

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 06 May 2021 13:38
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Adele
Last name	Brooke
Which plan are you commenting on?	Llangarron parish neighbourhood development plan
Comment type	Comment
Your comments	Our village boundaries as shown in the NDP are popular and suitable for such small villages with very few facilities and terrible road/traffic problems. We have increasing problems with flooding and river pollution-more housing causes more flood run off and pollution treat through sewage.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 21 April 2021 10:21
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	ADRIAN
Last name	HILL
Which plan are you commenting on?	LLANGARRON PARISH NDP
Comment type	Support
Your comments	<p>I wish to fully support the Llangarron NDP at this stage. REDACTED, yet we are finally close to the referendum stage that will allow the views of the majority of residents to be taken into account more. The process has been thoroughly democratic, and very well run by the Parish Council under Chair Sylvia Matthews. It should be noted that there has been a rush to develop our parish with in excess of one hundred dwellings built or under permission, this is far above the target of 64 houses by 2031. Most of these houses contrary to parishioners views are detached executive style houses rather than affordable/ first time buyer style which in my view would have been preferable to encourage a younger element to our villages. Flooding is a major issue to many which is never helped by more and more development. I understand that river quality is a similar hot topic that is often exacerbated by new dwellings most of which are using septic outflows into the Garron Brook. I therefore fully support the proposed village boundaries.</p>

Latham, James

From: Alison Weston
Sent: 18 April 2021 20:08
To: Neighbourhood Planning Team
Cc: Ian
Subject: Llangarron Parish Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to **express my support** for the Llangarron Neighbourhood Development Plan which I understand is, at present, with the Herefordshire Council at the Regulation 16 consultation phase. As a resident of Llangarron, I would like this plan adopted as soon as possible.

I strongly believe that more housing in our small village would be detrimental to the existing residents because of the increasing problems with flooding and river pollution which we are experiencing several times each year. More housing development will undoubtedly cause more frequent flooding due to the run off onto our roads and lanes. Often, this water is contaminated with sewage.

It is my understanding that 101 houses have already received planning permission in an area with few facilities and narrow country lanes. If these homes were affordable housing enabling young, local families to purchase them, more building might be acceptable. However, nearly all the houses planned and built are large, detached executive-style houses which are beyond the means of young families.

Regards,

Alison Weston

From: donotreply@herefordshire.gov.uk
Sent: 03 May 2021 21:13
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Alistair
Last name	Chave-Cox
Which plan are you commenting on?	Llangarron Parish Neighbourhood Development Plan
Comment type	Comment
Your comments	<p>In Llangarron Parish, Llangrove is identified in Figure 4.14: The settlement which will be the main focus of proportionate housing development. Given that the housing developments in plan already exceed, by a significant margin, more that the area development requires, no more new housing plans should be permitted until the 2031 review. Existing development construction traffic continues to destroy the green verge within the village, it has, and will further exacerbated the deterioration of the main road to and through Llangrove, which is in serious need of an extensive resurfacing. The village boundaries should be retained, there is already too much traffic , especially large lorries short cutting through the village, as rat runs to and from the A40 and A49. Drainage and sewerage capacity it a problem and quite frankly, given the concerns and special measures that previous development had to put in place (namely the 2.5 story developments by the Royal Arms), I cannot see how or why the new developments (in or of recent construction) were permitted let alone any more housing in the village of Llangrove. 1. Llangrove is at and above it housing capacity for the facilities it has. 2. The roads and sewerage systems are in dire need of refurbishment and repair. 3. Those houses that have been permitted have very little green space of there own, given the low level of communal green space, so these are NOT suitable housing for young families or</p>

	<p>those suitable for older residents of the village to down size to in later life. This means we are trapped in larger houses of 3-4 bed (which have substantial gardens for generational living) when an only surviving member of a household.. if we want to stay in our village community!</p>
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Dear Sir / Madam,

I am writing regarding Llangarron's Neighbourhood Development Plan (NDP), as I feel it is not aligned with the parishes needs.

Firstly, I feel that there has been poor communication to the parishioners, informing them of when the NDP meetings are being held and the amount of time allocated to the future of the parish.

My main concern is that the boundary in Llangarron is set in one of the most densely populated areas of the village leaving very little opportunity for an ever-expanding population. The NDP states,

4.0 Vision and Objectives

Objective 1 - Sustainability: To promote the creation of balanced communities with sufficient housing, business opportunities and facilities to satisfy all sectors of the community. (To be delivered through Policy SUS1 and all other NDP Policies)

Objective 3 - Employment: To support existing businesses and to attract new employment opportunities in local agriculture, food production and sustainable tourism opportunities, so that jobs are provided close to where people live, and opportunities for homeworking are encouraged. (To be delivered through NDP Policies EMP1 and EMP2)

Objective 4 - Housing: To ensure the provision of sustainable, energy efficient housing in the Parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible, reflect the character of the area and any new dwellings should be built to a high standard of design. (To be delivered through NDP Policies HOU1, HOU2, HOU3 and HOU4)

I feel to achieve these objectives, there needs to be an opportunity for property and property prices to be more aligned with Herefordshire salaries i.e. 2/3 bedroom properties to support the longevity of the village and employment of the area. Where recent development has been granted, it only seems to have catered for the wealthy, and therefore I feel the NDP boundary contradicts the Vision & Objectives.

My final concern is that in this current climate, understandably, meetings are held virtually using the Zoom platform, a lot of people may not have the use of or be confident with this technology
REDACTED.

REDACTED.

Thank you for your time & the opportunity to comment on the NDP.

Yours sincerely,

Alistair Mason.

Latham, James

From:
Sent: 05 May 2021 11:48
To: Neighbourhood Planning Team
Subject: Llangarron Parish Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs,

We would like to comment on the Llangarron Parish Neighbourhood Development Plan ("NDP").

We support the NDP's proposals for Llangarron, not least because the village has already "done its bit" and has already seen significant development, despite the fact it has no facilities to support the additional residents further development would bring, for example a school, a shop or a public house. Further, the road network through the village is not well suited to accommodating the existing traffic, let alone any increase which would result from further development. Permitted development in the village already far exceeds the target set by Herefordshire County Council ("the Council") for house building by 2031.

REDACTED. Whilst we are opposed to any further development, we should also record our view that the Council has a duty to enforce planning conditions attached to permissions and should be seen to be doing so. Some of the existing conditions attached to permissions serve an important purpose and in part protect the village from increased flood and pollution risk. If ignored or flouted by developers, the consequences for the residents of the village could be significant and we therefore look forward to confirmation that the Council will carry out its functions in that regard. The village has suffered from flooding repeatedly in recent years and any additional housing is likely to exacerbate that problem, increase the effects of run off and add to the threat of sewage pollution.

Llangarron has seen more than its fair share of development in recent years and the proposed boundaries shown in the NDP and the proposals in the NDP itself are appropriate in our view. We therefore support its adoption.

Yours faithfully,

Allan and Bridgette Wilson,

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 21:26
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Amy
Last name	Perkins
Which plan are you commenting on?	Llangarron Parish Neighbourhood development plan.
Comment type	Objection
Your comments	<p>We are already 50% over the target set by Herefordshire Cou cil for house building by 2031. The target is 64 houses by 2031, 101 houses have now got permission. Llangarron Parish is one of the very few parishes so dramatically 'over target', the majority of parishes are well under target and more housing growth should be centred on those parishes. Our village boundaries as shown in the NDP are popular and suitable for suck small villages with very few facilities and terrible road/traffic problems. REDACTED. I'm fact nearly all the houses planned or built are detached executive style homes. We have increasing problems with flooding and river pollution, more housing causes flood run off and pollution threat through sewage.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 18:17
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Andrew
Last name	Bainbridge
Which plan are you commenting on?	Llangarron Parish NDP
Comment type	Support
Your comments	As best I can judge, the Llangarron neighbourhood plan is a good reflection of the majority of residents' views and presents a balanced, thoughtful way to develop the community, taking into account local constraints and wishes (such as flood risks and the strong local desire to protect the rural nature and character of the parish) . The Parish Council have done an excellent job bringing the plan to this stage and reflecting the views of the community.

Commentary on the Llangarron Parish proposed Reg 16 NDP

Dear Sirs,

Please find below my detailed comments on the above proposed NDP for Llangarron parish. REDACTED.

REDACTED. My comments are as follows: -

- Quote from Herefordshire Council –

“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 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.**”

- The start of the NDP is contradictory on one 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.

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 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.

- The Vision for the plan as demonstrated through objectives 1 to 8 is excellent but the content of the plan does not support a strategy or a determination to achieve these goals. It is as if lip service is being paid to the goals for the next ten years but the plan is restricting any possibility of achievement.
- Item 6.0 Sustainability. 6.2 has an intent not reflected in the plan as there is no provision to allocate sites for commercial activity or housing allocation for smaller and affordable homes. Settlement boundaries are drawn so tight so as to restrict any future development in the next 10 years.
- The community highlighted a real need for smaller housing for the young and the old wishing to downsize. The population of the parish like much of Herefordshire now consists of older people many of whom are retired. Younger people are forced out of our community due to lack of jobs and housing. Any small cottages that did exist have now been extended to form the equivalent of executive or more wealthy homes. How does the plan provide for the provision of smaller or rental homes? Has Community Led Housing Development been considered?
- 6.7 If retaining young people in the community is key why is there no explicit plan or strategy to develop and encourage suitable accommodation for them? This is a countrywide issue in all rural communities and it is only by positive policies and action that there is any chance of achieving housing needs. All PCs should play an active role as market forces will not obtain the desired outcomes.

- SUS1 item 4 is laudable goal but where is the accommodation of suitable sites for this development. Village boundaries have been made so restrictive that there is no room for any development.

- It is noticeable that under the Employment sector and Agriculture there should be more emphasis on up to date science especially in the area of polytunnels. It is now agreed that the plastic used when exposed to sunlight, it emits harmful gases. It also goes brittle and small plastic particulates are now traceable in our soils, organisms and our very own bodies. There is no safe disposal of plastics currently and polytunnel plastic has to be replaced on a rotational basis. Polytunnels also create monocultures. None of this is sustainable from a climate perspective. Similarly, Intensive Poultry units create considerable quantities of manure which when spread on the land is a major source of pollution within the Wye catchment. This is now being further exposed by work carried out focused in Herefordshire by the Environment Agency, Leeds and Lancashire University, Cardiff University, The River Trust and Natural England. The NDP policy should be much stronger in protecting the parish, landscape, environment and the residents.

- Under Policy Justifications NPPF 8.1 d) it states - the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.' This is quoted but where is the inclusion within the NDP to support this statement?

8.3 Thus, to help achieve economic growth, local plans including Neighbourhood Plans should be prepared to meet the development needs of business and support an economy fit for the 21st century.

The above are clear statements but what positive part of the plan is facilitating this need? A Plan should be about delivery not a nice to have list. What is included in the NDP to make this a reality? Omissions of this type will not help deliver what is needed for a future vibrant and sustainable community.

- The plan as constructed does not guide development for the next 10 years but has been constructed to stop any development by not including potential sites although they have been put forward by land owners and identified by independent assessment.

- There has been insufficient public consultation with no research into community needs. There have been no “Town Hall” style meetings for residents to hear from the authors any reasoning behind the proposed plan or for the parish council to hear public opinion.. This did happen with the first Reg 14 plan in 2014 but none has occurred with the second Reg 14 proposal in 2019/20 or since.
- Some questions about the plan and settlement boundaries were asked on the PC website but there were less than 10 responses to the questions REDACTED. This disadvantaged anyone who did not see the PC website or who did not have internet access.
- Ability for residents to comment was restricted to a small number of PC meetings held at night and on each occasion the time limit for the whole parish was just 15 minutes and the PC did not allow dialogue or give answers. This once again disadvantaged anyone who did not have private transport or time in an evening pre Covid. During Covid lockdowns it was only possible via Zoom which again disadvantaged anyone without internet or strong internet connections. This particularly placed older residents outside any discussions and with no information. (Prior to the current council a series of open days at weekends in different locations allowed a conversation between parishioners and those that were drafting the NDP. None of this has happened in the last two years).
- The plan has been constructed by REDACTED
- It appears that Llangarron especially has been protected from development at the expense of other settlements in the parish.

- The only research carried out confirmed a requirement for affordable housing and one and two bedroom houses/flats for young people and for older residents wanting to downsize. This must surely be a housing requirement over the next 10 years of the Local Plan but the PC has totally ignored this requirement and made no provision to meet this housing need.
- Young people are being forced out of their family communities as older retirees come into the parish extend houses and make them so valuable that young local workers cannot get rental property or get a foot on the housing ladder. This is such a serious issue which must be addressed and be part of a ten year NDP.
- Whilst appreciating that the PC is constructed as a result of a democratic process REDACTED. REDACTED. The construction and content of the NDP reflects contentment of the status quo and there is no aspiration to meet the needs of future generations.
- The proposed village boundaries are not logical nor do they take into consideration the history of the villages, developments already approved and essential buildings such as Llangrove Village Hall which has been exclude. The entire north/west – south/east axis of Llangarron boundary as proposed excludes two sets of council housing at either end of the village and the last village pub (now closed) and the two main industrial business sites in the village. It seems very strange that an entire area of exclusion from the settlement boundary REDACTED.
- The History of the Parish 3.1 tp 3.18 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 affordable housing and smaller housing. This situation also denies the ability of older residents to downsize and stay in their lifelong community.

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 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. This is not highlighted in the plan nor is it considered as an important factor to be considered for development over the next 10 years.

- 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 be considered for much greater expansion within the NDP document. Many parish councils have invested in community schemes for local transport to varying degrees to the provision of high speed broadband and in some cases shops. There seems to be no ambition to supply the building blocks needed for a sustainable parish and community even if the concepts are well understood.

- Policy ENV1

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. This section needs to be 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 and the new agriculture bill including

ELMS will influence greater consideration for the environment. The Llangarron NDP is a great opportunity to raise such issues as insulation, improving housing stock, electric vehicle charge points and green energy. Community transport initiatives backed by the PC would reduce the reliance on the car.

- 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 and State of Nature Report 2019. Our two main brooks the Garron and the Gamber fail significantly on Phosphate pollution but there is nothing in the plan highlighting this or any mitigation for it. The Garron floods regularly at Llangarron but there is no formal plan for flood mitigation to address the issue. Our brooks as mentioned above are dying ecosystems due to agricultural runoff during intensive rainfall. Their gravel beds are now covered in silt but this is not mentioned within the NDP. Surely a programme to rectify this situation should be part of a community NDP.

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 75% is caused by agriculture (See EA documents - Herefordshire Nutrient Board minutes). 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. These streams then contribute to the overall health of the Wye. It is the rivers and streams in the Llangarron Parish that are significant contributors to the Wye pollution.

- 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?

- Within the Landscape and biodiversity section would it not be good to 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?

- We are an agricultural county but recent changes from small family owned farms to large Agri-industry multi-million pound companies have brought considerable change. Is it time that Parish Councils took a much greater interest in agricultural planning applications. There has been a considerable increase in the numbers of bio digesters that have received planning 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. Although this is a problem that effects the whole community and cuts off parts of the Parish this issue is not headlined as it should be within the NDP.

- 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 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.

- Although the NDP suggests “A large proportion of residents in the Parish are still employed in agriculture or agriculture related enterprises” this assertion must be challenged as it does not agree with Herefordshire Councils published employment information. It is only a

very small percentage of the Herefordshire workforce that is employed in agriculture and this is decreasing. Retail, Health, Manufacturing and Tourism each employ considerably more. Tourism spreads the income and profit obtained across the whole community. This is unlike agriculture where few are employed and the profits reside with one person, the land owner. For this reason, a greater emphasis should be on tourism and facilitating home working and perhaps making provision for start-up business hubs. One key element of sustainability is living and working in your local community and it helps battle climate change by reducing travel. This cannot just be left to big government but should be part of local councils plans and aspirations. This is not evident in the current NDP.

- EMP1

Buildings and Polytunnels

This whole section needs to be strengthened in light of 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.

- 8.15

Communication Technology.

This section is vital to community engagement and future sustainability and must be acted upon to ensure our parish is fully served by Fibre broadband. This is not just something to have written and forgotten about. REDACTED. The PC must keep pressure on all parties as required to ensure this critical service is available to all.

- Tourism

8.16 onward.

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 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. Policies must actively support more Tourism in the parish.

- Housing

A housing need has been established for smaller and affordable housing. This was the result of parish council research 4 years ago. 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 has been identified the NDP should demonstrate, how and where the need is to be met. If the parish council wants to direct future development it must demonstrate how this will be achieved.

- 9.24, 9.25, 9.26 These sections are being REDACTED 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 parish councillors.

Such open days are the most common practice when NDPs are being formulated. Since May 2019 only approximately 5 Parish Council NDP meetings have taken place and been recorded. 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.

One small invitation to comment on parts of the plan was limited to items on the PC website which few people knew about and many no access to. As a 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.

- There appears to be a REDACTED to try and restrict development in the parish which is eluded to in the NDP. The plan would have benefitted by being more open and fairer with landowners REDACTED. Then there would be a much greater chance of harmony in the community and more chance of influencing the housing types being built to meet community needs which have been identified.

- It can be said that Planning and NDPs engage with people who do not want more housing but as a result this excludes people who actually need housing. REDACTED

- 10. Roads & Traffic

TRA1 Promoting Sustainable Transport

The PC should incorporate an initiative to help provide sustainable transport on a community basis. Many PCs in Herefordshire have already taken positive action to help fund this. Such actions are far better as part of a cohesive plan rather than bland words. There is little to gain with an aging population in a hilly environment on insisting upon Bike Sheds. New developments should also be encouraged where the best road access routes exist and those with the best public transport links. Cars will be the main mode of transport over the timeframe of the NDP and this point should be acknowledged in all planning aspects such as charge [points and adequate parking. Increased delivery transport is also now a key aspect of any transport policy. (Road volumes and adequate turning facilities).

- Community Facilities

Policy CSU1

Consideration should be given to the formal protection of the Royal Arms Public House through a Asset of Community Value. It is the last pub in

the parish and is for many at the heart the community. This should be discussed with the current owners.

A further issue must be the longer term resolution around the churches in our parish and those under the auspices of our local vicar. With low attendance figures and high maintenance costs there is a very real viability issue. Llangarron Church now needs substantial funding to carry out repair work on the tower. 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? What is the future of our churches and how can they be protected if desired as community facilities?

- ENG 1 and ENG 2 Renewables.

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.

The Climate Emergency should trump all other policies REDACTED. Everyone has a general support for renewables until REDATED. 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.

- This appears to be a REDACTED NDP should and could be strengthened to the advantage of our community in the areas indicated. The 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

- Together the PC and our community are the custodians of the parish for future generations. We need to consider and influence the jobs, housing, amenities and wellbeing for future years. This NDP has not 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 REDACTED. We should not be denying opportunity for future generations to prosper in the Llangarron Parish; we should have a plan to facilitate it.

- Housing, why is the data driving housing need and community response so old. When undertaking the revised Reg 14 consultation there was every opportunity to seek more up to date public opinion on housing needs within the community. It seems folly to be using data gathered 5 to 6 years ago. Public consultation seems REDACTED by the current parish council with no open days for comment REDACTED.

- 9.24 is very limited REDACTED and mis leading. There was no considered discussion with the community. Discussion time was limited to the regular 15 minute slot for the public to comment. Many of those who wished to have a true consultation did not get to comment and the PC had REDACTED. REDACTED.

- Why has Llangarron Village Hall been listed as an important local community facility (supported by 93% of the community) yet whilst adjacent to it has not been incorporated into the village settlement boundary?

- Why has the Reg 16 review not been highlighted and posted on the Parish Council website and the community advised to review this draft and send comments into Herefordshire Council and for the regulator to consider. REDACTED.

- The lack of real and meaningful consultation on the whole NDP with its community is the REDACTED of the whole process. Whilst recognising that Covid has placed its own restrictions on the process there were no meaningful consultations with the public between May 2019 and March 2020. REDACTED. What REDACTED public opinion have been sought have been REDACTED so as to appear the community has been consulted. At one PC/NDP meeting on 15th July 2020 it was arranged as a “Training” session on NDP REDACTED. The public was excluded from this meeting on the grounds that it was Training. REDACTED. Under a FOI request emails have also now established the above to be true. This was not consultation REDACTED. There is no question much of the community feels excluded and not consulted on this NDP.

- It can be said that Planning and NDPs engage with people who do not want more housing but as a result this excludes people who actually need housing. REDACTED.

From: -

Andrew McRobb

Latham, James

From: Turner, Andrew
Sent: 10 May 2021 15:58
To: Neighbourhood Planning Team
Subject: RE: Llangarron Regulation 16 submission neighbourhood development plan consultation

RE: : Llangarron Regulation 16 submission neighbourhood development plan consultation

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to the above proposed development plan.

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.

- Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination

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 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.

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.

Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

Herefordshire.gov.uk

Andrew Turner

For the Inspector of the Llangarron NDP reg 16.

One of two emails. Please ensure the Inspector views the email following this one also with the FOI proof that the so called Training Meeting on the 15th July 2019 was in-fact a Parish Council unminuted meeting.

A neighbourhood Development plan is as it says, primarily a tool to guide development in a Parish to where best suited with input from local residents and landowners of the whole Parish. This NDP submitted is not designed to guide rather to stop development in parts of the Parish most especially Llangarron Village.

REDACTED does not consider the future needs of the Community for example considering smaller housing for young people and the older generation to stay in the village or rental housing for future generations but rather to keep the status quo for Llangarron village to stay still.

There is very little about climate change and what we need to look to for the future that we face. What about a Community transport scheme just what the Parish needs for the future and also green spaces and local community support groups for the large number of people now suffering from mental health disorders, anxiety and addictions? Also support for new young parents and elderly in the villages. Perhaps lunches for the elderly and lonely in The underused Garron Centre and where will they park?

REDACTED.

The public then not being given details of how the decisions were made and by whom. In fact not even any open debate between the Parish Councillors themselves at the meetings. Appearing to the public that these decisions have been discussed beforehand REDACTED. Notably the public at the meetings being banned from giving their opinions as told public time is over.

The public only have ten minutes in meetings to speak, it was fifteen but was soon shortened to ten and 2 minutes each and only at the start of each meeting. At the very start of each meeting The Chair reads out that there would be no two way conversations between the public and the Councillors at public time!

We have spent many a meeting speaking at the open time for our allotted 2 minutes but never get any feedback or answers, at the time, or at the next meeting, or to emails REDACTED.

The preferred response is “thank you we have noted your comments” REDACTED.

After the short public time of 10 minutes Councillors just vote through everything later on in these meetings and if we try to speak up then we are shut down and told open time is closed so no public speaking is permitted.

Regulation 14 REDACTED with residents not being aware that there was anything about the NDP online. I didn't see any notices of relevance around the Parish to encourage people to comment. Not all residents are able to go online especially the older generation who have lived in the area all their lives and with no open hall meetings how could they have a say.

I would like the inspector to look at the Reg 14 comments so he can see around 2-10 at the most comments, if he can manage to even find it on the Parish Council web page?

It's under NEWS UPDATES and not NDP I would request that the Inspector looks at this section on the PC web pages.

My comments have never been answered to this day although it is written at the top:

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. Simon Wainwright.

We actually asked for responses to our comments we had made at Reg 14 at the following meeting. The PC managed to somehow not answer by saying we would have chance later on in the process! I said that Simon Wainwright had written that we would get a chance and we were just dismissed with no answers by the Chair. REDACTED.

This has been the case since the new PC were formed in May 2019, before that between 2017 and 2019 we were treated with respect as landowners and given time. How can the public be heard regarding the development of the NDP when PC meetings are conducted this way and it's the only time we can voice our concerns. It says in the guidelines that landowners should be approached but we have 'never been approached' since the new P C came into office in May 2019 and are shut down in meetings.

This is not democratic or transparent in any way and not how a plan should be written.

Since the new PC were formed in May 2019 there have been no proper open meetings, planning for real events or where everyone who wished could get together and have an open debate. Although there was the chance before Covid became real in March 2020.

What was needed was the hire of a large school or village hall with plenty of advertising to get all the large 'Parish' together and have a proper minuted and recorded debate.

None of this has happened. REDACTED.

Is it legal that the Chairman of the PC REDACTED?

Then saying to all that the decisions have all been voted on. Yes by the Chair and half a dozen Councillors who vote out of public speaking time at meetings so no interested parties can have any input. It is basically REDACTED and I think this added with a meeting that they say was a training meeting warrants a Legal Challenge.

On July 15th the public were told the PC were having a training meeting then we hear that as soon as it starts REDACTED

REDACTED. The Inspector will have noted this. I think the Inspector will receive many representations from professional people to say this definitely is the case as shown by freedom of information. Please see my following email.

Emails following the REDACTED training meeting on the 15th July 2019 on my second email. This is proof that it was a Parish Council meeting not a training meeting that was not minuted and big changes were made without the residents and landowners being present. We still have not been told what was changed at that meeting before we were allowed to see the plans. REDACTED.

The Llangrove residents are fed up with the majority of development all up at Llangrove given the roads out of Llangrove will not accommodate more traffic.

The development in the Parish is nowhere near proportionate. Llangarron Village needs more houses as almost nothing built in the last 50 years and even now Llangrove is still having to shoulder the bulk of development, contrary to the wishes expressed in the Planning for real event back in 2014/15.

This means that many residents will vote through this manipulated plan through for the sole reason and desperation for a boundary around their village of Llangrove.

If passed this so called Development plan will restrict housing in Llangarron to 2031 and there will be no availability for the young families or rental properties which what the village of Llangarron needs to meet the needs of all of society not just the wealthy!

We appreciate that the 67 housing target has been exceeded but would like the Inspector to study where these houses were and are being built, remembering that the two main settlements are Llangrove and Llangarron, Llangarron being in the centre of the Parish with good road links to the A40 and M50 low visual impact due to its low elevation and a natural green space (flood plain) in the centre which would make an excellent recreation area.

Also the village hall and the lottery funded Garron Centre are desperately under used unlike the village hall at Llangrove that is very difficult to book up and there is something going on every evening. Why can't Llangarron village be like that?

I was born in the village, went to school in the village and have watched the decline of the village with everything closing, pub, school, shop, garage and all the clubs etc etc. Now is the chance at last for it to grow and thrive again with a sense of community which has been lacking over the past years.

We now have our small development passed on my parents farm and our daughter and family living in a rental property now building her forever home in the village.

We have no ideas of developing further in the next 10 years but feel strongly for other small developments that are being turned down based on the very tight and restrictive boundary which is not at all correct excluding most of the village and also not consistent with the boundary for Llangrove as highlighted by HCC in 2017. We don't even know who drew this tight boundary!?

Please find a copy of 6 emails : These six emails are to follow on a further email.
Many thanks and please send a receipt of receiving this email and the following one

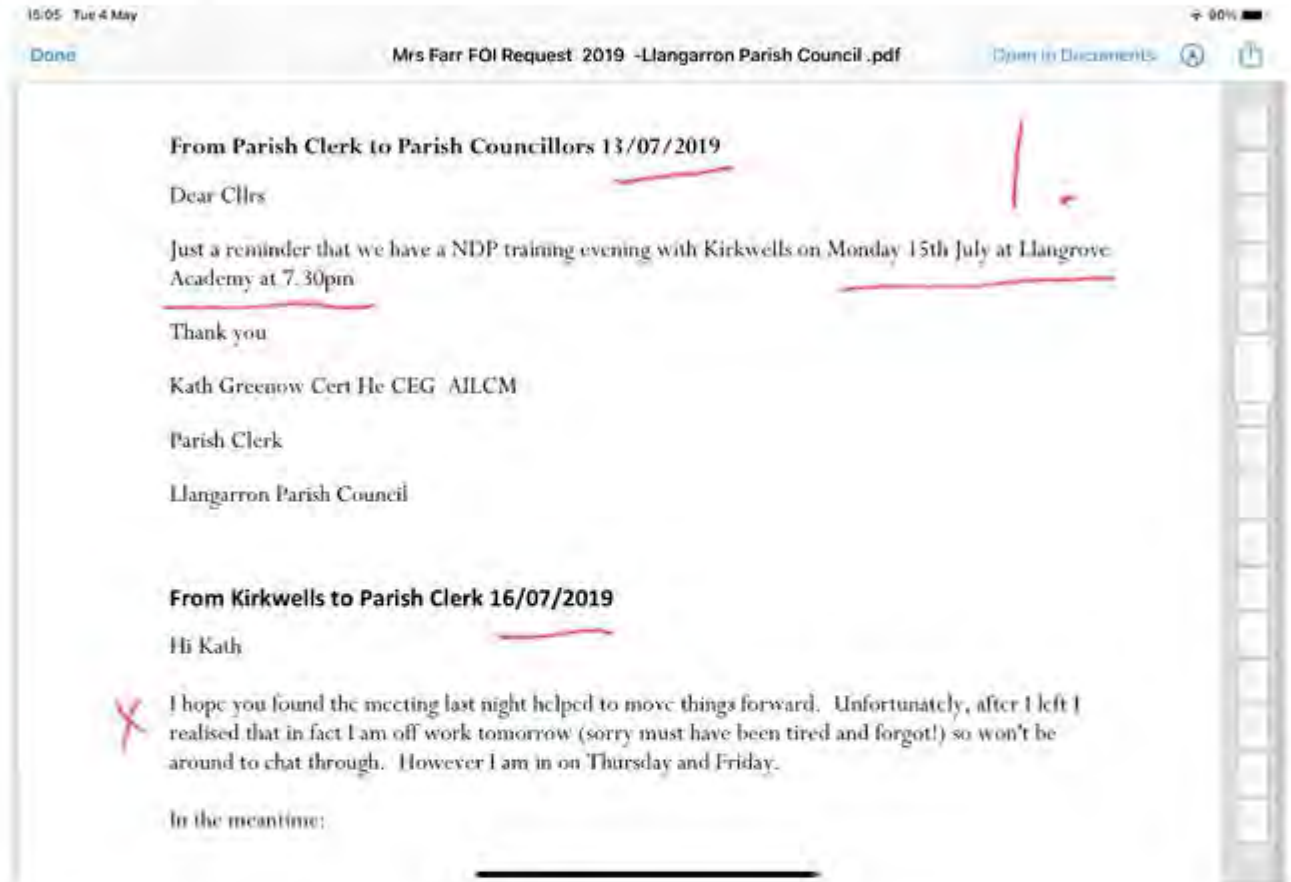
With regards, Angela Farr, 7/5/21

Second of 2 emails.

FOI proof that the so called Training Meeting on the 15th July 2019 was in-fact a Parish Council unminuted meeting.

Angela Farr

Please confirm receipt



Done

Mrs Farr FOI Request 2019 -Llangarron Parish Council .pdf

Open in Documents



Llangarron Parish Council

From Cllr Matthews to Parish Clerk 17/07/2019

2

Dear Kath

Thank you I will have a look through this and give you my responses next week. I will also have some additional proposed amendments.

I do think the timescale to referendum needs discussion as I feel it could perhaps be shorter.

Thank Sylvia

From Parish Clerk to Cllr Matthews 17/07/2019

Hi Sylvia

Re the referendum that's difficult to gauge as when it goes to the inspector he/she will need up to 6 weeks to go through the plan etc and then they send their response back to the PC on the NDP and if he/she asks for changes to be made then these have to be made by the PC, then once that is completed it will go to HFDG for them to organise the referendum so from that point we are in their hands as to a date.

Thank you

Kath Greenow Cert He CEG All CM

Parish Clerk Llangarron Parish Council

Done

Mrs Farr FOI Request 2019 -Llangarron Parish Council .pdf

Open in Documents

**From Cllr Wainwright to Parish Clerk & Cllrs 16/07/2019**

3.

Hi all

I felt it was a great meeting last night..clearly we must capitalise on it and keep up momentum..!

I mentioned producing a list of tasks last night that I hope will crystallise our thoughts and energise the team. I have attached a draft spreadsheet in a format that you may wish to use.

For the sake of positioning this and making it palatable to parishioners (i.e giving us the ability to work in a smaller more efficient group) I have called it the Llangarron Parish Working Group (LPWG) which I believe we can do outside of official PC meetings. We may decide to bring others in to the mix..?

Irrespective of any name which I am completely ambivalent about I think it is key that we rapidly produce this list of tasks and allocate along with a timeline.


Once this is done it will help us set a realistic target for moving the NDP forwards and informing parishioners of the timeline to do this.

I have listed a couple of action points as to how I would approach delivering on tasks, but do let me know if I can assist or make changes.

Best

Simon

FOI Request

99% 



clerk@llangarronparishcouncil.org.uk wrote:

Dear Angela

4

In response to your recent FOI request please find attached copies of e-mails between myself as clerk and Llangarron Parish Councillors from the date of my appointment until 17th December 2019.

