailed comments and for these to be considered in turn by the PC and used to inform any changes.</p> <p>The Planning for Real consultation is noted in the NDP and Consultation Statement. However this took place some years ago and the Draft Plan does not steer development to any particular one of the settlements identified in the Core Strategy. Instead it aims to provide a balanced approach to provide limited new development across the settlements in the Parish. The document has been updated to reflect the current situation.</p> <p>As evidenced by a number of responses in this table, many residents are supportive of the approach</p>	

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					<p><i>therefore proposes that the village of Llangarron also has the opportunity to share and absorb a higher proportion of the proposed growth'</i></p> <p>The above statement should be reincorporated into the document.</p>	<p>in the NDP and do not wish to see further major development in what is a very rural location.</p> <p>It is not appropriate to include lengthy quotes and opinions in an NDP and these were largely removed as part of the review process.</p>	
84.5				Objection	<p>REDACTED ■</p> <p>there have only been a few PC meetings where the NDP has been discussed, always in closed session (where the public had no real influence in changing the document) and so no real debate with the public has taken place. Also not one NDP PC meeting open to the public has taken place in Llangrove where the largest community population exists and the majority of</p>	<p>Not accepted.</p> <p>This is defamatory and has been partly redacted.</p> <p>Normal PC limits on public speaking time were suspended at NDP meetings allowing the public more time to comment and respond.</p> <p><u>Dates of NDP meetings:</u> 9th September 2019 16th October 2019 4th November 2019 21st November 2019 4th February 2019</p>	No change.

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					<p>the new housing is to be located!</p> <p>Almost all the NDP meetings have taken place in Llangarron where locals were encouraged to support a very Llangarron orientated Parish Council.</p> <p>This is a disgrace when this document should reflect common community views.</p> <p>Equally decision making about the contents of the NDP has rested with majority votes at PC meetings and there is no real audit trail for how decisions have been made other than brief PC meeting minutes.</p>	<p>25th August 2020 (Zoom)</p> <p>On 9th September 2019, 53 members of the public attended, on 4th November 2019 36 members of the public attended and on 21st November 2019 4 members of the public attended.</p> <p>These were dedicated NDP meetings which were held in addition to normal Parish Council meetings.</p> <p>They were all public meetings, none were 'closed'. Items discussed were published and open votes were held. All councillors and members of the public were given opportunities to speak.</p> <p>Other venues were contacted for NDP meetings but could not be used as they were pre-</p>	

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						<p>booked for community activities and clubs, particularly Llangrove village hall.</p> <p>A former member of the PC who was involved with Llangrove Academy previously had been able to secure the school as a PC venue. When he left the PC it was explained that access would be problematic in evenings with no one there to open and lock up.</p> <p>It is the normal democratic process for members to vote and decisions to be recorded in the minutes. Minutes of previous meetings are approved at the following meeting by councillors.</p> <p>The PC represents the whole parish. This comment is insulting and</p>	

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						untrue. Members of the public are free to voice opinions and are not encouraged to support any particular view in relation to one of the settlements.	
84.6				Objection	The document has been used to effectively prevent future development, which is not the aim of an NDP. There are 11 more years until 2031 (the timeframe of the NDP's validity) and in that time land owners and HCC will, I am sure, want to see further housing developed within the Parish. This should be recognised and the document should guide further development even it is minimal and organic in nature. Some key issues missing from the document are:	<p>Not accepted.</p> <p>The NDP includes policies to guide development and to focus development within the identified settlement boundaries.</p> <p>The Parish has significant housing growth already and has exceeded the minimum housing target in the Core Strategy. Further major development in the rural area would risk promoting an unsustainable pattern of development, and encourage higher levels of commuting and travel to access services in urban centres.</p>	No change.

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					<ul style="list-style-type: none"> · What the plan is doing about meeting the need of future affordable housing? · What the plan is doing about pointing the way for future housing for young families? · What the plan is doing for people nearing retirement who want to downsize? 	<p>NDP Policies promote a suitable range of housing provision, including housing for smaller households. Policy SUS1 encourages housing to meet the needs of young families, the elderly and people with disabilities. HOU1 supports a mix of house types and tenure, with an emphasis upon smaller starter homes and affordable family accommodation and affordable homes in line with Core Strategy policies.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site</p>	

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						allocations in the submission NDP.	
84.7		7.24		Objection	The report mentions flooding but this appears to be an afterthought. This aspect needs more detailed analysis and should include more on the problems of runoff and associated pollution from farmland. The regular flooding in Biddlestone and the centre of Llangrove have been totally ignored and again it is all about flooding associated with Llangarron village.	<p>Noted.</p> <p>Refer to Table 2 comments from EA and Welsh Water.</p> <p>The NDP includes policies to address flooding and drainage.</p>	<p>Amend NDP.</p> <p>Add further text to 7.24: 'There are problems of runoff and associated pollution from farmland and regular flooding events in Biddlestone and the centre of Llangrove.'</p>
84.8				Comment	While the document mentions planning permissions already granted, these are not listed or shown on maps against each settlement. I believe these should be added to show what has taken	<p>Noted.</p> <p>The Policies Maps will be updated by HC on submission.</p>	No change.

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					place since the NDP process started and how targets have been met.		
84.9				Comment Objection	The document makes little attempt to look to the future. With the climate crisis and a national push for a carbon zero way of life we should be looking for new opportunities for businesses and amenities in the Parish. For example we could centrally run a pool of electric vehicles for hire or just establish some charging points, thus reducing the total number of fossil fuel vehicles held across the community. I feel the NDP process has been deprived of any considerations about real community issues.	Not accepted. The NDP promotes sustainable development and has a strong emphasis on resource efficiency and reducing carbon emissions in line with national planning policy. Possible actions for the PC should be given further consideration but these may be outside the remit of an NDP which sets out planning policies to guide decisions on planning applications.	No change.

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84.10				Comment	Whilst not a housing issue, I would like to see an aspiration to improve roads within the parish mentioned in the document. We are due to receive 106 payments from the Baytree development in Llangrove. The document should point the way for how the £46k should be spent. This and other 106 payments should also be subject to local community consultation.	Noted. This is a detailed matter for the PC and does not need to be included in the NDP. Policy CSU1 lists possible community projects which could be supported by developer contributions.	No change.
84.11			Policies maps	Comment / Objection	The boundaries around settlements in the document are in many cases the consequence of personal and small group interests and are definitely not impartial. For example the tightest boundary has been drawn around only the central part of Llangarron Village.	Not accepted. Please refer to Consultation Statement for further information about the settlement boundaries and the consultation process. The settlement boundaries seem to be largely supported by other	No change.

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					<p>Important and historic parts of the village to the northwest and southeast (which contain 2 former council houses estates) have deliberately been excluded to minimise the room for any further new development. Equally in certain settlements the choice of boundaries were made for reasons that were not recorded. One section of boundary in Llangarron was also chosen in order to exclude one land owner, despite the land owner already having received HCC planning permission. I believe that all boundaries should be re-examined to remove such anomalies and to include land inside or on the edge of boundaries where planning permission has now been granted. There are</p>	<p>residents responding to the Reg 14 consultation.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					unexplained anomalies with the Llangrove boundary as well.		
84.12		Para 1.2		Comment	To date the NDP process has taken almost 8 years. The reason for this is that the earlier version was not done fairly and the efforts to protect almost all of Llangarron Village for future development apart from a couple of token houses, was recognised for what is was. The situation in Llangarron Village is now much improved as some new development has taken place, with HCC planning department allowing new housing even where the current Parish Council has tried its utmost to prevent it.	Noted.	No change.
84.13		Para 7.6		Comment	There is no mention of Tretawdy Nature Reserve within this section. It probably now warrants a	Accepted. (This is noted in 11.5 and Policy CSU1.)	Insert reference to Tretawdy Nature Reserve in para 7.6.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					paragraph in its own right.		
84.14		Para 7.10		Comment	<p>The view from Llangrove ridge which extends over much of the Parish and beyond (including Llangarron Village and Biddlestone) is probably the best and furthest view and should be included in this section.</p> <p>Other settlements other than Llangarron village should have the opportunity to put photographs in this section</p>	Accepted.	Add suggested view to Map 3 (or separate map?) and add photo and description.
84.15		Para 7.19		Comment	Mention should be made that there are no street lights in Llangrove, which is much applauded by Llangrove residents who enjoy a 'Dark Skies' environment.	Accepted.	<p>Add further text to 7.12 as suggested.</p> <p><u>' There are no street lights in any of the settlements and residents enjoy a 'Dark Skies' environment.'</u></p> <p>Kirkwells to re-draft to include a statement along the lines of <u>"any new buildings should be sensitive to dark skies"</u></p>

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
84.16		7.24		Comment	This paragraph creates the wrong impression about the periodic flooding in Llangarron Village . Not all roads to and from the village are blocked off. The bridge area is normally a problem for more than a day or so when it floods and nearly everyone in the village can find an alternative route around the bridge. Surprisingly the regular flooding in Llangrove Village centre and at the pond in Biddlestone are totally ignored.	Noted. Refer to 82.7 above.	No further change.
84.17		8.12		Comment	I question whether 'A large proportion of residents (in the Parish) are still employed in agriculture or agriculturally related enterprises'. This is not my experience and I would wish to see the	Noted. Refer to 29.10 above. This is a high figure compared to national figures.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					evidence to prove this fact		
84.18		9.10-9.16		Comment	There is no mention of the full extent of what was said about housing in Llangarron Village at the 'Planning for Real' Event. This should be reinstated as detailed in my general comments above	<p>Noted.</p> <p>This event took place some years ago. A summary of key points is sufficient for the NDP rather than lengthy detailed quotes. The Draft NDP has been revised and updated and takes into account more recent information such as the scale of development and commitments in the Parish since the previous Reg 14 consultation.</p> <p>The responses to the more recent Reg 14 consultation will be summarised in the Consultation Statement.</p>	No change.
84.19		9.34		Comment	The Llangrove boundary was generally accurate in the earlier version of the NDP, however it did exclude a certain property (Bamber) for reasons known only to	<p>Noted.</p> <p>The previous settlement boundary has been superseded by the proposed boundary in the current Draft Plan.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>the Steering Group and evidence for this decision should be made available.</p> <p>This I believe was done to favour keeping a boundary away from land that was likely to have planning permission requested on it because being next to a boundary increases the chances of planning permission being given. When the new Llangrove boundary was produced, the same circumstances existed and pressure was again applied to those responsible for drawing the new boundary to exclude Bamber, despite my protestation.</p> <p>Planning permission has now been granted on a site next to Bamber and in my view both these properties should now be</p>	<p>The consultation and rationale for the settlement boundaries is provided in the Consultation Statement.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					included in the Llangrove boundary diagram. This type of issue does create doubt in the fairness of the whole NDP process this time around. I also question why considerable existing housing to the north of the land opposite the Royal Arms has not been included within the village boundary? Is there a separate undeclared interest at play here?		
84.20		9.37-9.38		Comment	Four options were discussed but all of these were very limited and controlled. No consideration was allowed for looking at parts of the village where there are 2 groups of ex-council houses and important parts of the village such as the vicarage and the old pub. Both these areas	The consultation and rationale for the settlement boundaries is provided in the Consultation Statement. The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					should have been included for discussion as they are clearly part of the whole village. The final boundary chosen also excluded part of the central village (the Herberts Hill side) where planning permission had been granted for 3 houses, but again was excluded because the land owner had become unpopular with a number of Llangarron based Parish Councillors. This needs to be revisited	Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.	
84.21		9.39		Comment	Recent flooding in Llangarron is being used as an excuse to try to prevent any new development in this village. The houses that flooded recently have always periodically been subject to flooding, this is nothing new. Llangarron Brook has flooded historically in the same	Noted. Development should be steered to areas of lower risk of flooding in line with national and HC policy.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					places over time and will continue to do so again in the future and this will affect the same properties each time. Of more concern is the runoff and pollution caused by current farming methods. The flow of rain water down Herberts Hill is the consequence of runoff from the surrounding field rather than from new housing.		
84.22		10.9		Comment	<p>Mention of traffic calming methods in Llangrove should be removed from this paragraph as local people are not in favour of it.</p> <p>This paragraph should instead support the aspiration by most villagers to instigate a TRO for the reduction of the speed limit to 20MPH. This is</p>	<p>Noted.</p> <p>Refer to 25.12 and 65.2.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					something the PC is currently investigating and that will be funded through PC finances.		
84.23		11.0	Community Facilities	Comment	Community Facilities. The Royal Arms at Llangrove needs much more detailed consideration in this section. While 90% of people recognised its importance as a community facility, an analysis of the importance of supporting, particularly in difficult times such as now with the current COVID-19 crisis, should be included in the document. The Parish should consider formally registering it as a community asset. Also churches as community facilities have almost been totally ignored in this section. These buildings are infrequently	Noted. If the respondent and PC wish to register this as a community asset then this can be done through a separate process to the NDP - see HC website for more details. The churches' viability and uses are matters for the PCC rather than the PC.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					used and their maintenance is expensive. The NDP should consider their viability and possible other uses as community assets into the future.		
84.24			Policy CSU1		<p>this should include the Royal Arms public house at Llangrove.</p> <p>Additionally the provision of electric vehicle charging points for public use for payment should be considered.</p>	<p>Noted.</p> <p>The public house is a private business and may be better protected as a community asset, if registered with HC.</p> <p>Policy TRA1 supports EV charging points as part of new developments. However the NDP could also support public ones, perhaps at village hall car parks or in other public spaces.</p>	Amend Policy CSU1 to include EV charging points.
84.25			Appendix 2 MAP 1 SEA	Comment	This map should show the boundaries of the Tretawdy Nature Reserve.	<p>Not accepted.</p> <p>Following correspondence with HWT it was agreed not to include the nature reserve on a map.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
84.26				Conclusion	<p>There is much in this document that needs to be amended as outlined above. Of most concern is that this version of the NDP has been designed to preserve the Parish as it is and from any development for the next eleven years. This is an unrealistic concept as a 'Plan' by its very nature should be a guide to how to develop over the next 11 years. Future generations and young families deserve to be considered within the NDP process, rather than the the specific interest of a very small minority of people who want Llangarron village preserved as it is for their retirement.</p> <p>Unfortunately I also have no confidence that the current Parish Council is</p>	<p>Partially accepted.</p> <p>Some of the proposed amendments will be made to the Submission Plan, where the PC considers the changes are appropriate.</p> <p>All parish councillors will have an opportunity to comment on the proposed changes to the submission plan and this document will need council approval prior to submission. We are taking advice from our professional consultants Kirkwells but ultimately all decisions for changes to the NDP at this stage will be made by the PC.</p> <p>We will follow the full statutory requirements.</p>	No further changes.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					neutral enough to amend this document in a fair and balanced way.		
85.1				General Comment	<p>We would like to reply to the call for comments regarding the draft Llangarron parish Neighbourhood Development Plan (NDP).</p> <p>We fully support the settlement boundaries as set out which would limit development to within these areas and prevent further development and infill outside these boundaries.</p> <p>We support that no additional development sites need to be allocated in the NDP as the parish has already met and significantly surpassed its requirement target of the Herefordshire local plan core strategy 2011-2031 as set out in the NDP.</p>	<p>Noted.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

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					<p>Since moving to Llangarron we have noted with regret the recent rapid housing expansion and consequent impact on, and decrease in quality of life associated with living and friends visiting the parish. This contravenes the NDP vision of 'providing a high quality of life for people who live and work in, and visit the parish'.</p> <p>Our concerns over further development and additional housing are in particular in respect to community sustainability, environment impact and roads and traffic safety.</p>		
85.2			6. Sustainability	Comment	The aim is for balanced communities in terms of housing and facilities. In Llangarron there has been no increased facilities or investment to	Noted. These matters are largely addressed in the NDP.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>balance the increased housing development.</p> <p>There has been no consequent support for local or essential services. The risk of flooding is increasing and further building on prime agricultural land will only worsen this impact especially in run off areas down to the village centre. Walking and cycling has become more hazardous and discouraged as more private cars use narrow single lane roads away from the village core. The natural landscape has been impacted with existing trees and hedgerows removed and disrupted.</p>		
85.3			7. Environment	Comment	Recent housing developments have used greenfield sites and not	<p>Noted.</p> <p>These matters are largely addressed in the NDP.</p>	No change.

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					<p>enhanced or protected the natural landscape.</p> <p>We would oppose any further developments that damages and impacts on the character of the environment. A major impact has been on flooding. We have already lost one car to floods and had to revert to 4wd vehicles to ensure that as key workers we can continue to work travelling along narrow roads damaged and potholed by rainwater effect.</p>		
85.4			9. Housing	Comment	Llangarron parish has already surpassed the requirement for additional housing as set out in the Herefordshire local housing core strategy 2011-2031.	<p>Noted.</p> <p>These matters are largely addressed in the NDP.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					Llangrove was identified as the main settlement where new housing should be accommodated as it has more services and amenities to support this. Llangarron has disproportionately taken more of its share of additional housing despite being a small settlement with very few facilities, poor roads and flooding risk. We would also like to point out that Llangrove despite development has not seen any investment in better infrastructure to support recent developments and its road system In particular is failing consequently and represents a significant public safety risk.		
85.5			10 Roads and traffic	Comment	The building of properties outside settlement	Noted.	No change.

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					<p>boundaries will only worsen the traffic issues and not promote walking and cycling alternatives. With no public transport services alternatives on small single lane roads walking and cycling become more hazardous. We would encourage and support improved road access from Llangarron to Llangrove and down to Whitchurch, Monmouth and into Ross. As Llangarron has no services, additional housing will lead to increased traffic to these areas to access services and amenities</p>	<p>These matters are largely addressed in the NDP.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
85.6				General Comment	<p>We are pleased that site 8 in the AECOM site allocation review has been deemed unsuitable for development. The site is outside the settlement boundaries in a very rural setting on prime</p>	<p>Noted.</p> <p>These matters are largely addressed in the NDP.</p> <p>The NDP does not include site allocations.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>agricultural land which is currently productively farmed. Development there would have directly impacted on the residential and visual amenity of our own property and negated the reasons for us choosing to live and work in such a beautiful area. We chose to live in a rural countryside area and would want this character and landscape to be preserved. The development would also have severely negatively impacted on property value in the future. The road to the site is narrow and already inadequate for the volume of traffic it supports. There is high run off of ground water from the high ground which contributes to the flooding in the settlement and additional building on</p>	<p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					<p>high ground would only have worsened this and given concern over sewage run off.</p> <p>We would support moves to limit development outside the settlement boundaries but would question the need for any further development in Llangarron for the reasons set out above. We would oppose the development on sites 7a and 7b for the same reasons.</p> <p>We would support and encourage development of services and amenities within the settlement boundaries and in particular between the settlements in the form of traffic infrastructure.</p>		
86.1				General Comment (Support)	We strongly agree with the neighbourhood plan to stop any further	Noted.	No change.

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					<p>development from property developers and people who do not even live in the village. Since we moved here 4 years ago, directly around our cottage WILL be built 12 large 4 bedroom houses!!</p> <p>With a potential of another 2 next to us, if the council gives permission, once again!</p> <p>The parish Council has worked very hard to keep tight boundaries, to stop any more. Please listen to all of us and stop any more development in the small village of Llangarron, with no shop, pub or school. Or decent Bus service. The people of Llangrove are only too happy for us to take even more development. As no</p>		

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					one wants it in their back yard!		
87.1	Page 1			Comment	<p>prepared to help local people have more say in the location, type and design of future development.</p> <p>Misleading as it is not JUST PLANNING but the wider aspects of our community that we consider of great value.</p>	<p>Not accepted.</p> <p>The NDP is a planning policy document and provides an opportunity for local people to have more say in these matters.</p> <p>Non planning matters may be addressed through other documents and legislation.</p>	No change.
87.2	Page 5	Para 1.1		Comment	<p>set out non-strategic (locally detailed) planning policies which will be used to shape development in their local area.</p> <p>Misleading as it is not JUST PLANNING but the wider aspects of our community that we consider of great value.</p>	<p>Not accepted.</p> <p>The NDP is a planning policy document and provides an opportunity for local people to have more say in these matters.</p> <p>Non planning matters may be addressed through other documents and legislation.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					Environment/social/Sustainable/employment/communication/community		
87.3	Page 7	Para 3.1		Comment	463 homes (Census 2011) mainly centred around	Accepted. Most of the population is concentrated in these 2 settlements.	Amend 3.1. Insert 'mainly' as suggested.
87.4	Page 7	Para 3.2		Comment	Llangarron 6.2 to Ross to Monmouth 5.8 mile, so almost equidistant.	Accepted.	Change to 3.2 to: 'approximately 6 miles from'
87.5	Page 8			Comment	Shouldn't Llangarron come before Llangrove: the parish is named after Llangarron?	Not accepted. The settlements are referred to in a consistent order in line with the Core Strategy.	No change.
87.6	Page 8	Para 3.9		Comment	administered from Llangarron, and a pub, The Bush, now long gone. “ Suggest moving “The remainder of Llangarron Parish mainly comprises clusters of buildings often around farms including to the end of the defined village/hamlets on page	Accepted. Amend as suggested.	Amend as suggested.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					10 at 3.13 and given New Heading 3.13.1 Other Small Clusters just before “13 .14 Changes in the Parish ”		
87.7	Page 10	Para 3.17		Add	Support for village activities <i>should</i> continues to engender a lively and vibrant sense of community Or <i>It is important that support for village activities will continue to engender a lively and vibrant sense of community</i>	Accepted.	Amend last part of 3.17 to: <u>' It is important that support for village activities will continue to engender a lively and vibrant sense of community'</u>
87.8	Page 11	Para 4.1		Change order	Llangarron, Llangrove, Llancoludy and Three Ashes (Llangarron first as it is the name of the Parish, the remainder in size order)	Not accepted. Retain order of settlements as set out in the Core Strategy for consistency. Llangrove, Llangarron, Llancloudy and Three Ashes	No change.
87.9	Page 12		Objective 5	Add	Wherever possible the plan will encourage and support the use of public transport and roads,	Not accepted.	No change.

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					paths, drains etc will be maintained in good condition where the Parish Council has control and working with Herefordshire Council	The PC does not have much control if any of HC Highways management.	
87.10	Page 12		Objective 5	Comment	It should be stressed that the use of public transport is only suitable for shopping trips not a regular daily service. Roads – we can lobby for improvements but have virtually no control so the Parish Council will work to improve the roads with Herefordshire Council	Noted.	No change.
87.11	Page 13	Para 5.4		Comment	These are not included in the NDP. Road maintenance and transport have been clearly mentioned in Objective 5. Page 12 Explain why not included here. The responsibility of Herefordshire Council.	Accepted - amend to refer to HC.	Amend 5.4 Add 'as they are largely non planning matters and are the responsibility of HC'.
87.12	Page 14	Para 6.2 c)		Comment	Environmental Objective - Good	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
87.13	Page 14	Para 6.5		Comment	Limited scale appropriate good	Noted.	No change.
87.14	Page 15		SUS 1	Add	Sustainable Development To be sustainable could it be added that new builds and conversions should provide for an office suitable for home working. This has become more evident in the Covid pandemic	Accepted.	Add additional criterion 9: <u>'Development which supports opportunities for working from home will be supported.'</u>
87.15	Page 15		SUS 1	Comment	2. where possible being located close to local bus services, whilst recognising that for rural communities the car Comment – In reality the bus service is extremely poor so reliance on the care is essential. Often cycling to work is not an option as distance is too far to be viable, unless incredibly fit and a real enthusiast	Noted. However the NDP is a plan up to 2031 and it is hoped that bus services will be improved and there will be less reliance on private cars in the future.	No change.
87.16	Page 16		SUS 1	Add	<u>Small scale</u> Employment related development should support the local economy, while retaining	Accepted.	Amend SUS 1 8 as suggested. <u>' Small scale</u> employment related development should support the

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					the area's <u>unique</u> character.		local economy, while retaining the area's <u>unique</u> character. '
87.17	Page 17				protect and enhance the landscape setting and character of the villages including conserving important heritage assets and protecting the wider countryside	Not understood. This is an objective.	No change.
87.18	Page 17	Para 7.5		Add	Landscape and Biodiversity - Good but add that <u>the Parish Council would welcome development that protects water courses and mitigates flooding issues whilst enhancing the environment. More encouragement to plant trees not only when building but on any spare land.</u>	Not accepted. These matters are largely addressed already in NDP planning policies.	No change.
87.19	Page 23		ENV1	Add	Landscape and biodiversity New proposals for development should seek to protect and enhance the landscape character and biodiversity of the	Accepted.	Amend ENV1 as suggested: 'New proposals for development should seek to protect and enhance the landscape character and biodiversity of the Parish. In order to protect the landscape