Regards
Mark Hearne

Parish Clerk

Llangarron Parish Council

<Record of e-mails between clerk and clire - 21 Nov - 17 Dec 2019.pdf>

Mark Hearne

Parish Clerk

Llangarron Parish Council



Dear James,

Please add this to the 2 emails received by the Inspector on Friday , making a total of 3 to be put together and passed on from Angela Farr

Please also can confirm receipt of this email

**Thankyou
Angela Farr**

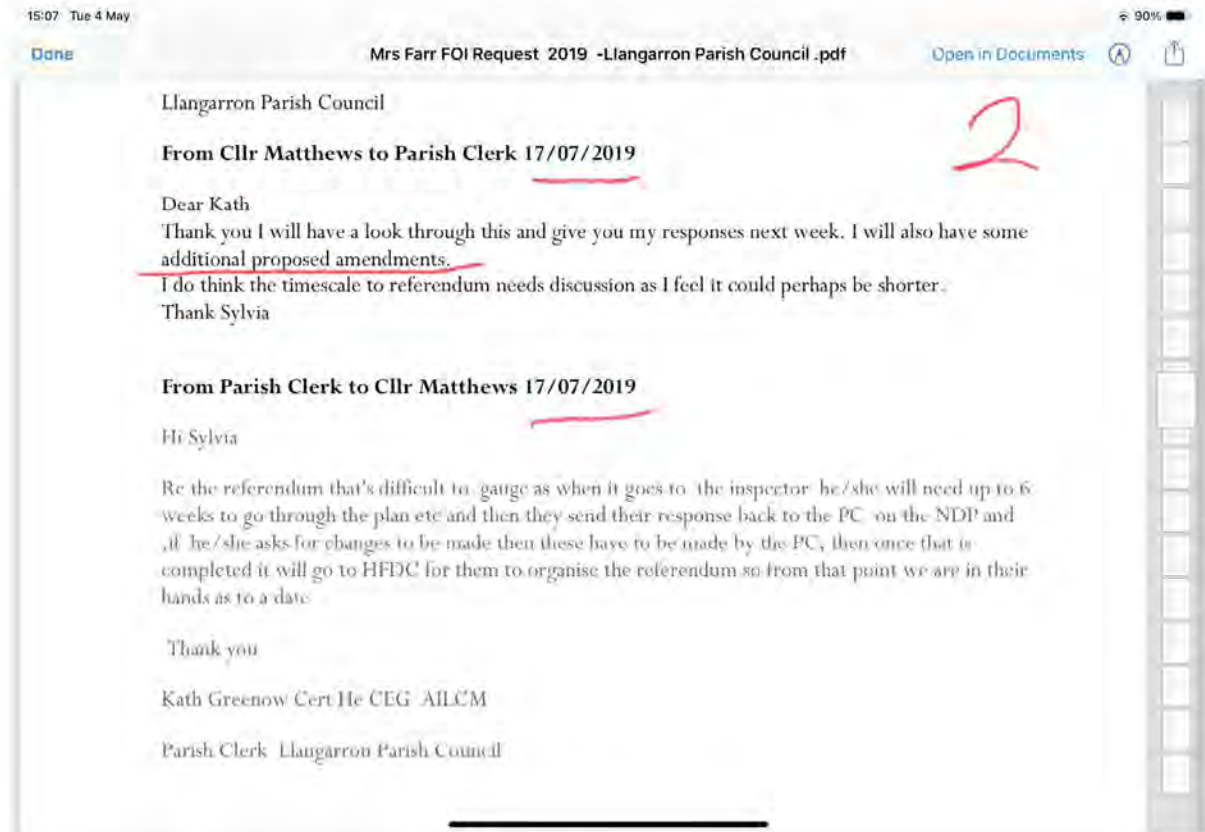
I have since discovered since sending my 2 emails on Friday that this particular email below only found through freedom of information was only sent to "the group" of Councillors and that two councillors namely REDACTED REDACTED did not receive this email.

REDACTED, therefore the clerk not only, failed to take minutes of the 15th July 2019 meeting but also REDACTED

This is an example of how small the group is that is actually dictating the writing of the NDP document. REDACTED



This email below shows that on the 17th May 2 days after the so called Training Meeting The Chair Sylvia Matthews was suggesting she had even more changes to make of her own to send to Louise at Kirkwells with no discussion with the PC or the public yet again. REDACTED



This email no 6 proves that Louise took notes at the so called training meeting of changes to to be made before the public had sight of both The AECOM Report and the Neighbourhood Plan.

If the Inspector would life sight of any other FOI I will be very happy to supply this.



Re: Llangarron Parish Council - Draft NDP

LK

Louise Kirkup- [REDACTED]

25/11/2019 09:33

Hello Mark

Thanks for getting in touch. The most up to date draft I have is attached. This was previously sent to the PC some time ago (March I think) and I understand that the Parish Councillors have looked at it and collated some comments / amendments - but I have never received any feed back, other than verbally at the meeting I attended on 15th July 2019. Following the meeting I sent them a draft table of changes for them to complete so that they could provide me with some of the text I identified was needed, but I did not receive the completed version of the table (although I understand that some work was done on this).

If the PC can provide the information for me to amend the NDP I am happy to do so but ideally I would need this in the next couple of weeks for the work to be timetabled in before Christmas.

I also need a decision on which (if any) housing sites are to be included in the Draft Plan for consultation.

Latham, James

From: Ann Turner
Sent: 26 April 2021 13:29
To: Neighbourhood Planning Team
Subject: Fwd: Llangarron Parish Neighbourhood development Plan. regulation 16 consultation phase.

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I fully support the neighbourhood development plan for Llangarron which I understand is now at **regulation 16 consultation phase**.

It was with some surprise that I read the figures released by Herefordshire Council in September 2020 which clearly confirmed that Llangarron is one of the very few parishes to be dramatically over target for housing growth, surely this would confirm that we have done our bit and it's time to have the Neighbourhood development Plan in place to try and help control future building in this area and that future development should be concentrated within the parishes which are well under target.

It is my understanding that Herefordshire Council set a target of 64 houses by 2031 and that 96 had been granted permission by the end of 2020 putting us 50% over the 2031 target and that at least 5 additional houses have recently been granted permission which takes us even further over target, our villages will just not be able to support any additional properties with all that goes with it, i.e. Household vehicles, delivery vehicles etc., etc. the list is endless.

The village settlement boundaries as set out in the NDP have been supported by 3 National Planning Inspectorate judgements and 2 Herefordshire Council planning decisions they are also supported by the majority of residents within this parish. The NPI judgement APP/W1850/W/19/3235627 relating to land near to Tretawdy nature reserve in Llangrove together with Hereford Council decision relating to the land at The Elms, both edge of village sites and in Llangarron the NPI judgements which relate to land near Tredunnoch and land at Trejenna APP/W1850/W/20/3250543. The decision by Hereford Council which relates to land at The Forge near to Llangarron bridge (202998). These judgements support the view that these edge of village sites are in open countryside.

I am very anxious that the flooding situation mainly in Llangarron and Llancloudy although Llangrove is also affected, should be taken seriously and that any more development within these areas particularly where the topography is steep and water absorption is poor have been identified as potentially contributing through run off to the flooding situation and will certainly exacerbate the problem. Damage done to the Garron brook as a result of this additional water finding it's way into it has already taken it's toll.

A recent Environment Agency report identified that the water quality in the Garron brook is rapidly worsening. Recent planning decisions from Herefordshire Council refer to the sensitivity of building within or close to the Garron catchment which is part of the Wye SAC. As the Garron contains a number of endangered species of plant and support

endangered wildlife, for example otters in Llangarron I feel strongly that we must attempt to preserve what we have and not allow unsuitable properties and REDACTED developers to destroy this environment which may never recover from the decimation

The lack of facilities within our villages means that we need to rely on private cars, as Herefordshire Council has declared a 'climate emergency' it is my understanding that building in unsustainable locations should be against council policy, therefore, having a Neighbourhood development Plan in place as soon as possible will help to manage this problem.

I confirm once more that I fully support the Llangarron Parish Neighbourhood development Plan which is now presented to Herefordshire Council regulation 16 consultation phase.

Ann Turner

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 04 May 2021 17:22
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Anne
Last name	Roberts
Which plan are you commenting on?	Llangarron Parish NDP January 2021
Comment type	Support
Your comments	<p>The Llangarron NDP receives my full support as it adequately represents the position of the Llangarron Parish. The Llangarron village as it stands today delivers a high quality of life for people who live and work in the parish. I believe the village has met and exceeded targets for additional housing, indeed several dwellings are under construction at present, and that there is no justification to enable more housing over those already in progress. Being a small village with no shop, public house or school there is no infrastructure available to support additional dwellings, the construction of which would undoubtedly place additional pressure on roadways and access, and the environment. The village floods during periods of heavy rainfall causing distress to some properties and access problems, additional housing would place additional pressure on water run off and exacerbate this problem. For these reasons I believe the settlement boundary as submitted, and the plan in full, should be adopted and supported by Herefordshire Council. I am happy to make additional representation to that effect should it be required.</p>

Latham, James

From:
Sent: 04 May 2021 13:02
To: Neighbourhood Planning Team
Subject: Comment on Llangarron Section 16 NDP document

Importance: High

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Neighbourhood planning,

A couple of observations on the Llangarron NDP document (section 16).

Regarding the section that covers IMPORTANT VIEWS, please find 2 x screen grabs attached of page 19 and 21 (MAP 3) of the NDP document for reference.

Comments and Questions as follows:

1. What do the small black arrow marks denote or mean on MAP 3 on VIEW 2 and VIEW 3. They do not appear anywhere else on the maps? I have placed a red ? mark as reference on page 21 (MAP 3) regarding the black arrow pointing to the blue arrow of VIEW 2 (page 19/21 attached)
2. On MAP 3 as seen on page 21, the blue arrow denoting VIEW 2 has been positioned incorrectly. It currently implies VIEW 2 starts through the middle of a 12ft high solid hedge! I have made a note (see red circle) of where VIEW 2 appears to be based which is some 20 metres further up where there is a private field entrance. This will require correcting/updating.
3. Is there a reason why the MAPS of all the Important views are of poor quality/ancient compared to other modern maps of higher quality used in the NDP such as Parish Boundaries?

...training for new... events highlighted the importance people give to the environment they live and work in.

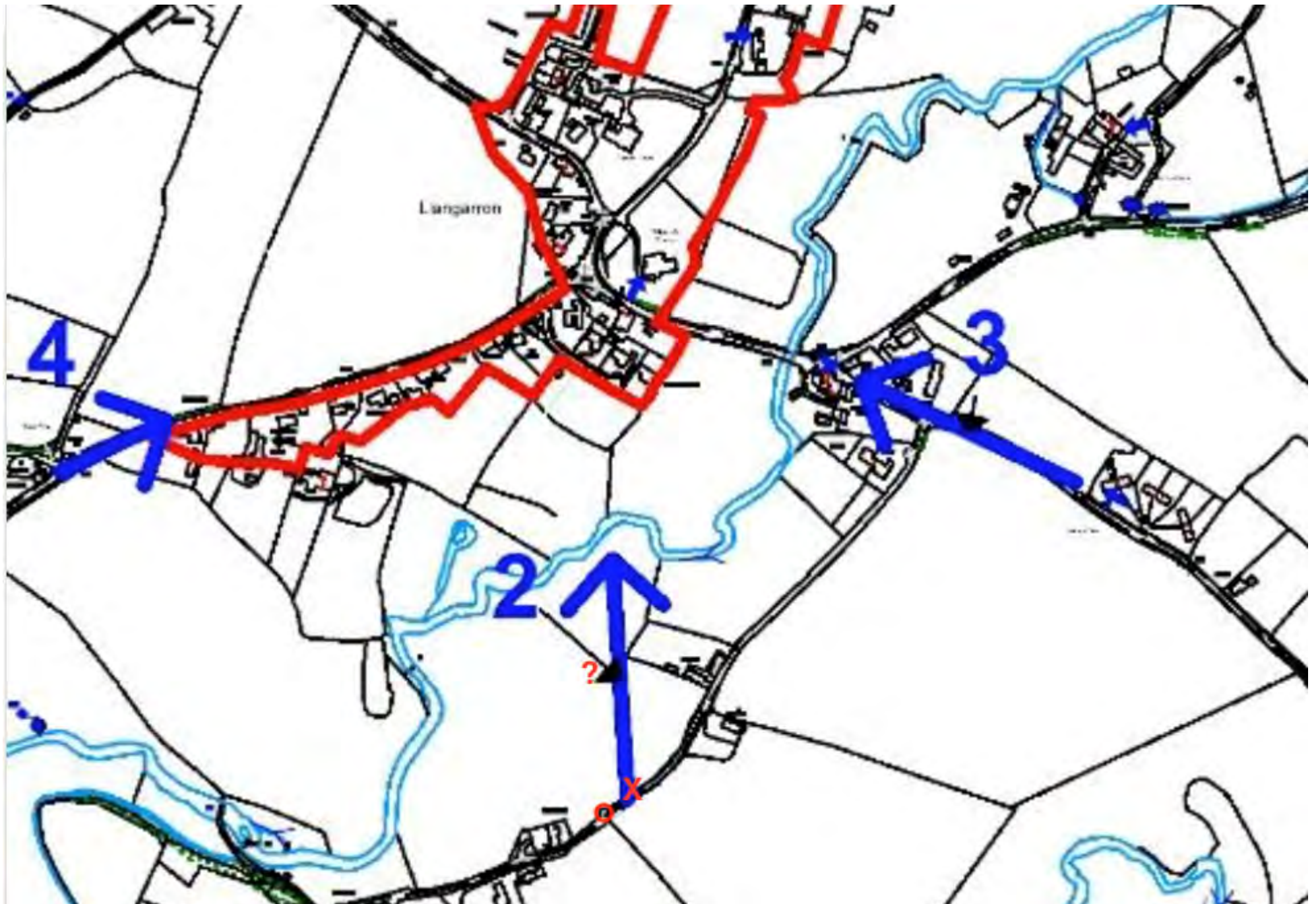
- 60% of respondents favoured positive management of the local environment
- 50% of respondents favoured encouraging varied local wildlife
- 46% of respondents favoured greater protection of historic and natural features
- 25% of respondents favoured increased provision of green space

7.9 Respondents also highlighted the importance of retaining the open nature and countryside, the setting of the villages and making sure any detrimental impacts of new development are minimised. People also recognised the importance of open spaces and footpaths and put forward suggestions regarding the maintenance of and improvement to public footpaths in the parish.

7.10 The Parish Council has identified the following views as important in the neighbourhood area:

Figure 1 - Llangarron Important Views





Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 19:29
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Anthea
Last name	Richardson
Which plan are you commenting on?	Llangarron NDP
Comment type	Support
Your comments	I wish to support the Llangarron Development plan. There needs to be a balance of established and new housing and the village has already expanded significantly with considerable increases in traffic to the country lanes and no additional facilities.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 07 May 2021 13:53
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Anthony and Gill
Last name	Drayton
Which plan are you commenting on?	Llangarron Parish Neighbourhood Plan.
Comment type	Support
Your comments	<p>We are horrified to see the number of new houses that have come up in Llangarron in the past year and now planning permission has been given for at least five new houses taking us even further over the target since the NDP was produced. Not only can our village not sustain all these extra properties no one seems to have thought of climate change , in spite of Herefordshire Council declaring a climate emergency, and how often the village is flooded round the bridge causing major upheaval. We have a number of endangered species of plant in the Garron which also supports endangered wildlife.</p> <p>Why is the parish of Llangarron so dramatically over target when the majority of other parishes are well under target. We very strongly support the Llangarron Neighbourhood Development Plan.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 April 2021 15:01
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Anthony
Last name	Sullivan
Which plan are you commenting on?	LlangarronParish NDP
Comment type	Support
Your comments	1.The parish has already a sufficient no. of planning permissions granted, and is well over its target. 2.There is a lack of facilities (sewage, drainage, mains gas, public transport), an almost total reliance on car transport, and very few employment opportunities. 3.Flooding is a perennial problem, and run-off from buildings etc. exacerbates this.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 17:12
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Barbara
Last name	Fisher
Which plan are you commenting on?	Llangarron Parish Council
Comment type	Support
Your comments	<p>The plan has been well discussed within the Parish at many open meetings. REDACTED but all who wanted to speak had the opportunity. There have been opportunities for residents and landowners, to make written comments and these have been brought to Parish Council Meetings for further discussion Now a well considered and debated document has been produced with the assistance and advice of Kirkwells. It has not been without difficulties and differences but now the vast majority of residents and landowners appear satisfied that the plan is representative, including the boundaries of the villages. The boundaries were kept tight because of the large number of planning applications which have well exceeded expectations. The limiting factor is the infrastructure, narrow, poorly maintained, unclassified roads are neither safe for pedestrians, nor have the capacity to deal with the level of traffic expected of the; once all planning applications are completed. In general residents and landowners indicate they wish for completion of the NDP and its full implementation in all planning applications.</p>

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 17:42
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Bridget
Last name	Bainbridge
Which plan are you commenting on?	Llangarron Neighbourhood Development Plan
Comment type	Support
Your comments	<p>I am very grateful to the members of the parish council for their considerable commitment, hard work and resilience in producing the Llangarron Parish Neighbourhood Plan. I have read the plan and support its contents and hope that it will be adopted by Llangarron Parish. During the development of the plan the parish council has consulted with parishioners and I believe that the resulting plan accurately reflects the views of the majority of parishioners. In relation to specific paragraphs of the Plan:-</p> <p>9.28 I agree with the parish council's decision not to include the AECOM report in any formal role in the Neighbourhood Development Plan process and with the reasoning behind this decision (as outlined in paragraph 28 of the Neighbourhood Plan and in the parish council meeting minutes). 9.29 and 9.30 I fully support the decision that the Plan should not seek to allocate any additional new development sites and believe that this view is shared by the majority of parishioners. As noted there are considerable constraints within the Parish, in particular in relation to roads, infrastructure, flooding and drainage. 9.37- 9.41 I support the proposed settlement boundary for Llangarron village in the Plan, which in general terms reflects the established core of the village. I do not think that any development should be permitted on sites adjoining but outside this settlement boundary given both the constraints on roads and infrastructure in the village centre -</p>

	<p>including very serious issues with flooding and drainage - and the detrimental impact such development would have on the open setting and rural feel which characterises the village. I also share the parish council's concerns that as well as worsening local problems with flooding and drainage, further development in Llangarron would exacerbate the problems with phosphate levels in the River Wye catchment area.</p>
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Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 07 May 2021 13:43
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Carol
Last name	Donaldson
Which plan are you commenting on?	Llangarron Parish Neighbourhood Development Plan
Comment type	Support
Your comments	We should not be destroying our valuable countryside, (which produces food for man and has an extensive range of wildlife), for housing that has already surpassed its target of 64, (101 houses already have permission). More housing means more vehicles on an already, heavily burdened road system, (public transport and facilities are very few), not to mention the extra pollution it will cause. We need to keep with the NDP plans, and leave further development to other areas which has not yet met their targets.

From: donotreply@herefordshire.gov.uk
Sent: 28 April 2021 12:40
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Carole
Last name	Caligari
Which plan are you commenting on?	Llangarron Parish NDP
Comment type	Support
Your comments	<p>Further to my previous comments I add that Llangarron Parish is now (2021) significantly over the housing target set by Herefordshire Council of 64 new houses by 2031, exceeded by over 50% . Further housing growth should be focussed on other areas that remain below their set target figure. Further building within the parish cannot be sustained as there is no existing infrastructure or amenities, thereby necessitating travel by private vehicles. Any decision by Herefordshire Council should be in accordance to their policy to only build in sustainable communities. Recent planning applications decisions have been made in reference to protecting the catchment of the Garron Brook, which forms part of the River Wye SAC. Building near this sensitive ecological area risks further flooding (no mains drainage and removal of open countryside that acts as a soakaway/'sponge' for flooding events and risks pollution events. I support the draft NDP for Llangarron Parish in its entirety. I would like to thank the Parish Council for their hard work and dedication to carrying out an open and diligently fair process of consultaion and development.</p>



5 May 2021

Dear Sir or Madam

Re: Proposed Llangarron Neighbourhood Development Plan – Letter of Support

I write to express my strong support for the proposed Neighbourhood Development Plan for the parish of Llangarron.

I believe that the thought and effort that has been applied to the process by the parish council is commendable. The process has been well managed and transparent. The current versions draft is an accurate reflection of the views of the majority of parishioners.

I hope it will be implemented as soon as possible.

Yours faithfully

C M Gilbert

Latham, James

From: Catherine King
Sent: 10 May 2021 19:48
To: Neighbourhood Planning Team
Subject: Llangarron Neighbourhood Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Madam/Sir

I write concerning the proposed NDP for Llangarron REDACTED.

I am very concerned that public consultation with residents has not happened in the way it should, especially during these Covid times, but also before this last year of Covid. We were consulted a number of years ago but have not been kept informed of more recent developments and proposals for the plan. It seems that plans are being slipped through without the relevant villagers being aware of changes being made, and with little thought to future appropriate developments to keep our villages alive and suitable for younger and less wealthy residents. Surely some public meetings should be held to inform and discuss with the people who it affects what is the best way forward?

Please could you confirm that you have received this email.

Yours faithfully,
Catherine King

Sent from ProtonMail for iOS

Latham, James

From: Charles Matthews
Sent: 09 May 2021 18:58
To: Neighbourhood Planning Team
Subject: Llangarron parish NDP letter of support

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Charles Matthews

I am writing in **support** of the **Llangarron Parish Neighbourhood Development Plan** currently at the regulation 16 consultation stage.

This plan is long-awaited and clearly supported by the majority of residents in the parish. The parish council has consulted with local people and has produced a plan which is appropriate for our rural villages. I outline below some additional points in support of the plan.

The plan contains many interesting and useful policies on building design and encouraging building sustainability. It also clearly supports environmental awareness and recognises the pressure on our rural habitats while encouraging local enterprise of appropriate scale including farm diversification.

An important and very popular element of the plan is the village settlement boundaries. There has been a large amount of unsuitable development in recent years, mainly centred on Llangrove, but also on Llangarron where an even higher % of new builds have been granted relative to the size of the settlement. Developers continue to make applications to build beyond the defined settlement boundaries. This is not sustainable and goes against the declared policies of Herefordshire council. No doubt you will receive some representations REDACTED, however, I would like to point out that over the past 18 months or so there have been five planning decisions for separate sites which support the village settlement boundaries published in the NDP. Three of these are from the National Planning Inspectorate and two from Herefordshire Council planning officers. In Llangrove, the National Inspectorate decision relates to Llangrove near Tretawdy nature reserve APP/W1850/W/19/3235627. In Llangarron the NPI judgements relate to land near Tredunnock and land at Trejenna near to Llangarron bridge APP/W1850/W/20/3250543. The Herefordshire council determinations relate to land at The Elms in Llangrove and land at The Forge near Llangarron bridge. These determinations support the view that these edge of village sites are in open countryside. All these recent decisions mention that further building within Llangarron and Llangrove is unsustainable due to lack of facilities and reliance on the private car. These decisions accord with Herefordshire Council's declared a 'climate emergency' where building in unsustainable locations should be against council policy.

Because of delays in producing the Llangarron parish plan, the number of houses granted planning permission in the parish has well exceeded the Herefordshire Council target of 64 new houses by 2031. I realise that this is a minimum target figure, but I believe that 96 houses had been granted permission by September 2020 putting the parish 50% over the 2031 target. Since then, at least 5 additional houses have been granted permission. These facts might not be significant in themselves, however, figures published by Herefordshire Council in autumn 2020 indicate that Llangarron parish is one of

very few Herefordshire parishes to be so dramatically over target. The majority of parishes have not achieved anything like their minimum housing target and surely housing growth should now be directed to those parishes?

The latest Herefordshire Council figures reveal that there is now a 4.2-year housing supply, up from the 3.69-year supply previously quoted. My understanding is that as a result, Herefordshire Council were informed that they did not have to review their housing targets. This information supports the view that parishes already well over their building targets should not be required to offer further development sites.

These figures published by Herefordshire council, together with the declared climate emergency and related sustainability issues indicate that recent moves by many councils to create '15minute neighbourhoods', where all facilities are within a 15 minute walk or a safe bicycle journey make more sense for the future. In that case, small or larger towns should be a focus for future development. As outlined in the Llangarron parish plan, our rural area, having accommodated much building in recent years should now offer housing linked to working opportunities and adaptation of buildings rather than unsustainable new development on greenfield sites.

Recent planning decisions from Herefordshire council are very mindful of the environmental impact of development within or close to the catchment of water courses discharging into the river Wye. The Garron which is part of the Wye SAC runs through the parish. It contains a number of endangered species of plant and supports endangered wildlife. The Garron has a rapidly worsening water quality as identified in a recent Environment Agency report. Building near to the Garron catchment risks pollution during the building process and through flood events in those areas of the parish with no mains drainage. This endangers human health and the local economy, which relies in part on tourism and agriculture. The Llangarron parish neighbourhood development plan recognises the importance of flood management and managing the environment, for example by ensuring that potential pollution from poly tunnels is prevented.

I very much hope that the Llangarron Neighbourhood Development Plan will be allowed to proceed to Referendum so that local people can exercise their democratic rights and have their voices heard.

Kind regards

Charles Matthews

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 07 May 2021 15:18
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Charles
Last name	Tout
Which plan are you commenting on?	Development
Comment type	Support
Your comments	I offer my support to plan

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 May 2021 17:02
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Christine
Last name	Lenton
Which plan are you commenting on?	NDP 2021
Comment type	Comment
Your comments	<p>LLangrove's boundaries must be closed to prevent any further planning/building in this village. The village has far exceeded it's target for housing. Traffic on the narrow village road is becoming dangerous (no pavements). Village road is used by walkers, children, recreational cyclists and horses. Two shoppers buses a week from the village (one to Ross, other to Monmouth) means private cars are the only form of transport in and out of the village. It is imperative that further development is stopped.</p>

Proposed Neighbourhood Development Plan - Letter of support

In common with the vast majority of the inhabitants of the parish of Llangarron I wholeheartedly support the proposed NDP and wish to see it implemented as soon as possible.

Wildlife conservation

This area of Herefordshire is remarkable for its rolling and largely unspoilt rural landscape and the richness and diversity of its wildlife. In times when many species are in danger of extinction it is essential that rural habitats such as these are retained, cherished and valued as irreplaceable havens for our native species. Within this parish can be found well established and stable communities of species such as otter, dormouse, slow worm, polecat, barn owl, hedgehog and red kite. All of these species are recognised as being of European conservation importance. It is only by the rigorous protection of the open countryside within the parish that such healthy biodiversity can be retained.

Recent planning determinations by Herefordshire Council have demonstrated that the prevention of incursion into open countryside is not acceptable and this view has been supported by the National Planning Inspectorate who have upheld these determinations. The adoption of the proposed NDP is not just essential but imperative if the rich biodiversity of the parish is to be safeguarded for the future.

Herefordshire Council development targets

In the last few years the parish has experienced an unsustainable growth in the provision of new houses within the parish. Herefordshire Council stated a target of 64 new houses by 2031. Since the target was set over 100 houses had been granted planning permission which means that the target has been achieved by 158%. This represents a 4.2 year housing supply. Many parishes have yet to achieve the targets set and the Parish of Llangarron can surely be seen as an example where any further development must be strictly controlled and the proposed NDP supports this view. It is essential that any developments are limited in extent and strictly confined to areas within the development boundaries defined within the NDP.

Sustainable development

The parish of Llangarron has very limited facilities and virtually no useful public transport. As a consequence the use of private vehicles is essential for households. Clearly further housing will result in increased private travel within Herefordshire which is undesirable and contrary to the stated policies of Herefordshire Council.

Water courses and flood mitigation

The Garron Brook runs through the heart of the parish and is an important tributary of the Rivers Lugg and Wye and is part of the Wye SAC. The value of the brook lies not only in its amenity value but because it is an enormously valuable haven for wildlife. In addition it is a vital "wildlife corridor" enabling species to move across open countryside, colonise new habitats and linking separate species populations to enable mixing of the gene pool.

Development within the catchment area of the water courses that serve the parish must be strictly controlled if its value to the wildlife of Herefordshire is to be maintained.

Any development within the catchment poses serious threats to these precious water courses as a result of disturbance and pollution. (It should be noted that the Garron Brook is already experiencing serious problems with water pollution). For this reason the NDP defines development areas which will reduce the risks of such damage.

It has become evident that serious flooding problems have become considerably more frequent in recent years. Whilst some of this may be attributed to changes in weather patterns I believe that the excessive allowance of developments within the catchment of the local water courses has been a significant contributory factor and must, therefore, be strictly controlled. The adoption of the proposed NDP will assist in the prevention of further over development.

REDACTED

The compilation of the proposed NDP has come about as a result of extensive consultation with the residents of the parish in a highly democratic fashion which has been transparent to everyone. This is universally recognised and applauded throughout the parish.

A REDACTED recent trend has been REDACTED with regard to certain planning applications which have been made in the parish of Llangarron within the last year. These applications have been overwhelmingly opposed by residents of the village of Llangarron and numerous letters of objection submitted in the usual democratic manner. REDACTED. I cannot know what letters of support or opposition will be received by Herefordshire Council with regard to this NDP consultation REDACTED. I further suggest that REDACTED, (REDACTED), REDACTED

By way of conclusion REDACTED

Chris Caligari

Latham, James

From: clare cherry
Sent: 09 May 2021 10:32
To: Neighbourhood Planning Team
Cc: Peter Wise
Subject: Llangarron Parish Reg 16 Consultation

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir or Madam,

My comments are limited to my own experience and understanding of the NDP process and contents with regard to Llangarron PC REDACTED since Feb 2020.

I have received information REDACTED. I do not have direct experience of this.

REDACTED. I myself have reservations about the NDP Reg 16 consultation version which I will list below REDACTED.

My concerns:

In my opinion the PC has not taken seriously enough its potential to take action to mitigate against climate change, ecological and air quality impacts in the NDP instead concentrating on flood risk and water quality which although very important issues for the area are not the only issue it could influence. Surprisingly the NDP (Environment Report) is assessed as having neutral or positive effects on the points 5,6,7, and 8 in SEA (as listed below) with no active or planned actions other than Policy ENG1: where the terminology used is not as 'binding ' or even encouraging as it could be ie '*Where appropriate or where possible all proposals for new development including change of use should incorporate renewable energy technologies*'

SEA objectives specifically:

- 5 To improve air quality
- 6 To reduce the effect of traffic on the environment
- 7 To reduce contributions to climate change
- 8 To reduce vulnerability to climate change

There are inconsistencies in building commitments included in the NDP, it is not fully comprehensive or accurate in its current form which may lead to an underestimation of current housing stock commitments against housing targets which have already been exceeded. This should be regularised before publication.

The settlement boundary for Llangarron does not include the community centre (Garron Centre) which seems a strange omission considering its value and potential importance to the immediate community.

Item 6.0, Sustainability 6.2: suggests an offer of future sites for planning, but this is not seen in the plan, as there are no allocated sites for commercial activity or future housing allocation, particularly for small or affordable homes or homes for rent which is an unmet target for the neighbourhood and the wider area of Ross on Wye. This should be addressed.

Please confirm you have received my email

Yours faithfully

Clare Cherry

Latham, James

From:
Sent: 04 May 2021 10:03
To: Neighbourhood Planning Team
Subject: Llangarron plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to strongly oppose any changes to the existing plan for Llangarron for the simple reason that all roads (lanes) into this little village are totally unsuitable and always will be, for traffic. The existing hedges will be gone and the earth from the fields are sliding down every time we have rain. The roads are flooded after a few days of rain. The verges are non existent now as the ever increasing population use Llangarron as a racetrack from Llangrove. The only positive time is when the brook rises to a level where no traffic can get in or out. The only amenity is the Garron center which is a dangerous crumbling wreck as is the Village Hall built 100 years ago to last 25 years! Think carefully before you allow any more houses in our lovely villages REDACTED.

Claudine Darlington



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Neighbourhood Planning Team
Herefordshire Council

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

14 April 2021

Dear Neighbourhood Planning Team

Llangarron Neighbourhood Development Plan 2021 - 2031 -

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Latham, James

From: Colin Barker
Sent: 10 May 2021 16:01
To: Neighbourhood Planning Team
Subject: Llangarron Parish Council - NDP at Regulation 16

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir or Madam,

I would like to strongly object to the NDP that has been submitted by the Parish council and to get my reasoning I have bullet pointed the concerns below, my relationship to Llangarron REDACTED and are extremely disappointed with how the NDP has been submitted and REDACTED, I have attended all Zoom meetings that were available for the public in this process with my family.