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					Parish. In order to protect the landscape character new proposals should positively enhance the existing landscape and minimise their impacts on:		character new proposals should positively enhance the existing landscape and minimise their impacts on:'
87.20	Page 26		Llangrove	Add	There is no specific local vernacular and in terms of materials there is a mix of render and brick dwellings, although some of the traditional cottages and some newer properties are built from Herefordshire stone.	Not accepted. PC agreed not accepted this change at meeting on 1st Dec 2020.	No change.
87.21	Page 26		Llangrove	Add	There are a number of small cul-de-sacs and un-mettled private roads leading to clusters of development.	Not accepted. PC agreed not accepted this change at meeting on 1st Dec 2020.	No change.
87.22	Page 37	Para 8.17		Addsupport the development of small suitably scaled proposals for tourism within the area	Accepted	Amend 8.17 as suggested 'support the development of small suitably scaled proposals for tourism within the area'
87.23	Page 39			Comment/ Query	Currently, one recently approved scheme in Llangrove has	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>contributed 3 of the 4 affordable homes identified as needed for the parish.</p> <p>The scheme 172905 Land adj Jessamine Cottage/Baytree in Llangrove consist of 18 houses of which the following are Affordable – 7 units</p> <p>Plots 1, 2, 3, 4, 5, 12 & 13</p> <p>These provide 4 x 2 bed units and 3 x 3 bed units.</p> <p>Has something changed since the plan was approved in August 2018?</p> <p>Terms of the Planning Permission state:</p> <p>3. The developer covenants with Herefordshire Council that 40% of the residential units shall be 'Affordable Housing' which meets the criteria set down in Policy H1 of the Herefordshire Core</p>	<p>Please refer to Table 1 HC comments for the most up to date housing figures.</p> <p>The submission plan will be amended accordingly.</p>	

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					Strategy and the National Planning Policy Framework or any statutory replacement of those criteria. 4. All 7 Affordable Housing Units 7 shall be made available for intermediate tenure occupation (ie on a shared ownership basis). For the avoidance of doubt the term intermediate tenure shall not include any equity loans of affordable rent		
87.24	Page 42	Para 9.33		Comment	As the Parish is Llangarron should Llangarron come first? Then Llangrove, Llancloudy and Three Ashes, in size order.	Not accepted. For consistency the settlements are named in the order in the Core Strategy throughout the NDP.	No change.
87.25	Page 42	Para 9.34		Add	Llangrove - 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	Accepted.	Amend 9.34 as suggested: Whilst the main road runs through the centre of the village, it is unclassified and many of the narrow (feeder) back roads are

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					unclassified. There was concern that development off these roads would result in adverse impacts on highway safety with further conflict between pedestrians and vehicles		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
87.26	Page 43	Para 9.36		Change	Llangarron recently (constructed) converted Garron Centre community building.	Accepted.	Amend 9.36 as suggested. Llangarron recently (constructed) converted Garron Centre community building.
87.27	Page 49			Add	Draft Policy HOU1: New housing development 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; Parking should reflect the lack of public transport or street parking and provide space according to the no. of bedrooms.	Not accepted. NDPs cannot include technical standards such as local parking standards without evidence. HC will apply their own parking standards to developments.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					le 3 bed, 3 parking spaces: 4 bed 4 parking spaces.		
87.28	Page 51	Para 9.4		Comment	9.47 Recently amended Permitted Development Rights allow the conversion of agricultural buildings <i>(Modern barns are not aesthetically pleasing or solidly constructed for living accommodation and may not be sustainable, they would be better suited for conversion to business and employment only.)</i>	Noted. Planning has limited control over such conversions.	No change.
87.29	Page 51	Para 9.4		Comment	“Recently amended Permitted Development Rights allow the conversion of agricultural buildings” Too many modern metal barn conversions which are probably not going to be sustainable in the long term.	Noted.	No change.

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87.30	Page 52	Paras 10.5 & 10.6		Comment	“Therefore, it is considered that infrastructure and lack of public transport (is one of the) are constraints to new development.”	Accepted.	Amend 10.6 to: 'Therefore, it is considered that infrastructure and lack of public transport (is one of the) are constraints to new development.'
87.31	Page 52	Para 10.10		Comment	<i>(There is no sustainable transport in the parish, services to Hereford have been lost.)</i> Suggest footpaths and cycles are separated from bus services as they are not an alternative more an additional way for very local journeys or leisure.. however there are a network of footpaths and bridleways within the Parish that provide useful links to community facilities and the wider countryside. It is considered that wherever possible these should be maintained and enhanced. Furthermore, cycling should be promoted and new	Not accepted. The paragraph reads well as it stands and walking, cycling and public transport are all considered to sustainable alternatives to cars. Refer to Table 1 HC comments - the reference to cycle storage has been amended in Policy TRA1.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					development wherever possible should provide for secure cycle storage.		
87.32	Page 53	Para 10.11		Comment	<p><i>(Suggest spitting paragraph to separate footpaths that have become by-ways as this will emphasise that on the map some roads are firstly footpaths: which permit cars.)</i></p> <p>“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.”</p>	Accepted.	Split paragraph 10.11 as suggested.
87.33	Page 55	Para 11.5		Comment	<p><i>(Why are Llangarron Village Hall and the pub in Llangrove not included?)</i></p> <p>Could the Parish Council put the facilities on a Community Assets Register to protect them</p>	<p>Noted.</p> <p>Llangarron Village hall is included (bullet point 4).</p> <p>The PC could consider registering the pub as a community asset - this has</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					from being lost to the community. Part 5 Chapter 3 of Localism Act 2011 introduced 'Community Assets'	been mentioned by several respondents.	
87.44	Page 56	Para 11.7		Comment	" lack of village shop and post office" Could it be mentioned that because of an enterprising farmer Llangrove "The Milk Shed" has been installed providing milk and a few other supplies through a vending machine.	Accepted.	<u>Insert additional text to 11.7: ' In Llangrove "The Milk Shed" has been installed by an enterprising farmer providing milk and a few other supplies through a vending machine.'</u>
87.45	Page 58		CSU1	Comment	Why are Llangarron Village Hall and the pub in Llangrove not included? Could the Parish Council put the facilities on a Community Assets Register to protect them from being lost to the community. Part 5 Chapter 3 of Localism Act 2011 introduced 'Community Assets'	Noted. Llangarron Village Hall is included in point 4. The pub is a private business and the other assets are community buildings and open spaces. The PC could apply to register the pub as a community asset with HC.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
87.46	Page 60	Para 13.03		Comment	<p>"In response to the consultation there was support for alternative forms of energy."</p> <p>Could a comment about "other technologies developed in the future" be added?</p>	<p>Not accepted.</p> <p>This refers to recorded responses from a consultation.</p>	No change.
87.47	Page 60	Para 13.4		Comment	<p>"...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."</p> <p>Could historic buildings be included in this section?</p>	<p>Not accepted.</p> <p>This refers to recorded responses from a consultation.</p>	No change.
87.48	Page 61		ENG1	Comment	<p>Could a comment about "other energy efficient technologies developed in the future" be added?</p>	Accepted.	<p>Amend ENG1 to:</p> <p>Such technologies could include but are not limited to the following:</p> <ul style="list-style-type: none"> • the use of solar or photo voltaic panels; • ground or air source heat pumps; • bio mass boilers; and

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
							. other energy efficient technologies developed in the future'
87.49				General Comment	On the whole a very comprehensive document well referenced. A lot of work done by many people.	Noted.	No change.
88.1				General Comment (Object)	<p>My overall feeling after reading the NDP is one of disappointment.</p> <p>Appendix 1 on pages 64-65 is very inspiring. However, the plan itself appears to be very narrowly focused on preserving the village of Llangarron as it is at the moment.</p> <p>The pandemic has clearly shown that we have a very vibrant, outward looking and caring community across the wider Parish with a diverse mix of people with different skill sets.</p>	<p>Not accepted.</p> <p>The NDP has been prepared to provide policies for the whole Parish.</p> <p>It is a planning policy document and includes planning policies to guide development. It is not an action plan or parish plan but many of these other matters could be addressed in such a document if there was a local desire to progress such a document.</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>The pandemic has uncovered people with complex medical conditions, mental health issues, food poverty crises and social/family isolation problems.</p> <p>The perhaps unwitting focus of the NDP appears to be uttering platitudes as it follows a fixed formula – and the outcome is one of raising the drawbridge to change, which is an outcome I cannot support.</p>		
88.2	Page 17		Section 7 – The Environment	Comment	- Why is Tretawdy Nature Reserve not included?	Refer to 84.13	No further change.
88.3	Pages 19-22		Section 7 – The Environment - Views	Comment	The chosen 'important' views are a very narrow selection focused around the Church in Llangarron. What are the reasons for not including views which	<p>Noted.</p> <p>Consider including further views on Map and supporting text. PC to consider.</p>	Amend Map 3 and supporting text to include further views if further evidence and photos provided.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>are representative of the topography identified in your para 7.5? – particularly ones which would help to protect the Parish from intrusive agricultural development. Examples of views which would help this are: -</p> <p>North East views from Llangrove across to Biddlestone</p> <p>South West views from Llangrove towards Welsh Newton</p> <p>Panorama views from Llancloudy & Three Ashes</p>		
88.4	Pages 29-30		Section 7 – The Environment - Flooding	Comment	The unprecedented rainfall in early 2020 clearly demonstrated that the problems in the Parish were largely due to water run-off from farmland – 2 examples are the C1248 between	<p>Noted.</p> <p>The NDP is a planning policy document and can only include planning policies to guide future development. Land</p>	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					Thorns & Llangarron and U71207/U71208 at Biddlestone. Surely it can be taken as read that developers of any new housing will be required by planners to have 'detailed drainage proposals'. The far greater issue for the Parish is what can be done to persuade landowners to take mitigating actions to significantly reduce run-off	management is not an NDP issue.	
88.5	Pages 30-31		Section 7 – The Environment - Waste Water Treatment & Water Quality	Comment	Again surely it can be taken as read that developers of any new housing will not be permitted to overload the public sewerage network. It is a matter of public record that 66% of waterway pollution is from agricultural run-off. The phosphate levels in the Wye & the Lugg are causing significant	Noted. Refer to Table 2 Welsh Water comments and Policies ENV3 and ENV4. The NDP is a planning policy document and can only include planning policies to guide future development.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					concern. A recent Environment Agency report shows that the Gamber/Garron 'fail' on pollution and that agriculture is the cause. Surely the Parish has a duty to ensure that no agricultural development is allowed which will risk nutrient run-off into the Garron/Gamber thereby exacerbating the existing problem.		
88.6		Para 8.12	Section 8 – Employment	Comment	states that a large proportion of residents in the Parish are still employed in agriculture or agriculturally related enterprises. Where are the facts to support this? – what constitutes 'large'? As a rural parish, we may have a higher percentage than urban areas. Figures from Herefordshire County Council however suggest	Noted. Refer to 29.10 above.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					that the number employed in agriculture is small and in continuing decline. This suggests that there is no causal link to the phrase 'essential that policies allow for growth' in this paragraph and that the policy is therefore deeply flawed.		
88.7		Para 8.13	EMP1	Comment	<p>In my view these are very weakly worded.</p> <p>Para 8.13 does not do justice to the extensive arguments against the introduction of huge acreage of poly-tunnels and do not represent the unanimous rejection by Parishioners/Councillors alike. Why should there be a presumption of support for poly-tunnels & chicken sheds in the NDP? Could the writers of this policy please identify</p>	<p>Noted.</p> <p>The policy is drawn from HC guidance. Policies have to be positively worded but it is acknowledged that polytunnels can be contentious developments.</p> <p>The Policy should help to ensure proposals are sited and design sensitively.</p>	No change.

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					where in our Parish these could be erected without 'significant visual intrusion'?		
88.8	Page 38		Section 9 – Housing		<p>The disappointment here is that I cannot see how the NDP delivers on the Objective (page 38) to deliver 'housing ... to meet the needs of all sectors of the community'. The small number of completed houses appear to be in the Executive category. Is it not the case that the majority of the 'Approved' housing will also be of the Executive type? If this is not so, can the NDP team please provide a simple table showing what category of housing types will be delivered in the 85 new dwellings?</p> <p>If my presumption is correct, surely as a Parish</p>	<p>Noted.</p> <p>The NDP policies cannot be applied retrospectively but hopefully will influence development in the future.</p> <p>Refer to the Consultation Statement for information about public consultations and decisions on the settlement boundaries. The proposed boundaries seem to be supported by a large number of respondents.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to</p>	No change.

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					<p>we cannot simply ignore the Objective. The fact that The Parish and the Planners have historically failed to work with local landowners to include developments of smaller housing units (for (e.g.) Starters and End of Life) should not simply cause us to walk away from finding a solution. There are still pockets of land which could be developed within the Parish - let us open ourselves up to a new approach and try to meet the needs of the wider Community.</p> <p>The Llangarron settlement boundary (Map 6) looks very defensive – the exclusion of a historic part of the village (on the other side of the bridge) and the 2 ‘Council’ house estates</p>	<p>retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					<p>makes a mockery of the word Community.</p> <p>Presumably the objective of this is to deny housing possibilities to 'infill' – surely there could have been a more creative & inclusive way to draw the settlement boundary? It also seems very odd that a site with planning permission is not shown as either a planning commitment or within the settlement boundary – why is this?</p>		
88.9			Section 10 – Roads & Traffic	Comment	<p>Why not include mention of the Community Minibus which was presented to the Parish in early 2020? This has proved of value during the pandemic and will be part of the solution to the rural transport issue within the County of</p>	<p>Noted.</p> <p>Text provided by PC:</p> <p>We (the Community Hub) have an aspiration to look at community transport solutions for the parish but do not feel we are in a position to make definitive statements at the moment.</p>	<p>Amend NDP.</p> <p>Insert information about the Community Minibus provided by PC.</p>

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					<p>Herefordshire going forward.</p> <p>I applaud all of the statements about cycling but think this is largely impractical for the majority in our hilly parish.</p>	<p>Our thoughts are that we need to look closely at other groups that have set up community transport and see how they operate. In parallel we also need to set up a suitable charity to be the base for the fundraising and administration of any such project. None of this is really possible until we are clear of the current COVID-19 problems (possibly the latter part of 2021).</p>	
88.10			Section 11 – Community Facilities	Comment	<p>The Policy CSU1 does not mention the Royal Arms at Llangrove. Yet this is a key hub within the Parish which has been particularly visible during the pandemic in 2020. The loss of this facility would be a blow to the community and I would have thought it was more than desirable to develop</p>	<p>Noted.</p> <p>The pub is a private business but there seems to be interest in registering it as a Community Asset. The PC will consider this.</p> <p>The NDP is a planning policy document and community assets lie outside the NDP process.</p>	No change.

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					a plan to protect the Pub's future.		
88.11			Section 13 - Energy	Comment	Given the Climate Emergency, Draft Policy ENG2 looks very mealy mouthed. As a community we should be whole-heartedly supporting alternative energy technology (solar, battery storage & wind), particularly if they are linked to provision of energy to our Community. Where is our commitment to Zero Carbon for the Parish?	Noted. This type of development is generally supported in the policy but other issues such as landscape impacts also have to be considered. The PC may wish to consider other actions linked to tackling climate change alongside the NDP.	No change.
89.1			Llangrove Policies Map	Comment Support	the map is acceptable as it stands and no further residential development should be allowed inside the given boundary.	Noted.	No change.
89.2	Page 8	Para3.6		Comment	Christ Church architect was Bodley, not Godley	Noted.	Amend para 3.6 as suggested. Christ Church architect was Bodley, not Godley

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89.3	Page 26	Para 1		Comment	Llangrove is better described as a scattered settlement rather than a linear village. It did not develop round Christ Church which was built in 1856. Many of the cottages date back to early and mid- eighteenth century and there are records of some sort of a settlement here about five centuries earlier	Noted. Refer to 71.2. This section will be amended.	No change.
89.4				General Comment	You have noted that Llangrove has already taken more than its share of housing allocation, and we would suggest an immediate stop to all new residential applications until those currently approved have been completed and are lived in. The U71224 Llangrove to Whitchurch and the A40 is little more than a narrow country lane	Noted. These matters are largely addressed in the NDP.	No change.

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					<p>which is taking an increasing amount of traffic. There are already road safety issues and this is a situation which will increase unless it is controlled.</p> <p>Ideally traffic-calming measures should not include speed bumps.</p> <p>We would like to express grateful thanks to all those who have spent so much time and effort into preparing this impressive document</p>		
90.1				General Comment	<p>Regarding the Llangarron Parish Draft Neighbourhood Development Plan, revised for Regulation 14 Consultation, 2020.</p> <p>Firstly, I would like to thank you for preparing this document in a clear and comprehensible manner</p>	Noted.	No change.

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90.3				General Comment	<p>You state that the NDP is to help local people have a say in the future development, however, you also state that there was an open day in 2014 and the last public consultation period was February to March 2017. Why has there not been a more recent public consultation, particularly in view of, as you point out in the plan, that a lot has changed since as recently as early 2019! I feel that a few formal early evening council meetings, with minimal time given for public input, was insufficient to gain a real appreciation for local opinion, as many people are unable to attend at such a time.</p> <p>Open days, with clear discussion should be held, which is in line with</p>	<p>Noted.</p> <p>Further information about consultations is provided in the Consultation Statement.</p> <p>The Draft Plan provides an opportunity for all stakeholders to comment formally and all responses are being given carefully consideration, with many comments resulting in changes to the NDP.</p> <p>The Reg 14 consultation has taken place during the Covid-19 pandemic when Government advice is to avoid public meetings.</p>	No change.

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					accepted practice for Herefordshire NDPs. That way, locals can get a clear understanding about the plan's proposals, have opportunity to ask questions and get clarification, and consequently make informed comment.		
90.4				General Comment	You state that the NDP gives local people the opportunity to have a say in the direction of future development, and that "providing facilities and homes to retain young people" is felt to be key, however, in an earlier paragraph you state that the NDP "no longer includes proposed site allocations", since the "minimum housing target for the parish has been met and exceeded".	<p>Noted.</p> <p>For consultation see above.</p> <p>The parish has already since extensive new housing development and this has exceeded the target in the Core Strategy. The approach to not include site allocations and to draw settlement boundaries around existing settlements is support by many residents.</p> <p>Building largescale housing developments in the countryside away from</p>	No change.

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					<p>Firstly, the latter statement clearly contradicts the first two.</p> <p>As I commented above, there has been no recent meaningful public consultation or gathering of local opinion.</p> <p>Secondly, how can this be called a development plan for the next ten years, since you indicate that no further development will be permitted, despite the implication that housing for young people is needed? No consideration appears to be given to where the next generation of Llangarron parish community is going to live and work, and this calls into question the authors' awareness and consideration of the</p>	<p>urban centres which provide employment opportunities and services is considered unsustainable as it increases the need to travel.</p> <p>The NDP Policies have been prepared to encourage a range of house types and sizes including smaller homes to meet local needs. Some small scale development will be acceptable within the settlement boundaries.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site</p>	

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					<p>relevant data available from Herefordshire council. Additionally, no consideration is given to elderly residents to downsize and stay within the community.</p> <p>The plan appears to stop any possible development of housing or commercial opportunities, which is against the whole ethos of an NDP. Not proposing site allocations is also contradictory to the NPPF and local plan.</p> <p>3. The draft plan proposes minimising reliance on the private car by promoting walking and cycling and use of local bus services. Whilst I wholeheartedly commend this ethos, it is not realistically applicable in this rural area, with a</p>	<p>allocations in the submission NDP.</p>	

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					practically non-existent public transport service, and where walking or cycling to local amenities e.g. GP or shops is not feasible. I believe that more consideration could be given to securing existing and providing new local amenities for our community, such as improved transport links.		
90.5			Policy ENV 1	Comment	This section could be considerably expanded: Far more consideration of agricultural runoff pollution is needed. In recent years, a lot of land in the Llangarron parish has been changed from orchards and grassland to arable monoculture, which has been a significant contributor to waterway pollution and flooding due to increased run-off. You state in paragraphs 7.21 to 7.26 that the parish has	Noted. Agricultural land management is not a planning issue.	No change.

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					<p>suffered from severe flooding issues and that run-off water from surrounding land, small streams and drainage ditches exacerbates this.</p> <p>However, in the draft plan you make no discernible firm statements regarding flooding. The community has already made it strongly known that we do not want Polytunnels as they are a major source of soil pollution, and due to increased flood risk and creation of monocultures. Similarly, large scale chicken sheds have recently been implicated in causing significant waterways pollution. This strong public opinion is not sufficiently reflected in the revised Draft NDP, and it lacks sufficiently</p>		

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					robust and meaningful support for the environment and biodiversity, which should be more referenced to the Government's Environmental Land Management Scheme.		
90.6				General Comment	<p>I believe that there are a number of flaws with the proposed draft plan.</p> <p>There has been a lack of recent public information and consultation. The plan is contradictory in its stated intentions – to give locals a say in the direction of future development, while stating that no further sites for future development will be allocated. There is lack of direction in its aims for development of local amenities. There are significant omissions and lack of commitment to</p>	<p>Noted.</p> <p>See response above.</p>	No change.

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					key environmental issues. Overall, there appears to a gross lack of evidence and data on which some of the decisions and proposals have been made		
91.1			Section 6: Sustainability /Policy SUS1	Support & Comment	I fully support the objectives stated in this section of the plan (Policy SUS1), in particular that any new housing developments should be limited, should avoid adding to the risk of further flooding, and should reflect the needs of the community in terms of size and locations. It is clear that the large majority of new dwellings in recent years have been relatively large (many 4 bedroom) properties, and ideally there should be an emphasis on a limited number of smaller, more affordable properties	Noted.	No change.

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					going forward in order to create the balanced mix of housing types referred to. I also support the concerns raised in relation to protecting the environment in general, and minimising as far as possible the increase in road traffic which will accompany new developments		
91.2			Section 7 – The Environment	Support & Comment	<p>I support the general objectives referred to in this section, particularly those stated in Policy ENV1 with regard to maintaining important views, retaining important trees and other landscape features, and promoting bio-diversity.</p> <p>Any improvements to the drainage infrastructure within the Parish (and particularly in Llangarron) would be highly</p>	Noted.	No change.

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					<p>welcomed, in a bid to minimise future flooding.</p> <p>I also agree very much with the reference made in this section to utilising brown field sites for development wherever possible</p>		
91.3			Section 8 – Employment	Support & Comment	<p>I agree with the general assessment and aims of this section, and feel it is important that the NDP supports the development of small scale local businesses, farm diversification projects and potentially some additional light industry. The growing importance of home-working should definitely be recognised, and noted (as it is in the Plan) as an important part of the local economy.</p> <p>Linked to this, I think it is important that the</p>	Noted.	No change.

Consultee Ref No	Page No.	Para No.	Vision/ Objective / Policy No	Support / Object / Comment	Comments	Parish Council's Consideration	Amendments to NDP
					<p>communications infrastructure within the Parish is maintained and improved as much as possible, in particular with regard to broadband facilities (although these are not bad for a rural community). We could certainly benefit greatly, however, from an improved mobile phone signal, although I appreciate that the siting of mobile masts can be a highly contentious subject!</p> <p>With regard to polytunnels, I am generally not in favour of the large-scale operations which have been springing up in recent years, although I would accept these provide employment and income for the Parish and hence would be somewhat</p>		

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					more acceptable provided they are sited where there would not be significant visual intrusion within the landscape.		
91.4			Section 9 - Housing	Support & Comment	<p>Overall, I support the policies outlined in this section of the NDP, and all four of the related Settlement Boundaries.</p> <p>Personally, I would have welcomed the boundary around Llangarron being drawn even more tightly than it has been, although it is clear that the Parish Council did their best to minimise the 'spread' of this boundary and I accept that the current proposal is a reasonable compromise.</p> <p>I would hope that the boundaries now included in the plan can be maintained for the full</p>	<p>Noted.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

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					<p>period of the NDP, as I feel these now reflect a reasonable position – allowing for limited further development within each settlement, but hopefully minimising the housing ‘creep’ around the perimeters.</p> <p>In general, I believe the Parish as a whole has now taken more than its fair share of new housing (with a major glut of new building consents over the past 3-4 years) and further new developments should in general be discouraged. I understand that at present, some 94 new houses have been built / approved within the Parish since the NDP was started – already around 50% more than the original target. Moreover, much of the</p>		

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					<p>new development has come in a 'glut' (sparked in part by the development of the NDP!) and has created or will create some dramatic changes to the landscapes within the villages. The new developments have placed extra strain on the limited infrastructure across the Parish (roads, drainage facilities, etc.) and adding more properties will exacerbate this further. Going forward, I would welcome a return to a much more measured pace of development, where we can all acclimatise to new buildings etc. a little at a time, rather than witness further major changes to our village landscapes all happening at once.</p>		

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					So, while I am not totally opposed to further houses being built in any of the four settlements, I do feel that future planning proposals should be scrutinised very carefully in terms of the design, scale, materials and location of the proposed construction(s), in order to try to preserve the general environment and vernacular style within each village. Only those properties which are considered of good design, attractive within their setting and in keeping with adjacent properties etc. should be supported.		
91.5			Section 10- Roads & Traffic	Generally Support	Although I welcome and support any efforts which can be made to promote environmentally friendly (and health conscious) travel, the rural location of the Parish invariably	Noted.	No change.