- Complete lack of Public consensus of the NDP carried out, one mention in a meeting on how NDP can be communicated and what method but nothing actioned.
- NDP cuts out the central areas and historic dwellings ie The old Pub, Bakery, The forge and original Council house dwellings etc
- NDP plan has strategically strangled the opportunity to allow the growth by keeping a tight area to do so, however have sanctioned over development of neighbouring Llangrove instead?
- Public opportunity to have there voice at meetings was very brief REDACTED
- Parish Council members have had out of public hearing meetings on NDP REDACTED
- Successful current and historic planning consents and applications REDACTED.
- REDACTED

In Summary the Parish Council have rail roaded the NDP into this submission with an intention to block out development and opportunity for younger generations and affordable accommodation, complete lack of consultation with the parishioner's and quite frankly an extremely poor process and REDACTED.

I really hope the NDP is challenged and an opportunity to fully review the merits of the submitted NDP in full.

Please can you confirm the acceptance and acknowledgement of this email please.

Thank You

Colin Barker

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 07 May 2021 11:04
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Colin
Last name	Norris
Which plan are you commenting on?	Llangarron Neighbourhood Development Plan
Comment type	Support
Your comments	It is a good plan that reflects the broad view of the inhabitants of Llangarron and surrounding areas .

From: donotreply@herefordshire.gov.uk
Sent: 05 May 2021 11:31
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Dan
Last name	Roberts
Which plan are you commenting on?	Llangarron Parish
Comment type	Support
Your comments	<p>I am writing in strong support for the Llangarron Neighbourhood Development plan. Having read the plan in its entirety it seems an eminently sensible proposal which should allow minimal further development while protecting what is currently here. I note that the 2031 housing target set by Herefordshire Council has already been exceeded by 50%. This to me is a clear indication that there is no further need to approve any further expansion within the parish for a number of years – perhaps beyond a decade! I have lived in areas without a plan set out and seen the damage unchecked development can do. In rural locations such as this the roads alone wouldn't be able to cope with a significant increase in traffic. With more people the demands on local services become even tighter and it is often the case there isn't any foresight how to calculate where extra investment will come from to cope with it. This would have to include road widening, increased flood protection, education and health infrastructure and no doubt poorer air and light quality. I have only lived here for a short while but it is clear to me as a rural location it simply cannot support development beyond its means and sadly, once permissions get passed, there is no way back. I wholeheartedly support this plan which will protect the integrity of the area.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 06 May 2021 16:01
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	David
Last name	George
Which plan are you commenting on?	Llangarron Parish Neighbourhood Plan
Comment type	Support
Your comments	<p>I write to give support to the NDP because of my concerns that we are already overdeveloped by 50% of the original target set by Herefordshire Council and also of my concerns of the lack of adequate services and road access to sustain any further development ,there is also a real environmental concern as to the effects on the parishes waterways particularly the river Garron which appears totally grey in colour and void of natural wildlife there is also the loss of good productive agricultural land which is rapidly disappearing which surely should be conserved to feed the ever increasing population I firmly believe that the Government and their ministers of planning should look to the counties small towns and cities that could offer limitless redevelopment opportunities to build future affordable houses and apartments that could benefit from existing road s gas and electricity on site and introduce a new community which will have the use of all the educational and medical ,and social services already in place ,and undoubtedly cause less pollution from vehicle use and hopefully regenerate a living community to bring these towns back to life This is I believe to be the way forward to provide the housing for future generations for an almost indefinite period and would also conserve the unique countryside for its agricultural purpose</p>

Latham, James

From: Ryan Norman <Ryan.Norman@dwrcymru.com>
Sent: 10 May 2021 15:24
To: Neighbourhood Planning Team
Subject: {Disarmed} RE: Llangarron Regulation 16 submission neighbourhood development plan consultation

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for consulting Welsh Water.

We have no specific comments to make over and above our Reg 14 consultation response from last year.

Kind regards,



Ryan Norman

Lead Forward Plans Officer | Developer Services |
Dŵr Cymru Welsh Water

T: 0800 917 2652 | E: 40719 | M: 07557812548

A: PO Box 3146, Cardiff, CF30 0EH



W: dwrcymru.com

E: developer.services@dwrcymru.com

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 29 March 2021 09:46
Subject: Llangarron Regulation 16 submission neighbourhood development plan consultation

***** External Mail *****

Dear Consultee,

Llangarron Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: **[MailScanner has detected a possible fraud attempt from "eur03.safelinks.protection.outlook.com" claiming to be https://www.herefordshire.gov.uk/directory-record/3079/llangarron-neighbourhood-development-plan](https://www.herefordshire.gov.uk/directory-record/3079/llangarron-neighbourhood-development-plan)**

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 29 March 2021 to 10 May 2021.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

Latham, James

From: fenella farr
Sent: 05 May 2021 14:43
To: Neighbourhood Planning Team
Subject: Comments for regulation 16 Llangarron Parish

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

REDACTED and am dismayed how the present parish council have delivered the present draft ndp

There have been no open meetings where everyone can have a say as I have seen advertised and I didn't know about this present reg 16 time until someone told me.

REDACTED I not been able to go to evening PC meetings so at last I am now able to speak out. There should have been meetings that everyone could attend and not REDACTED at evening meetings.

Its actually very difficult to find when meetings are held without searching to find them and it appears REDACTED and decisions made at PC meetings.

The PC is made up of REDACTED
REDACTED and called it a training meeting

REDACTED. REDACTED and haven't even considered housing for young people to be able to live in the village and enjoy what I do. Rental properties would also be good for the young but I have not seen these mentioned.

The result is that there are hardly any young people in Llangarron village REDACTED in the Garron Centre which needs using as it was built with lottery funding but hardly gets used.

We need more people in the village from all walks of life and how can this ever happen over the next 10 years with the PC having drawn a very tight boundary round it to stop any development in the village which is far far larger that they are saying.

There are two sets of council houses in the village and it's one or two minutes walk at the most to the centre of the village and the church

How can these be excluded from the boundary and even the long standing village hall has not been included.

I have also seen on the plan that the village floods badly and is shut off? REDACTED and I have never been unable to leave or get back to the village, it's just not true and I believe was added as another reason to stop development in the village.

The village does flood at the Garron Bridge after heavy storms but it goes up quickly and also goes down very quickly.

But there are other roads out through Llangrove and through to St Weonards and it's normally only for around 12 hours anyway. So that is an untrue statement and should be removed.

I would like the Inspector to have my views as a young person living in the village of whom there are sadly very few and I would like to see more.

Regards

Fenella Farr

Can you please confirm receipt of this representation please.

Latham, James

From: Fiona Bellerby
Sent: 10 May 2021 14:47
To: Neighbourhood Planning Team
Subject: Llangarron Parish Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

I am Fiona Bellerby, REDACTED.

I am writing to you today with concerns over the proposed construction of a huge number of houses in Llangarron. I have been informed that planning permission has been granted for the construction of 101 houses, which puts Llangarron 50% over the target set by Hereford council for house building by 2031. REDACTED. I am extremely concerned about the increased traffic moving at speed REDACTED and how much of a danger this will pose not only to myself but other road users. There has already been a steady rise of traffic passing at speed since the road was resurfaced and it stands to reason that if these houses are built, we can expect upwards of two cars per household travelling this main route in and out of the village daily, as there are no basic local amenities in Llangarron. The roads are also not suitable for a huge influx of residents, and could become very dangerous with an increase in vehicles using them, along with the large farm vehicles.

Several times over the last few years, the village has been completely isolated due to flooding. The situation is getting worse each year and concerns must surely be raised about access for emergency services.

I hate to see a village that I have loved REDACTED become completely spoilt by a rash of modern housing.

I hope that you will consider points raised, and do the right thing by the residents of the village.

Yours sincerely,

Fiona Bellerby

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 28 April 2021 13:00
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Gary
Last name	Felton
Which plan are you commenting on?	Llangarron NDP
Comment type	Support
Your comments	<p>I am writing to formally offer my support to the Llangarron NDP. The target set by Herefordshire council for house building by 2031 is 64 houses and to date 101 houses have permission which is already 50% above the target set by the council. As such Llangarron is one of the very few parishes which is significantly over target and as the majority of parishes are significantly under target I would suggest that any further development be focussed on those parishes. Our village boundaries as shown in the NDP are popular and appropriate for such a small village which has limited facilities and narrow and restricting lanes which already present traffic problems. REDACTED though the reality is that almost all the houses planned or already built are large detached executive style properties. Llangarron has a history of flooding which is an ever increasing problem and I would suggest that more housing will increase flood run off which could potentially increase the threat of pollution through sewage.</p>

Latham, James

From: Gavin Richardson
Sent: 09 May 2021 14:38
To: Neighbourhood Planning Team
Subject: Herefordshire Council Llangarron NDP

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir or Madam,
I am writing to express my support for the Llangarron NDP.
Yours faithfully,
Gavin Richardson

From: donotreply@herefordshire.gov.uk
Sent: 08 May 2021 16:00
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Mrs Georgina
Last name	Gordon
Which plan are you commenting on?	Llangarron Parish NDP
Comment type	Support
Your comments	<p>I fully support the Llangarron NDP, in particular reference to the villages boundaries. It is an exceptionally professional and well thought out, thorough plan. My reasons for support: • The parish has already exceeded its housing quota set by Herefordshire Council by over 50%. The parish was required to build 64 houses by 2031. In fact, 101 houses have now been granted permission to the end of 2020. The parish and its current inhabitants need protection. Not only that, but parishes who are already well over their building quotas should not be required to offer further development sites. REDACTED but all those that have been built are mainly large executive style houses in building styles not compatible with the village, where the traditional building material is stone. I feel very strongly that if small villages are continued to be developed there will be no small villages left and the countryside will just become urbanised. • Llangarron Parish is set in open, beautiful and very visible countryside so development also negatively effects the entire surrounding area and not just the Parish itself. There have been 3 National Planning Inspectorate judgements and 2 Herefordshire council planning decision which support the village settlement boundaries as set out in the NDP. In Llangrove, the NPI judgement relates to land near to Tretawdy nature reserve APP/W1850/W/19/3235627 and the</p>

HC decision relates to land at The Elms, both edge of village sites. In Llangarron the NPI judgements relate to land near Tredunnoch and land at Trejenna near to Llangarron bridge APP/W1850/W/20/3250543. The HC decision relates to land at The Forge near to Llangarron bridge number 202998. These judgements support the view that these edge of village sites are in open countryside. • The parish is connected by small country lanes which are already becoming dangerous for walkers, cyclists and horse riders due to the current development and increased car traffic. • Llanagarron Parish contains a number of important habitats. Recent planning decisions from Herefordshire Council refer to the sensitivity of building within or close to the Garron catchment which is part of the Wye SAC. The Garron contains a number of endangered species of plant and supports endangered wildlife, for example otters at Llangarron. The Garron has a rapidly worsening water quality as identified in a recent Environment Agency report. Building near to the Garron catchment risks pollution events during building and through flood events in these areas with no mains drainage. • The flooding situation in the Parish is very serious in places, mainly in Llangarron and Llancloudy though Llangrove is also affected. This is a worsening problem and further building in areas around the parish with steep topography and surface run off would contribute hugely to this problem.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 May 2021 16:46
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Gill
Last name	James
Which plan are you commenting on?	Llangarron Parish Neighbourhood development Plan
Comment type	Comment
Your comments	<p>I fully support the Llangarron Neighbourhood Plan which I think has been very carefully & thoroughly thought out. Llangarron has already far exceeded the target of 64 houses by 2031 & has already had permission for 101 houses. this is far to many for this village & along with all the extra houses being built in Llangrove as well, I feel that the local roads cannot deal with all the extra traffic that will be using them in both villages, not only because of the state of the roads but also the flooding that occurs when it rains & the fact that any more housing is only going to make things worse.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 09:35
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Helen
Last name	Edwards
Which plan are you commenting on?	Llangarron NPD
Comment type	Support
Your comments	The plan as proposed should be endorsed as any further development within this area is unsustainable due to lack of infrastructure, reliance on the private car, poor road maintenance, flooding and the impact on the environment.

Latham, James

From: Hilary Mason
Sent: 07 May 2021 16:34
To: Neighbourhood Planning Team
Subject: Llangarron Neighbourhood Development Plan (NDP).

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon

I don't feel like there has been enough public consultation regarding the Llangarron Neighbourhood Development Plan within the parish so as to include everyone within the community especially over the last couple of years, I feel it has been very closed doors and very restrictive so certain groups of parishioners have struggled to take part.

I did notice when reading the First Regulation 14 Consultation - 6 Feb 2017 - 20 March 2017 Table 3 Residents Comment there was various suggestions for growth including planning within the villages that make up the Llangarron Neighbourhood Development plan but can see most of this was ignored by the committee especially when it comes to Llangarron as it seems it has been protected from further development at the expense of other settlements in the Parish. I don't think it is right to stop all development which is what they seem to suggest within this plan but have help and guidance for the future sustainability and growth.

The settlement boundary, particularly around Llangarron has been drawn so tightly, so as to restrict any future development over the coming years - not very forward thinking. Also parts of the village including the areas north (Herberts Hill) and south (Garron View) of Llangarron village were deliberately avoided, strangely enough Llangarron Village Hall was also excluded from the village boundary. Many in the Parish would appreciate a chance to review this process so that all possible options are aired and discussed in open forum.

I feel that Llangarron is just starting to grow as a village – we have a good road into the village and can see there is definite opportunity for development on a smaller scale including affordable homes to keep the younger generations within the village community they have grown up in and know and have supported.

There does not seem to be any consideration given to the development of businesses both current and future within this plan which is very poor due to the local businesses we have within the locality.

Overall I do not feel a full democratic process has been observed and that the NDP is fit not for purpose as it does not take anything into account for the coming years which as I understand it should do.

Many thanks

Hilary Mason



Historic England

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Plough Lane
Hereford
Herefordshire
HR4 0LE

Direct Dial: 0121 625 6887

Our ref: PL00713162

6 May 2021

Dear Mr Latham

**LLANGARRON GROUP NEIGHBOURHOOD PLAN - REGULATION 16
CONSULTATION.**

Thank you for the invitation to comment on the Submission Neighbourhood Plan.

Our previous comments remain relevant, that is:

“Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and the protection of rural character is highly commendable.

Overall the plan reads as a well-considered, very concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish”.

Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours sincerely,

P. Boland.

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Latham, James

From: Ian
Sent: 09 May 2021 22:05
To: Neighbourhood Planning Team
Subject: Llangarron Parish Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to **express my support** for the Llangarron Neighbourhood Development Plan which I understand is, at present, with the Herefordshire Council at the Regulation 16 consultation phase. REDACTED, I would like this plan adopted as soon as possible.

I strongly believe that more housing in our small village would be detrimental to the existing residents because of the increasing problems with flooding and river pollution which we are experiencing several times each year. More housing development will undoubtedly cause more frequent flooding due to the run off onto our roads and lanes. Often, this water is contaminated with sewage.

It is my understanding that 101 houses have already received planning permission in an area with few facilities and narrow country lanes. If these homes were affordable housing enabling young, local families to purchase them, more building might be acceptable. However, nearly all the houses planned and built are large, detached executive-style houses which are beyond the means of young families.

Regards,

Ian Weston

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Latham, James

From: Jacqueline Barker
Sent: 09 May 2021 21:10
To: Neighbourhood Planning Team Llangarron
Subject: NDP

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

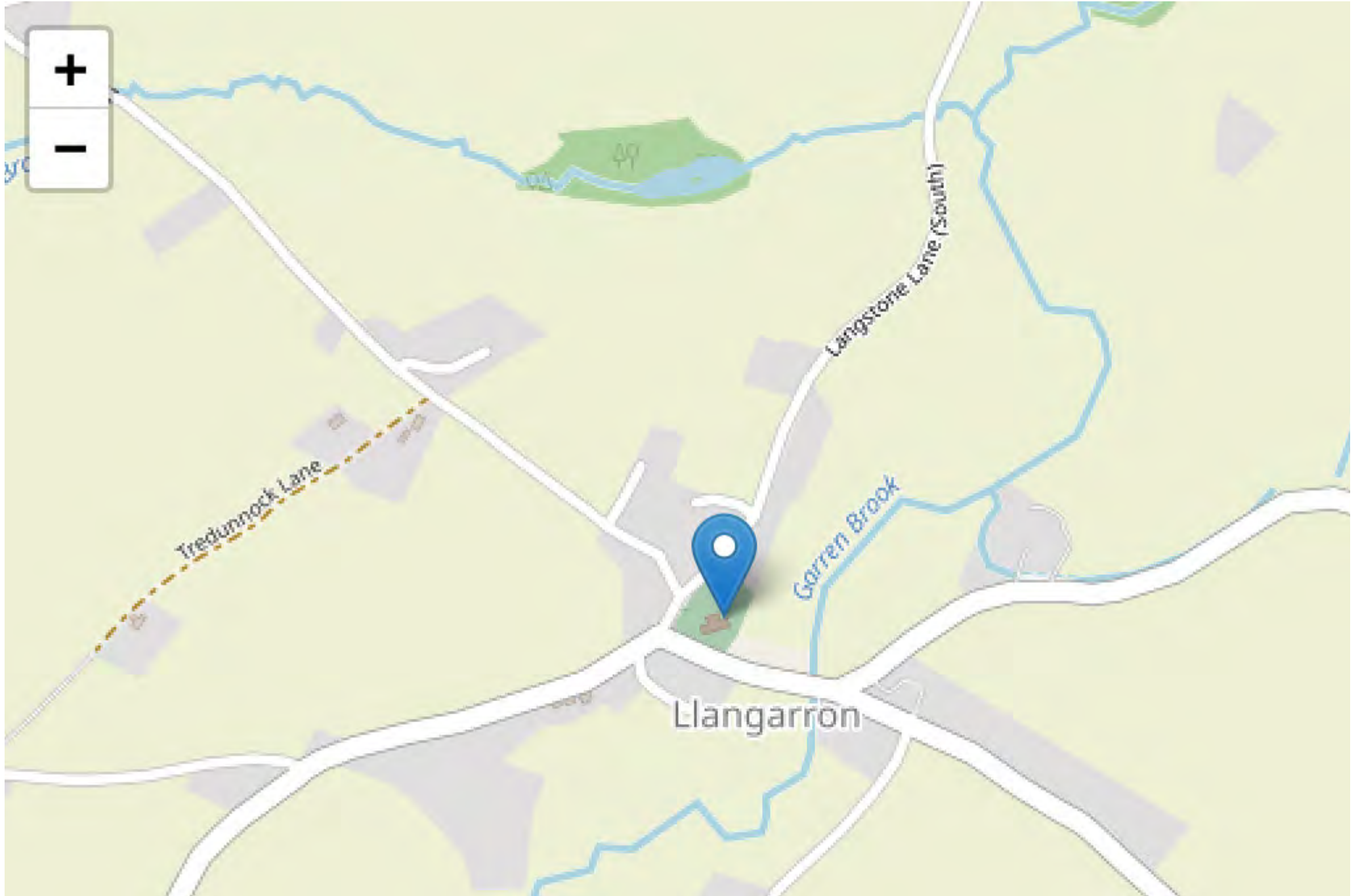
I wish to strongly object to the proposed Llangarron NDP. REDACTED that we have only found out about under freedom of information requests emails past between REDACTED councillors with REDACTED wording to make the NDP REDACTED, alongside the lack of communication and presentation to the parish.

At both PC meetings and NDP meetings members of the public are given opportunity to speak REDACTED and all requests/suggestions are disregarded and/or unanswered. The whole process has been the most un-democratic. REDACTED.

REDACTED not one member of the Parish Council / NDP committee has asked me my opinion on what they are proposing. What they indeed are proposing is increased development on a dangerous and fast main road although it is a B road this road at Three Ashes REDACTED. Yet this hamlet is due to double in size with present and future planning yet no request for a 30mph speed limit has been made. Llangrove is vastly over developed and feels claustrophobic to drive through and the roads to and from Llangrove are both single track with very few passing places. Llancloudy has also seen vast numbers of new planning applications yet this hamlet suffers from flooding issues which seem to be ignored when planning is submitted and subsequently passed.

Llangarron is treated as a pensioner pocket REDACTED they have done nothing about the car park and recreation area that was submitted in the first Draft NDP as the ground is no longer available, REDACTED Llangarron desperately needs new family homes for local family's / workers not the large executive type that we have seen in recent applications REDACTED

Public notices for the NDP appear to be displayed everywhere except Llangarron village itself. Please see attached a map clearly showing the main built up areas of Llangarron yet half of this area is no longer part of the village? The old pub, bakery and the forge are no longer within the village boundary yet they were once integral parts of a once thriving village. The Forge is still run as a successful agricultural engineering business employing local people where possible and having a local customer base yet has no mention in the NDP?



I cannot recommend this current NDP proposal as a fair and adequate plan for the future of Llangarron as a whole. Nobody has mentioned the superfast broadband within the village that with the current covid issues enables people to work successfully from home.

yours faithfully

Mrs J V Barker

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 May 2021 11:52
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Jane
Last name	Wright
Which plan are you commenting on?	Llangarron NDP
Comment type	Support
Your comments	<p>I write to express my support for the proposed NDP for Langarron Parish. There are a number of reasons why I support the NDP:-</p> <ul style="list-style-type: none">• Herefordshire Council set a Target of 64 houses by 2031. By the end of 2020 Llangarron Parish had more than fulfilled that target with 96 houses either been built or approved. This exceeds the target by 50%. It is ridiculous that since the end of 2020 a further 5 houses have been granted planning permission. Outside of the church and village hall, Llangarron has no facilities - no school, no shop, no sports centre, no pub and no public transport other than a weekly bus. Everyone in this village has to rely on private car usage. More approved developments means more cars making multiple journeys a day to and from work, to schools, to shops, and for leisure reasons. The village road network, with narrow lanes frequented by heavy agricultural machinery, simply is not designed to cope with this ongoing and seemingly unchecked rapid urbanisation of what is a small village. Herefordshire Council declared a “Climate Emergency” a considerable time ago and as such allowing continuing development in unsustainable locations does not accord with the council’s stated policies.• As noted above, Llangarron has vastly exceeded it’s housing target. The vast majority of other parishes have not, and future development should therefore focus on those areas.• Herefordshire Council’s figures indicate that there is now a 4.2year housing supply (up from the 3.69 year supply) and as

such Herefordshire council do not have to review their targets. As such there should be no reason for parishes that have already met their development obligations, to offer new development sites.

- Over the past year in Llangarron there have thankfully been 2 occasions when Herefordshire council have upheld the village boundary limits as set out in the NDP, and the national planning inspectorate have also formed judgements in favour of the NDP. These decisions set precedents that are supported by the vast majority of this village, and as such the council should approve the NDP so that it can be adopted into policy.
- Flood Risk is a very serious issue in Llangarron. Parts of Llangarron already flood on an increasingly regular basis, and the fire brigade have been called out on a couple of occasions in the past year or so to rescue people from flood situations. Referring to statements in the council's core strategy document, with the anticipated increased rainfall intensity, and taking into account the topographical location and hydrological setting of the village, building more houses that will degrade the natural permeability of the landscape would constitute a substantial increase in flood risk.
- Wildlife conservation – Llangarron and Garron Brook, provide a home to a rich diversity of bird species (including Barn Owls, red kites, kingfishers) as well as otters, hedgehogs, grass snakes, slow worms, mice, voles and stoats to name but a few. The Garron also contains endangered plant species. Ongoing development inevitably involves the wholesale destruction of ancient hedgerows and trees, further eroding the natural habitat for these endangered species. Additionally, as there is no mains drainage in Llangarron, ongoing development with increased run off, increases the risk of future flooding. There would therefore be an associated increase in the risk of pollution as a result of these flood events. Given that Garron Brook is listed in appendix 8 of the Sites with Environmental Designations as being a Local Wildlife Site, measures need to be adopted now to safeguard and preserve this area . REDACTED, I confirm that I would like to see the NDP implemented as soon as possible.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 10 May 2021 12:50
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	janet
Last name	smith
Which plan are you commenting on?	Llangarron Neighbourhood Development Plan
Comment type	Comment
Your comments	<p>The creeping suburbanisation of rural villages is driven by both the character and the quantum of housing development approved. Llangrove is a prime example of this. Suburbanisation often arises from standardised detached house types, layouts, vehicular access design and sporadic mixed tree planting in large amenity grass verges. Applications viewed within Llangarron Parish appear to be assessed with the minimum of supporting information, often without the benefit of data on finished floor levels, overall ridge heights, contextual cross-sectional information running beyond the red line boundary, Landscape and Visual assessment work and Heritage and Conservation Assessment. Road design is approved using highway standards which are applicable for large developments but not appropriate for rural settings, resulting in concrete upstand kerbs, radii out of scale with context and short sections of unconnected footpaths which spill back out into hedgerow. Many of the recent schemes within Llangrove could have offered opportunities to claw back its village character, such as the promotion of gable end positions, visual linkages with heritage dwellings and by creating narrowing to promote traffic calming, particularly effective in conjunction with the Parish Council's efforts to introduce a 20mph zone. Stone fronted houses could reflect local stone tones rather than introducing standardised buffs</p>

and greys. Although concerns were raised by the Authority's Conservation Officer in recent applications, they appeared to be disregarded and there is often no formal response from a Landscape Officer. The proposed Llangarron Neighbourhood Plan begins to address some of these concerns, but still contains generic policy speak. Could more prescriptive text be inserted which would help to support planning officers in their consultations? •

- Proposals should not lead to the suburbanisation of rural villages. The introduction of standard highway infrastructure such as upstand kerbs, radii entrances, obvious visibility splays and short sections of unconnected pavements should be avoided. Safe and appropriate vehicular access and general layout, cut and fill should be agreed in outline before details progress. •
- Proposals should have regard for the existing character of the surrounding area at night. The introduction of street lighting should be avoided. •
- All development should address the site's context in terms of built form and topography. Proposals should demonstrate how new development relates to the surrounding context in the form of full cross-sectional elevations which extend beyond the site boundary and illustrate cut and fill proposals, particularly on sloping and rolling sites. Allowing the LPA to fully understand the impact of individual development proposals on their setting, especially in rolling countryside. •
- Traffic calming schemes must not introduce suburbanising elements associated with standard highway infrastructure. Refer 'Traffic in Rural Villages: A toolkit for communities'. •
- Landscape and Visual Assessment work will be required for all housing proposals consisting of more than one dwelling. •
- The setting of locally designated nature reserves should be considered.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 29 April 2021 22:05
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Jason
Last name	Marshall
Which plan are you commenting on?	NDP Llangarron
Comment type	Objection
Your comments	<p>Over the past 2 years I feel as if I have been afforded the right to comment on the NDP in an appropriate manner. In fact, when I have tried to comment my requests REDACTED. As such, I have stopped engaging as I REDACTED have felt it's a complete waste of time. This total lack of care and attention to co create an NDP by the parish council has left my family in no doubt that we should raise concerns over the way it has been handled. Closed door meetings REDACTED "training events" have been undertaken by the parish councillors and the final plan has not been shared or signed off at a formal parish council meeting. REDACTED. REDACTED those that yearn for a parish fit for the future REDACTED and would strongly suggest that the NDP process has been poorly handled, poorly communicated, disadvantages those who wish to see progress, REDACTED. As such, we strongly object to the NDP.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 07 May 2021 14:31
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Jeanette
Last name	Tout
Which plan are you commenting on?	Development
Comment type	Support
Your comments	You have my support on plan

Latham, James

From: Jenny Murray
Sent: 08 May 2021 16:17
To: Neighbourhood Planning Team
Subject: NDP Llangarron Parish

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs,

I am writing to confirm my support of the NDP proposed for the Parish of Llangarron.

The NDP proposed allows the Parish to maintain the character and is mindful of the fact that we have already achieved current development targets, the Parish has limited public transport links to allow for further development and also suffers from severe flooding.

I would ask that you submit this email as support for the NDP as it stands today.

Kind regards,

Jenny Murray

Latham, James

From: Jerry Ross
Sent: 09 April 2021 10:07
To: Neighbourhood Planning Team
Subject: Llangarron NPD

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I understand that the consultation period for Llangarron NDP has commenced and I therefore take this opportunity to re-send some comments originally set out in an email of 1st February.

I wish to align myself REDACTED who are less than happy with the management of the procedure whereby the NDP has been drawn up, in particular with the determination to prevent developments that might prevent the village of Llangarron declining to become a mere enclave REDACTED. I REDACTED are especially concerned by the proposal to make the Llangarron development boundary so small as to exclude areas that have historically been an integral part of the village for the last 80 years or so, as well as its seeming aim to prevent even modest developments within the outlying hamlets, settlements which have historically been a significant feature of the rural community.

The following are my comments made in response to the draft document. They were rejected by the PC but I re-state them here to provide an alternative view to that put forward by the PC

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 of the village given in

par. 3.10: "by the late eighteen-hundreds, Kelly's directories of the time list carters, farriers, plasterers, carpenters, bootmakers, coffin makers and millers. There were several working mills on the Garron, two pubs,

at least two shops, a school and of course the ancient church"

Only the church remains.

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 and frequently under-occupied family-sized homes available for new families.

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 REDACTED.

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, Tredunnoch, Tre Essy, Tre Evan, Trehumfrey, Tre Reece and Treribble are mentioned, but there are numerous other sites comprising groups of up to half a dozen or so dwellings. Limited development to provide well-designed small houses in and around these sites would 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 with appropriate safeguards it could be achieved with no risk of 'concreting over the countryside.

I await the conclusions of the independent examiner with considerable interest.

Jerry Ross

Latham, James

From: Jill Snook
Sent: 20 April 2021 10:13
To: Neighbourhood Planning Team
Subject: Llangarron Parish NDP

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

REDACTED and write in support of the proposed NDP.

I am concerned that without it being adopted the parish will be at risk of unsuitable and unsustainable development, ever more pressure on the poor road network and increasing risk of severe flooding.

As the parish already has permission for house building way over the target set by Herefordshire Council by 2031 it is imperative this parish is protected by way of the NDP, and further development is directed to parishes under target.

Jill Snook

Sent from my iPad

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 06 May 2021 17:04
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	NHS Herefordshire & Worcestershire Clinical Commissioning Group The Coach House John Comyn Drive Worcester
Postcode	WR3 7NS
First name	Jo
Last name	Hall
Which plan are you commenting on?	Llangarron Parish Neighbourhood Plan
Comment type	Comment
Your comments	NHS Herefordshire & Worcestershire CCG has no direct comment on the plan, but welcomes the objective promoting improved broadband and communications infrastructure which is of benefit to the provision of healthcare into rural communities.

Latham, James

From:
Sent: 03 May 2021 10:38
To: Neighbourhood Planning Team
Subject: Llangarron Neighbourhood Planning

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear planning office.

I support the ndp Llangarron plans.

Llangarron has already gone over the house's by 50 percent, the village has no shop, school, or public transport so everyone have to use a private car which has a big impact on the narrow lanes around the village.

There is also a big flooding problem in Llangarron so more houses would have a big environmental impact.

We do not want the boundary of the village to increase.

Kind Regards

John Wall

Latham, James

From:
Sent: 08 May 2021 11:21
To: Neighbourhood Planning Team
Subject: Llangarron Parish Neighbourhood Plan 2020-2031

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Independent Regulator,

I would like to make two objections about the Neighbourhood Plan 2020-2031.

Section 8 Employment

It is more than surprising that the Plan supports the development of new agri-businesses such as polytunnels, given the community's well-known arguments against in recent years. The most recent application for polytunnels in Biddlestone was rejected by Herefordshire planners.

Section 9 Housing

More recent housing developments have been priced within the Executive category. Additionally, there has been an historic failure to include developments of smaller housing units to meet the needs off the wider community. Without a much clearer statement of intent the plan does not meet the objective of 'delivering housing to meet the needs of all sectors of the community'.