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					<p>means that more or less everyone needs to travel by car on a fairly regular basis, and I think this needs to be accepted within the NDP. Of major concern to me, therefore, is the general state of many of the roads and lanes within the Parish, some of which are atrocious. The BBLP policy of doing a 'quick fix' to individual potholes provides a temporary solution, but in most cases the pothole is back within weeks or months. I would therefore welcome an addition to the NDP which states the importance of ongoing road maintenance and proper re-surfacing of the roads and lanes within the Parish as and when this becomes necessary.</p>		
91.5				General Comment	Thank you to the Parish Councillors and former	Noted.	No change.

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					<p>Steering Group members who have worked so hard to bring this plan forward. I appreciate this this has not been an easy task, and that navigating a path through the diverse opinions and viewpoints of Parish residents must at times have been very challenging.</p> <p>I do feel that the draft Plan now represents a reasonable compromise in relation to the most contentious aspects (in particular the proposed Settlement Boundaries and related Housing policies) and should be welcomed by the Parish as a means of securing much greater influence with regard to future planning decisions and the protection of our local landscape,</p>	<p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					environment and community.		
92.1 Late Submission				Comment	<p>Extensions The trend for extending properties is reducing the housing stock of smaller more affordable homes. 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 extensions will be considered favourably only if they conform to:</p>	<p>Noted.</p> <p>This could be added to the supporting text of the Housing Chapter and used to inform a new policy.</p>	<p>Amend NDP.</p> <p>Add further supporting text to Housing chapter and add a further policy on house extensions. Refer to this as a response to the Reg 14 consultation.</p> <p>The new Policy should read:</p> <p><u>Policy HOU x House Extensions</u></p> <p><u>Proposals for house extensions which require planning permission will be supported where schemes:</u></p> <ol style="list-style-type: none"> <u>1. Do not impact adversely on the residential amenity of nearby residents ;</u> <u>2. Are sensitive to the character of neighbouring properties, any heritage assets and the surrounding landscape;</u>

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							<p><u>3. Respond positively to the style, pitch, roof line and materials of the existing roof;</u> <u>4. Are designed to be an integral part of the building and incorporate features which make the original building distinctive;</u> <u>5. Respect the density and variation in building line of the particular part of the settlement within which it is to be located;</u> <u>6. Are small in scale and proportionate to the existing building and do not dominate the garden or streetscene</u> <u>7. Incorporate energy efficiency and renewable facilities for reducing carbon emissions and sustainability;</u> <u>8. Are fully accessible where they are part of an adaptation for a person using a wheelchair; and</u> <u>10. 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</u></p>

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							<p>that contribute to the unique character of the area.</p> <p>Proposals for live/work accommodation which support local employment opportunities will be encouraged.</p>
92.2			E3, SD1	Comment	Not adversely impacting on the residential amenity of existing and future residents and fit sensitively into the landscape and surrounding properties.	See above.	See above.
92.3			E3, E4		Allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood.	See above.	See above.
92.4			SD1		Blending in with existing style, pitch, roof line and	See above.	See above.

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					materials of the existing roof.		
92.5			SD1		While accepting an extension is an addition then it should look like an integral part of the building and be sympathetic to the existing by incorporating some of the features which make the original building distinctive. Respects the density and variation in building line of the particular part of the settlement within which it is to be located;	See above.	See above.
92.6			E3, SD1		Must be small scale and proportionate to the existing building and not over enlarge in relation to the garden and surrounding properties. Does not adversely affects the amenity of adjacent properties.	See above.	See above.

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92.7			SD1, SD2, SS7		The design should incorporate energy efficiency and renewable facilities for reducing carbon emissions and sustainability.	See above.	See above.
92.8			E1, E3		Appropriate to a need for live/work accommodation which creates a reduction in traffic and provides employment opportunities.	See above.	See above.
92.9			H3		Part of an adaptation for a person using a wheelchair.	See above.	See above.
92.10			SS6, LD1, LD2, LD4		Care should be taken in the design stage to conserve and enhance environmental assets including landscape, local distinctiveness and heritage assets The design, scale, form and siting of the extension has taken account of the local	See above.	See above.

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					landscape character and the setting of the village		
92.11			LD2 SD1		<p>Extensions should not reduce gardens disproportionately as gardens are useful for private healthy outdoor space and pets.</p> <p>Will 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 village.</p>	See above.	See above.
92.12			E3		Expansion of a live/work business beyond what is appropriate for the styre and position of the home, will result in having to relocate the business to a more appropriate site.	See above.	See above.

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Misc							Remove photo page 44.

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Table 4 Landowners and Developers

Landowner / Developer Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.1 Leonard and Angela Farr		1.3		Comment	<p>One of the concerns that HC had over the last draft plan submitted in 2017 was:-</p> <p>Quote (Llangarron settlement boundary, not convinced, reference recent PP and assessment of character. More specifically, the settlement boundary on the map could be explained in detail of how you got to selecting the boundary, also is development within the settlement or is it within and adjacent to the settlement boundaries? I would explain the settlement boundary further in a policy itself, this can be potentially defined in HOU1.)</p> <p>We do not believe that there is any change to the boundary for Llangarron village in this</p>	<p>Noted.</p> <p>The previous plan has been superseded by the current draft plan.</p> <p>Please refer to the Consultation Statement.</p> <p>The settlement boundaries were agreed following informal public consultation.</p> <p>Two meetings on 16th October and 4th November 2019 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</p>	No change.

Landowner / Developer Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>new plan and also no reasoning to removing the village hall from the previous plan submitted and also excluding sites that already have planning permission obtained and are already being built.</p>	<p>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.</p> <p>Copies of the various options for each village were discussed (see Appendix 4) in depth and recommendations were made taking into account the advice set out in Herefordshire Councils NDP Guidance document</p>	

Landowner / Developer Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						<p>20 Guide to Settlement Boundaries.</p> <p>Copies of the presentation material are provide in the consultation statement.</p> <p>The Policies maps will be updated by HC on submission and will include existing commitments within the settlement boundaries.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

Landowner / Developer Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						<p>Note commitments (sites with pp) are normally within the settlement boundary so these need checking. Sites without pp would be excluded.</p> <p>HC usually provide policies maps on submission.</p>	
1.2		1.4		Object	<p>Quote 1.4 This is the revised NDP and it has been prepared for formal, Regulation 14 public consultation with local residents, stakeholders and landowners.</p> <p>This is an untrue statement being one of a few major landowners in the centre of the village of Llangarron we have only been contacted just once in 2013/14 when we were told and not asked where we could apply for development, also told how many we could apply for. Being naïve we thought we</p>	<p>Not accepted.</p> <p>Please refer to the Consultation Statement.</p> <p>The Draft Plan was published for Reg 14 formal consultation and invited comments from all stakeholders including residents and landowners.</p> <p>The introductory section of the submission plan will be revised and updated.</p> <p>The process to review and update the NDP included a</p>	No change.

Landowner / Developer Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>couldn't apply anywhere else until the first draft plan was drawn up and displayed. Reading it we were dumbfounded as it stated there were very few suitable sites in Llangarron village centre when we had an ideal four acre paddock between the church and village hall. We had been told in 2013/14 that we should not put that paddock forward as it wasn't suitable!</p> <p>Since that time no one else has ever approached us regarding development re the new revised plan. We have offered to discuss at NDP meetings but on some occasions we have been shut down by the Chairman. We wrote out thoughts on the website and were never given any feedback although it stated there would be. So the</p>	<p>well publicised call for sites. The submitted sites were subjected to a technical assessment by consultants AECOM but the PC subsequently made the decision not to include housing sites in the revised Draft NDP as the minimum housing target had already been exceeded in the Parish. This is set out and explained in the NDP.</p>	

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					statement above is not correct.		
1.3					<p>Public consultations and open days did not happen for this second plan submitted now to HC and some of the planning for real comments back in 2014 have been ignored where residents said QUOTE FROM NDP 2016-2031</p> <p>“consultation responses clearly indicate that residents consider in particular that the village of Llangarron would benefit from residential development up to the period 2031 they thought the village of Llangarron was suitable for more development.”</p> <p>On the new revised draft we are reading now we note the word LIMITED has been added at 9 10 What is the reasoning for adding that word and whose decision was it?</p>	<p>Not accepted.</p> <p>This is the Draft Plan and it has not yet reached submission state.</p> <p>The emerging revised Draft Plan was shared and discussed at Parish Council meetings and following numerous revisions was published for formal consultation.</p> <p>The formal consultation took place during the Covid-19 pandemic when open meetings and large gatherings were considered unsafe. The Government advice was to continue with consultations on NDPs but to use other means of engagement such as the internet, phone calls,</p>	No change.

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					<p>How can there be any evidence based reasoning when there have been no planning for real events or open days for this very important and revised plan?</p>	<p>provision of hard copies etc. Please refer to the Consultation Statement for more details.</p> <p>The review of the Plan included revisions to policies and revisions to the supporting text. The Planning for Real exercise was mentioned but this was one of several consultations of the first draft plan which has been superseded.</p> <p>The responses from residents to the Reg 14 consultation (see Table 3) have shown that some residents would like the Llangarron settlement boundary to be reviewed whilst others support the boundary. Overall there seems to be a high level of support for the Draft Plan and to limit further large</p>	

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						<p>scale development in the Parish.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	
1.4		2.1		Object and Comment	We do not agree that this new revised plan has taken much evidence from the former planning for real events or the independent AECOM report which was commissioned. The PC decided not to use the AECOM report regarding sites but to ignore it. This was very disappointing as it was an independent assessment so	<p>Noted.</p> <p>Refer to Section 9 in the NDP for the PC's rationale for not including site allocations in the Draft Plan.</p> <p>Refer to Table 1. HC have provided more up to date housing figures for the</p>	No change.