Judith Turner

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 10 May 2021 15:13
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	julia
Last name	sully morgan
Which plan are you commenting on?	Llangarron/Llangrove
Comment type	Comment
Your comments	<p>I have been dismayed at the amount of building in Llangrove in recent years. We are told the infrastructure and it is a sustainable village, but it isn't. The school is REDACTED. The road into and out of Llangrove is single track, two small cars can pass at certain places, pulling in areas have been carved out of hedges and use of driveways in the village are used. We have had to have our drive relaid due to the heavy lorries using it. No pavements make walking in the village very dangerous especially at the school and work run times. I had have been forced back into the hedge by a driver and was just missed. The state of the road is just one long pothole and uneven repairs. Surprisingly Llangarron has a perfect road! Building has centered on Llangrove, the plans always seem to show a tight ring around Llangarron, they need housing too. Non of the housing has been affordable. Llangrove cannot survive more housing without upgrading the road, water supply, my pressure has gone down in the years lived here, when we moved we were told the sewage system couldn't cope, miraculously it now can. Although we have doubts due to the call outs to one part of the village. The neighbourhood plan should tighten around Llangrove and extend around neighbouring villages.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 10 May 2021 17:06
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Julie
Last name	Joseph
Which plan are you commenting on?	Llangarron NDP Regulation 16
Comment type	Support
Your comments	<p>This plan has been a long time in the making and has been the subject of lengthy and detailed consultation with the members of the community through out the process. the plan reflects the views of the majority of the community and seeks to support employment, tourism ,agriculture and sustainable development including housing. It reflects the policies of the NPPF and the Core Strategy. REDACTED This however does not reflect the views of the silent majority who have positively supported the plan through the process.</p>

Latham, James

From:
Sent: 05 May 2021 14:52
To: Neighbourhood Planning Team
Subject: REF: LLANGARRON NDP

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

5/5/2021
REF: Llangarron NDP

Dear Sirs

I am writing to you to submit my 100% support for the NDP proposal. It seems to me that it is the same old thing.... It was overwhelmingly approved and now we have to re indorse what we have already agreed was the way forward. Personally I have got to the stage, after REDACTED, that it is all a waste of time! REDACTED. But if I don't submit my support for the NDP, REDACTED

Since we moved to this lovely, village sadly it has been one long fight to keep it as it was. With the complete lack of facilities .(REDACTED). But to think that the 14 new houses that will potentially envelope our cottage. If you pass the remaining application for the Piggeries. That all those new residents, which are more then likely to be below retirement age, will HAVE to get in a car to get out of the village to live there day to day lives. REDACTED

So please for once see sense and take note of what REDACTED all want.

Regards

Mrs Karen Cozens

Latham, James

From: Katharine Mace
Sent: 09 May 2021 23:31
To: Neighbourhood Planning Team
Subject: Concerns regarding Llangarron NDP - Regulation stage 16

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

REDACTED and have seen the village change dramatically over that time. Up until a point 3 years ago, when planning was passed for an area adjacent to the village pub, I have tolerated the planning decisions made. However, the lack of public consultation for the current wave of planning has forced me to speak.

I am fully aware that more homes are needed, and that we all need to absorb the need for housing in our area, but again if we have exceeded this obligation, why are we still building? My issue though is more the type of housing that seems to obtain planning - large 4/5 bedroom houses, that can only be described as eyesores, not in any way in keeping with the existing housing, which have devoured every piece of green space between dwellings, ultimately destroying the charm of the village which first drew us to living in this area. If housing has to increase, shouldn't it bring something to the area? Housing for local employment, facilities? God forbid that you are local to this area, employed locally and wishing to remain here - planning does not seem to cater for lower earners, locals wanting to get on the housing ladder or even finding housing to rent. Although there is much use of the words 'creating a balanced community' under policy statements, there seems to be little evidence of this in planning applications that have been passed. The planning doesn't seem to cater for this at all and it is a travesty and an injustice. This is our village, but we have little say in how we would like our village developed.

That said, I request that the development plan is therefore reconsidered, in order to allow time for advertised, open, public consultation meetings in order to properly discuss and allow residents the opportunity to hear the facts, understand the implications, alternative options if there are any, which allows a proper say for residents as to what happens in their area. Decisions and processes need to be transparent and honest so this does not become a farce in what should be an open, democratic process. We are the people who live here and it should be our views that are taken into consideration as to how our village changes to accommodate and adapt for the needs of the next generation. As it stands, I don't feel this is being done. It is time to put the needs of our village and its future first.

Please send confirmation of receipt of this email.

Regards

Katharine Mace.

Llangarron NDP

To the inspector from Leonard James Farr
1/5/2021

As a long term resident of the area I would like to provide some factual information on how the Llangarron Parish NDP has been managed since December 2012

It was stated on the Reg 14, 1st draft published in March 2017

Quote:

“It is therefore considered that development sites within Llangarron village centre itself are limited to two small pockets with potential for limited development”

This is an untrue statement as there were many small sites available in Llangarron Village suitable for development! There are still others now, but because a very restrictive boundary was drawn at that time they cannot get planning for small development as residents are being told they are no longer in the village of Llangarron!

REDACTED

In 2012 Mrs Joseph (a local private planning consultant) was employed by the PC to ‘lead’ the former steering group for the NDP.

She went around the Parish and allocated sites REDACTED. REDACTED. REDACTED To find sites for housing

but someone independent away from the Parish REDACTED. Following a REDACTED public meeting in Llangrove in 2017 the draft NDP was stalled and Mrs Joseph then stepped down.

The public were annoyed that a large percentage of proposed development appeared to be sited for Llangrove village (which had already far too many houses for the road network) with very little development proposed for Llangarron village.

REDACTED.

There was also considerable concern expressed that the steering group meetings were not open to the public and with very limited minutes taken and which were also not available to the public until 2017. They were put online for a very short time REDACTED Fortunately we managed to see these minutes in 2017 when the steering group were told to put them online from December 2012 and we copied them before they were REDACTED lost!

So we have these minutes from 2012- 2017 if needed.

After this meeting in Llangrove and with pressure from us and other landowners and Parish Councillors the steering group was disbanded and the Parish Council then listened to us and others and took over the NDP themselves and fortunately some new Parish Councillors came forth and the process began again with the new Parish Councillors advising that there should

be an independent review of the four boundaries as they were inconsistent as highlighted by Herefordshire Council at the time. This was very favourable with local residents with some land as it was fair to all.

There followed a fresh call for sites and we put forward two sites in the centre of the Village 7a and 7b to Aecom
In fact one was a site that we had been told by the steering group wasn't suitable and not to put it forward ! In fact the AECOM report suggested it was particularly well suited.

To this day we still haven't been told why we could not submit it. The steering group ignoring all our emails.

REDACTED.

These are the original group who decided on the very tight boundary for Llangarron village which the inspector has now. They could not find a real boundary they said, so they basically decided on one themselves, ruling out much of the village, we we and others know historically is totally incorrect.

The then P.C. who disbanded the steering group agreed all NDP meetings from then on were to be completely transparent with the public being permitted to attend and be involved in and speak up, also speaking time for the public should be extended.

See Community Letter May 2018.

UNFORTUNATELY after this in May 2019 the Parish Council changed when elections were held.

This resulted in a big change with a great proportion of new residents to the village of Llangarron putting themselves forward purposefully.

REDACTED.

Now with these new councillors it then meant that Llangarron PC was made up of mostly new people living in and around the village of Llangarron REDACTED. We had lost the very open and transparent PC we had before.

Llangrove, Llancloudy and Three Ashes were and are hardly represented at all on the PC and decisions are being voted on and agreed by Llangarron village Councillors who have the huge balance of power on the PC.

Much changed after this now having a PC dominated by new Llangarron village REDACTED.

After this we and other small landowners had no voice at all. There was never a proper consultation with our questions we emailed never taken into account. It basically was a closed shop with about 7 on the PC making all the decisions and voting them through.

We were never consulted or allowed much time to speak and decisions were being voted on in-front of us and we were not allowed to have any input.

It was so frustrating to not be included and we speak for many others who are long standing residents of the village who have and are seeking planning permission for just small, sensitively sited developments of 2-4 houses only

Surely this is how the village of Llangarron should be, allowed to grow in small stages

In 2019, we were all waiting for the much wanted 'independent' Aecom report and Kirkwells report commissioned by the former P.C. to come through.

In the meantime whilst waiting there was an unminuted P.C. meeting held on 15th July 2019 in Llangrove that was REDACTED

'training meeting 'and is not on the inspectors list of meetings, we have the Freedom of Information that this meeting was not a-training meeting at all but that REDACTED that they wanted to go through the Kirkwells and Aecom report with Louise Kirkup that they had received in early June as there were discrepancies noted by her.

We had no idea that this report had been received by the PC and they were going through it altering text.

To this date although we have 'repeatedly 'asked we have not been told what the discrepancies the PC said there were and what was changed at that meeting with Kirkwells, especially the work on the boundaries, before the public had sight of anything at all. We are still waiting.

At the next meeting on 8/8/2019 the landowners were furious to find that the P.C. had not disclosed they had received the report and there had been an unminuted meeting also.

REDACTED.

We were told that the PC had only received the report at the end of June when in fact again shown on FOI we have that the PC had received it on the 3rd of June.

The PC would not tell the public what they had changed with Kirkwells at that meeting on the 15th July . They just said that there were discrepancies!

The public stated that they were not going to wait until September to see it and wanted it straightaway.

REDACTED.

Since then the PC have restricted public participation to the very start of meetings to 10 minutes with only 2 minutes each. A stop watch has been used at times.

When discussion happens later on in the meetings we are not permitted to speak. In fact on some occasions muted.

We have now obtained the small development we wished for in the centre of the village of Llangarron from Herefordshire Planning and are not applying for anymore but wish to stand up for the other long standing small landowners in the village who are requesting for small development.

However they are being told they are not in the boundary of Llangarron village which is not only incorrect but hurtful stating that they don't live in the village that they were mostly born in or lived in and supported for over 50 years!

Please note the boundary drawn on the second plan for Llangarron village is as tight as the first boundary submitted in 2017 and it was critiqued then by Herefordshire Council. Yet it has been submitted again and the village hall excluded.

It does not reflect at all on the true boundary of the village as we remember it. it excludes the old pub the old forge, old vicarage, village hall and 2 sets of ex local authority council houses at each end of the village.

Why should a small group of new residents REDACTED decide on where the boundary of Llangarron village is without any public consultation?

If the inspector seeks to accept the boundary for Llangarron Village up until 2031, it is not a true one but was drawn tightly and incorrectly by a few residents on the steering group REDACTED. They also had not been in the village long to know the true boundary as long term residents do.

I am happy to submit the old minutes from the steering group now disbanded REDACTED.

The boundary should include the village of Llangarron as long standing residents remember it and not one that has been draw by a few people new to the village REDACTED as shown by not even including the village hall and the two sets of ex council houses.

Looking at Llangrove village the boundary there includes the two sets of ex council houses built around the same time as the Llangarron ones were and the difference is that Llangrove was allowed to grow whereas Llangarron was not for the last 60 years and there is no community life as there is in Llangrove as all the services closed down, school, pub, shop , garage etc etc.

Many people wish Llangarron village to grow and not stagnate but we and others have not been given a chance to speak openly as no proper consultation process with answers given REDACTED

Thank you for your time
Yours faithfully,

Leonard Farr
1/5/2021

Sent from my iPad

Begin forwarded message:

From: Angela Farr

Date: 30 May 2019 at 12:19:06 BST

To: Llangarron PC Clerk <clerk@llangarronparishcouncil.org.uk>

Cc: Paul Bailey

Subject: Re: Llangarron Parish Council

Hi Kath,

Didn't quite understand.

I actually meant the email I sent you on the 23rd below.

REDACTED

Take Care,

Angela

To all Parish Councillors on Llangarron Parish Council,
please forward to all.

Dear Paul and Kath

Notably at the Parish Council Meeting on Tuesday REDACTED.

This was after I explained from the floor REDACTED.

REDACTED. Why was it not suitable we have never been told although we asked and asked.

Also I mentioned that the meetings of the steering group were held without allowing 'any public to attend' and what they discussed was not always being fed back to the PC as a whole.

REDACTED.

A second time after this our land was visited again this time without our knowledge. REDACTED.

This was when Data Orchard were reviewing the sites as Mrs Joseph had resigned at this stage REDACTED regarding where sites had been put forward in Llangrove and not Llangarron. REDACTED.

By chance REDACTED

REDACTED mentioned that REDACTED looked like a better site for development than REDACTED as it was infill and less noticeable. REDACTED. So Bill was reviewing what was on the draft plan decided by the steering group. REDACTED.

REDACTED.

When the NDP minutes were eventually displayed to the public we could see that indeed REDACTED was discussed at a private meeting in the hall after this visit and REDACTED was dismissed as not suitable, no reason was ever given and this decision was never mentioned to us and we believe also not to the Parish Council.

There were only 4 at this next private meeting when this decision was made that REDACTED wasn't suitable. I have the minutes. They also decided to take off REDACTED and suggest 4 instead of 2 houses up at REDACTED. REDACTED.

We sent numerous emails to Barbara Fisher who was chairmen of the PC at this time and she either ignored them or her response was 'points noted' REDACTED.

Luckily new members joined the PC and could see the problems with the draft plan, the steering group were disbanded and the PC took complete control so that everything was open and transparent. The old minutes were displayed for all to see and we then had pc meetings with pc/ndp meetings fortnightly open to all parishioners!

Bill Bloxsome said the PC should start again with the plan and go back and invite people to submit sites again. I have his email stating that.

I could go on and on as I have copies of the prior steering group NDP meetings which are now missing from the web. Also the emails that were sent to Barbara Fisher and Data Orchard explaining our predicament etc etc. I can prove all of what I am saying.

I have asked for the minutes of all the PC and PC/NDP meetings for November, December 2107 and January 2018 as these were the minutes REDACTED. Why are they not on the PC website?

REDACTED.

It was possible to put up the other minutes for the end of 2018 when I asked Kath a few weeks ago so why not these ones above?

They appear to be the only ones missing for years gone! Besides the old ndp ones which were displayed for a short while and now gone.

We are not trouble makers and we tell it exactly as it is. Probably more vocal than we should be at times! REDACTED.

Yet if you read it, at the public consultation parishioners as a whole wanted development in Llangarron Village in particular.

I stated strongly at the PC meeting on Monday that we are not out to spoil Llangarron REDACTED.

We are trying to and have in the past tried to build sympathetically but people in the centre of the village call us developers, suggesting estate roads and also suggesting we are going to flood the village with development. Where can you tell me this has come from.

REDACTED.

REDACTED.

He also stated from the floor at the meeting previously in Llangarron before he was elected that we had applied for 8 **large** houses publicly REDACTED and 50% of that application 4 houses were for 2 bedded semi detached! REDACTED

REDACTED

REDACTED.

For example the person who told us where to apply back in 2016 and what is on the old draft plan is exactly where we asked our passiv house architect to apply. REDACTED Take some time and look at our design for passiv houses last year look at the site it covers on Lower Herbert's Hill and then look at the site we were told to apply on on the draft ndp plan. Also it was said that we had to use another landowners land to drain on to!! Where is this coming from?

REDACTED

We hope to see these minutes above up on the website before the weekend.

Thank you all for reading this ramble, if you ever managed to read to the end! :)
But it is the truth!

Angela and Len Farr

Sent from my iPad

On 30 May 2019, at 11:27, Llangarron PC Clerk <clerk@llangarronparishcouncil.org.uk> wrote:

On 30 May 2019 at 11:20 Angela Farr wrote:

Dear Kath,

Thank you very much for your response, we were concerned that you had not answered
REDACTED.

The minutes are particularly important to us as for what was said at the last PC meeting by a
Parish Councillor.

REDACTED.

As long as we know we will get sight of those minute at sometime in the next month that is absolutely fine.

We would appreciate however that the email we wrote to you is passed onto the vice chair? If not the other councillors as we asked.

Very best wishes,

Angela

Sent from my iPad

On 30 May 2019, at 11:09, Llangarron PC Clerk <clerk@llangarronparishcouncil.org.uk> wrote:

On 28 May 2019 at 13:08 Angela Farr wrote:

Hi Kath and Paul,

Please also share this with the Vice Chairman.

Can I ask again for the minutes for 2017 and early 2018

You will see below you were the clerk at the February meeting when they were eventually signed. I have asked you before and the October 2017 minutes then were displayed but never the ones for Nov, Dec 2017 and January 2018

We do need to have sight of them please.

I also hope all the PC members have had a copy of Len and mine correspondence?

Best wishes,

Angela

Ps

<image1.png>

On 22 May 2019, at 09:17, Angela Farr wrote:

The December one was probably a NDP meeting

A

Sent from my iPhone

On 22 May 2019, at 08:07, Llangarron Parish Council <clerk@llangarronparishcouncil.org.uk> wrote:

Llangarron Parish Council

Thank you for your email see below for a record of the information you submitted.

From: Angela Farr

Subject: Minutes for Nov and Dec 2017 and January 2018

Message: Hi,

Thank you for putting up the minutes I requested earlier this month on the web site.

Please can you also display the above minutes which are still missing.

Best regards,

Angela Farr

--

This e-mail was sent from a contact form on Llangarron Parish Council (<https://llangarronparishcouncil.org.uk>)

Dear Mrs Farr

I will attend to the minutes you request .REDACTED

So your patients would be appreciated

Thank you

Kath Greenow Cert He CEG AILCM

Parish Clerk

Llangarron Parish Council

Dear Mrs Farr

I had copied them into my response to you but please see that I have cc'd them into this email for clarity

Thank you

Kath Greenow Cert He CEG AILCM

Parish Clerk

Llangarron Parish Council

Mr Chairman/Paul

I have 4 questions which I would prefer you specifically to answer as the current chairman, without any interruption from the other Councillors.

We attended the last PC meeting at the end of July hoping to hear some feed back from AECOM / Kirkwells REDACTED. However, we were disappointed as you said you had to send the report back and were not sharing it with the public yet, or indeed for some time to come!

Sylvia Matthews read the statement out that she stated she was reading on your behalf. It was called the Chairman's Statement.

We were dismayed by it. The Statement did not give us as parishioners REDACTED very much information and certainly not a timeframe.

My first question is Q1 Were you or other Council members, other than Sylvia Matthews involved in drafting the NDP statement that was read out by Councillor Matthews at the last meeting and was published on the PC website yesterday 7th August 2019.

I heard what Councillor Lodge said at the last PC Meeting and took note that he said he did not feel the statement was a fair reflection of what The Whole Parish Councils thoughts were. He gave the impression that the Statement had not been carefully crafted or discussed openly.

So Q2 is

Do you feel his comments were fair? And do you think the Statement reflects Llangarron PC s thoughts as a whole?

The last paragraph on your statement appears to be a Policy Statement. It says:

The Parish Council cannot become involved in discussions regarding the merits of individual sites. Anyone with comments can put them forward at the regulation 14 and regulation 16 consultation stages. The results of the consultation will be considered by the Parish Council and their advisors and independently scrutinised and assessed by an independent inspector before Parishioners are asked to vote on the plan.

I thought that all NDP Policies should be formulated with the public being present? In the spirit of being open, fair and transparent.

Incidentally this did not happen with the old steering group which were formed in 2013 who were making decisions and did not allow any public to attend their meetings and that was why the past Parish Council disbanded the steering group as you are well aware.

So Q3

I will repeat THE LAST PARAGRAPH of your Chairman's report is not a statement update but indeed a POLICY Statement. In light of what I have just said will you now review and amend your statement?

Lastly

Q4

Can you tell me what you are trying to hide that's in the AECOM report that you have had to hand since June....(June 3rd we discovered on 8th August) but you will not share with the public until at least Sept or October?

By not allowing us to see the first edition of this report which the PC received in June or indeed the comments you have sent back to them ... which you call discrepancies on your Chairman's Statement, we consider you are not being fair or transparent as promised.

Read by Angela Farr at the extraordinary meeting of Llangarron P C on the evening of 8th August 2019

Latham, James

From: Angela Farr
Sent: 04 May 2021 09:04
To: Neighbourhood Planning Team
Subject: Fwd: Sight of AECOM report

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

For James to pass to the Inspector
3 of 3
Thanks

Len Farr

Sent from my iPad

Begin forwarded message:

From: Angela Farr
Date: 12 August 2019 at 12:15:42 BST
To: clerk@llangarronparishcouncil.org.uk,

Subject: Sight of AECOM report

Dear Llangarron Parish Council,

My husband and I are formally asking Llangarron Parish Council for sight of the AECOM report they received on 3rd June 2019.

We REDACTED in January in the centre of the village of Llangarron and we have been advised by Herefordshire NDP Planning Department that we can ask the PC to see it and also the 'discrepancies' they have sent back to AECOM. Herefordshire NDP Department have said they would suggest to the PC to be fair and transparent and let the public view it.

So far you have not answered my emails referring to this request.
Therefore we would be grateful for this formal request to be answered as soon as possible.

Angela and Len Farr

Latham, James

From: Les Bamford
Sent: 08 May 2021 18:05
To: Neighbourhood Planning Team
Subject: Llangarron NPD plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing to support the NPD plan for the Llangarron parish because I feel the parish is becoming more like city housing estate.
Les Bamford

Sent from my iPhone

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 May 2021 14:59
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Lesley
Last name	Winters
Which plan are you commenting on?	Llangarron NDP
Comment type	Support
Your comments	I am in full support of the new NDP and wish for it to go through.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 21 April 2021 17:52
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	LISA
Last name	HILL
Which plan are you commenting on?	LLANGARRON PARISH NDP
Comment type	Support
Your comments	<p>I wish to fully support the Llangarron NDP proposal . This should have been completed already, yet the previous Parish Council threw it out and started again REDACTED. In the elections that PC was deselected and the new one has progressed this with vigour and fairness within a democratic process. All credit to the current PC. If approved the NDP will give residents some security over future development. Much needed given that we have easily overshot our 2031 housing target plan already. I strongly feel that the village boundaries produced for your consideration are fair and should not be extended further. Thank you.</p>

From: Martin Vine
Sent: 10 May 2021 19:02
To: Neighbourhood Planning Team
Cc: Miranda Vine; Martin Vine
Subject: LLANGARRON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

COMMENTS FROM MARTIN & MIRANDA VINE

Dear Sirs/Madams,

We are content with the existing plan. There has been ample consultation, over the past years, and we believe that the plan reflects the view of the majority.

We confirm that we agree the proposed Llangrove settlement boundaries and do not seek to have them reopened. Across the parish all proposed boundaries look sensible & suited to small rural villages/settlements with extremely limited facilities & poor roads. Llangrove has already taken a significant number of dwellings and the parish is already 50% over the target set by Herefordshire council for house building by 2031. Of note:

- The capacity of the road network is already stretched. Traffic levels must not increase further.
- Any further development in Llangrove should be of a small scale and limited to within the village settlement boundary.
- There must be no more Estate Scale developments. This small village has already had to absorb three – Freeman’s development next to Chapel Close, the Bay Tree Cottage development & the land opposite the Royal Arms Public House. That is quite enough.
- More housing would further increase run off into the Garron and then the Wye, causing pollution, flooding, and increased phosphate levels, killing off our fish and river life. In this respect, recent applications for extensive polytunnel development in the Biddlestone have been blocked and these should continue to be resisted.
- We should spend no more time considering further amendments as these would further delay implementation. The NDP, as it is, is fit for purpose and its adoption will give the PCC, & therefore parishioners, the proper authority to control future development in our Parish.
- It is widely recognised that Llangrove has taken on the Lion’s share of extra housing in this NDP and, looking to the future, Llangarron should shoulder a greater burden. This should be a matter to addressed when the next iteration of the NDP is produced in 2031.

Thanks are due to all involved for their hard work, on our behalf, on the difficult, but important, work producing this NDP. It has been a contentious and controversial project, which has aroused emotions. No plan is perfect, and no plan will enjoy 100% support. However, this plan is good enough and we offer it our full support..

It is our view that it is now high time that our Neighbourhood Development Plan is signed off, submitted to referendum, & formally adopted.

Yours sincerely,
Martin & Miranda Vine

PS Grateful for email to acknowledge receipt.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 10 May 2021 16:14
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	matt
Last name	hayward
Which plan are you commenting on?	Llangarron Parish Neighbourhood Plan
Comment type	Support
Your comments	<p>As a new member of the community and having reviewed several local plans in previous residences areas. I believe this to be the most comprehensive and inclusive Local plan I have reviewed. There has been much growth already in the local area and with this plan it now allows time to build the supporting businesses and local environment to allow further review in the future. My only further recommendation for the plan would be to consider the safety of the roadways and push local highways to review the speed limit as other regions have been successful in doing.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 22 April 2021 07:52
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Michael
Last name	Hill
Which plan are you commenting on?	Llangarron NDP
Comment type	Support
Your comments	<p>I would like to support the NDP that our Parish Council propose to you. I am concerned at over development of our villages, especially given that we are well above target for housing set by the County. The village of Llangarron regularly floods and run off from new housing only makes this worse. It is heartbreaking to see peoples homes flooded. The boundaries within the NDP should be used to limit any future development and I am strongly in favour of this.</p>

Latham, James

From: Michael Jones
Sent: 07 May 2021 20:00
To: Neighbourhood Planning Team
Subject: Llangarron Parish Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I am referring to the above-mentioned Development Plan Regulation 16 Consultation.

The Plan is a soundly-based and well-prepared document. The Parish has far exceeded its housing quota as set out in the Herefordshire Development Plan and the NDP is quite correct in limiting new development to the four key settlements, apart from the special exceptions policies. Tightly-drawn boundaries are meant to achieve this.

The Parish is no longer self-contained and is a dormitory for commuters and shoppers to towns such as Hereford, Ross, Monmouth, Cardiff and further afield as evidenced by the morning and evening "rush hour". This is already unsustainable and more development will exacerbate this. The infrastructure is clearly inadequate. The roads are narrow with few passing places and have no prospects of ever being improved. The drainage is already over capacity, with many houses on septic tanks and soakaways while the water company is concerned over the capacity of the mains drainage system. In other words, excessive new development should be steered to more sustainable locations.

I see no reason to amend the thrust of the NDP apart from any minor detailed improvements to policies which might be deemed appropriate.

Michael Jones

Sent from my iPad

Latham, James

From: emma wintle
Sent: 09 May 2021 11:59
To: Neighbourhood Planning Team
Cc:
Subject: Planning Llangarron

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

We are writing to express we are happy with the current Llangarron plans. We are not supporting further development to the village of Llangarron. The lanes are small and the village wouldn't cope with further traffic and destruction to the hedges/trees. I hope this email finds you before the 10th May 2021.

Many Thanks Mr and Mrs Wintle

Our Ref: MV/ 15B901605



10 May 2021

Herefordshire Council
neighbourhoodplanning@herefordshire.gov.uk
via email only

Dear Sir / Madam

**Llangarron Neighbourhood Plan Regulation 16 Consultation
March – May 2021
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.



Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's *'Guidelines for Development near pylons and high voltage overhead power lines'* promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their *'Guidelines when working near National Grid Electricity Transmission assets'*, which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's *'Guidelines when working near National Grid Gas assets'* can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team

Block 1

Brick Kiln Street

Hinckley

LE10 0NA

0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

Date: 11 May 2021
Our ref: 349468
Your ref: Llangarron Neighbourhood Plan



James Latham
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

neighbourhoodplanning@herefordshire.gov.uk

T 0300 060 3900

Dear Mr Latham

Llangarron Parish Neighbourhood Plan 2021 -2031 – Regulation 16

Thank you for your consultation on the above dated 29 March 2021.

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 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 Llangarron Neighbourhood Development Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 01 May 2021 15:45
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Nick
Last name	Snook
Which plan are you commenting on?	Llangarron Parish Neighbourhood Development Plan
Comment type	Support
Your comments	<p>I would like to voice my support for the Llangarron Parish Neighbourhood Plan. The Llangarron NDP has been sympathetically set out for villages in the parish that have; very few facilities, minimal public transport, narrow roads with high hedges and no pavement, and a growing traffic problem. The recent explosion in building locally has taken Llangarron way over the target set (64 houses by 2031) with the current number with permission standing at 101. The majority of these appear to be large, detached, executive style homes with the concomitant number of large executive style vehicles. REDACTED and the vast majority of recently built and planned homes are for the executive end of the market. I understand the need for housing and the need to increase the housing stock both locally and nationally. I also see the need to do that in a sympathetic manner so that local infrastructure is not overwhelmed and the countryside built over simply because we can. REDACTED</p>

Latham, James

From: nigel clarkson
Sent: 06 May 2021 14:03
To: Neighbourhood Planning Team
Subject: Llangarron Parish Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I would like to state my full support for the Llangarron Parish Neighbourhood Plan.

The parish has exceeded its quota for development and is at serious risk of overdevelopment from inappropriate developments.

I have concerns about the impact future developments would have to increasing flood risk, increasing traffic levels, and also the impact on this special, rural landscape and the important habitats within the parish.

It is important that this plan be implemented as soon as possible. So that we have a proper framework in place, to consider any future developments by.

Yours faithfully,

Nigel Clarkson

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 26 April 2021 21:19
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Nigel
Last name	Hill
Which plan are you commenting on?	Llangarron neighbourhood plan
Comment type	Support
Your comments	After exhaustive work and input I am pleased to see a well crafted and comprehensive plan

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 May 2021 15:05
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Nigel
Last name	Winters
Which plan are you commenting on?	Llangarron Neighbourhood Development Plan January 2021
Comment type	Support
Your comments	I wish to give my full support to the current NDP. I feel that this has been updated and now represents the views of the majority of the residents of the parish. Many residents may not comment as they have no objections and responses tend to be from those who feel their own view has been ignored while the majority who do not comment are happy that the NDP represents the consensus view.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 22:19
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Noel and Nienke
Last name	Manns
Which plan are you commenting on?	Llangarron Neighbourhood Development Draft Plan. Regulation 16 Consultation
Comment type	Objection
Your comments	We have read the proposed NDP Regulation 16 document. There appear to be numerous anomalies and REDACTED in the detail, such as the line of the settlement boundary at Llangarron. We are also disappointed with the lack of provision for first time homes and smaller homes for the elderly and an REDACTED of the road capacity issues to Llangrove in particular. Please confirm that you have received these comments.

Latham, James

From: Paul Lodge
Sent: 07 May 2021 10:35
To: Neighbourhood Planning Team
Subject: Llangarron NDP at Regulation 16 - Comments by Councillor Paul Lodge

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

As a Parish Councillor many parishioners have raised issues with me about how the NDP process has been conducted over the last 2 years and the lack of opportunity for real consultation. Listed below are the many concerns shared over the content in the current NDP Regulation 16 document.

People who wanted amendments considered at Regulation 14 were disappointed by the approach REDACTED changing the document or associated maps and boundaries.

Publicity from the Parish Council of the new Regulation 16 document to members of the community has been minimal, REDACTED. Many believe their comments have already been ignored without any discussion or reasoning. It can also be observed that the final version of the document was not even presented and discussed at a formal parish council meeting for councillors to approve following the amendments considered during Regulation 14.

My detailed comments are set out below. Would you please confirm receipt of this email.

Kind regards

Paul Lodge

(Llangarron Parish Councillor)

General

The following bullet points consolidate areas where some in the community have already highlighted concerns:

- Public Consultation – there has been a lack of full public consultation and no research in the last few years into community needs. In the last 2 years as a new Regulation 14 document NDP was drawn up there have been no fully open house

and free public meetings with the different communities within the Parish to hear and discuss public opinion. The last time there was proper community consultation was back in 2014. All recent NDP meetings REDACTED as to avoid any fully open discussion. Only 15 minutes allocated at the start of a meeting for full community consultation is totally inadequate. It did not meet the requirement for questions and answers as only a few members of the public could speak and councillors were not allowed to reply. The discussions following the Regulation 14 responses from the Parish were also conducted in a very restricted manner REDACTED. The many requests for further discussion on boundary issues REDACTED. The timing of all PC meetings on the NDP were in the evenings and/or on Zoom which immediately disadvantaged and discriminated against many members of the community. No "Village Hall" style meetings over a Saturday or Sunday were held as seems to be normal practice for construction of NDPs

- Llangarron NDP Consultation Statement paragraph 2.11. Despite my attempt to bring this to the attention of the PC, REDACTED at the PC meeting of 15 July 2019. This meeting was advertised as 'NDP Training by Kirkwells (our NDP consultants)', but in fact no training took place. The session was an almost 2 hour revision of the NDP document REDACTED. REDACTED. It is shown at Regulation 16 as a 'Presentation by Kirkwells' which is completely untrue. Through FOI requests, there is now email evidence to prove that this was not a training or presentation session REDACTED.
- Producing a Neighbour Development Plan (NDP) should give local people the opportunity to decide the future of the place where they live and work. It is important to note that plans should focus on guiding development rather than stopping it. The emphasis with this NDP has a single focus to restrict development, which is wrong.
- This NDP has mainly been constructed by a group of people REDACTED. It appears that Llangarron specifically has been protected from further development at the expense of other settlements in the Parish.
- The NDP does not consider the identified future needs or specifically range of demographic needs within the Parish. The NDP that has been constructed reflects contentment with the status quo and there is no real aspiration to meet the needs of future generations, young and old.

- The community has regularly highlighted the need for smaller housing for the young and the elderly wishing to downsize in retirement. These groups of people are being forced to move away due to a lack of the right kind of housing to meet their needs. The NDP does not sufficiently emphasise or make future provision for smaller or rental type properties and should do. This must be a stated housing requirement over the next 10 years of the NDP. It has been totally ignored REDACTED.

- Settlement boundaries, particularly around Llangarron have been drawn so tightly, so as to restrict any future development in the next 10 years. When these were considered over the last couple of years, it was only the options drawn up by the PC, that were eligible for consideration. This was done particularly to ensure the Llangarron Village boundary is highly restrictive; parts of the village including the areas with the council housing, the old pub site, commercial businesses and the old vicarage were deliberately avoided. Llangarron Village Hall was also excluded from the village boundary. Many in the Parish would appreciate a chance to review this process so that all possible options are aired and discussed in open forum. A detailed analysis of recommended change which need to be considered for each settlement boundary is at the bottom of these bullet points.