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					<p>was fair to all, both landowners and residents.</p> <p>States that ‘communications are excellent’ from Llangarron village which is very true they are and yet the plan writers have contradicted themselves by using the excuse of too much traffic and narrow lanes to stop development in Llangarron village. So are they saying good communications or not?</p> <p>Having been born in the village of Llangarron in 1954 I have experienced a slow decline in village amenities and life. When I was a child there were many young families. We had a shop a school a pub, garage and church, Sunday school football team , youth club in the village hall, WI, Mothers Union. It was a lively village with people</p>	<p>Parish which indicate that the Parish has exceeded the minimum housing target by 32 dwellings already. The NDP should be in general conformity with the Core Strategy and although it can plan for more housing than the minimum target, many residents have set out in their consultation responses that they would like to see a lower level of growth in the future.</p> <p>The Plan policies cannot be applied retrospectively but the NDP seeks to support a sustainable future for the Parish and recognises the importance of local facilities and the strong sense of community.</p>	

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					<p>from all walks of life living in harmony.</p> <p>Llangarron was the largest and main village hence LLANGARRON Parish. It was decided to put mains drainage in Llangrove, close Llangarron school and build in Llangrove which had far fewer houses then and was just a hamlet.No development then took place in Llangarron village for many years but all was focused in Llangrove.</p> <p>As a consequence of this Llangarron started to sleep and now we have a sleepy village with an ageing population and very few community activities and clubs on offer that I enjoyed as a child and young adult.</p> <p>This NDP does not present any changes for the future of Llangarron village , it's a great</p>		

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					<p>opportunity to plan for a revival of the village. It has a lottery funded Garron Centre which is under used and a village hall the same, just waiting to be used again and for this to happen we need to introduce and welcome new life into the village.</p> <p>New young life and children will inject some vibrancy into the village community again. This plan should be showing the same and not be orchestrated to put a stop to any housing in Llangarron village.</p> <p>On the NDP evening meetings we attended the focus was on stopping anymore development in the village of Llangarron, hardly anything else about the other villages in the Parish or how the Parish can move forward and develop for tomorrow's</p>		

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					changing needs ie Covid and other challenges we can expect in the future years.		
1.5	P27		7 Historic buildings and conservation	Comment	<p>There is much mention in old documents of the historic stone walls which define Llangarron village centre. This new plan has not identified a need to keep and protect these stone walls that define it Llangarron center</p> <p>All around St. Deinst Church the walls are covered with ivy disturbing the sandstone walls so they are hardly visible anymore. Opposite all round the old school wall trees and rubbish obscure the old school playground. Thankfully the high stone walls around Trecilla House and Court have been kept clear and are maintained.</p> <p>The area between the school wall and the highway is owned by the Highways and yet</p>	<p>Noted.</p> <p>The sandstone walls are mentioned in one of the photographs but more could be added to the supporting text.</p>	<p>Amend description of Llangarron. Add information about the historic stone walls:</p> <p><u>'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.'</u></p>

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					highways have not kept it clear. It just needs mentioning to Herefordshire Highways to clear it but nothing gets done. If it doesn't get attention soon we will lose the historic old school playground wall.		
1.6			ENV1 ENV2	Comment	<p>There is much mention of hedges which can be replanted easily but no mention at all about preserving and maintaining these important landscape walls that have defined the village of especially Llangarron village and parts of Llangrove also for centuries. We have mentioned adding this to the neighbourhood but again it has fallen on the deaf ears of the PC.</p> <p>Many hedges which may look pleasant to newcomers are seriously overgrown blocking views of the church. One of the best welcoming views when approaching Llangarron</p>	<p>Noted.</p> <p>See 1.6 above.</p>	No further change.

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					<p>village which my parents used on there holiday brochure years ago was the view from The Garron Bridge looking toward St Deinst Church. This view is now completely obscured by large trees, what a shame.</p> <p>Trees have an important place as do hedges but need to be maintained. Residents living in the village should be responsible and not let their garden and field hedges hang out into the road and stop visibility and spoil the views.</p>		
1.7		7.21	ENV3 ENV4	Comment	<p>Much is made of the flooding in the village of Llangarron in this new draft plan in particular making it appear as a not very good place to move to! There is too much made of the flooding and unnecessary photos.</p> <p>Yes the Garron bridge has flooded ever since I was a</p>	<p>Noted.</p> <p>Refer to comments in Table 2 by Welsh Water and EA.</p> <p>There are problems related to flooding in the Parish. Plans should steer development away from areas at greater risk of</p>	No change.

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					<p>child but it goes down very fast and there are other exits from the village. I have never not been able to leave the village and it's no time till the water at the Garron subsides anyway as it's flash flooding only .</p> <p>The writers of this plan do not appear to know what real flooding is with only 2 older properties built on the flood plane being underwater through the very heavy storms we now experience.</p> <p>We have much sympathy with them but it's unfortunately due to the position of their properties.</p> <p>The remainder of the village never floods and remains high and dry It's time the Parish Council thought about ways of draining the water from around the bridge instead of</p>	<p>flooding to areas at lower risk of flooding.</p>	

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					<p>using that as a main reason to stop any more housing in the village of Llangarron.</p> <p>With some thought it could be helped and in fact my husband suggested a way at a meeting but was ignored and it has never been included as an agenda item. With some strong volunteers and borrowed machinery perhaps between them they could help the flooding situation?</p> <p>Surely by looking ahead to the future on this plan this problem should be mentioned and a plan of action instigated.</p> <p>We appear to have many drainage experts in the village who seem to think that the flooding is due to house building? Where has this information been gleaned from? Regulations are so strict these days with any</p>		

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					<p>development, surface water soak aways, foul water treatment plants and all permeable paving, not concrete as some suggest. Do they realise that there is actually permeable tarmac?!</p> <p>Don't these drainage experts making their comments realise that actually housing is not necessarily increasing flooding and that the main source of the flooding is from the run off from the fields when the land is saturated. The Gamber and the Garron drain tens of thousands of acres of land in South Herefordshire. This plan needs to address a way forward to work with others to try and ease this natural phenomenon. Less talking about it and more action.</p>		
1.8		9.10		Objection	Please also refer to note 1.4 also above as a new word has been introduced	Noted.	No change.

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					<p>On the new revised draft we note the word(LIMITED)has been inserted at 9 10 What is the reasoning for adding this word and who decided this change, was it made public? And a vote taken? See below what the real consultation response was!</p> <p>“consultation responses clearly indicate that residents consider in particular that the village of Llangarron would benefit from residential development up to the period 2031 they thought the village of Llangarron was suitable for more development.”</p> <p>This is what it says now on the new draft</p> <p>“consultation responses clearly indicate that residents consider in particular that the village of Llangarron would</p>	<p>Various revisions were made to the Draft Plan during the review and updating process.</p> <p>The Draft Plan was approved as a whole by the PC for public consultation. The paragraph provides a broad summary of several consultation responses including the planning for real event which was carried out some time ago.</p> <p>Public responses to the revised draft plan seem to indicate that there are continued concerns about further large scale development.</p>	

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					<p>benefit from LIMITED residential development up to the period 2031”</p> <p>QUOTE Furthermore, it is recognised that the village has constraints in terms of flooding, steep banks and high hedges plus a poor road network. This statement is not correct and has been included for Llangarron village again to try and stop any future development in the village.</p>		
1.9			Section 9 Policies maps	Comment	<p>Proportionate growth</p> <p>Numbers of development are quoted having been permitted in the village of Llangarron but NO mention is made of where the actual houses have been built in The Parish of Llangarron. The proportionate grown appears far higher in Three Ashes and other settlements.</p>	<p>Noted.</p> <p>The Policies maps include recent developments and commitments.</p> <p>The HC planning website and interactive map provides detailed information about planning applications.</p>	No change.

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					It would be good to have a breakdown of each settlements proportionate growth to compare?	Refer to Table 1 - HC have provided more up to date housing figures for the Parish. The growth figure of 14% applies to the Parish as a whole and the PC has not decided to apportion growth across the 4 settlements.	
1.10		9.11		Comment	<p>QUOTE” Neither Llangrove or Llangarron, nor indeed the surrounding settlements, currently have estate scale development. Both Llangarron and Llangrove have historically developed in a linear form around the village church.”</p> <p>This statement is incorrect. Llangrove in particular has many houses behind houses and small estates Similarly Llangarron is also not all linear. There are 4 bungalows in a cull d sac behind the old shop and also 2 sets of ex</p>	<p>Noted.</p> <p>The text refers to larger estate scale development and refers to historical development in terms of the linear form.</p>	No change.

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					<p>council houses at each end of the village. Many houses also being built up short access roads in the village. So high banks do not necessarily preclude development. It just means short access roads</p> <p>Again we would suggest we as landowners have been ignored both on an online invitation for comments on the draft NDP (see below) and at the NDP meetings where mostly only Llangarron village residents attend</p>		
1.11			Website	Comment	<p>This is taken from the PC website asking for comments on the changes to the Housing section</p> <p>We commented but were never given any feedback whatsoever when we asked at a following NDP meeting although it says clearly</p>	<p>Noted.</p> <p>The PC did not provide feedback to every single respondent during the Plan's preparation, but comments and suggestions were considered at all stages.</p>	No change.

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					<p>comments would receive feedback. We are still waiting!</p> <p>TAKEN FROM THE PARISH COUNCIL WEBSITE: Sect 9 NDP Housing Section – proposed amendments 5th November 2019 by Simon Wainewright The document attached below relates to suggested amendments to Sect 9 in the current draft NDP Housing Section. These amendments are scheduled for inclusion in the next phase of the NDP subject to a vote by the Parish Council at the next NDP public meeting to be held on the 21st November. (Location to be confirmed)</p> <p>REMEMBER, YOUR FEEDBACK IS VERY IMPORTANT. PLEASE HAVE A LOOK AT THE ATTACHED LINK AND REGISTER YOUR COMMENTS WITH THE PARISH COUNCIL</p>	<p>The Reg 14 consultation has provided an important opportunity for all stakeholders to submit comments and these have all been considered very carefully - see Response Tables.</p>	

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					<p>BY LEAVING A PUBLIC COMMENT BELOW OR CLICKING HERE TO SEND A PRIVATE EMAIL TO THE LLANGARRON PARISH CLERK</p> <p>Please note that public comments and emails sent to the Llangarron Parish Clerk will be considered by the Parish Council and feedback will be provided in public meetings during the NDP process</p> <p><u>WE WERE NEVER GIVEN FEEDBACK</u></p> <p>This is to prove how the public were not involved enough through not having any open days or public consultations before this new plan was submitted, this was all we had (to reply and make comments on the draft ndp by going online and making comments. We commented below but to</p>		

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					<p>this day have never had any feedback!</p> <p>Please go online to view under NDP on Llangarron Parish Councils website HOUSING:</p> <p>There were only 4 reply's one being ours! We do not feel this can be a reflection of the whole Parishes views on the housing section of the new draft ndp.</p> <p>https://llangarronparishcouncil.org.uk/sect-9-ndp-housing-section-proposed-amendments/</p>		
1.12				Comment	<p>See below these were our comments on the new revised housing section back in 2019:-</p> <p><i><u>Comments re housing section on the draft NDP put to the public for comments:</u></i></p>	<p>Noted.</p> <p>The PC identified the Settlement boundaries following informal public consultation at PC meetings. Refer to Consultation Statement for more information. The</p>	No change.

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					<p><u>The settlement boundary for Llangarron is virtually identical to the one presented to Herefordshire NDP for assessment in 2017.</u></p> <p><u>The only difference if you compare the 2 boundaries next to one another is taking off the village hall, removing the lower Herbert's hill site which was on the previous plan and indeed the only site we were told to put forward by the old steering group.</u></p> <p><u>The site between Oaklands and Trecilla Court has been added only as it has received planning recently for just four houses and note this is extremely sympathetic and low density housing</u></p> <p><u>Otherwise the boundary is identical to as it was before in 2017 Herefordshire NDP did not accept the previous boundary and we hope and doubt they will accept this</u></p>	<p>landowner's response was considered alongside residents' and other stakeholders' comments.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					<p><u>one, resulting in more delay in getting the plan through. In turn this could result in more housing in Llangrove.</u></p> <p><u>General Overview</u></p> <p><u>9.9 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.</u></p> <p><u>This is true but the statement is partially incorrect..... When Llangarron school closed in the 1960's it was decided to put mains drainage in the village of Llangrove and build it up . So 15 years should indeed read 50 years instead.</u></p> <p><u>The paragraph the PC wish to add describing Llangarron village (However, it is recognised that the village has</u></p>		

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					<p><u>constraints in terms of flooding, steep banks and high hedges plus a poor road network)</u></p> <p><u>This is misleading the authorities re Llangarron village, flooding does occur at The Garron bridge and always has but it's infrequent and very short lived and there are many other ways out of the village. This could be resolved by raising the road level on the church side of the bridge and putting a small earth embankment opposite the Old Forge. The water coming down the road from the Thorn crossroads and from Garron View could then be steered to the lower side of the bridge. The water would then spill off the road whatever direction it had come from. So the flooding is not rocket science and is solvable with some thought.</u></p>		

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					<p><u>Perhaps the PC should be making enquiries about this solution and getting it done rather than stating that the occasional flooding is a reason to prevent anymore housing in the village.</u></p> <p><u>The steep banks and high hedges also does not preclude more housing.</u></p> <p><u>As for the mention of poor road links that is very incorrect. The road link from Llangarron to the Thorn crossroads is excellent and far better than in most villages in Herefordshire and most certainly the Llangrove road links which supports a much much larger number of houses with continued development</u></p> <p><u>Basically it is obvious that the PC predominantly made up of Llangarron based councillors have drawn up a boundary</u></p>		

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					<p><u><i>housing plan for Llangarron village which proves they wish to “shut up shop” in the village of Llangarron. We do not feel this should or will be accepted by Herefordshire NDP when it is submitted to them. Thus also resulting in far more delay in the ndp process.</i></u></p> <p><u><i>If the Government ask for more housing in Herefordshire in the future there needs to be a plan from the PC of where future development in the Parish will be sited. Llangarron village ‘does’ undeniably have the facility and sites as identified by the Independent AECOM report for sensitive development in the village of Llangarron and it should not be ignored by the PC.</i></u></p> <p>This above is proof that our comments were utterly ignored.</p>		

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1.13		9.27		Comment	<p>QUOTE On this basis it was resolved not to include the AECOM report in any formal role in the NDP process.</p> <p>The AECOM report commissioned by the former PC was a great idea as it was independent and we as landowners welcomed it, however the new elected PC mostly residents of Llangarron decided to reject it making it known at a NDP meeting and we could not object to their decision as they just voted between them that that was their decision.</p> <p>There were no inaccuracies and we would like some answers as to why the PC voted not to use it?</p> <p>We can only surmise it was because it did not fit in with</p>	<p>Noted.</p> <p>The PC made the decision not to include site allocations in the NDP and therefore the AECOM technical assessment was not required to help inform decisions about sites.</p>	No change.