- Paragraphs 3.1 to 3.18 paint the picture of an ideal rural community in Llangarron Village, but omits to mention the demise of what was historically the village at the heart of the Parish. This village has witnessed the closure of shops, pubs and the school. It is just beginning to grow again with some new housing and a fairly new community facility called the Garron Centre. Along with the best road network internally within the Parish (unlike Llangrove Village) Llangarron could absorb more housing, particularly if it involved smaller housing for the young and old alike.

- Item 6.0/Sustainability 6.2 has the intent to offer future sites for planning, but this is not reflected in the plan, as there is no provision for allocated sites for commercial activity or future housing allocation, particularly for smaller or affordable homes.

- Specific Boundary issues:

- o General comments – there is no consistency with the marking of ‘Commitment Sites’ on the Settlement Policies Maps. Some are shown and others are not. It is logical, that not only should they be shown but as a general rule they should be included within the settlement boundary where appropriate.

- o Llangrove:

- ♣ Bramber and Ivy Cottage – both these properties should be inside the village boundary as no evidence has been given for excluding them.
- ♣ Planned commitments
 - Kentrev – show on map (see P200020 dated 1 April 2020)
 - The Elms – show on map (see P191534 dated 27 March 2020)
 - Farm Lane – show on map (see P190395 dated 1 April 2020)
- o Llangarron:
 - ♣ Herberts Hill site – show on map (see P191276 dated 11 December 2019). This is an existing planning commitment and should be shown as such and there is no logical reason why this plot should not be inside the village boundary, unless someone can give a logical and consistent reason for this. This site was part of the first NDP (2017) and shown inside the settlement boundary and was again supported in December 2019 by the PC during the planning process at the time.
 - ♣ Llangarron Village Hall exclusion – this should be included within the village boundary.
 - ♣ North and South parts of the village have been totally excluded from the boundary process when both are comparable settlements with Three Ashes in terms of their size. Both are also vital parts of Llangarron village and the local community. These should be further considered by the community and particularly the people who live there.
- o Llancloudy:
 - ♣ See P172809 dated 1 November 2017. This is an existing planning commitment and should be shown as such, but probably outside the village boundary.
 - ♣ This area has planning permission for 1 property. See P193027 dated 2 December 2019. This is an existing planning commitment and should be shown as such and inside the village boundary.
 - ♣ This area has planning permission for 4 properties. See P190423 dated 13 September 2019. This is an existing planning commitment and should be shown as such and it's status inside or outside the boundary should be judged by local people.

Latham, James

From:
Sent: 28 April 2021 10:03
To: Neighbourhood Planning Team
Subject: Comments on the Llangarron Parish Neighbourhood Development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing to support the Llangarron Parish NDP and the democratic procedures involved. I wrote in to support it at the Regulation 14 stage and now once again I thoroughly approve of the proposed NDP.

I am aware that over 90 houses have gained planning permission by 2020 when only 64 houses was the minimum quota by 2031, and more houses have now been granted planning permission since 2020. I also understand that Llangarron Parish is one of a minority of parishes that are well over the target for Herefordshire, so that underlines the importance of our finishing this NDP process to prevent any more unnecessary development within our community, and which is so unpopular with the majority of parishioners in Llangarron Parish.

I would like to support the proposed boundaries for our NDP which appear to be the focus of opposition to this Plan. Overwhelming opinion favours keeping the villages' boundary footprints tight and a recent National Planning Inspectorate decisions support the proposed boundaries, namely APP/W1850/W/20/3250543 and APP/W1850/W/19/3235627 whereby the appeals were rejected because in both cases it was considered that the applications were outside their respective village boundaries. Other recent Herefordshire Council decisions also appear to support our NDP boundaries by pointing out that sites on the edge of Llangarron and Llangrove are in reality in open countryside.

Lastly flooding is a serious issue in our Parish. REDACTED have witnessed a serious increase in flooding in the last few years. Our proposed NDP takes the flood risk into account by preventing the building of new houses on steep banks and flood plains, reducing problems of run-off thereby.

The proposed NDP is supported by the vast majority of residents within our Parish. At the Regulation 14 stage there were 93 responses from the public of which only 10 objected to the Plan. I have no reason to believe that support for the NDP has dwindled and we are all looking forward to the completion of the whole process.

Mrs Penny SAUNDERS,

[Sent from Yahoo Mail for iPad](#)

Latham, James

From: peter harries
Sent: 06 May 2021 19:20
To: Neighbourhood Planning Team
Subject: Llangarron NDP

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs,

REDACTED I wish to give my support to the Section 16 draft plan drawn up by members of Llangarron Parish Council.

In particular I would urge the Planning Committee of Herefordshire Council to refuse any further planning applications for the village of Llangarron. We, the residents, were originally advised that only some 64 applications would be required to meet the Government's targets for the whole of the Parish. There have been more than 100 already passed by the Planning Committee - far in excess of existing demand for local housing.

The reasons are as follows. Developers have brought forward planning applications on good quality farmland which would have been better utilised for food production. Some of these applications are speculative in that there is no existing purchaser for the properties. REDACTED when the plots are enabled to be sold with building consent attached as opposed to the value of the farmland without this. REDACTED. Local residents wishes for their village's environment are thus outnumbered and over-ridden.

Llangarron Parish has narrow roads which are unsuitable for the already heavy traffic. There is little or no public transport available, necessitating the over-use of private cars. Water run off from the existing properties is affecting the water quality of the Garron which is injurious to the health of local wildlife. Llangarron has no facilities other than a Church, village hall and the Garron Centre. There is a demand for small starter homes for local residents on low local wages, REDACTED.

I do hope that you will take these points into consideration when you discuss this draft plan.

Yours,

Peter Harries,

To the Inspector

for LLANGLAWGARRON
Neighbourhood Plan.

Signatures from a collection of
residents in the Parish.

Limit collection due to Covid restrictions
But slows how may object to the N.D.P.
as it stands

4/5/21

LLANGARRON VILLAGE BOUNDARY (LLANGARRON PARISH NDP)

We the undersigned wish to ask the Inspector to consider our concerns over the proposed restrictive boundary for Llangarron village when assessing the draft NDP for Llangarron Parish.

The boundary proposed does not represent the true historical extent of Llangarron village, with two areas being unjustifiably excluded.

At the recent NDP meeting Table 4 was ignored by the Parish Council and the clerk was asked to scroll through to the bottom as questions would be answered there, but they were not and many of us were left with unanswered questions.

None of us wish to spoil the village as many of us have lived most of our lives in the village.

The village was thriving 50 years ago and we are facing a loss of community spirit and need new young life to bring back the village to what it was. We feel this submitted constrictive boundary does not meet the needs of the future generation.

We feel that the two areas of Llangarron Village that make up the village form, notably the Herberts Hill and Parkmill Lane areas should be included for limited small development in keeping with the village and will not impose on the character of the village. Long term residents feel insulted that these areas are not now considered to be part of the village when historically they were.

For example:

The PC have decided to

Leave out both sets of ex Council Authority houses at each end of the village which have been included in the Llangrove boundary and were built at the same time.

The Llangarron village hall,

Land that is already being developed for three houses at Lower Herberts Hill

The Old Forge and Old Vicarage

The Old Three Horseshoes Pub and bakery

A chainsaw/ lawnmower business at Park Mill.

The boundary is constrictive and illogical for the future of the village and not consistent and will not boost the rural housing supply in accordance with the NPPF.

No site allocations have been made as suggested by Kirkwells but refused by the P.C. with the general public not being permitted to give their views or join in on this discussion or decision.

There has been no consultation with us, PC/NDP meetings have given us very little time to speak, after 2 minutes

We have only been permitted 10 minutes at the very start of the meetings and not permitted to join in with the P.C. discussions later on when the decisions were made solely by them.

We have asked for re-consultation of the boundaries but been denied. We believe the village boundary as submitted does not fulfil its role as a location for future rural development up until 2031.

We do not believe the boundary as it stands for Llangarron Village meets the criteria to boost the national housing supply in accordance with the NPPF when it easily could by including sensitive development in the Herberts Hill and Parkmill areas which are and always have been part of the village of Llangarron.

NAME



&

ADDRESS



We do not believe the boundary as it stands for Llangarron Village meets the criteria to boost the national housing supply in accordance with the NPPF when it easily could by including sensitive development in the Herberts Hill and Parkmill areas which are and always have been part of the village of Llangarron.

NAME

&

ADDRESS

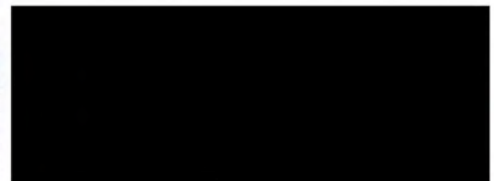
[REDACTED]

[REDACTED]

We do not believe the boundary as it stands for Llangarron Village meets the criteria to boost the national housing supply in accordance with the NPPF when it easily could by including sensitive development in the Herberts Hill and Parkmill areas which are and always have been part of the village of Llangarron.

NAME

ADDRESS



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NAME



ADDRESS



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NAME



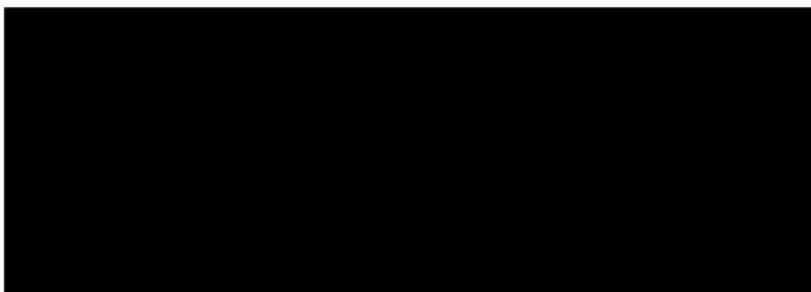
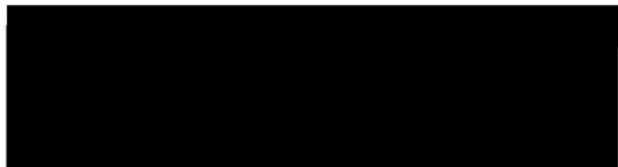
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NAME

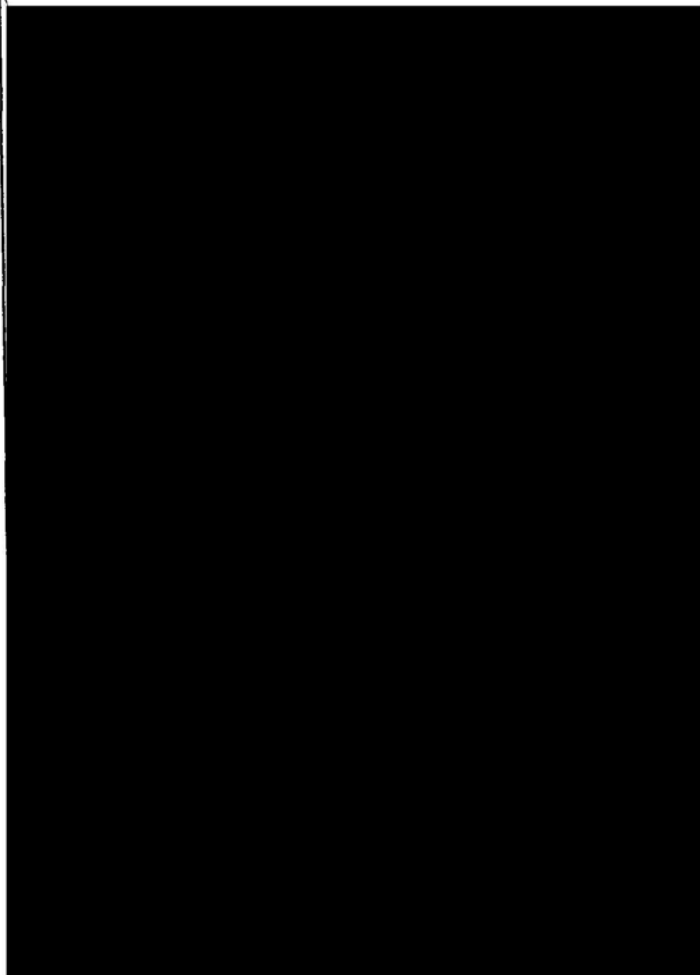
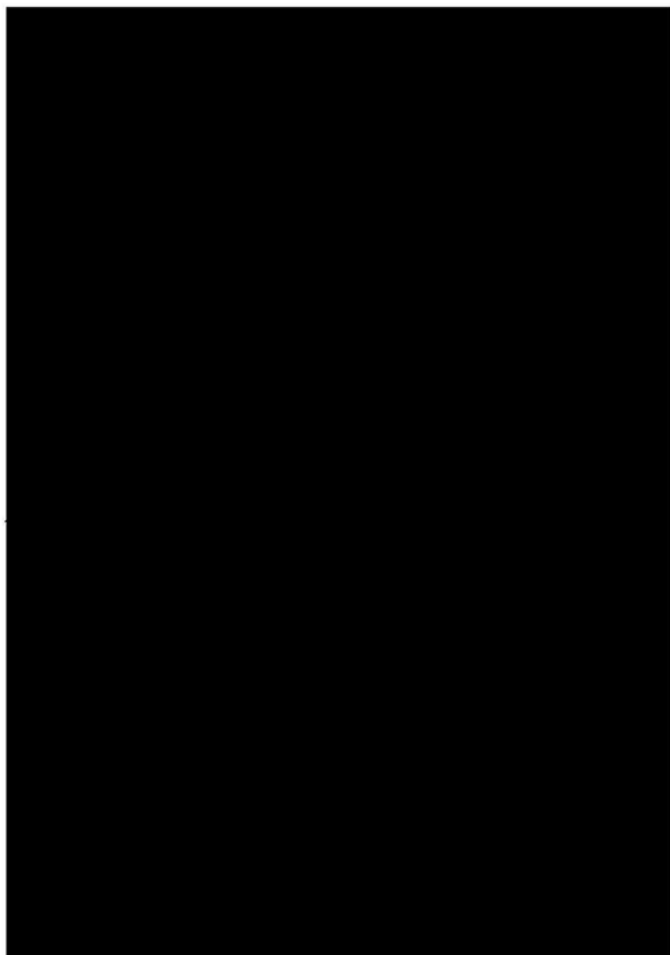
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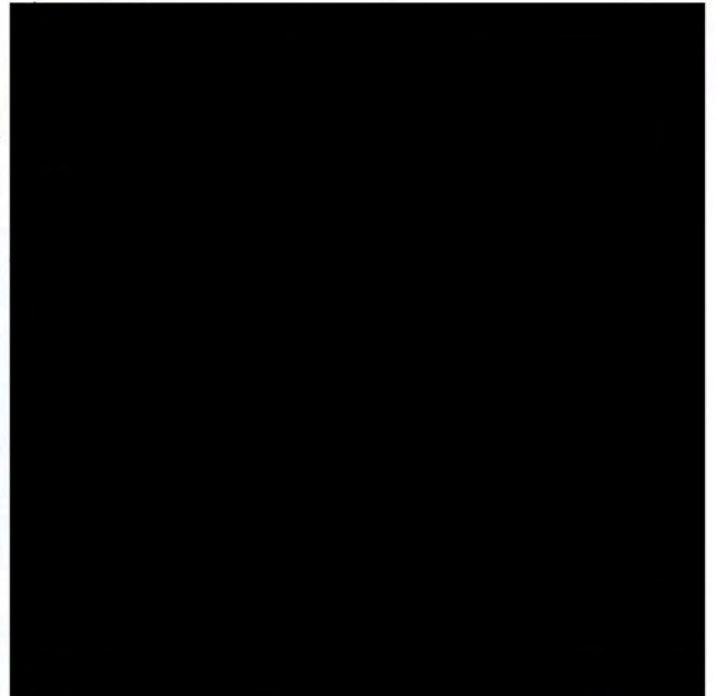
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NAME

ADDRESS

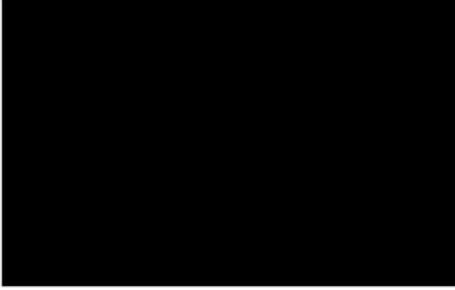


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NAME

&

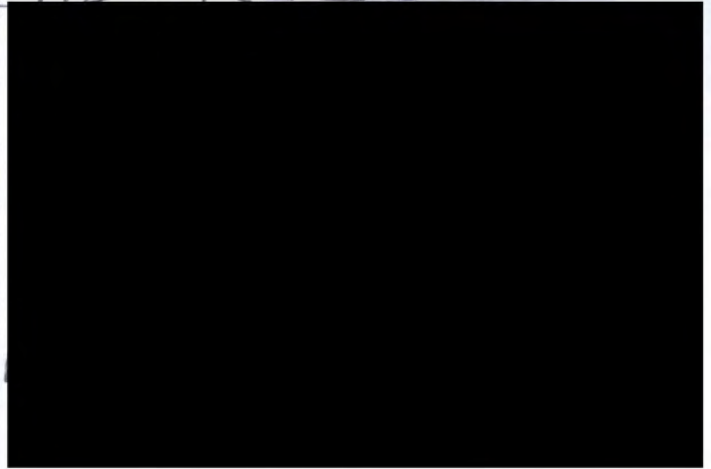
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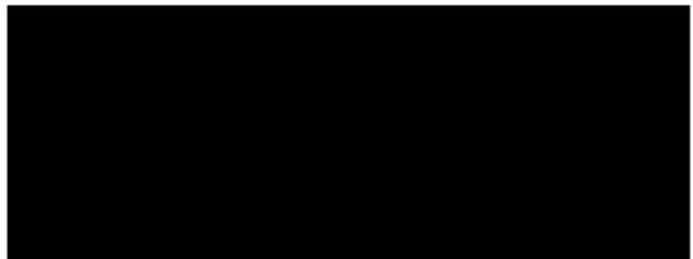
ADDRESS



We do not believe the boundary as it stands for Llangarron Village meets the criteria to boost the national housing supply in accordance with the NPPF when it easily could by including sensitive development in the Herberts Hill and Parkmill areas which are and always have been part of the village of Llangarron.

NAME

ADDRESS



Latham, James

From: Ian Hannah
Sent: 05 May 2021 14:57
To: Neighbourhood Planning Team
Subject: Comment on Llangarron Neighbourhood Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

5th May, 2021

Comment on Llangarron Neighbourhood Plan

Dear Independent Regulator,

Now that the Llangarron Neighbourhood Plan (NDP) is at Regulation Stage 16 we are writing to comment.

In our view the Llangarron NDP would benefit from more listening to the community and by establishing more concrete plans for its execution. REDACTED.

Key concerns include:

- Lack of meaningful consultation.
- Covid should not be an excuse for failing to listen.
- To all intents and purposes the final draft that you are presented with has not been seen by residents to comment on. (We only found out that the document had reached Stage 16 via the grapevine – surely in this age of transparency one can do better.)
- Throughout the consultation process there have been no fully open public meetings since 2014. Surely town hall type meetings on a Saturday or Sunday when everyone could attend should have been held?

- Development omissions
- This NDP seems to be focused on restricting development rather than guiding it. For example Llangarron seems to have been protected from development at the expense of other settlements.
- The community has highlighted the need for smaller housing units for the young and the elderly wishing to down-size. The NDP does not emphasize and champion this need which is required over the next 10 years. Instead it seems to infer that the status quo is sufficient.
- Settlement boundaries have been drawn so tightly so as to restrict future development. For example, excluding the Village Hall from the Llangarron village boundary seems inexplicable.

- Sustainability.
- 6.2 fails to allocate sites for commercial activity and for housing for smaller more affordable homes.
- At the top of the priorities should be electric vehicle (EV) charging points which are vital to our future. These should be a requirement for all planning applications.

- Fast broadband connections. With increasing numbers of people operating their businesses from a home office it is essential that broadband facilities keep pace with a growing demand for greater speed.

- Environmental Protection.

- Stronger and rigorous planning regulations need to be established as part of the NDP
- Controlling the use of single use plastics in agriculture should be an essential requirement of this plan to protect the soil, wildlife and residents. As all plastics degrade, Polytunnels should become unacceptable as a pollution risk.
- Growing crops for bio-digesters on prime land is not sustainable and creates a damaging mono-culture.
- Stopping agriculture run off from agri-businesses into the water courses to prevent pollution by chemical nutrients.

- Characterisation of Llangarron

- We do not recognise the REDACTED agricultural based place this plan seems to imply.
- Tourism has overtaken agriculture as our main industry but this is not recognised in the plan. We should not be trying to live in the past but be trying to plan for a better future.
- Home based businesses ought to be encouraged as sustainable because residents live and work in the community and aid climate change through reduced travel.
- The development of micro and small business enterprises should be positively encouraged. Where for example is the zoning for small scale commercial units in this plan?

- Dark Skies

- Tourism in Llangarron has growth potential with significant employment upside. Farming and agri-business does not. Accordingly the quality of the environment for the visitors and residents needs to be protected. It is the famous long views and narrow lanes of this part of Herefordshire that are its attraction. Tourists and residents expect a green experience and not bright lights in the countryside. All new developments should adhere to a dark skies policy that at a minimum ensures:
 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.
 3. No agricultural lighting is visible during the hours of darkness in Poly tunnels, chicken sheds or other agriculture related buildings.

- Community Facilities Policy CSU1

- The last pub in the parish – The Royal Arms – is for many at the heart of the community. It should be given formal protection as an asset of community value in the NDP.
- This NDP fails to plan for community consultation over the use of Section 106 contributions from developers. The few community facilities we have need to be protected and sustained. If we want to keep our historic church buildings and these are real community hubs money should be used from 106 sources. With low attendance figures at church services and high maintenance costs there is a very real viability issue for the future.

The evolution from House of God to House of Good is already taking place –a concept voiced by Gus O'Donald, Cabinet Secretary 2005-11 on Radio 4 PM on 19.10.20.

We believe residents of Llangarron Parish feel strongly about sustainability, environmental issues and the quality of life but that this NDP has missed the opportunity to look ahead in a way that matches their expectations. It could be much, much better. Please reject it in its current form and send it back for refining, strengthening and improving.

Please be so kind as to acknowledge receipt of this submission. Thank you.

Mrs PMC and Mr I Hannah

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Planning & Compulsory Purchase Act 2004
Formal Consultation Response

Relating to

**The Llangarron Parish Council Regulation 16 Neighbourhood
Development Plan Consultation**

Prepared by

Powells Chartered Surveyors
Singleton Court Business Park
Wonastow Road
Monmouth
NP25 5JA

May 2021

Foreword

Powells as Chartered Surveyors, Development Agents and Land Promoters act for several landowning clients within the Llangarron Parish Area with development land interests. We believe the NDP is drafted to prevent sustainable development from being delivered, materially harms Herefordshire Councils ability to meet its objectives under the Core Strategy and disregards material factors such as Housing Land Supply and the Government White paper and we set out our proposed changes to the document below as part of our formal Regulation 16 consultation response. We believe the plan policies should be redrafted with a fresh call for sites and then be the subject of a third Regulation 16 consultation before the LPA even consider moving to Regulation 16 stage.

1. Introduction

1.1. Powells have undertaken an assessment of the draft NDP and below we set out our required revisions to the policy in order to achieve the Parish' policy objectives, without creating a barrier to development. It is important that Herefordshire Council NDP team and future Planning Inspector fully considers our proposed policy revisions in order to ensure the proposed Regulation 16 NDP does not conflict with the policy objectives of the Core Strategy. We believe as it stands, the wording of the draft is in conflict with the Core Strategy and National Planning Policy Framework. By making the below changes in policy wording, this reduces the conflict between the NDP as a subordinate document to the Core Strategy and NPPF.

2. AECOM Report, Development Boundaries & Future Residential Development

2.1. Llangarron Parish Council instructed consultants AECOM to undertake a 'Site Options Assessment for the Llangarron NDP in November 2019. This report made a full assessment of candidate sites using an ecological, landscape and policy led approach. We append a copy of the AECOM report to this consultation response and shall provide a full copy along with this document to the Planning Inspector at examination stage should our points raised here in not be carefully considered and adopted.

2.2. The Parish Council have not sought to allocate any further housing within their NDP, yet they have proposed to implement a tightly drawn settlement boundary and prevent residential development outside of it. We believe this is in conflict with the Core Strategy and as such, the Parish either need to allocate additional housing land now, remove the proposed settlement boundary OR revise their HOU1 policy to ensure is aligns with policy RA2 of the Core Strategy. We have provided an alternative settlement boundary for the settlement of Llangrove specifically and Llangarron in order to relax the development boundary should the boundary remain. **As mentioned above, if the proposed boundary remains in the plan going forward, Policy HOU1 should be revised as per our recommendations below in TABLE 1 to ensure the policy does not conflict with Core Strategy policy.**

2.3. As with all Parish Council's in Herefordshire, the figure set for development is a 'Target' and reflects the MINIMUM number of dwellings developable. At the point of the AECOM report being produced, the target was 64 dwellings and the residual was 15. This is now likely to

have reduced with 12 months having passed since the AECOM report was finalised with additional units having been approved through the Parish.

3. **The National Planning Policy Framework (NPPF)**

4. The AECOM report makes reference to several paragraphs of the NPPF in respect of development in rural areas. The NPPF was updated and published in February 2019.

4.1. Paragraph 68 of the NPPF states:

4.1.1. *“small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

4.1.2. *a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*

4.1.3. *b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*

4.1.4. *c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; a*

4.1.5. *d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

4.2. Paragraph 78 actively encourages the siting of dwellings where it will support local services and enhance local vitality. Local services in the context of Llangarron and Llangrove being schools, pub (also acting as shop), church and village hall.

4.3. Paragraph 79 is not entirely relevant where considering the allocation of housing sites, or where the Core Strategy policy RA2 confirms development within or adjacent to a settlement it applies to the site in question. In that instance, such a site would only be considered open countryside where it does not meet the policy criteria of RA2. The NDP cannot seek to conflict with the Core Strategy.

5. Herefordshire Core Strategy Policy RA2

5.1. The Herefordshire Core Strategy Policy RA2 sets out the LPA's policy in respect of Housing in Settlements outside Hereford and the market towns. The policy position is as follows:

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

5.2. Policy RA2 clearly states NDP's WILL BE REQUIRED to allocate land for housing to meet the relevant targets. The relevant target for the Ross on Wye Housing Market Area (HMA) is 14% growth during the plan period. The policy places a MINIMUM growth target on each HMA. Any proposal to develop NDP policy which would prevent the open delivery of housing where it complies with RA2 would conflict with the Core Strategy. **Our proposed revision to proposed draft policy HOU1 below in Table 1 would align NDP policy with the Core Strategy.**

6. Housing Land Supply (5yhls)

6.1. The recently published LPA 5yhls figure within their Annual Monitoring Report (AMR) demonstrates a figure of 3.9 years of supply. The policies relating to the delivery of housing in the authority area are therefore considered out of date and carry less weight. An NDP will not lose its weight until 5yhls is less than 3 years, BUT the fact the LPA are failing to deliver sufficient housing is a material consideration in the planning balance under Paragraph 11(d) of the NPPF. A copy of the AMR is appended to this report and shall be provided to an Inspector at submission stage. We believe adopting the NDP without adopting our proposed changes would materially damage the LPA's ability to meet their ongoing housing need obligations in the Ross on Wye HMA.

7. Government White Paper (WP)

- 7.1. Fundamental are the possible changes to the planning system contained in the White Paper, 'Planning for the Future' published in August 2020. This proposed a major change to Local Plans and to Development Management. The WP is the subject of consultation until 29th October after which further information is expected. It has generated much comment and debate.
- 7.2. We believe the housing need for Herefordshire generally will significantly increase as a result of any adoption of WP housing need policy proposals. As such, the LPA needs to ensure NDPs do not impose restrictions on the LPA's ability to deliver housing.

8. Conclusion

8.1. *As it stands, we consider the following to be the case:*

8.1.1. We consider the Llangarron Parish Council draft NDP housing and related policies to be unsound because of being inconsistent with the Core Strategy and the NPPF.

8.1.2. Our proposed revisions to NDP policy are marked below in Table 1 would assist with making the proposed policy sounder and in line with the Core Strategy and NPPF.

8.1.3. Herefordshire Council is failing to deliver the required number of dwellings in the Authority Area and the south of the county needs to take up the lack of delivery in the north of the county.

8.1.4. Herefordshire Council 5yHls issue is exacerbated by NDP's which are too restrictive and conflicting with policy RA2 and the Core Strategy generally and as such are damaging the Councils ability to deliver the required numbers of housing to meet its HMA targets.

8.1.5. The UK Government White Paper is material to the development of the NDP, and with a likely increase in Objectively Assessed Need (OAN) through a Core Strategy review the NDP needs to create flexibility in the plan to accommodate an increased housing need and minimum target.

8.1.6. Overall, we don't consider the plan even with revisions would be suitable to move to Regulation 16 stage. The NDP policy needs to be carefully reconsidered considering above and be the subject of a new draft Regulation 16 consultation, including an additional call for sites. The LPA should ensure there is flexibility for suitable sites identified in the AECOM report to be brought forward through the NDP before the NDP can move to Regulation 16 stage.

TABLE 1 – Proposed Revisions to Draft NDP Policy Wording

<u>Policy Ref</u>	<u>Policy Name</u>	<u>Policy Wording & Proposed Changes</u>
<i>Policy SUS 1</i>	Sustainable Development	<p>Development proposals will be required to demonstrate that they contribute to sustainability and community resilience by addressing having regard to the following criteria:</p> <ol style="list-style-type: none"> 1. Development proposals should conserve and enhance the natural and historic environment. Where ver possible and practical existing trees and hedges should be retained. This should be achieved through the design and delivery of high quality built environment and landscaping schemes which respond positively to local distinctiveness and rural character; 2. Proposals should minimise reliance on the private car by promote ing walking and cycling and where possible be ing located close to local bus services, whilst recognising that for rural communities the car is likely to remain an important mode of transport for many households; 3. Development proposals should enhance and maintain the vitality of local communities by supporting local and essential services and it is recognised the provision of additional housing will help enhance and maintain the vitality of local communities; 4. New residential development should have regard to Core Strategy policy RA2 and be located within or adjacent to the main built up areas identified settlement boundaries of Llangrove, Llancloudy, Llangarron and Three Ashes and should contribute to a suitable mix of housing in terms of type, size and tenure to promote strong, balanced communities, and in particular meet the needs of young families, the elderly and people with disabilities. The precise housing mix should address the changing needs of the parish over the plan-period in order to support local community and economic wellbeing; 5. Outside of these settlements development will be considered to be in Herefordshire's countryside and will be required to comply with Herefordshire Local Plan Core Strategy Policies RA1, RA3, RA4 and RA5 and RA6 and other relevant development management policies.

		<p>6. Development should ensure there is no detrimental impact on essential infrastructure by:</p> <ul style="list-style-type: none"> i. Minimising the risk of flooding for existing and new properties by promoting and delivering measures to reduce flood risk; and ii. Undertaking works to upgrade the shortfalls in the capacity of other infrastructure including, utilities, waste water and land drainage. <p>7. Any new development should minimise the impact on the local roads and surrounding highway network by:</p> <ul style="list-style-type: none"> i. Introducing traffic calming measures where appropriate to minimise the impact on local amenity and improve pedestrian, equestrian and cyclist safety; and ii. Promoting sustainable transport initiatives. <p>8. Employment related development should support the local economy, while retaining the area's character.</p>
<p><u>Policy ENV1</u></p>	<p><u>Landscape and Biodiversity</u></p>	<p>New proposals for development should seek to demonstrate that the character of the landscape and townscape of the Parish has positively influenced the design, scale nature and site selection, protection and enhance of the setting of settlements and designated areas; protect and enhance the landscape character and biodiversity of the Parish. In order to protect the landscape character New proposals should minimise their impacts on:</p> <ul style="list-style-type: none"> 1. Important views, including but not limited to, visually sensitive skylines, valley sides and hillsides as shown on Map 3; 2. Nocturnal character including dark skies, from light pollution; 3. Hedgerows (see Policies Maps 4, 5, 6 and 7), unregistered parks and gardens and ancient woodlands; 4. Public open spaces and footpaths; 5. Veteran, mature and established trees and existing traditional orchards; <p>And</p> <ul style="list-style-type: none"> 6. Waterways and tributaries of the River Wye.

		<p>Development proposals should demonstrate how they have addressed the preservation, and restoration, of existing green infrastructure, for example, trees, hedges and woodland. It is accepted some hedgerow loss will be unavoidable for example on the creation of new accesses to the public highway. However wherever possible development should support the creation of new habitats, for example by planting traditional orchards as part of biodiversity net gain and as a resource for the community and translocation of hedgerows where possible. Traditional hedgerows should be retained a boundary treatments with exceptions for new accesses onto the public highway and new hedgerows should use appropriate local species which enhance biodiversity. Traditional orchards should be retained unless it can be demonstrated that their loss will not reduce environmental biodiversity or be detrimental by causing loss of wildlife habitat. Where orchards are lost developers can be expected to include an equivalent range of varietal fruit species traditional to the local area in landscaping schemes of at least equivalent size to that which will be lost. The priority for new development should be to avoid direct and indirect impacts upon landscape character and biodiversity. Where impacts cannot be avoided (such as for new access points to the highway as mentioned above), mitigation and then compensation measures should be provided.</p>
<i>Draft Policy ENV 2</i>	Protecting historic assets and settlement character.	No comments.
<i>Draft Policy ENV 3</i>	Flooding	No Comments
<i>Draft Policy ENV 4</i>	Public sewerage network and wastewater treatment works (WwTW)	<p>Development that may result in the capacity of the public sewerage network and/or the wastewater treatment works (WwTW) serving the Parish becoming overloaded will not be permitted.</p> <p>In either of these instances, development will need to be phased or delayed until capacity becomes available, either through Welsh Water regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).</p> <p>New development not connected to mains sewerage, and using septic tanks and packaged treatment plants, should include measures such as soakaway or reed bed systems, where conditions allow, to reduce environmental impacts of effluent.</p>

Draft Policy EMP 1	New agricultural buildings and poly tunnels	General comment about policy wording: Inspector should ensure the policy wording does not conflict with the Local Plan Core Strategy policy or seek to make agricultural development policy too complex. Due regard to the legal fallback under the Town and Country Planning (General Permitted Development) England Order 2015 (As amended), Schedule 2, Part 6, Class A (28 day prior notification) is required.
Draft Policy HOU1	New housing development	<p>New housing development will be supported within or adjacent to the identified settlement boundaries of Llangrove, Llangarron, Llancoudy and Three Ashes as shown on Policies Maps 4, 5, 6 and 7.</p> <p>New development schemes should address the following criteria:</p> <ol style="list-style-type: none"> 1. Development should support a mix of house types and tenure, with an emphasis upon smaller starter homes and affordable low cost family accommodation where there is an identified need through an existing Local Parish Housing Needs Survey to be prepared by the Parish Council. 2. Affordable housing and contributions for community facilities through Section 106 Obligation and CIL (Community Infrastructure Levy) shall be provided in accordance with Herefordshire Council policies; 3. Schemes should include a high standard of design reflecting the local architectural features, materials, density, scale and character of other properties in the area. Proposals for sympathetically designed modern buildings reflecting high levels of sustainability will also be supported; 4. Landscape proposals should form an integral part of the development and include the retention of any hedges (as identified on Policies Maps 4, 5, 6 and 7) and mature trees wherever possible. Where removal is necessary there should be re-provision to support biodiversity net gain within the development site area in the area; 5. Adequate parking should be provided within the site with the ability wherever possible to leave the site in forward gear to minimise the impact on pedestrian and vehicular safety; 6. Suitable provision should be made for broadband connectivity;

		<p>7. Herefordshire Council has declared a climate emergency. Substantial parts of the parish are subject to flooding which has become more frequent and severe. It is therefore essential that where sites abut or affect a water course there must be a robust and effective system to deal with foul water and surface water run-off. In addition, where sites contain or abut a watercourse or land drainage ditch, provision shall be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation;</p> <p>8. Proposals should seek to incorporate low carbon and sustainable energy systems such as PV panels, solar panels and ground and air source heat pumps;</p> <p>9. Proposals should provide for permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction;</p> <p>10. Proposals should secure safe development where evidence demonstrates the site is affected by contamination otherwise the application of appropriate contamination monitoring provisions will suffice.</p> <p>11. 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>
TRA 1	Promoting Sustainable Transport in New Developments	<p>Proposals for new development where possible should:</p> <ol style="list-style-type: none"> 1. Promote sustainable modes of transport through linkages to existing walking and cycling networks in the Parish and public transport provision, and include safe and accessible routes for all within developments; 2. Comply with Herefordshire Council’s parking standards and design guidance on the design and layout of residential roads and where appropriate include secure cycle storage in all new developments; 3. Include well thought out and landscaped parking areas for residents and visitors to reduce environments and street scenes which are dominated by cars; 4. Include suitable provision for electric charging points which are accessible to car parking spaces for residents, employees and visitors;

		<ol style="list-style-type: none">5. Design roads and parking areas within any site to maximise safety and provide an attractive environment for pedestrians, cyclists and non car users. In particular schemes should where possible be designed to safeguard those with mobility restrictions and children in areas where they walk or play;6. Not result in Address issues raised by County Highways using an evidence based approach to properly assess the full extent of perceived unacceptable road or highway risk, dangers to pedestrians, or those perceived issues relating to lead to traffic congestion on narrow country lanes;7. Include permeable surfaces for parking areas to reduce surface water run-off and contribute to local flood reduction; and8. Provide appropriate public car-parking for employees and visitors in relation to proposals for employment and business uses. Developers will be encouraged to support improvements in public transport provision and schemes to support walking and cycling in the Parish through developer contributions where there is a mechanism and requirement to do so. Such improvements could include for instance:<ol style="list-style-type: none">i. Provision of bus shelters at bus stops;ii. Support to improve the frequency and quality of bus services to local towns; andiii. Enhancements to existing walking and cycle routes within the Parish, such as those linking Llangarron and Llangrove, and other settlements in the plan area and beyond.
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Appendix 1
AECOM REPORT ON SITE OPTIONS

Appendix 2

HCC 2019 ANNUAL MONITORING REPORT

Appendix 3

PROPOSED LLANGARRON AND LLANGAROVE REVISED SETTLEMENT BOUDARY MAPS



Site Options and Assessment for the Llangarron Neighbourhood Plan

Llangarron Parish Council

November 2019

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	June 2019	Initial draft	CM	Chris McNulty	Senior Consultant
V2	November 2019	Second draft	UM	Una McGaughrin	Associate Director
V3	November 2019	Final	UM	Una McGaughrin	Associate Director

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Executive summary

The purpose of this site assessment is to consider identified sites in Llangarron Parish to determine whether they would be potentially appropriate to allocate for housing in the Llangarron Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of selecting the sites that best meets the housing requirement and Neighbourhood Plan objectives.

A total of **26** site options were assessed to consider whether they would be suitable for allocation, to meet identified residual housing needs of a minimum of 15 dwellings in the Parish. The sites assessed were identified through the Parish Council's call for sites exercise undertaken during December 2018 and January 2019.

The site assessment has found that **3** sites are suitable in principle for housing allocation in the Neighbourhood Plan, subject to viability considerations.

A further **9** sites are potentially suitable and available either in full or in part, but have constraints – some significant – which mean they are less likely to be suitable for development. If these constraints are not able to be resolved or mitigated the affected sites may not be appropriate for allocation.

The remaining sites are considered to be not suitable for residential development and therefore not appropriate for allocation in the Neighbourhood Plan.

The next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on the findings of this report; and an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Herefordshire Council. The findings of this site assessment report will need to be taken into account in the Strategic Environmental Assessment report to accompany the Regulation 14 consultation on the Neighbourhood Plan.

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Llangarron Neighbourhood Plan (LNP) on behalf of Llangarron Parish Council. The Parish includes the four settlements of Llangarron village, Llangrove, Llancloudy and Three Ashes. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government in 2019.
- 1.2 Plan-making in Llangarron is well progressed. Llangarron Parish Council went out to Regulation 14 (pre-submission) public consultation on the draft Neighbourhood Plan in February and March 2017. In response to representations received through the consultation process the Parish Council took the decision to commission further evidence base work to ensure that aspects of the plan would be robust and defensible.
- 1.3 In this context the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential options for delivering housing growth in the Neighbourhood Plan. The extent of the Neighbourhood Plan Area is shown in Figure 1.1 below.
- 1.4 The purpose of the site appraisal is therefore to produce a clear assessment of the identified sites to determine which, if any, are appropriate in principle for allocation in the Neighbourhood Plan and will best meet the objectives of the Neighbourhood Plan, being mindful of whether they comply with both National Planning Policy Guidance and the strategic planning policy context of Herefordshire. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be sufficiently robust as to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.
- 1.5 It should be noted that the draft Neighbourhood Plan, as consulted on in 2017, proposed a total of four sites for allocation. In the interim period between the conclusion of the Regulation 14 consultation and the commencement of AECOM's site appraisal two of these sites received planning consent and are not considered through the appraisal.

Planning policy context

- 1.6 All Neighbourhood Plans must be in general conformity with the strategic policies of the applicable adopted Local Plan. The Llangarron Neighbourhood Plan is being prepared in the context of the adopted Herefordshire Local Plan Core Strategy 2011-2031¹ (adopted in 2015) and the emerging Rural Areas Site Allocations Development Plan Document (RASA DPD), projected to be adopted in Spring 2020.²
- 1.7 The Core Strategy establishes the overarching strategy for Herefordshire, setting out where development will take place, which areas should be protected and how the area is expected to change over the plan period and beyond. The RASA DPD will provide a policy framework to support the delivery of the Core Strategy for towns and parishes which have neither made nor are preparing a Neighbourhood Plan. The RASA DPD is therefore unlikely to directly impact Llangarron Parish.
- 1.8 Policy SS2 of the adopted Core Strategy identifies a target of 16,500 new dwellings to be delivered in Herefordshire over the period to 2031. This target will primarily be delivered through strategic allocations and existing commitments in the urban centres. The rural areas of Herefordshire are expected to deliver a minimum of 5,300 of this total need.
- 1.9 For the purposes of distributing this rural housing growth Policy RA1 of the Core Strategy divides Herefordshire into seven 'housing market areas' (HMAs). Llangarron is located in the Ross-on-Wye HMA which is allocated 1,150 dwellings over the plan period.

¹ Herefordshire Council (2018), 'Adopted core strategy' [online], available from:

https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

² Herefordshire Council (2018), 'Local Development Scheme August 2018' [online], available from:

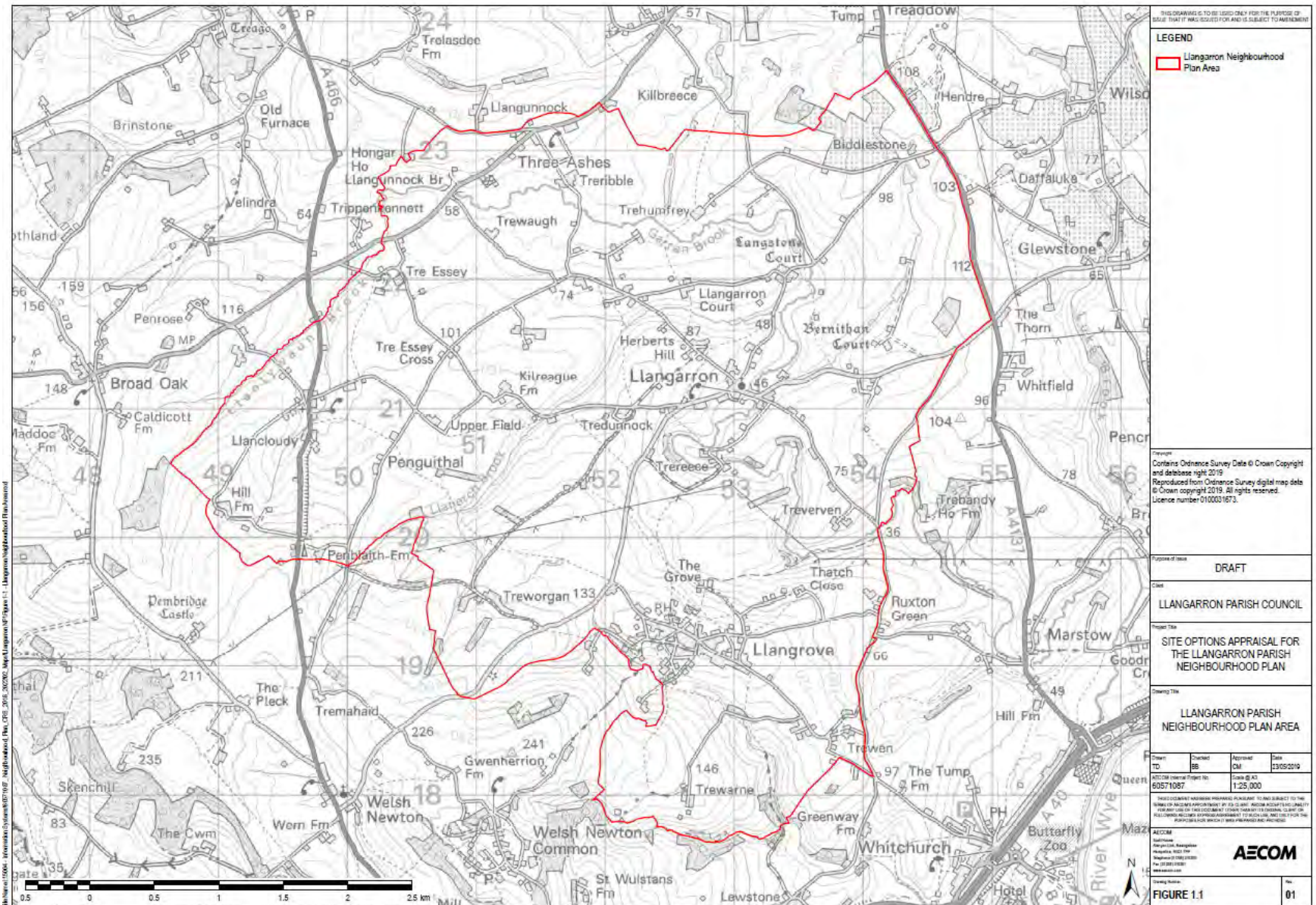
https://www.herefordshire.gov.uk/download/downloads/id/14852/local_development_scheme_-_august_2018.pdf

- 1.10 The Core Strategy does not set settlement-specific or parish-specific housing targets for this rural growth. Llangarron Parish therefore does not have a formal housing target in adopted policy. However, Policy RA2 of the Core Strategy identifies Llangrove as a settlement “*which will be the main focus of proportionate housing development*” and identifies Llangarron and Llancloudy as settlements where “*proportionate*” housing growth is appropriate.
- 1.11 In this context it is understood that the Parish Council has engaged in dialogue with Herefordshire Council which has resulted in establishment of a **gross** housing target for the Llangarron Neighbourhood Plan Area of a minimum of **64** dwellings over the plan period, of which a **residual need for 15 dwellings** remains after completions and commitments are taken into account.³ The Neighbourhood Plan is therefore seeking to allocate sites to deliver this residual need.
- 1.12 Policy RA3 of the Core Strategy establishes a general presumption against development in rural locations outside of the settlements (as defined in Neighbourhood Development Plans) unless certain specific criteria are met, such as development which provides an essential rural worker’s dwelling or replacement of an existing dwelling.
- 1.13 This position reflects national policy, as presented in the National Planning Policy Framework (NPPF).⁴ Paragraphs 77, 78 and 79 of the NPPF relate specifically to rural development. Key messages include:
- “*In rural areas, planning policies and decisions should be responsive to local circumstance and support housing developments that reflect local needs*” (paragraph 77).
 - “*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities*” (paragraph 78).
 - “*Planning policies and decisions should avoid the development of isolated homes in the countryside*” [with some specific and specialist exceptions] (paragraph 79).

³ As per advice from Llangarron Parish Council in March 2019.

⁴ HM Government (2019), ‘National Planning Policy Framework’ [online], available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf

Figure 1.1 Llangarron Neighbourhood Plan Area



2. Site assessment methodology

- 2.1 The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (last updated September 2018)⁵ and Neighbourhood Planning (last updated September 2018)⁶ as well as the Neighbourhood Planning Site Assessment Toolkit⁷. These all endorse an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identifying sites for inclusion in the assessment

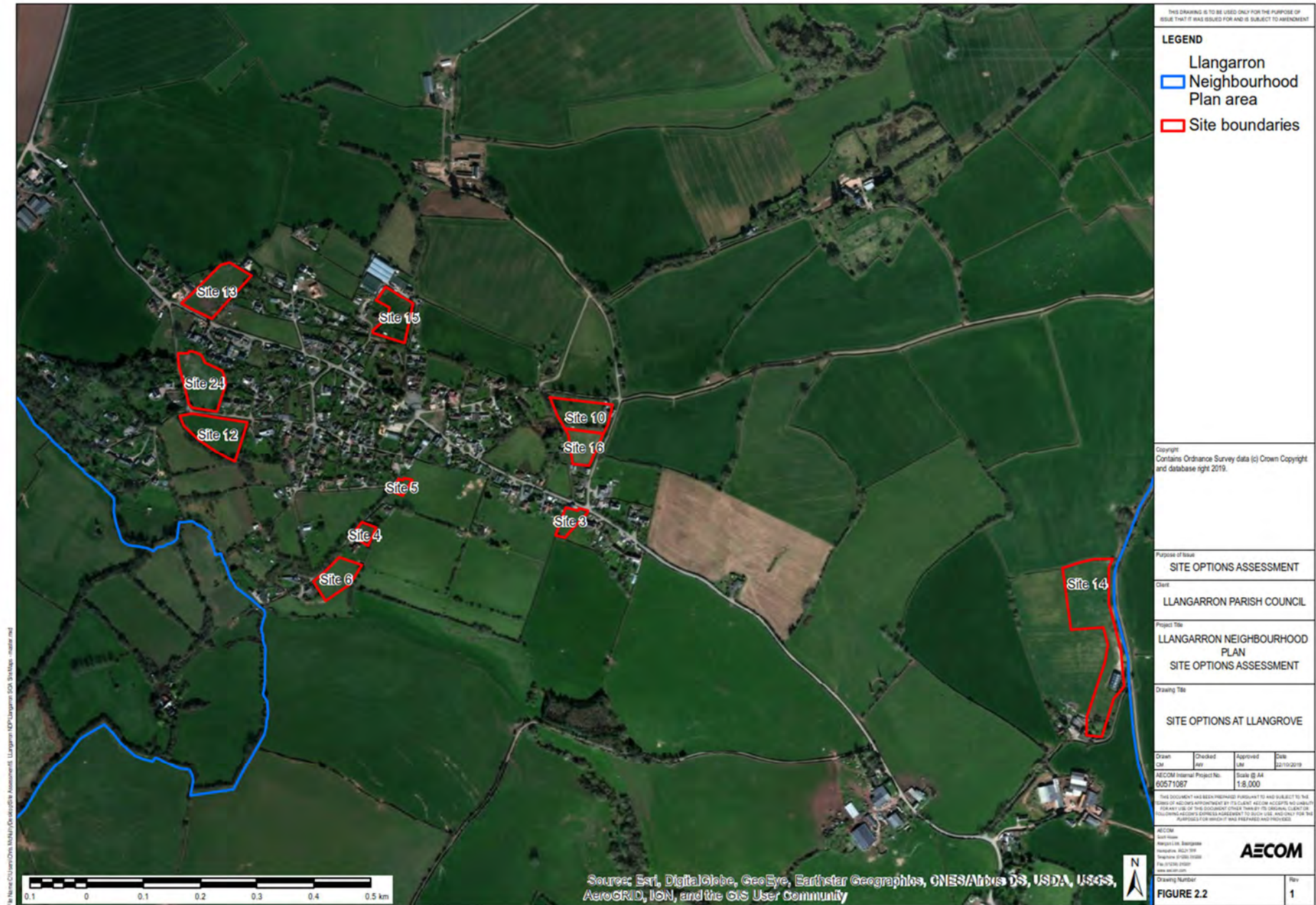
- 2.3 The first task is to identify which sites should be considered as part of the assessment. To this end, Llangarron Parish Council undertook a call for sites exercise between December 2018 and January 2019. This yielded a total of **26 sites**. These sites are presented in Chapter 3.
- 2.4 The call for sites exercise provided the only source of sites for this assessment. Although Herefordshire Council published a 2019 update to the Herefordshire Strategic Housing Land Availability Assessment (SHLAA) Rural Report, it did not identify or test site options within the Parish.
- 2.5 All sites included in the desktop assessment are shown below in Figure 2.1 below, with sites shown settlement by settlement in Figures 2.2, 2.3, 2.4 and 2.5.

⁵ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁶ <https://www.gov.uk/guidance/neighbourhood-planning--2>

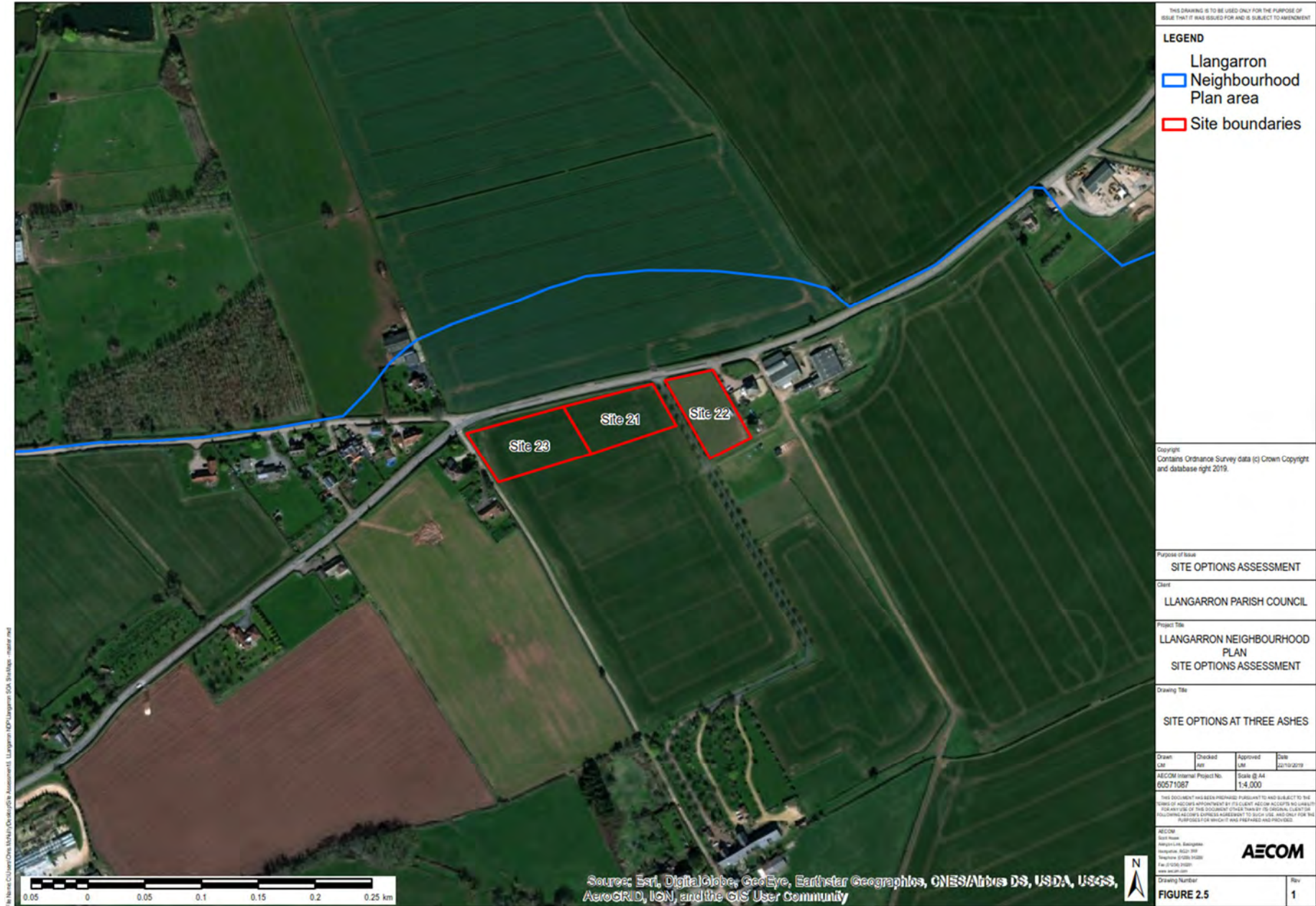
⁷ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>











Task 2: Development of site appraisal pro forma

- 2.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and judgement of the AECOM team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.7 The pro forma seek to capture a range of both quantitative and qualitative information, including:
- General information
 - Site location and use;
 - Site context and planning historic.
 - Context
 - Type of site (greenfield / brownfield / mixed)
 - Planning history
 - Suitability
 - Site characteristics
 - Environmental considerations
 - Heritage considerations
 - Access to community facilities and services
 - Other key considerations (e.g. flood risk)
 - Availability

Task 3: Initial desktop study

- 2.8 A range of quantitative information can be explored in detail through desk based research. The initial desktop study focussed on identifying high level constraints and opportunities on each site by collating and analysing data from a wide range of sources, including Natural England's Magic Map tool⁸ and Herefordshire Council's planning policy evidence base documents⁹.
- 2.9 It is important to note that in instances where high level constraints are identified at a given site it is considered that this site is unsuitable in principle for allocation and is sifted out at Task 3. This is because such constraints cannot be mitigated through the development process.
- 2.10 In the context of Llangarron, high level constraints apply to sites which are:
- In "rural locations outside of settlements" as per Policy RA3 of the Core Strategy, on the basis that new housing outside settlements should be "restricted to avoid unsustainable patterns of growth". Planning Practice Guidance is clear that site selection should be consistent with the development plan's policies, which in Herefordshire means consistency with the adopted Core Strategy.¹⁰
 - Mostly or entirely within Flood Zone 3 (i.e. the highest level of fluvial flood risk)
 - Within a locally, nationally or internationally designated site of biodiversity significance including Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Sites of Importance for Nature Conservation (SINCs) or Local Wildlife Sites (LWSs).
- 2.11 Other constraints include proximity to a heritage asset, poor access and landscape sensitivity, though it is considered that these constraints do not necessarily make a site unsuitable in principle and require further testing through a site visit.

⁸ <https://magic.defra.gov.uk/>

⁹ Herefordshire Council, 'Local Plan', available from: <https://www.herefordshire.gov.uk/local-plan>

¹⁰ as per bullet point 6 of Planning Practice Guidance paragraph 015 Reference ID: 3-015-20190722

- 2.12 Opportunities include proximity to services and facilities and potential to reduce the need to travel or enable the use of sustainable modes of transport.

Task 4: Site visit

- 2.13 Following the initial desk study, a site visit to Llangarron was undertaken by members of AECOM's Neighbourhood Planning team in April 2019. The purpose of the site visit was to test sites with no identified high level constraints in order to assess more qualitative characteristics such as views and character and to clarify issues which emerged from the initial desk study. The site visit is an important opportunity to establish a deeper understanding of the context of the Neighbourhood Area on the ground.

Task 5: Consolidation of results

- 2.14 Following the site visit, the desktop assessment was revisited to complete the pro forma, finalise the assessment and appraise the sites to assess which could have greatest potential for allocation in the Neighbourhood Plan.
- 2.15 A red/amber/green (RAG) 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation in the Planning Practice Guidance – i.e. the site is **suitable, available and achievable**.¹¹

Indicative housing capacity

- 2.16 Policy SS2 of the adopted Core Strategy states that *"the target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas"*.¹²
- 2.17 It is recognised that the actual developable area of each site, particularly of larger sites, can potentially be substantially smaller than their full overall size to account for localised constraints and the potential need to incorporate open space into development.
- 2.18 Applying a 30dph assumption therefore simply provides an indicative baseline assumption from which to build an understanding of each site and does not necessarily represent a recommended density for future schemes.
- 2.19 The methodology makes an accommodation for this by applying assumptions about how much of a site could support residential development using a ratio of developable area to non-developable area. This ratio of gross area to net developable area decreases as the size of the site increases. This approach is underpinned by the assumption that the larger a site is then the greater the proportion of it which will be required for non-residential development, open space and other non-residential uses. These assumptions are presented in Table 2.1 below and then applied to all sites in the Llangarron Neighbourhood Plan area in Table 2.2.

¹¹ MHCLG (2018) Planning Practice Guidance – Housing and Economic Land Availability Assessment [online], available from: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹² Herefordshire Council (2015) 'Local Plan Core Strategy' [online], available from: https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

Table 2.1 Housing delivery assumptions

Area (ha)	% of site assumed developable	Net housing density (dph)
Up to 0.4	90%	30
0.4 to 2ha	80%	30
2ha to 10ha	75%	30
Over 10 ha	50%	30

Table 2.2 Indicative number of dwellings for each site once assumptions are applied

Site number	Area (ha)	Indicative dwelling number
Site 1	4.3	97
Site 2	0.9	21
Site 3	0.16	4
Site 4	0.1	3
Site 5	0.06	1
Site 6	0.36	10
Site 7a	3.58	80
Site 7b	1.56	37
Site 8	0.3	8
Site 9	2.0	48
Site 10	0.5	12
Site 11	0.1	3
Site 12	1.66	40
Site 13	0.8	19
Site 14	1.6	38
Site 15	0.6	14
Site 16	0.2	5
Site 17	0.1	3
Site 18	0.1	3
Site 19	0.7	17
Site 20	0.13	3
Site 21	0.28	7
Site 22	0.28	7
Site 23	0.28	7
Site 24	0.6	14
Site 25	0.17	4

3. Site assessment

Identified sites

- 3.1 **26** site options for the Llangarron Neighbourhood Plan have been identified through the Parish Council's own call for sites (CfS) exercise undertaken specifically to support the preparation of the Neighbourhood Plan. All site nominations were accompanied by a map showing the site in context. Each nominated site is considered to be available for development on the basis that all nominations were made either directly by the landowner or by an appointed representative or agent.
- 3.2 A full list of the 26 nominated site options in Llangarron is presented in Table 3.1 below. As discussed, a total of **five** of these sites were sifted out on the basis of high level constraints identified through the desktop study and they therefore do not progress to the detailed site assessment exercise.

Table 3.1 Site options for the Llangarron Neighbourhood Plan

Site number	Site name / location	Settlement	High level constraint test (Pass/Fail)	Requires detailed AECOM site assessment?
1	Land at Hill Farm Estate & Manor, Llancloudy	Llancloudy	Pass	Yes
2	Land at Trejenna, Llangarron	Llangarron	Pass	Yes
3	Land south east of Llangrove	Llangrove	Pass	Yes
4	Land north of Brook Cottage, Farm Lane, Llangrove	Llangrove	Pass	Yes
5	Land east of Farm Lane, Llangrove	Llangrove	Pass	Yes
6	Land south of Brook Cottage, Farm Lane, Llangrove	Llangrove	Pass	Yes
7a	Land north and west of the The Granary, Llangarron	Llangarron	Pass	Yes
7b	Land north east of The Granary, Llangarron	Llangarron	Pass	Yes
8	Land adjacent to Potacre/Herberts Hill, Llangarron	Llangarron	Pass	Yes
9	Land east of the A446, Llancloudy	Llancloudy	Pass	Yes
10	Land at The Elms, Llangrove	Llangrove	Pass	Yes
11	Land between Llangarron Court and Langstone Court Farmhouse, Llangarron	Llangarron	Fail. Not within or adjacent to a settlement	No
12	Land west of Myrtle Cottage, Llangrove	Llangrove	Pass	Yes
13	Land north of Llangrove Cottage, Llangrove	Llangrove	Pass	Yes
14	Little Trewen Farm, Whitchurch	n/a	Fail. Not within or adjacent to a settlement	No

Site number	Site name / location	Settlement	High level constraint test (Pass/Fail)	Requires detailed AECOM site assessment?
15	Garden of Alamaya House, Llangrove	Llangrove	Pass	Yes
16	Field south of Land at The Elms, Llangrove	Llangrove	Pass	Yes
17	Land at Brooklands, Llancloudy		Pass	Yes
18	Land north east of The Business Centre, Llangarron	Llangarron	Fail. Not within or adjacent to a settlement	No
19	Land adjacent to The Rowlands, Llancloudy	Llancloudy	Pass	Yes
20	The Old Reservoir, Tredunnoch Farm, Llangarron	Llangarron	Fail. Not within or adjacent to a settlement	No
21	Land at The Homestead, Three Ashes (central)	Three Ashes	Pass	Yes
22	Land at The Homestead, Three Ashes (east)	Three Ashes	Pass	Yes
23	Land at The Homestead, Three Ashes (west)	Three Ashes	Pass	Yes
24	Land south of Chapel Meadows, Llangrove	Llangrove	Pass	Yes
25	Land at the Old Pound, Llangarron	Llangarron	Fail. Not within or adjacent to a settlement.	No

3.3 As identified in Table 3.1 a total of **five** site options do not progress to the detailed site assessment and are sifted out on the basis of their high level constraints or that development on site is already complete. Of these:

- All five site options are considered to be isolated in the countryside, neither within nor adjacent to a settlement.
- One site, Site 14, is also adjacent to the Wye Valley AONB and is within the AONB setting. Site 14 is additionally within the Impact Risk Zone (IRZ) for the Wye Gorge SSSI and therefore has potential for both landscape and biodiversity sensitivity.