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					<p>their agenda of no more housing in Llangarron village?</p> <p>We feel the AECOM REPORT should be looked at by Herefordshire NDP in detail and not ignored as it was completely independent and not written by people with vested interests. Ignoring it has not been fair to landowners</p>		
1.14		9.29		Comment	<p>QUOTE</p> <p>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.</p> <p>We appreciate that the PARISH have met their target but saying they have a clear message from Parishioners</p>	<p>Noted.</p> <p>Please refer to Table 3 Residents for detailed responses to the Reg 14 consultation.</p> <p>There has been an overwhelming response to the consultation from almost 100 residents / households, and many of these are very detailed.</p> <p>Unfortunately the Covid-19 pandemic has meant that</p>	No change.

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					<p>cannot be proven. They also have not pinpointed or discussed with landowners any possible sites for extra demand from the government in the future.</p> <p>The only way to prove this statement is to have open consultation days and not just a few NDP meetings in Llangarron village hall when only Llangarron residents turn up. There has not been a proper process consulting landowners or ALL Parishioners in the development of this second NDP</p> <p>THEY HAVE ALSO NOY ALLOCATED OR DISCUSSED ANY POSSIBLE AITES FOR AFFORDABLE HOMES AND RENTAL HOMES IN THE VILLAGE</p>	<p>open meetings have not been considered appropriate or safe but the high response rate shows that many residents and stakeholders are very engaged in the NDP process.</p>	
1.15		9.36 9.39	Photos ENV3	Comment / Object	Is it necessary to display all the flooding photos. Everywhere flooded during	Noted.	No change.

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			Policies maps		<p>the torrential rain we had across the whole country twice last year. As we have written above many other villages were seriously flooded far worse. This is rather overkill about flooding in the Parish</p> <p>This flooding is being emphasised to again to stop anymore building in the village of Llangarron.</p> <p>Where is the evidence to justify that it would be inappropriate to permit any more development in the village of Llangarron? This statement cannot be included without a professional drainage engineers report/informed knowledge.</p>	<p>Flooding is an issue in the Parish and it is appropriate for the NDP to address it and to use photos to illustrate problems.</p> <p>Refer to Table 2 EA and Welsh water comments.</p>	
1.16			Llangarron Policies map		One of our sites has been removed although it was on the first ndp and it also has Planning and building works have already started. Also	<p>Noted.</p> <p>The NDP does not include site allocations.</p>	No change.

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					<p>what is the reasoning in removing the village hall in Llangarron from the plan when under 11.11 it is considered a very important community facility surely a village hall is part of the village?</p> <p>Yet again we hear from new residents to the village of Llangarron that over the Garron bridge is not to be considered as being part of the village but in open countryside! I have known the village of Llangarron for a considerable time having been born here and have great grandparents, grandparents and parents buried in the churchyard. The village was built on both sides of the Garron stream with the village pub The Three Horseshoes just over the bridge plus the old forge. We have two thriving businesses also over</p>	<p>See above for rationale for settlement boundaries. The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					<p>the bridge. The shop, church and old school in the middle of the village and the vicarage up on Herberts Hill, also part of the village. Why was it that 2 sets of Council Houses were built at both ends of Llangarron after the war, ask yourselves? the same as in Llangrove at each end of the village. The NDP is incorrect with its extremely tight boundary and the boundary should be changed to include both sets of ex Council houses as it does in Llangrove the village hall to the North and rock point to the South</p> <p><u>Summary of Comments</u></p> <p>This newly submitted NDP still has many flaws as it is basically aimed at seeking to stop any development in the village of Llangarron as most of the PC is made up of residents from Llangarron. The</p>		

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					<p>meetings held were attended by mostly Llangarron residents and they did not look too hard to get opinions from the rest of the Parish. No planning for rea, no weekend open days, just a few NDP evening meetings and asking for comments online to the changes they had made! Certainly no consultation or discussion with us as landowners.</p> <p>No open days no planning for real since 2014. The plan lacks vision and is not evidence based and it is supposed to be for the future ahead of us.</p>		
1.17			Policies map Settlement boundary	Comment	We appreciate that we have gone to long lengths in writing this report but wish this NDP that the PC have written to be less focussed on stopping development and more on guiding us into the future and take into account community needs like transport,	Noted. See responses above about site allocations and settlement boundaries. The NDP does not need to be found sound as with a Local Plan but does need	No change.

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					<p>coronaviruses and community help groups, care for the lonely and children, community projects and accepting everyone’s opinions over the coming years from the whole Parish.</p>	<p>to meet the basic conditions.</p>	
<p>1.18 Further Comments From Leonard and Angela Farr</p>					<p>As landowners and family house owners living in the parish who has already been granted planning consent within Llangarron Village we are very disappointed by the lack of engagement with the community as the NDP has been written.</p> <p>We missed out on writing our first Comments on what we considered the NDP lacked as we concentrated on housing, so would like these comments</p>	<p>Noted.</p> <p>This may be something the PC will want to consider but it is outside the remit of the NDP which is a planning policy document.</p>	<p>No change.</p>

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					<p>to be added to the existing we have already submitted. There will be many challenges for the Parish of Llangarron to face ahead.</p> <p>There should be an action plan ready on the NDP for how we will deal with another viral epidemic and also climate change over the next 10 years.</p> <p>Much is mentioned on objections to housing on planning applications in the village of Llangarron that the village has no services! As I mentioned before there were many services 60 years ago, we have gone backwards and not moved forward.</p> <p>Now with some more houses in Llangarron village is the time to approach this. How can this be called a Development for the future plan otherwise?</p>		

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					<p>We need to ensure we preserve what we have and update our village halls in all the settlements to be more Community halls with internet facilities, computer classes, coffee shops.</p> <p>We must preserve them as there will be little available government money to build new!</p> <p>They could be used for Doctors drop in surgeries, keep fit for the elderly, mother and baby classes, youth clubs and very importantly offers of help and meetings for the elderly and perhaps lunch clubs.</p> <p>What about those in rural areas suffering silently from mental health troubles and alcohol dependance. Suicide and alcohol dependance are</p>		

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					<p>huge issues in this country and not just confined to the cities. Trying to persuade sufferers to seek help even harder, especially if they have to travel to towns.</p> <p>Perhaps this problem could be addressed by having a friendly welcoming centre with expert help and kindness set in rural settlements which sufferers may find easier to go along to. Surely we could address some of these problems that are high and going unnoticed in the Rural areas. We have never sat around and discussed these issues with the whole community, why? Our acclaimed Primary School in Llangrove which I attended after Llangarron school closed certainly needs protecting, along with churches and the Royal Arms pub at Llangrove which helped out recently and so readily with a food bank.</p>		

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					<p>We feel we and the rest of the community have had virtually no opportunities to contribute or explore the thinking of the PC. At the NDP meeting changes were read out to us by the Chairman and we were not even given a copy of the document to be able to see or understand what is being altered. Everything was done in haste, to get it done and stop more development. Then after its read out the PC just voted on the changes and that's it. Plus our comments on the NDP online on the PC website ignored with no answers or reasoning given. How did the community have chance to air their views and give suggestions on what the NDP should or possibly could contain?</p> <p>We hope Covid will not be given as an excuse by the PC</p>		

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					<p>as certainly covid cannot be sited as a valid reason. Many months between May 2019 and March 2020 could have been used for community engagement.</p> <p>There can be no excuses. There were no open days for the 'whole' community to comment. This is not a democratic way of producing a community NDP for Llangarron PARISH.</p>		
2.1 David Powell			SUS1 HOU1	Object	Object - however with positive comments regarding the amendments required and revised suggested settlement boundary map to reflect the reality of the edge of the settlement so the NDP can be a credible document for serving an actual purpose in development control decisions	Noted. See detailed responses below.	No change.
2.2		7.21		Comment	The Parish Settlement Boundary Plan proposed is not credible. There are at least four separate residential	Noted. Please refer to the Consultation Statement.	No change.

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					<p>planning applications that have been Approved that I am aware of on land outside, yet adjacent, to the proposed Settlement Boundary Plan.</p> <p>Therefore, once these are developed, further infill development will be permitted where this is appropriate in the future alongside those dwellings. Therefore, it makes much greater sense, given the work done on the NDP, for these approved sites to be included within the new Settlement Boundary to save it being out of date from day 1 and to actual serve use as a useful and credible planning development control document for the infill development that will naturally evolve in appropriate locations alongside consented development.</p>	<p>The settlement boundaries were agreed following informal public consultation.</p> <p>Two meetings on 16th October and 4th November 2019 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</p>	

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					<p>If all future planning applications are outside of the NDP settlement boundary, the NDP will just become an ignored development document, especially with a clear conflict as currently drafted, between trying to stifle all development and not allocate new sites for development, and the clear policies set out in the NPPF & Herefordshire Local Plan.</p> <p>I attach a copy* of a much more credible proposed Settlement Boundary that runs along the existing built edges and encompasses the built development already permitted by the Planning Authority so this will be within the NDP. This is a far more sensible Parish Boundary and one where the NDP can act to serve to influence and control further development outside of this as it has credibly</p>	<p>substandard local highway network, drainage and flooding issues and impact on the character and setting of the villages.</p> <p>Copies of the various options for each village were discussed (see Appendix 4) in depth and recommendations were made taking into account the advice set out in Herefordshire Councils NDP Guidance document 20 Guide to Settlement Boundaries.</p> <p>Please refer to the Consultation Statement for further information.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on</p>	

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					<p>allocated sites where the parish wants to see development go, as opposed to development being consented, with no input into it. The NDP cannot be found to be 'Sound' where clearly the proposed Settlement Boundary is out of date in terms of both existing built development and development fully approved by the Local Planning Authority at the date of consultation. Allocated sites which clearly form natural infill, and are logical to come forward in the future and are also able to be delivered for future housing (as judged independent from the AECOM Report which was commissioned) should be included within the NDP. I therefore strongly comment at this consultation that the NDP is not sound in its current description and has to align</p>	<p>1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					with the NPPF and Local Plan in forming the practical working document at a local level, or what is the point of the NDP? The NDP needs to cater for future housing need and accommodate this within the NDP with a sensible Settlement Development Boundary actually reflecting the physical built boundaries & development on the ground.		
3.1 Mr. Terry Chamberlan			General	Comment	Please see below the representations of Mr. Terry Chamberlan (“the Correspondent”) on the Regulation 14 Draft Neighbourhood Development Plan (NDP) dated September 2020. These representations refer to the Correspondent’s home and land adjoining his property, ‘Trejenna’ (see attached Plan 1).**	Noted.	No change.