3.4 In this context, a total of **21** site options progress to the detailed site assessment.

4. Summary of site appraisals

- 4.1 Table 4.1 below presents a summary of the detailed site assessment findings. Table 4.1 should be read in conjunction with the detailed assessments captured in the completed pro-forma in **Appendix A**.
- 4.2 The table identifies key details and key findings for each site along with a corresponding red/amber/green (RAG) score. The RAG score is an indicator of the suitability of the site for allocation based on the findings of the AECOM site assessment.
- A 'red' rating indicates that the site is considered inappropriate for allocation within the Neighbourhood Plan.
 - An 'amber' rating indicated that the site is potentially appropriate for allocation within the Neighbourhood Plan subject to mitigation of identified constraints.
 - A 'green' rating indicates that the site is considered appropriate in principle for allocation within the Neighbourhood Plan.

Table 4.1 Site assessment summary table

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
1	Land at Hill Farm Estate & Manor, Llancloudy	4.3	97 if entire site considered, however scale would need to be proportionate to settlement, and this far exceeds the housing requirement, so this level of development would not be acceptable.	<ul style="list-style-type: none"> Llancloudy does not have an identified settlement boundary though is identified as suitable for 'proportionate' growth in the adopted Herefordshire Core Strategy. However, the site has no notable biodiversity, heritage or flood risk constraints, is well located on the A466 and has an existing bus service and offers potential to deliver significant community infrastructure enhancement. The site's landscape sensitivity is considered to stem from its gently sloping landform which positions it in such a way that it faces the existing centre of the settlement. Although this could give rise to concerns about negatively affecting the rural backdrop to the village, the site relates well to the existing development and has potential to be screened through well designed planting. The site is rural in function and character and is not suitable for the amount of housing shown as indicative capacity due to Local Plan policy restrictions. If the site was proposed for allocation, it is likely this would be for a reduced site area. Access is potentially possible from either the A466 beyond the chapel and cemetery or the lane running to the west of the village if improvements were made. Although the settlement has a very limited service offer there is good access to nearby higher tier service centres via several daily bus services to Hereford (35 mins) and Monmouth (20 mins) which offer a broad range of services, facilities and employment. The site is considered potentially suitable in principle for allocation for a small amount of development in line with current planning policy and the identified housing requirement, subject to identification of a settlement boundary at Llancloudy and detailed matters of scale, design and layout. If the site is proposed for allocation, the scale of housing would need to be proportionate to the settlement and should be discussed with the LPA. 	Yellow
2	Land at Trejenna, Llangarron	0.9	21	<ul style="list-style-type: none"> The site is outside the proposed settlement boundaries for Llangarron and would not represent a rational extension of those boundaries due to its form and location. The landform of the site falls notably to the north west, giving the site a degree of exposure in the landscape. There are views across from the existing built area of the village to the north west, contributing to the rural and open setting of the village. The lane which serves the site (U71210) is narrow, of limited capacity and bounded by high hedgerows. It is not considered suitable to support growth at the site. The site is considered unsuitable for allocation. 	Red

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
3	Land south east of Llangrove	0.16	4	<ul style="list-style-type: none"> The site is within the settlement boundary and is effectively a gap in an otherwise unbroken line of dwellings. Development would likely present as infill. The site is well defined on the ground by perimeter hedgerows which also provide a degree of planted screening, limited views in and out to the open countryside to the south. No notable landscape sensitivity. The adjacent dwelling has direct access to the site and a high degree of oversight. Consequently there is a character akin to that of an enclosed paddock or extended garden. The site is within walking distance of all key village services including the school, pub, bus stops and church. There are no segregated pedestrian footpaths between the site and the village centre. In practice, however, this is common to many small rural settlements and reflects the low level of vehicular traffic carried by the lane through the village. There are no significant identified heritage, biodiversity, landscape, townscape or environmental constraints on site. The site is considered suitable in principle for allocation. 	
4	Land north of Brook Cottage, Farm Lane, Llangrove	0.1	3	<ul style="list-style-type: none"> Site 4 is not within or adjacent to the proposed settlement boundary of Llangrove and would not represent a rational extension of the boundary. Farm Lane is particularly narrow at the point it runs past the site, though the lane only serves a small number of properties and therefore carries limited traffic. Development at the site could appear perceptually distant from the village given the rural character of the site, the site's topography and the lack of direct sightlines between the site and the existing built area. The site is considered unsuitable for allocation. 	
5	Land east of Farm Lane, Llangrove	0.06	1	<ul style="list-style-type: none"> The site is adjacent to the proposed settlement boundary. It is considered that extending the boundary to include the site would be a rational extension. In the context of the plan area the site is in one of the more sustainable locations i.e. walking distance to the village services of the primary school, pub, village hall and church. There are no identified biodiversity, heritage or flood risk constraints at the site. The site would require mitigation of minor constraints, particularly the lack of existing site access. It is considered this could be achieved through the development process. The site is considered potentially suitable in principle for allocation subject to the mitigation of identified constraints. 	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
6	Land south of Brook Cottage, Farm Lane, Llangrove	0.36	10	<ul style="list-style-type: none"> The site is outside the proposed settlement boundary and would not represent a rational extension to the boundary. The site is highly rural in character and enjoys a scenic and unspoilt outlook on an attractive rural landscape. It is therefore perceptually distant from Llangrove and sensitive within the landscape. The landform of the site is very steep and appears notably unsuitable for development in terms of topography. The site is served by a sunken stretch of Farm Lane which is considered likely to make achieving access difficult. The site is considered unsuitable for allocation. 	
7a	Land north and west of the The Granary, Llangarron	3.58	80 if entire site considered, however scale would need to be proportionate to settlement, and this far exceeds the housing requirement, so this level of development would not be acceptable.	<ul style="list-style-type: none"> The site is predominantly outside the proposed settlement boundary though a sub-area at the south of the site is within the boundary. The site nomination includes the southern sub-area of the site which is already proposed for allocation in the draft Neighbourhood Plan. However, the site as a whole is open and visible within the landscape, contributing to the rural setting and character of the village. Development of the full site would likely be transformational for the character of the village and would be inappropriate. The topography of the site means that the southern sub-area is the least prominent part of the site in the landscape. It is considered that there could be potential to develop here in a manner which is consistent with the existing settlement pattern though development elsewhere within the site is likely to be more prominent in the landscape. The site is in productive agricultural use and has potential to be within an area of 'best and most versatile' agricultural land quality. There are no segregated pedestrian footpaths between the site and the village centre. In practice, however, this is common to many small rural settlements and reflects the low level of vehicular traffic carried by the lane through the village. The existing settlement pattern of the village is notably linear and development of the site as a whole would be inconsistent with this. The site is considered suitable for allocation in part for a small amount of development in line with current planning policy and the identified housing requirement, in the part of the site which falls within the proposed settlement boundary. This corresponds with the area already proposed for allocation in the draft Neighbourhood Plan. 	
7b	Land north east of The Granary, Llangarron	1.56	37 if entire site considered, however scale would need to be	<ul style="list-style-type: none"> The site is outside the proposed settlement boundary though is adjacent to it and could represent a rational extension. There is no direct road frontage as the site is accessed via a driveway from Trecilla. This gives it a slightly disconnected, backwater character though may 	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
			proportionate to settlement, and this far exceeds the housing requirement, so this level of development would not be acceptable.	<p>give potential for a discreet development with minimal impact on the existing street scene in the village.</p> <ul style="list-style-type: none"> The site does not have significant oversight from surrounding landscape and views to and from the southern area of the site are particularly limited. There is a degree of oversight from two adjacent dwellings though this could potentially be mitigated through design and layout. Llangarron village has a linear settlement pattern which informs its character and sense of place. Development of the full site would likely be inconsistent with this settlement pattern, focussing development potential naturally towards the south of the site where existing development is already adjacent. The alignment of Langstone Lane (South) offer a potential further opportunity to extend the linear settlement pattern though this would necessitate established hedgerow removal. There are no segregated pedestrian footpaths between the site and the village centre. In practice, however, this is common to many small rural settlements and reflects the low level of vehicular traffic carried by the lane through the village. The existing settlement pattern of the village is notably linear and development of the site as a whole would be inconsistent with this. However, the site is considered suitable for allocation in part for a small amount of development in line with current planning policy and the identified housing requirement. 	Yellow
8	Land adjacent to Potacre/Herberts Hill, Llangarron	0.3	8	<ul style="list-style-type: none"> The site is neither within nor adjacent to the proposed settlement boundary, though it is reasonably proximate to an existing cluster of development comprising a number of homes at Herberts Hill plus dwellings at Potacre Cottage and Herberts Hill Cottage. Despite this, the immediate environs of the site are very rural in character, with much of the nearby development screened by established mature planting and the 'country cottage' character of the adjacent houses contributing to the site's sense of rurality. Consequently, the site is considered to be perceptually distance from the village itself and is not considered to be a suitable location for allocation. The site has potential to be 'best and most versatile' agricultural land though detailed survey work may be necessary to determine whether the site is Grade 2, 3a or 3b. There are no segregated pedestrian footpaths between the site and the village centre. In practice, however, this is common to many small rural settlements and reflects the low level of vehicular traffic carried by the lane through the village. The site is considered unsuitable for allocation. 	Red

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
9	Land east of the A446, Llancloudy	2.0	48 if entire site considered, however scale would need to be proportionate to settlement, and this far exceeds the housing requirement, so this level of development would not be acceptable.	<ul style="list-style-type: none"> The scale of the site means it could be unlikely to be suitable to develop in full. Llancloudy does not have an identified settlement boundary though is identified as suitable for 'proportionate' growth in the adopted Herefordshire Core Strategy. The position and landform of the site give it prominence in the landscape, with the west of the site nearest the A466 lying notably higher than the east of the site; development here may have an overbearing visual impact on the eastern approach to the village and the village's rural setting more generally. Additionally, the prominent location at the southern approach to the village along the A466 means that development could also impact the rural character of the southern approach to the village. The site has potential to be 'best and most versatile' agricultural land though detailed survey work may be necessary to determine whether the site is Grade 2, 3a or 3b. Despite the site's landscape sensitivity there could be potential for very limited development to come forward at the site's south west corner with minimal landscape effects, subject to detailed matter of design, layout and landscaping. Although the settlement has a very limited service offer there is good access to nearby higher tier service centres via several daily bus services to Hereford (35 mins) and Monmouth (20 mins) which offer a broad range of services, facilities and employment. The site is considered potentially suitable for allocation in part, though in light of much of the site's landscape sensitivity any developable area is likely to be confined to a small sub-area at the south west corner of the site nearest to existing development. 	
10	Land at The Elms, Llangrove	0.5	12	<ul style="list-style-type: none"> The site is outside the proposed settlement boundary though is within the notional boundary formed by the durable features of Grove Farm Road to the east and Ruxton Llangrove Road to the north. It is considered that revising the settlement boundaries to these features would enable limited development to come forward at the site without harming the character of the village. There are glimpsed long views out of the site to the open countryside beyond and the site's openness is considered to contribute to a transitional settlement-fringe character. However, planted screening limits the site's sensitivity within the landscape and views into the site would already feature a backdrop of some low density residential development. The site is free of any notable biodiversity, heritage and flood risk constraint. Access would need to be upgraded to allow development and there is currently no safe pedestrian access between the site and the village facilities. Access would need to be discussed with Highways Officers if this site is considered for allocation. 	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
				<ul style="list-style-type: none"> The site is considered potentially suitable in principle for allocation subject to the revision of the proposed settlement boundary. 	
11	Land between Llangarron Court and Langstone Court Farmhouse, Llangarron	0.1	3	<ul style="list-style-type: none"> <i>Screened out on the basis of high level constraints (see paragraph 2.10 and Table 3.1)</i> 	
12	Land west of Myrtle Cottage, Llangrove	1.66	40 if entire site considered, however scale would need to be proportionate to settlement, and this far exceeds the housing requirement, so this level of development would not be acceptable.	<ul style="list-style-type: none"> The site is outside the proposed settlement boundary but is immediately adjacent and has potential to support development which is consistent with the existing settlement form. There is some landscape sensitivity from long views into the site from high ground to the south, though views in are already at least partially of the built area and it may be possible to mitigate harm through matters of design and layout. The site has no existing access point to Rectory Lane but it is unlikely to be difficult to achieve this through the development process. However, there is currently no safe pedestrian access between the site and the village facilities. Access would need to be discussed with Highways Officers if this site is considered for allocation. The site is considered potentially suitable in principle for allocation for a small amount of housing in line with current policy and the identified housing requirement, subject to the mitigation of identified constraints. 	
13	Land north of Llangrove Cottage, Llangrove	0.8	19, if entire site considered, however scale would need to be proportionate to settlement, and this exceeds the housing requirement, so this level of development would not be necessary.	<ul style="list-style-type: none"> The site is within the functional area of the settlement and adjacent to the proposed settlement boundary. Extending the boundary to capture the site would likely be a rational extension. The site has limited sensitivity within the landscape, though development would impact the townscape and street scene of the village. However, through suitable design and layout it would be possible to mitigate negative effects and potentially enhance the street scene. The adjacent parcel of land is proposed as an allocation in the draft Neighbourhood Plan. Given the limited capacity of the road serving the village there could be potential for negative effects if both sites come forward. There are no segregated pedestrian footpaths between the site and the village centre. In practice, however, this is common to many small rural settlements and reflects the low level of vehicular traffic carried by the lane through the village. The site is considered potentially suitable in principle for allocation subject to the revision of the proposed settlement boundary. 	
14	Land at Little Trewen Farm, Whitchurch	1.6	38	<ul style="list-style-type: none"> <i>Screened out on the basis of high level constraints (see paragraph 2.10 and Table 3.1)</i> 	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
15	Garden of Alamaya House, Llangrove	0.6	14	<ul style="list-style-type: none"> The site has low sensitivity within the landscape and is within the functional built area of the village and partially within the proposed settlement boundary suggesting that development could be of limited impact on the village's character and setting. The southern half of the site is already clearly suitable in principle as demonstrated by the grant of permission for a single dwelling. In this context there could be potential to consider allocation of just the southern half. It is considered that there could be potential to allocate more than just the single permitted dwelling though this could require mitigation of transport constraints. There is no access from Church Lane though access from the private lane west of the site could potentially be enhanced. The site is central to the village and is comfortable walking distance from village services, albeit these services are limited. The site is considered suitable in principle for allocation for a small amount of development and should not duplicate the extant planning permission for one dwelling. Access would need to be confirmed. 	
16	Field south of Land at The Elms, Llangrove	0.2	5	<ul style="list-style-type: none"> The site is outside the proposed settlement boundary though is within the notional boundary formed by the durable features of Grove Farm Road to the east and Ruxton Llangrove Road to the north. It is considered that revising the settlement boundaries to these features would enable limited development to come forward at the site without harming the character of the village. There are glimpsed long views out of the site to the open countryside beyond and the site's openness is considered to contribute to a transitional settlement-fringe character. However, planted screening limits the site's sensitivity within the landscape and views into the site would already feature a backdrop of some low density residential development. The site is free of any notable biodiversity, heritage and flood risk constraint. Access would need to be upgraded to allow development and there is currently no safe pedestrian access between the site and the village facilities. Access would need to be discussed with Highways Officers if this site is considered for allocation. The site is considered potentially suitable in principle for allocation subject to the revision of the proposed settlement boundary and access issues. 	
17	Land at Brooklands, Llancloudy	0.1	2	<ul style="list-style-type: none"> Development at site has potential to integrate well with the existing built area of the village as both parcels of the site are infill between existing dwellings. This gives the site very limited sensitivity within the landscape. Llancloudy does not have an identified settlement boundary though is identified as suitable for 'proportionate' growth in the adopted Herefordshire Core Strategy. There are no notable heritage, biodiversity or flood risk constraints at the site. 	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
				<ul style="list-style-type: none"> Although the settlement has a very limited service offer there is good access to nearby higher tier service centres via several daily bus services to Hereford (35 mins) and Monmouth (20 mins) which offer a broad range of services, facilities and employment. The site is considered suitable in principle for allocation. 	
18	Land opposite the Old Reservoir, Tredunnoch Farm	0.1	3	<ul style="list-style-type: none"> <i>Screened out on the basis of high level constraints (see paragraph 2.10 and Table 3.1)</i> 	
19	Land adjacent to The Rowlands, Llancloudy	0.7	17 if entire site considered, however scale would need to be proportionate to settlement, and this exceeds the housing requirement, so this level of development would not be necessary.	<ul style="list-style-type: none"> There is a very limited service offer at Llancloudy but there is reasonably simple access to higher tier services centres via the A466, including by public transport. The site is rural in character though is also influenced by existing adjacent development. There could be potential for limited development at the site to function as an extension of this existing built area with minimal impact on the settlement's wider landscape setting and character though inappropriate development could have negative landscape effects. The site has potential to be underlain by 'best and most versatile' agricultural land. Detailed studies may be necessary to establish the quality of the land at the site itself. The landform of the site means there is some potential to impact on the character of the approach to village along the A466 from the north. It is considered that this could be mitigated through matters of design, layout and landscaping. There are no notable heritage, biodiversity or flood risk constraints at the site. Llancloudy does not have an identified settlement boundary though is identified as suitable for 'proportionate' growth in the adopted Herefordshire Core Strategy. Although the settlement has a very limited service offer there is good access to nearby higher tier service centres via several daily bus services to Hereford (35 mins) and Monmouth (20 mins) which offer a broad range of services, facilities and employment. The site is considered potentially suitable in principle for allocation for a small amount of development, in line with current planning policy and the identified housing requirement, subject to the mitigation of identified constraints in relation to rural landscape setting. 	
21	Land at The Homestead, Three Ashes (central)	0.28	7	<ul style="list-style-type: none"> The site has significant sensitivity within the landscape with its location on a ridgeline supporting sweeping views both north and south over the unspoilt rural landscape. The site is considered to be an unsustainable location for growth given its absence of any services, lack of public transport, distance to services and facilities and likely car dependency. 	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
				<ul style="list-style-type: none"> The national Agricultural Land Classification dataset indicates that the site is underlain by high quality land, of either Grade 2 or Grade 1. Development at the site would necessarily result in the loss of 'best and most versatile' agricultural land. The site is considered unsuitable for allocation. 	
22	Land at The Homestead, Three Ashes (east)	0.28	7	<ul style="list-style-type: none"> The site has significant sensitivity within the landscape with its location on a ridgeline supporting sweeping views both north and south over the unspoilt rural landscape. The site is considered to be an unsustainable location for growth given its absence of any services, lack of public transport, distance to services and facilities and likely car dependency. The national Agricultural Land Classification dataset indicates that the site is underlain by high quality land, of either Grade 2 or Grade 1. Development at the site would necessarily result in the loss of 'best and most versatile' agricultural land. The site is considered unsuitable for allocation. 	
23	Land at The Homestead, Three Ashes (west)	0.28	7	<ul style="list-style-type: none"> The site has significant sensitivity within the landscape with its location on a ridgeline supporting sweeping views both north and south over the unspoilt rural landscape. The site is considered to be an unsustainable location for growth given its absence of any services, lack of public transport, distance to services and facilities and likely car dependency. The national Agricultural Land Classification dataset indicates that the site is underlain by high quality land, of either Grade 2 or Grade 1. Development at the site would necessarily result in the loss of 'best and most versatile' agricultural land. The site is considered unsuitable for allocation. 	
24	Land south of Chapel Meadows, Llangrove	0.6	14 if entire site considered, however scale would need to be proportionate to settlement, and this exceeds the housing requirement, so this level of development would not be necessary.	<ul style="list-style-type: none"> The site has notable positives in relation to townscape and landscape as it relates well to the established pattern of the settlement and has little sensitivity within the landscape. Although there would likely be a degree of impact on the immediate setting of existing dwellings which overlook the site, particularly in relation to those at Chapel Meadows, the site is discrete and development would be unlikely to fundamentally alter the setting and character of the village. A key consideration will be access, as there is no clear opportunity to create access from Chapel Meadows or from the main lane through the village, whilst Rectory Lane is single track and offers no apparent potential for enhancement. In this context the site is considered suitable for further consideration for allocation, though its development potential is considered to be substantially 	

Site reference	Site name / location	Area (ha)	Indicative capacity	AECOM site assessment conclusion summary	RAG score
				limited by access constraints and it is unlikely to be appropriate to develop to its full theoretical capacity.	
25	Land at the The Old Pound, Llangarron	0.17	4	<ul style="list-style-type: none"> Screened out on the basis of high level constraints (see paragraph 2.10 and Table 3.1) 	

5. Conclusions

Site assessment conclusions

- 5.1 A total of **26** sites underwent a desktop site assessment to consider whether they may be suitable in principle for allocation in the Llangarron Parish Neighbourhood Plan to meet the identified housing requirement of the Parish.
- 5.2 Of these, **five** sites were screened out as unsuitable to allocate on the basis that they are neither within nor adjacent to an existing settlement boundary and therefore not policy compliant.
- 5.3 The remaining 21 sites underwent full detailed assessment including a site visit. Conclusions to this exercise are summarised in Table 4.1 and presented in full in the site assessment pro forma in Appendix A.
- 5.4 The assessment has concluded that there are **3** sites considered to be free of any substantive issue or constraint and are therefore suitable in principle for allocation in the Neighbourhood Plan. These are Site 3, Site 15 and Site 17
- 5.5 A further **8** sites are considered potentially suitable for allocation either in full or in part, subject to mitigation or resolution of identified issues and constraints summarised earlier in Table 4.1. These sites are distributed between all three main settlements in the Parish.
- 5.6 The final **10** sites tested through the detailed site assessment are considered to be unsuitable for allocation. This is on the basis of constraints including one or more of:
 - high sensitivity within the landscape;
 - an unsustainable location for growth;
 - site form and location which would result in development departure from established settlement form and pattern.

Next steps

- 5.7 The next step in the site allocation process is for Llangarron Parish Council to select their preferred sites to meet the residual housing requirement for the Parish of **15** dwellings. Based on their individual merits, either all or part of the following sites are potential candidates for allocation, arranged in chronological order by settlement. To reiterate, many of the below site options are not considered suitable for allocation in full – see assessment conclusions in Table 4.1 and the site assessment pro forma.

Llangrove	Llangarron	Llancloudy
Site 3	Site 7a	Site 1
Site 5	Site 7b	Site 9
Site 10		Site 17
Site 12		Site 19
Site 13		
Site 15		
Site 16		
Site 24		

- 5.8 A number of these sites, particularly those which are larger and/or subject to partial constraints, are only considered to have development potential within a small sub-area. The broad locations of these sub-areas are described in the assessment but precise boundaries are not defined on the basis that further discussions with landowners will be necessary.
- 5.9 The selection of preferred sites should be based on the following:
- The findings of this site assessment;
 - Discussions with Herefordshire Council;
 - The extent to which the sites support the vision and objectives for the Llangarron Neighbourhood Plan; and
 - The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions if applicable.
- 5.10 In the context of the residual housing need of 15 dwellings to be met through the Neighbourhood Plan it will not be necessary to allocate all of these sites. This site assessment report is intended to act as a decision making tool to help inform the Parish Council's decision about which, if any, of the available site options should be allocated to best meet the aims and objectives of the Plan. In addition to this report, the final site allocations will be informed by all other available evidence base work.

Site allocations in the Neighbourhood Plan

- 5.11 Once the preferred site or sites for allocation have been selected, the group will need to decide how to present these in the Plan. There are a number of ways in which site allocations can be presented ranging from a basic plan showing the site boundary with an indication of the land use and quantum of development to a more detailed site development brief which stipulates additional requirements the development is expected to meet, such as the access arrangements, design, layout, heights and materials.

Viability

- 5.12 As part of the site selection process it is recommended that Llangarron Parish Council discusses site viability with Herefordshire Council. Viability appraisals for individual sites may potentially already exist. If not, it may be possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the Neighbourhood Plan. In addition, landowners or developers promoting a site for development should be contacted to request evidence of viability.

Appendix A – Completed site appraisal pro forma

Site Assessment Proforma



General information	
Site Reference / name	Site 1
Site Address (or brief description of broad location)	Hill Farm Estate and Manor, Llancloudy, Herefordshire
Site Description	Large field to west of A466, to the immediate south-west of Llancloudy
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	4.3ha approx.
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes. A 37-dwelling scheme to also include a public house, a village shop and improvements to Llancloudy Methodist Church is being promoted by SLR Consulating Ltd on behalf of the landowner.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>				

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>The site is considered to have medium sensitivity in the landscape. The local landscape context is undulating, and the site itself is sloping for its entire extent. This naturally creates oversight from some nearby areas of high ground though also means views in are obscured by landform from some lower lying areas. The site faces the main road and existing development at the village meaning that planted screening is the only thing obscuring clear sightlines into the site from the existing settlement. If this screening was removed through the development process the site would likely have much greater landscape sensitivity as it could potentially alter Llandcloudy's rural setting and character. However, this outcome is not necessarily inevitable, and effective screening, design and layout could help limit exposure of new development.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>The national agricultural land quality dataset indicates that the site is within an area of Grade 2 and Grade 3 land giving it potential to be 'best and most versatile' (BMV) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>A Grade II listed milestone is adjacent to the site on the A466.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	
Bus Stop	<400m 400-800m >800m	Served several times a day by buses between Hereford and Monmouth.
Primary School	<400m 400-800m >800m	
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There would be a degree of perimeter hedgerow removal required to provide access from the A466 but the site itself does not appear to support any notable biodiversity potential.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	None on site, though the proposed development is immediately adjacent to the village chapel and would likely affect the setting, though also proposes improvements.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No The landform of the site falls relatively gently, though about 25m difference in total, from west to east. The lowest part of the site is the area adjacent to the A466.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No Llancloudy is currently a very small settlement which would comfortably double in size should the proposed development be delivered in full. This scale of development need not be harmful per se but would likely transform the character and function of the settlement from a hamlet with no meaningful services to a village and local service hub.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	129 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site is rural in function and character and is unlikely to be suitable for intensive development to its full theoretical development potential. • However, the site has no notable biodiversity, heritage or flood risk constraints, is well located on the A466 and has an existing bus service and offer potential to provide significant community infrastructure enhancement. • The site's landscape sensitivity is considered to stem from its gently sloping landform which positions it in such a way that it faces the existing centre of the settlement. Although this could give rise to concerns about negatively affecting the rural backdrop to the village, the site relates well to the existing development and has potential to be screened through well designed planting. • The site is considered potentially suitable in principle, subject to detailed matters of design and layout.



Figure 1: Looking due south over the site from the existing northern access point. The site's rural character is apparent.



Figure 2: The view south east from the western extent of the site showing the current use a laydown/storage area associated with Hill Farm.

Site Assessment Proforma



General information

Site Reference / name	Site 2
Site Address (or brief description of broad location)	Trejenna, Llangarron, Ross on Wye
Site Description	Land south of Parkmill, Llangarron
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.9ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	<p>A corridor of land within Flood Zone 3 lies either side of the Garren Brook though this only affects a small proportion of the site itself and could be avoided through site layout.</p>

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development <u>Medium sensitivity to development</u> High sensitivity to development</p>	<p>The site has some exposure in the landscape as there are views in from the opposite side of the valley and the site's openness is considered to contribute to the rural setting and character of Llangarron.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	<p>The national agricultural land classification dataset indicates the site is within an area of Grade 2 or Grade 3 land, giving it potential to be 'best and most versatile' (BMV) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-800m <u>>800m</u></p>	
Bus Stop	<p><400m</p>	<p>Services appear infrequent and unlikely to</p>

	<u>400-800m</u> <u>>800m</u>	provide regular access to services and facilities.
Primary School	<u><400m</u> <u>400-800m</u> <u>>800m</u>	Nearest primary school is in Llangrove.
Secondary School	<u><1600m</u> <u>1600-3900m</u> <u>>3900m</u>	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<u><400m</u> <u>400-800m</u> <u>>800m</u>	
GP / Hospital / Pharmacy	<u><400m</u> <u>400-800m</u> <u>>800m</u>	
Cycle route	<u><400m</u> <u>400-800m</u> <u>>800m</u>	
Footpath	<u><400m</u> <u>400-800m</u> <u>>800m</u>	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<u><400m</u> <u>400-800m</u> <u>>800m</u>	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few <u>None</u> Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There would be a degree of perimeter hedgerow removal required to enhance or reconfigure access from the A466 but the site itself does not appear to support any notable biodiversity potential.
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low level telegraph line running parallel with the adjacent lane for the full length of the site.
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	<p style="text-align: center;">Yes/No</p> <p>The landform of the site falls away from the road towards the Garren Brook at the bottom of the valley. This creates an uneven site which is fairly steeply graded in places.</p>
Scale and nature of development would be large enough to significantly change size and character of settlement	<p style="text-align: center;">Yes/No</p> <p>The form of the site is linear, stretching away from the core of the village with minimal interface with the existing built area. This gives the site a weak perceptual relationship with the existing village, and it is considered that development would not present as a rational extension of the existing settlement form.</p>
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	27 dwellings
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is open and rural and forms part of the backdrop of the village. As such it makes a contribution to the rural setting and character of the village.</p> <p>Access to the site is via the narrow and limited capacity lane/track serving Little Treerece and adjacent properties.</p> <p>The site has poor regard to the settlement form and is poorly related to the existing built area of the village core.</p>



Figure 1. Looking over the site from the existing access point at the south eastern corner.



Figure 2. A view over the southern half of the site showing its gradient, rurality and low capacity access lane.

Site Assessment Proforma



General information

Site Reference / name	Site 3
Site Address (or brief description of broad location)	Land south east of Llangrove
Site Description	Paddock adjacent to an existing dwelling
Current use	Potential for limited grazing though no evidence of this on site visit.
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.16
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><u>Low sensitivity to development</u> Medium sensitivity to development High sensitivity to development</p>	<p>The site has a degree of openness to the south where it faces the open countryside and ridgeline in the middle and far distance. However, views into the site from these locations, such as they exist, are already of development given that the site is within the built area of the settlement. In this context development at the site would be unlikely to alter the perception of the site in the landscape.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p><u>No loss</u> Some loss</p>	<p>The site is too small to be of productive agricultural use.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><u><400m</u> 400-800m <u>>800m</u></p>	<p>Near to the notional village centre though there is very limited service provision</p>
Bus Stop	<p><u><400m</u> 400-800m <u>>800m</u></p>	<p>Buses appear infrequent and unlikely to provide regular access to higher tier service centres.</p>
Primary School	<p><u><400m</u> 400-800m <u>>800m</u></p>	<p>The village primary school is walking distance from the site.</p>

Secondary School	<1600m 1600-3900m <u>>3900m</u>	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m <u>>800m</u>	
GP / Hospital / Pharmacy	<400m 400-800m <u>>800m</u>	
Cycle route	<400m 400-800m <u>>800m</u>	
Footpath	<400m 400-800m <u>>800m</u>	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m <u>>800m</u>	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There is very limited potential for the site to support key biodiversity habitats and development would likely be able to integrate existing hedgerow habitats.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is small and presents as a gap between existing buildings.
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>

The site is unsuitable for development / no evidence of availability ('reject')		<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	4 dwellings	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is considered suitable in principle for allocation, as:</p> <ul style="list-style-type: none"> • The site is situated within the existing built area of the settlement and has potential to present as infill development between existing dwellings. • In the context of the plan area the site is in one of the more sustainable locations i.e. walking distance to the village services of the primary school, pub, village hall and church. • The site has no significant landscape sensitivity and an appropriate scale of development would be unlikely to harm its landscape or townscape setting. • There are no identified biodiversity, heritage or flood risk constraints at the site. 	



Figure 1. Looking south over the site from the existing access point.



Figure 2. Showing the site in the context of the adjacent dwelling. It could be important to ensure any development at the site does not unduly harm the residential amenity of the existing dwelling.