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3.2				General comment	<p><u>Basic Conditions</u></p> <p>The 'Basic Conditions' that all NDPs must meet are as follows:</p> <ul style="list-style-type: none"> - NDPs are to have regard to national policy; - NDPs must contribute to sustainable development; - NDPs must be in general conformity with policies in the development plan; and - NDPs must be compatible with EU obligations. <p>The Correspondent has the following representations to make on the NDP.</p> <p><u>Overall Comment</u></p> <p>The Government has announced that it will undertake the most significant overhaul of the planning system since its inception in</p>	<p>Noted.</p> <p>Please refer to the Basic Conditions Statement for information on how the NDP will meet the basic conditions. The examiner will test the NDP against these and may recommend further changes.</p> <p>National planning policy is set out in the NPPF and other documents and the NDP has to have regard to this.</p> <p>The PC may wish to review the NDP once the Government's reform of the planning system has been undertaken and the White Paper becomes law but this is unlikely to be for several years.</p> <p>There is no need to delay the NDP further to wait for</p>	No change.

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					<p>1947. Until the details of this overhaul are known, it is not possible to judge whether or not the NDP will fulfil the Basic Conditions in relation to national policy or whether it will contribute to sustainable development as defined in any revised NPPF. Similarly, the aim of the NDP is to marry with the revised emerging Core Strategy (see paragraph 5.1) without knowing the import of the revised development plan.</p> <p>Therefore, the Correspondent argues that the draft NDP should not progress beyond the Regulation 14 stage until the outcome of the Government's overhaul of the planning system, the revised national planning policy or the review of the Core Strategy are known.</p>	<p>the outcome of the Planning White Paper.</p>	
3.3		3.17	3 Backgrou	Comment	(Paragraph 3.17): the objective is to engender a	Noted.	No change.

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			nd and History of the Parish		lively and vibrant sense of community, the maintenance of local amenities and to provide for all residents implies the growth of these settlements including the erection of new housing us supported. New housing development would be need to achieve these objectives, The Vision (page 11) and Objectives 4 (Housing) and 6 (community facilities) (pages 11 and 12). Paragraph 6.7 identifies attracting new families to the Parish as a key objective which would require the erection of sufficient numbers of new housing in the future.	The NDP supports new housing in the settlement boundaries.	
3.4		5.2	5 Planning policies Policy SUS1	Comment Objection	<p><u>Planning Policies</u></p> <p>(Paragraph 5.2): amongst other things, the NDP should significantly boost the supply of housing in accordance with paragraph 59 of the NPPF which does not entail the</p>	<p>Not accepted.</p> <p>The NDP is in general conformity with the Core Strategy as it supports some new housing development within the settlement boundaries.</p>	No change.

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					<p>maintenance of the <i>status quo</i> as is mainly proposed in the NDP in relation to Llangarron.</p> <p>The Correspondent objects to criterion 4 which seeks to limit new housing to within the draft settlement boundaries (that is: existing commitments and selected areas of the existing built development in Llangarron).</p> <p>This is too restrictive an approach and would not accord with the 'economic' objective of paragraph 8 of the NPPF which aims to support growth or the 'social' objective which requires the provision of new houses to meet the needs of present and future generations. Nor would it meet the policies of the Core Strategy (under Policies SS2 and SS3) to deliver a sufficient delivery of new homes.</p>	<p>The minimum housing target has been met and exceeded - please refer to Table 1 HC comments.</p>	

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3.5	P19-22			Comment	<p><u>Important Views</u></p> <p>The views identified on Map3 (page 22) appear arbitrarily identified. To avoid this, a clear methodology should be devised and provided to justify their choice and the objectives of this element of the NDP.</p>	<p>Noted.</p> <p>The identified views are those considered by the PC to be important. They are described in the text with photos to illustrate each view.</p> <p>Other views have been suggested during the Reg 14 consultation process and these will be considered for possible inclusion in the submission plan.</p>	No change.
3.6	P28		ENV2	Objection	<p><u>ENV2</u></p> <p>Objection is raised to criterion 5. The concept of protecting particular settings of villages and the character of the open countryside is understood. However, it is wrong to imply that all development beyond the eventual settlement boundary will necessarily harm this setting or open</p>	<p>Not accepted.</p> <p>Development outside the settlement boundaries is considered to be in the wider rural area and Rural Area policies of the Core Strategy will apply.</p>	No change.

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					countryside. That part of the draft criterion after the word 'countryside' should be omitted.		
3.7				Comment on Call for Sites and Site assessment	<p><u>9. Housing</u></p> <p>The Correspondent's land was included in this exercise (referred to as 'Site 2 Land at Trejenna, Llangarron' – see attached Plan 2). The allocation of the site was not favoured as a potential housing site (see table to the NDP Environmental Report dated August 2020). The Correspondent disagrees with the 'scoring' ascribed to his site and with the conclusions reached. However, the NDP response concluded that this site (in common with all other proposed housing allocations) lay beyond the intended settlement boundary and that it was unsuitable for development <i>at this time</i>.</p>	<p>Noted.</p> <p>The NDP does not include site allocations and therefore the Technical Assessment was not used to help identify housing sites.</p> <p>The reasons for this decision are given in Section 9 of the NDP.</p>	No change.

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					<p>These conclusions do not raise fundamental objection to the allocation on this site either in part of as a whole but only to the timing of such a proposal.</p> <p>The Correspondent challenges the strategy of the NDP not to make housing site allocations in the NDP. The NDP is to comprise part of the development plan for the next eleven years. The minimum housing figure is just that – a minimum – and to restrain further housing in the Parish and, in particular, Llangarron would not ‘significantly boost the supply of housing’ in accordance with the NPPF. Nor would it meet the strategic objectives of the CS or its review to deliver new housing of a sufficient quantity to meet the needs of current and future villagers.</p>		

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3.8					<p>It is material that the current Core Strategy has led to a significant, persistent and worsening supply of new housing. In all likelihood, any review of the CS will require a more expansive housing strategy to meet this shortfall and to ensure an adequate delivery of new housing. A supply close to the minimum of the CS which itself has failed to provide a five year housing land supply is evidence that a greater level of new housing is should be planned for and in the Parish some of which should be at Llangarron.</p> <p>If, as the Correspondent argues, the NDP is too restrictive and would not 'significantly boost the supply of housing' in accordance with the NPPF (see above), then Site 2 in part or as a whole would be an appropriate</p>	<p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	<p>No change.</p>

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					housing allocation to meet the NDP objectives of engendering the appropriate growth of the village.		
3.9			Policies map Settlement boundary		<p>The Correspondent supports the principle of defining a settlement boundary. However, that boundary should reflect the true extent and composition of Llangarron.</p> <p>The draft settlement boundary for Llangarron appears to have been arbitrarily drawn with no regard to its multi-nucleated pattern of development. This results in much of the village being unjustifiably excluded. Therefore, 'Trejenna', its curtilage and all of its neighbours should be included in the boundary as they form a significant component of the settlement.</p>	<p>Not accepted.</p> <p>The settlement boundaries were agreed following informal consultation on different options - see Consultation Statement.</p> <p>The Parish Council considered undertaking a review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	No change.

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					<p>Furthermore, paragraph 4.8.12 of the CS acknowledges that many rural settlements have a “<i>..dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive</i>”. The NDP and its draft settlement pattern would not respect the essential settlement pattern of Llangarron by not recognising its distinctive pattern of built development.</p>		
3.10				Comment	<p>The Council’s 2015 <i>Guide to Settlement Boundaries</i> (see copy attached) provides a consistent methodology for the delineation of settlement boundary in the context of CS Policy RA2. Under the heading ‘Criteria used to define the extent of the settlement boundaries’ the guidance advocates the inclusion within</p>	<p>Noted. This document was used as reference document when the PC prepared the different options for the settlement boundaries.</p>	No change.

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					<p>settlement boundaries the following:</p> <ul style="list-style-type: none"> <li data-bbox="882 464 1155 922">(i) “Physical features – <i>wherever</i> possible try to allow the boundaries to follow physical features, such as buildings, field boundaries or curtilages.... “ <li data-bbox="882 932 1155 1241">(ii) “Planning History – you may wish to consider existing commenced planning permissions...” <li data-bbox="882 1251 1155 1353">(iii) “Village enhancements – Settlement 		

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					<p>(iv) boundaries <i>should</i> include buildings and associated land that make up the village form....” “Recent development – Where appropriate, settlement boundaries should include new development which may have occurred recently. It is also <i>advisable</i> to include sites that have received planning permission within the</p>		

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					<p>(v) settlement boundary..." "Important amenity areas – These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to the contribution to built form."</p> <p>(vi) "Your settlement boundary <i>should</i> be drawn to facilitate an appropriate level of</p>		

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					<p>proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.”</p> <p>The draft settlement boundary and its exclusion of ‘Trejenna’ and its garden does not adhere to the Council guidance for the following reasons in particular guidance principles (i), (iii) and (vi).</p>		

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					<p>Specifically, in relation to Trejenna , the relevant criteria of NDP Guidance Note 20 are as follows:</p> <ul style="list-style-type: none"> - <i>Lines of communication</i> – Trejenna, its garden and the building group of which it forms part lies at the southern village entrance fronting a main radial route. Applying this criterion supports the assertion that Trejenna and its neighbours should be included within the settlement boundary. - <i>Physical features</i> defined by buildings, field boundary and curtilages: Trejenna its garden are part of the southern village component and the 		

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					<p>land abuts that component;</p> <ul style="list-style-type: none"> - <i>Planning history</i> – Not applicable - <i>Village enhancements</i> – Not applicable. - <i>Recent development</i> – A decision of a planning appeal for two dwellings on land adjoining Trejenna is expected shortly. If this appeal is successful, having regard to current development plan policy, the approved housing site should also be included within a revised settlement boundary for Llangarron. - <i>Important amenity areas</i> – Not applicable. <p>Trejenna and its neighbours meet all the criteria of the</p>		

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					Council's Guidance Note 20 relevant to this property. Consequently, in accordance with its relevant objective criteria and the reasons given above, the Correspondent's property and adjoining residential properties (see attached) should be incorporated within a revised settlement boundary (see attached Plan 3		
3.11				Comment	<p><u>Settlement Boundary Would Provide an Insufficient Supply of Housing Growth</u></p> <p>The purpose of plan-making is to review and test development plan objectives and assumptions and the extent over which those policies are to be applied.</p> <p>The Herefordshire Council's 'Rural Housing Background Paper' dated March 2013 formed part of the evidence</p>	<p>Noted.</p> <p>Refer to Table 1 HC comments for most up to date housing figures.</p> <p>The Parish has met and substantially exceeded the minimum housing target and therefore does not need to allocate housing sites.</p> <p>The Parish Council considered undertaking a</p>	No change.

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					<p>base for the Core Strategy. It framed Core Strategy Policies RA1 and RA2 which support new housing at Llangarron.</p> <p>The NDP acknowledges that these policies have justified the approval of new housing schemes at Llangarron most beyond the previous extent of built development. It follows, therefore, that the draft NDP should adhere to Policy RA1 and RA2 as the Council intended them to be applied as expressed in, amongst other documents, the Rural Housing Background Paper 2013 (see attached). The Background Paper identified that 48 dwellings existed within the 'main village envelope' (see page 36). The number of houses provided in 2013 is the base for the proportionate level of growth of housing in the village and would have had to</p>	<p>review of all the settlement boundaries prior to submission at the Parish Council meeting on 1st December 2020. The Parish Council voted to retain the identified settlement boundaries and to not include site allocations in the submission NDP.</p>	

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					<p>include Trejenna and its neighbours into this figure. It is therefore highly inconsistent for the draft NDP settlement boundary to exclude this appreciable group of houses which is an integral component of the village of Llangarron when the evidence base for strategic CS policies RA1 and RA2 included them. The clear implication of this is that the draft settlement would result in less development than was envisaged under strategic policies thus not meeting one of the Basic Conditions. The proposed very tightly-drawn settlement boundary is unlikely to generate sufficient numbers of new houses to ensure the delivery of the quantum of new housing in Llangarron up to 2031. In effect, the NDP seeks to impose a near embargo upon future housing in Llangarron</p>		

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					<p>contrary to its own objectives and policies of the NPPF and the Core Strategy. The premise of the NDP that the minimum level of proportionate growth for Llangarron has been exceeded as a basis for ensuring it fulfils its role as a location for future rural development up to 2031 is unfounded.</p> <p>The foregoing demonstrates a need to enlarge the Settlement Boundary to include at least Trejenna and its neighbours and/or to make a housing allocation on the Correspondent's adjoining land either in part of as a whole. Otherwise, the NDP will not accord with national policy to significantly boost the supply of housing or contribute to sustainable development and it would fail to meet the 'Basic Conditions'.</p>		