Site Assessment Proforma



General information	
Site Reference / name	Site 4
Site Address (or brief description of broad location)	Land at Farm Lane, Llangrove (Plot 2 of 3)
Site Description	Small enclosure within a larger agricultural field
Current use	Casual grazing
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.1ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>				

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p> <p>The existing access point to the site is potentially unsuitable for vehicular access without enhancement. This is partly due to limited visibility of the site entrance from the steep and narrow lane which serves the site and partly due to the landform creating a challenging gradient for smoothly exiting the lane. This could potentially be addressed by relocating the entrance further north giving</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Conservation or Special Protection Area)</p> <ul style="list-style-type: none"> • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>The site has limited sensitivity in the wider landscape as planted screening restricts views in and out. However the gradient of the site could have some potential to expose development to views from the south, particularly from the adjacent property.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>The site is not in arable use and its limited size is considered to make it poorly suited to future arable use. No loss of functional productive agricultural land on this basis.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>No heritage sensitivity.</p>

Community facilities and services

What is the distance to the following facilities (measured	Distance (metres)	Observations and comments

from the edge of the site)		
Town / local centre / shop	<400m 400-800m >800m	Near to the notional village centre though there is very limited service provision
Bus Stop	<400m 400-800m >800m	Buses appear infrequent and unlikely to provide regular access to higher tier service centres.
Primary School	<400m 400-800m >800m	The village primary school is walking distance from the site.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	The site has no notable biodiversity features.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected	Yes	No	Comments
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<i>by any of the following?</i>			
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	<p style="text-align: center;">Yes/No</p> <p>The site is at the south of the village where the landform rapidly steepens. The site is at the top of a hill and has a height differential of about 5 metres from its northern extent to its southern extent. This is considered unlikely to be prohibitive for construction purposes though would likely influence the form and layout of development on site.</p>
Scale and nature of development would be large enough to significantly change size and character of settlement	<p style="text-align: center;">Yes/No</p>
Other (provide details)	<p>The site is outside the proposed settlement boundary and is perceptually distant from the existing built area on the basis that the gradient of Farm Lane enhances the sense of separation from the village.</p>

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

for availability? 0-5 /6-10 / 11-15 years.			
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	3
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is considered unsuitable in principle for allocation on the basis that:</p> <ul style="list-style-type: none"> • Farm Lane is particularly narrow at the point it runs past the site, though it is acknowledged the lane only serves a small number of properties and therefore carries limited traffic. • However, the site is not within or adjacent to the proposed settlement boundary of Llangrove and would not represent a rational extension of the boundary.



Site Assessment Proforma



General information

Site Reference / name	Site 5
Site Address (or brief description of broad location)	Land off Farm Lane, Llangrove (Plot 1 of 3)
Site Description	Part of a wider agricultural field – no defined boundary features to distinguish the site within the larger field.
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.06ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, as per planning application number P190395/O

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>P190395/O (site for single dwelling-house). Decision pending at the time of writing.</p>			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p style="text-align: center;">Yes</p> <p style="text-align: center;">No</p> <p>There is not currently any access from Farm Lane though it could feasibly be created through removal of a section of hedgerow.</p> <p>Farm Lane is narrow, has limited visibility and low capacity. However, it is considered that suitable visibility splays could be provided at a new site entrance and that the addition of a single new dwelling would not push the lane beyond capacity. The principle of development is therefore not necessarily considered to be unsuitable in access terms.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	<p style="text-align: center;">Yes</p> <p style="text-align: center;">No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p>	<p style="text-align: center;">Yes</p> <p style="text-align: center;">Adjacent/nearby</p>	

<ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p><u>No</u></p>	
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development <u>Medium sensitivity to development</u> High sensitivity to development</p>	<p>The larger field within which the site is situated has a degree of landscape sensitivity as it is open, provides a rural backdrop to the south east of the village and supports views in and out to/from the ridgeline across the valley to the south.</p> <p>However, the small sub-area occupied by the site itself is not subject to the same degree of sensitivity as the full site. This is because in isolation the site makes little contribution to the open and rural setting of the village and development of the site is considered unlikely to appreciably harm the landscape context of the village.</p> <p>The site is outside the proposed settlement boundary but is immediately adjacent and it is considered that extending the boundary to capture the site would be a rational revision.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	<p>The national Agricultural Land Classification dataset is of low resolution, though indicates that the site has potential to be located within an area of either Grade 2 or Grade 3. This means there could be potential for development to result in the loss of best and most versatile (BMV) agricultural land, though it is noted that the site itself is only a small proportion of the overall field.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	No heritage sensitivity.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	Near to the notional village centre though there is very limited service provision
Bus Stop	<400m 400-800m >800m	Buses appear infrequent and unlikely to provide regular access to higher tier service centres.
Primary School	<400m 400-800m >800m	The village primary school is walking distance from the site.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	The site has no notable biodiversity features.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telegraph wires cross part of the site nearest Farm Lane

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No The landform of the site falls gradually to the south though this is not a significant gradient within the site boundaries.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments

Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process and the current planning application.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	1
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site is adjacent to the proposed settlement boundary. It is considered that extending the boundary to include the site would be a rational extension. In the context of the plan area the site is in one of the more sustainable locations i.e. walking distance to the village services of the primary school, pub, village hall and church. There are no identified biodiversity, heritage or flood risk constraints at the site. The site would require mitigation of minor constraints, particularly the lack of existing site access. It is considered this could be achieved through the development process.



Figure 1. Looking north east across the site from Farm Lane. The openness of the wider field is clear, though so is the site's northern boundary formed by the perimeter hedge or the adjacent property (next to the telegraph pole in this image).



Figure 2. Farm Lane is narrow and of limited capacity.

Site Assessment Proforma



General information

Site Reference / name	Site 6
Site Address (or brief description of broad location)	Land at Farm Lane, Llangrove (Plot 3 of 3)
Site Description	Part of a larger agricultural field
Current use	Casual grazing
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.36ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p><u>No</u></p> <p>There is no existing access from Farm Lane. It is considered that establishing access would be challenging as Farm Lane is sunken at the point it runs past the site meaning the embankment would need removing and the access point graded.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p><u>No</u></p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone 	<p>Yes</p> <p>Adjacent/nearby</p> <p><u>No</u></p>	

<ul style="list-style-type: none"> • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>The site has high sensitivity within the landscape as it open and steeply sloping, exposing it to views from the south where the higher landform provides clear oversight of the site. Additionally, the site's open and undeveloped character is considered to contribute to the rural setting and character of the south of the village and development could have significant potential to negatively affect this.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>The national Agricultural Land Classification dataset is of low resolution, though indicates that the site has potential to be located within an area of either Grade 2 or Grade 3. This means there could be potential for development to result in the loss of best and most versatile (BMV) agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>No heritage sensitivity.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	
Bus Stop	<400m 400-800m >800m	Buses appear infrequent and unlikely to provide regular access to higher tier service centres.
Primary School	<400m 400-800m >800m	The village primary school is walking distance from the site.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	The site has no notable biodiversity features.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
	A single dwelling is visible to the south of the site but the overwhelming character of the site is rural and remote. The rural, agricultural scenery, including undulating fields and unspoilt landscape, contributes to the site's perceptual distance from Llangrove.
Topography: Flat/ plateau/ steep gradient	Yes/No The site is very steep and appears notably unsuitable for development.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 /	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

11-15 years.			
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	10
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is very poorly suited to development and considered unsuitable for allocation because:</p> <ul style="list-style-type: none"> • The site is highly rural in character and enjoys a scenic and unspoilt outlook on an attractive rural landscape. It is therefore perceptually distant from Llangrove and sensitive within the landscape. • The landform of the site is very steep and appears notably unsuitable for development in terms of topography. • The site is served by a sunken stretch of Farm Lane which is considered likely to make achieving access difficult. • The site is outside the proposed settlement boundary and would not represent a rational extension to the boundary.



Figure 1. The steep topography of the site and rural character are clearly illustrated.



Figure 2. Farm Lane is sunken, narrow and of low capacity as it runs past the site. The site is to the left of the lane though this is not clear from the image, illustrating the lack of access point.

Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 7a
Site Address (or brief description of broad location)	Land north and west of the The Granary, Llangarron
Site Description	Large open field between Herberts Hill and Trecilla
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	3.58ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<ul style="list-style-type: none"> • P181343/F (proposed erection of 8 No. 2 storey dwellings) – refused. • P191276/F (erection of three dwellings and associated works) – decision pending at time of writing. 			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development <u>High sensitivity to development</u></p>	<p>The site is considered to have high landscape sensitivity as it supports views in and out of the western side of the village and its openness contributes to the rural setting and character of the village as a whole. Development, particularly of the full nominated area of the site, would likely impact the perception of the village within the landscape and the character of the existing linear village.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	<p>The site is in productive agricultural use and appears to be within an area of Grade 2 or Grade 3 agricultural land, i.e. potentially 'best and most versatile' land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>There is a single Grade II listed building near to the southern corner of the site though in practice its setting is limited by perimeter screening.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-800m <u>>800m</u></p>	
Bus Stop	<p><400m 400-800m</p>	

	>800m	
Primary School	<400m 400-800m >800m	
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	The site's agricultural use is considered to mean there is low potential for biodiversity habitats.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	The site is open and rural in character, supporting views over to the west over the attractive and characterful rural landscape. The site's openness is a major contributor to the character of the village and the approach to the village centre from the north. Limited development of part of the site may have potential to be consistent with the existing character of the village though development of the site in full would likely be transformational to the character of the village as well as significantly impacting its prominence within the landscape.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	107
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site is predominantly outside the proposed settlement boundary though a sub-area at the south of the site is within the boundary. • The site nomination includes the southern sub-area of the site which is already allocated for development in the draft Neighbourhood Plan. • However, the site as a whole is open and visible within the landscape, contributing to the rural setting and character of the village. Development of the full site would likely be transformational for the character of the village and would be inappropriate. • The topography of the site means that the southern sub-area is the least prominent part of the site in the landscape. It is considered that there could be potential to develop here in a manner which is consistent with the existing settlement pattern though development elsewhere within the site is likely to be more prominent in the landscape. • The site is in productive agricultural use and has potential to be within an area of 'best and most versatile' agricultural land quality. • The existing settlement pattern of the village is notably linear and development of the site as a whole would be inconsistent with this.



Figure 1. The view west from the access point across Site 7a to the rural landscape beyond.



Figure 2. Facing north west and looking uphill from the site access point towards existing dwellings at Herberts Hill on the ridgeline.



Figure 3. Facing south from the access point to Site 7a along the existing adopted road of Trecilla with existing adjacent dwellings visible.

Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 7b
Site Address (or brief description of broad location)	Land north east of The Granary, Llangarron
Site Description	Large rectangular field accessed via Trecilla
Current use	Potential grazing or pasture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.56ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>P191288/F (proposed erection of four dwellings and associated works) – decision pending at time of writing.</p>			

1.0. Suitability

<i>Suitability</i>				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input checked="" type="checkbox"/>	<p>Outside</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	
<p>Landscape and townscape</p>	<p>Low sensitivity to</p>	<p>The site is well screened,</p>

<p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>development <u>Medium sensitivity to development</u> High sensitivity to development</p>	<p>particularly from the south and east where substantial hedgerows and mature trees provide robust perimeter screening. This limits the site's exposure in the landscape, though the gradual incline of the site means that the north of the site supports some views in and out which are obscured in the south of the site.</p> <p>There is no direct road access as the site is reached via a driveway from Trecilla. This gives it a slight disconnected, backwater quality though may contribute to a discreet development with minimal impact on the existing street scene in the village.</p> <p>The scale of the site means it is unlikely to be appropriate to develop in full as this would significantly alter that scale of the settlement and require access enhancements.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible <u>Some impact, and/or mitigation possible</u> <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments

Town / local centre / shop	<400m 400-800m >800m	
Bus Stop	<400m 400-800m >800m	Services appear infrequent and unlikely to provide regular access to services and facilities.
Primary School	<400m 400-800m >800m	Nearest primary school is in Llangrove.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None on site though there are a large number of TPOs (c.20) immediately south of the site within the curtilage of Trecilla House.
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There is limited potential on the site itself though the southern and eastern boundaries include mature established trees and hedging which could have some biodiversity potential.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
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Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is large and if developed in full would likely resemble estate style development, of which there is no current precedent in the village. This would necessarily alter the scale and character of the village. However, it is considered that there could be potential for limited development without harming the character of the village.
Other (provide details)	The access to the site has the character of a farmyard as a result of having to pass between a large storage structure and an older barn-style building. The site then opens out into a large but well defined parcel of land with little oversight from surrounding landscape but a degree of oversight from two adjacent dwellings.

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	46
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • There is no direct road frontage as the site is accessed via a driveway from Trecilla. This gives it a slightly disconnected, backwater character though may give potential for a discreet development with minimal impact on the existing street scene in the village. • The site does not have significant oversight from surrounding landscape and views to and from the southern area of the site are particularly limited. There is a degree of oversight from two adjacent dwellings though this could potentially be mitigated through design and layout. • Llangarron village has a linear settlement pattern which informs its character and sense of place. Development of the full site would likely be inconsistent with this settlement pattern, focussing development potential naturally towards the south of the site where existing development is already adjacent. • The alignment of Langstone Lane (South) offer a potential further opportunity to extend the linear settlement pattern though this would necessitate established hedgerow removal.



Figure 1. Entrance to the site through agricultural structures, with Site 7a visible over the hedgerow.



Figure 2. Facing east along the tree-lined southern boundary of the site.



Figure 3. Facing north east towards the north eastern corner of the site.

Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 8
Site Address (or brief description of broad location)	Land adjacent to Potacre/Herberts Hill, Llangarron
Site Description	A protruding corner of an otherwise rectangular agricultural field.
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.3ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>Limited landscape sensitivity as the site does not support long range views in or out. There are glimpsed views south over the countryside though these are screened by the established hedgerow.</p> <p>However, the lack of development on the site is considered to enhance the rural character of the approach to the village, and the nearby dwellings are consistent with a characterful dispersed settlement pattern which could be altered through development on the site.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-800m >800m</p>	
Bus Stop	<p><400m 400-800m >800m</p>	<p>Services appear infrequent and unlikely to provide regular access to services and facilities.</p>
Primary School	<p><400m</p>	<p>Nearest primary school is in Llangrove.</p>

	400-800m <u>>800m</u>	
Secondary School	<1600m 1600-3900m <u>>3900m</u>	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m <u>>800m</u>	
GP / Hospital / Pharmacy	<400m 400-800m <u>>800m</u>	
Cycle route	<400m 400-800m <u>>800m</u>	
Footpath	<400m 400-800m <u>>800m</u>	
Key employment site	<400m 400-800m <u>>800m</u>	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few <u>None</u> Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/ <u>Low</u> / Unknown	There is limited potential on the site itself though the southern and eastern boundaries include mature established trees and hedging which could have some biodiversity potential.
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/ <u>No</u>
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/ <u>No</u>
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	9
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site is neither within nor adjacent to the proposed settlement boundary, though it is close to an existing cluster of development comprising a number of homes at Herberts Hill plus dwellings at Potacre Cottage and Herberts Hill Cottage. • Despite this, the immediate environs of the site are very rural in character, with much of the nearby development screened by established mature planting and the 'country cottage' character of the adjacent houses contributing to the site's sense of rurality. • Consequently, the site is considered to be perceptually distant from the village itself, and the open and agricultural nature of the site contributes to the rural setting and character of the village and its north western approach. • The site has potential to be 'best and most versatile' agricultural land though detailed survey work may be necessary to determine whether the site is Grade 2, 3a or 3b.





Site Assessment Proforma



General information

Site Reference / name	Site 9
Site Address (or brief description of broad location)	Land east of the A446, Llancloudy
Site Description	Large open field at the north of the settlement
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.8ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<ul style="list-style-type: none"> • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>The site is large and occupies a prominent position at the northern approach to the settlement. New development at the site could therefore have potential to alter the setting and character of the village, particular on the approach from the north.</p> <p>Additionally, the gradient of the site is quite substantial with the landform falling from west to east by a range of around ten metres. This means the area of the site closest to the A466 in the site's east is notably higher than the site's west. Development could therefore have potential to dominate the higher ground, changing the character of the lower lying part of the site along the Park Road laneway.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>The site has potential to be underlain by high quality agricultural land as the national dataset indicates the site is on either Grade 3 or Grade 2 land. This gives it potential to be 'best and most versatile' land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the following facilities (measured	Distance (metres)	Observations and comments

from the edge of the site)		
Town / local centre / shop	<400m 400-800m >800m	
Bus Stop	<400m 400-800m >800m	Served several times a day by buses between Hereford and Monmouth.
Primary School	<400m 400-800m >800m	
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good access to the rural Public Right of Way network though this does not offer direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	No notable biodiversity supporting potential
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected	Yes	No	Comments
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<i>by any of the following?</i>			
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is large in relation to the existing built area of the village and if it was developed in full would likely change the character of the settlement. There could potentially be opportunities to develop a smaller part of the site only, though there do not appear to be natural boundary features within the site to subdivide the total area.
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	54
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The scale of the site means it is unlikely to be suitable to develop in full. • The position and landform of the site give it prominence in the landscape, with the west of the site nearest the A466 lying notably higher than the east of the site; development here may have an overbearing visual impact on the eastern approach to the village and the village's rural setting more generally. • Additionally, the prominent location at the southern approach to the village along the A466 means that development could also impact the rural character of the southern approach to the village. • The site has potential to be 'best and most versatile' agricultural land though detailed survey work may be necessary to determine whether the site is Grade 2, 3a or 3b. • There is existing development adjacent to the site's south west corner and there could be potential for a small developable area at this location subject to design, layout and landscaping.



Site Assessment Proforma



General information

Site Reference / name	Site 10
Site Address (or brief description of broad location)	Land at The Elms, Llangrove
Site Description	Garden and extended curtilage of an existing dwelling
Current use	Extended residential garden
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.5ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes on the basis of planning application P191534/O.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>P191534/O – Outline application for the erection of a new 3 bed bungalow, access, scale, turning and parking. Decision pending at the time of writing.</p>			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<ul style="list-style-type: none"> • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>The site is considered to have limited sensitivity within the landscape in practice as mature planted screening prevents unobstructed views in and out of the site, though glimpsed views are likely.</p> <p>The size of the site means that it is likely that development could reflect the low density settlement pattern of nearby development, though more intensive development may jar with this low density character.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Near to the notional village centre though there is very limited service provision
Bus Stop	<p><400m</p> <p>400-800m</p>	Buses appear infrequent and unlikely to provide regular access to higher tier

	>800m	service centres.
Primary School	<400m 400-800m >800m	The village primary school is walking distance from the site.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There is limited potential for biodiversity supporting habitats on the site itself though the site is bounded by established hedgerows which may have some potential. It is likely that these could be substantially retained through the development process.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations			
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Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is not within the proposed settlement boundary but is considered to fall within the built area of the settlement on the basis Grove Farm Road forms a rational eastern boundary feature to the village. However, it is noted that the openness of the site contributes to the character of the eastern fringe of the village where the built area transitions into open countryside. Overdevelopment would likely change this transitional, or village fringe, character. However, it is considered that limited development could be delivered without negatively affecting the character of the settlement.
Other (provide details)	The site has a settlement-fringe character, reflecting the fact that there are glimpsed long views over the perimeter planted screening to the open and attractive countryside to the north and east. However, the site is also under the influence or nearby development and a number of other dwellings are visible from the site and the roads which run past it. If the site were developed it would face towards the village rather than away from it and would likely present as a natural extension of the built area rather than isolated development in the countryside.

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	15
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site is outside the proposed settlement boundary though is within the notional boundary formed by the durable features of Grove Farm Road to the east and Ruxton Llangrove Road to the north. It is considered that revising the settlement boundaries to these features would enable limited development to come forward at the site without harming the character of the village. • There are glimpsed long views out of the site to the open countryside beyond and the site's openness is considered to contribute to a transitional settlement-fringe character. However, planted screening limits the site's sensitivity within the landscape and views into the site would already feature a backdrop of some low density residential development. • The site is free of any notable biodiversity, heritage and flood risk constraint.



Figure 1. A view over across the driveway of The Elms to the north eastern corner of the site beyond, with Ruxton Llangrove Road providing a boundary.



Figure 2. The existing access point at the north west of Site 10 from Ruxton Llangrove Road.

Site Assessment Proforma



General information

Site Reference / name	Site 12
Site Address (or brief description of broad location)	Land West of Myrtle Cottage, Llangrove
Site Description	Open field opposite a row of existing dwellings
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.66
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p> <p>There is no existing access point from Rectory Lane but this would be unlikely to be difficult to achieve.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<ul style="list-style-type: none"> • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development <u>Medium sensitivity to development</u> High sensitivity to development</p>	<p>The site has a degree of sensitivity within the landscape as it supports long views into the village from the ridge of high ground to the south, whilst its openness also supports views out from the existing dwellings north of Rectory Lane.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	<p>The site has potential to be in productive agricultural use. The national Agricultural Land Classification dataset indicates the area is likely to be underlain by Grade 2 or Grade 3 land, meaning the site could be best and most versatile (BMV) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity.</p>

Community facilities and services

What is the distance to the following facilities (measured	Distance (metres)	Observations and comments

from the edge of the site)		
Town / local centre / shop	<400m 400-800m >800m	Near to the notional village centre though there is very limited service provision
Bus Stop	<400m 400-800m >800m	Buses appear infrequent and unlikely to provide regular access to higher tier service centres.
Primary School	<400m 400-800m >800m	The village primary school is walking distance from the site.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Footpath LG29 follows the full southern boundary of the site. Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	No notable biodiversity sensitivity on site.
Public Right of Way	Yes/No	Footpath LG29 follows the full southern boundary of the site.
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low voltage power lines run in alignment with Rectory Lane along the northern boundary of the site.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	49
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none">• The site is outside the proposed settlement boundary but is immediately adjacent and has potential to support development which is consistent with the existing settlement form.• There is some landscape sensitivity from long views into the site from high ground to the south, though views in are already at least partially of the built area and it may be possible to mitigate harm through matters of design and layout.• The site is central to the village and is comfortable walking distance from village services, albeit services are limited.• The site has no existing access point to Rectory Lane but it is unlikely to be difficult to achieve this through the development process.



Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 13
Site Address (or brief description of broad location)	Land North of Llangrove Cottage
Site Description	Flat agricultural land potentially suitable for grazing or as a paddock.
Current use	No clear prevailing current use – land is open, grassed and empty.
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.7ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p> <p>Access would be achievable directly onto the main road through the village, though the road is narrow and of limited capacity. It is noted that the adjacent parcel of land to Site 13 is already proposed for allocation in the draft Neighbourhood Plan and it will be important to consider the potential cumulative effects of the proposed allocation and Site 13 together.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<ul style="list-style-type: none"> • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>The site has long views out over the perimeter hedging to the north but the landform of the area means views back in to the site are limited. The existing built area of the village frames the site to the south, east and west. The site's sensitivity within the landscape is therefore limited.</p> <p>However, there is a degree of townscape sensitivity as the site is highly visible in the street scene and occupies a prominent position at the western entrance to the village. Development could therefore have some impact on the townscape context of the village.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>Adjacent development effectively severs the site from the wider countryside beyond making it unsuited to arable farming. Therefore effectively no loss of productive agricultural land through development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	Near to the notional village centre though there is very limited service provision
Bus Stop	<400m 400-800m >800m	Buses appear infrequent and unlikely to provide regular access to higher tier service centres.
Primary School	<400m 400-800m >800m	The village primary school is walking distance from the site.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	No notable biodiversity sensitivity on site.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	21
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site is within the functional area of the settlement and adjacent to the proposed settlement boundary. Extending the boundary to capture the site would likely be a rational extension. • The site has limited sensitivity within the landscape, though development would impact the townscape and street scene of the village. However, through suitable design and layout it would be possible to mitigate negative effects and potentially enhance the street scene. • The adjacent parcel of land is proposed as an allocation in the draft Neighbourhood Plan. Given the limited capacity of the road serving the village there could be potential for negative effects if both sites come forward.



Site Assessment Proforma



General information	
Site Reference / name	Site 15
Site Address (or brief description of broad location)	Alamaya House (garden)
Site Description	Extended garden of Alamaya House
Current use	Residential garden
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.4ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>P160722/F (proposed erection of a two storey dwelling) – approved with conditions.</p>			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input checked="" type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<ul style="list-style-type: none"> • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><u>Low sensitivity to development</u></p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>The site has not notable landscape sensitivity as it is encircled by existing development, albeit low density development. Additionally, the site sits very low within the landscape and has no prominence, with surrounding properties higher and more pronounced. This means that views into the site are limited and are already framed by the existing built area of the village.</p> <p>The site has some potential for townscape sensitivity as the existing openness of the garden contributes to the setting of the adjacent dwellings, though in practice it is considered that harm to the townscape character of the village would be unlikely and could be mitigated through matters of design and layout.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p><u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Near to the notional village centre though

	400-800m <u>>800m</u>	there is very limited service provision
Bus Stop	<400m 400-800m <u>>800m</u>	Buses appear infrequent and unlikely to provide regular access to higher tier service centres.
Primary School	<400m 400-800m <u>>800m</u>	The village primary school is walking distance from the site.
Secondary School	<1600m 1600-3900m <u>>3900m</u>	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m <u>>800m</u>	
GP / Hospital / Pharmacy	<400m 400-800m <u>>800m</u>	
Cycle route	<400m 400-800m <u>>800m</u>	
Footpath	<400m 400-800m <u>>800m</u>	Footpath LG33 follows the southern boundary of the site. Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m <u>>800m</u>	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several <u>Few</u> None Unknown	One TPO on the site for a single tree in the north east corner.
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/ <u>Low</u> / Unknown	
Public Right of Way	<u>Yes</u> /No	Footpath LG33 follows the southern boundary of the site.
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No The site is on a gentle gradient, falling slightly from south to north. This is not considered to be of significance to the site's development potential.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	The site spans the proposed settlement boundary with the northern half falling outside and the southern half falling within the settlement. It is considered that there could be potential to revise the proposed settlement boundary to capture the whole site if appropriate.

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6+ years

for availability? 0-5 /6-10 / 11-15 years.			
Any other comments?	The southern half of the site is demonstrably suitable, available and achievable in light of the grant of planning permission for a single dwelling via application number P160722/F. This is also the portion of the site within the proposed settlement boundary. There could be potential to consider allocation of just this southern half of the site in this context.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site has low sensitivity within the landscape and is within the built area of the village and the proposed settlement boundary suggesting that development could be of limited impact on the village's character and setting. • The site is already clearly suitable in principle as demonstrated by the grant of permission for a single dwelling. • It is considered that there could be potential to allocate the site for more than the allowed single dwelling though this could require mitigation of transport constraints. There is no access from Church Lane though access from the private lane west of the site could potentially be enhanced. • The site is central to the village and is comfortable walking distance from village services, albeit these services are limited.



Figure 1. Facing north west across Site 15 from the access gate onto Church Lane in the site's south eastern corner.

Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 16
Site Address (or brief description of broad location)	Land south of The Elms, Llangrove
Site Description	Flat, pastoral field
Current use	Pasture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.4ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>As with Site 10 adjacent to the north, Site 16 is considered to have limited sensitivity within the landscape in practice as mature planted screening prevents unobstructed views in and out of the site, though glimpsed views are likely.</p> <p>The size of the site means that it is likely that development could reflect the low density settlement pattern of nearby development, though more intensive development may jar with this low density character.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Near to the notional village centre though there is very limited service provision
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Buses appear infrequent and unlikely to provide regular access to higher tier service centres.
Primary School	<p><400m</p>	The village primary school is walking

	400-800m >800m	distance from the site.
Secondary School	<1600m 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There is limited potential for biodiversity supporting habitats on the site itself though the site is bounded by established hedgerows which may have some potential. It is likely that these could be substantially retained through the development process.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

installations			
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Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No As with the adjacent Site 10 to the north, Site 16 is not within the proposed settlement boundary but is considered to fall within the built area of the settlement on the basis Grove Farm Road forms a rational eastern boundary to the village. However, it is noted that the openness of the site contributes to the character of the eastern fringe of the village where the built area transitions into open countryside. Overdevelopment would likely change this transitional, or village fringe, character. However, it is considered that limited development could be delivered without negatively affecting the character of the settlement.
Other (provide details)	The site has a settlement-fringe character, reflecting the fact that there are glimpsed long views over the perimeter planted screening to the open and attractive countryside to the north and east. However, the site is also under the influence or nearby development and a number of other dwellings are visible from the site and the roads which run past it. If the site were developed it would face towards the village rather than away from it and would likely present as a natural extension of the built area rather than isolated development in the countryside.

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	30
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none">• The site is outside the proposed settlement boundary though is within the notional boundary formed by the durable features of Grove Farm Road to the east and Ruxton Llangrove Road to the north. It is considered that revising the settlement boundaries to these features would enable limited development to come forward at the site without harming the character of the village.• There are glimpsed long views out of the site to the open countryside beyond and the site's openness is considered to contribute to a transitional settlement-fringe character. However, planted screening limits the site's sensitivity within the landscape and views into the site would already feature a backdrop of some low density residential development.• The site is free of any notable biodiversity, heritage and flood risk constraint.



Figure 1. Looking west over Site 16 from Grove Farm Road towards Ivy Cottage.

Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 17
Site Address (or brief description of broad location)	Land at Brooklands, Llancloudy
Site Description	Linear infill site running behind and between existing dwellings in Llancloudy.
Current use	Part residential garden / part access track / part miscellaneous yard.
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.1ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land	Yes as demonstrated by planning application P190423/F

use/amount)	
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Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	P190423/F (proposed new house and bungalow) – decision pending at time of writing.			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<ul style="list-style-type: none"> • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><u>Low sensitivity to development</u></p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>The site has limited sensitivity within the landscape as both developable parcels of the site lie between existing dwellings and would be infill development within the existing built area of the village. Although the site is overlooked by high ground to the east it is considered that development would not substantively alter views into the site given the existing adjacent development.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p><u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Bus Stop	<u><400m</u> 400-800m >800m	Served several times a day by buses between Hereford and Monmouth.
Primary School	<u><400m</u> 400-800m >800m	
Secondary School	<u><1600m</u> 1600-3900m >3900m	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	
Cycle route	<u><400m</u> 400-800m >800m	
Footpath	<u><400m</u> 400-800m >800m	Good connectivity to the rural Public Rights of Way network but this does not provide direct access to higher tier service centres.
Key employment site	<u><400m</u> 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/Unknown	The southern portion of the site appears to have dense undergrowth in places which would require clearing to facilitate development. This could have potential to support biodiversity habitats.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low voltage power lines cross part of the site.
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/ <u>No</u>
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/ <u>No</u>
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

<p>The site is suitable and available for development ('accept')</p>	<input checked="" type="checkbox"/>
<p>This site has minor constraints</p>	<input type="checkbox"/>
<p>The site has significant constraints</p>	<input type="checkbox"/>
<p>The site is unsuitable for development / no evidence of availability ('reject')</p>	<input type="checkbox"/>
<p>Potential housing development capacity (estimated as a development of 30 homes per Ha):</p>	<p>3</p>
<p>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<ul style="list-style-type: none"> • Development at site has potential to integrate well with the existing built area of the village as both developable parcels of the site are infill between existing dwellings. This gives the site very limited sensitivity within the landscape. • There are no notable heritage, biodiversity or flood risk constraints at the site. • Although the settlement has a very limited service offer there is good access to nearby higher tier service centres via several daily bus services to Hereford (35 mins) and Monmouth (20 mins) which offer a broad range of services, facilities and employment. • Llancloudy does not have an identified settlement boundary though as this is a policy choice not an environmental constraint this could be addressed through the Neighbourhood Plan.



Figure 1. The driveway/access track running between the two separate parts of the site with the openings for access to existing dwellings visible at the right of the image.

Site Assessment Proforma



General information

Site Reference / name	Site 19
Site Address (or brief description of broad location)	Land adjacent to The Rowlands, Llancloudy (west)
Site Description	Western part of an open pastoral field on the edge of the settlement
Current use	Grazing
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.35ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>The site is adjacent to the existing built area of the settlement, though there is no settlement boundary. The local landform is undulating which gives rise to some oversight from surrounding parts of the landscape. Notably, the site is on a slight gradient which gives it some exposure to traffic approaching Llancloudy from the north along the A466 and to views in from Park Road to the east. Although there are existing dwellings next to the site they have a low profile as bungalows or chalet-style homes. There could be potential to minimise the effect of new development on the landscape setting of the site if it were to reflect this precedent.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>The site has potential to be underlain by high quality agricultural land as the national dataset indicates the site is on either Grade 3 or Grade 2 land. This gives it potential to be 'best and most versatile' land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>No heritage sensitivity.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<p>Town / local centre / shop</p>	<p><400m 400-800m</p>	

	<u>>800m</u>	
Bus Stop	<u><400m</u> 400-800m <u>>800m</u>	Served several times a day by buses between Hereford and Monmouth.
Primary School	<u><400m</u> 400-800m <u>>800m</u>	
Secondary School	<u><1600m</u> 1600-3900m <u>>3900m</u>	Nearest secondary schools are at Ross-on-Wye and Monmouth
Open Space / recreation facilities	<u><400m</u> 400-800m <u>>800m</u>	
GP / Hospital / Pharmacy	<u><400m</u> 400-800m <u>>800m</u>	
Cycle route	<u><400m</u> 400-800m <u>>800m</u>	
Footpath	<u><400m</u> 400-800m <u>>800m</u>	Good access to the rural Public Right of Way network though this does not offer direct access to higher tier service centres.
Key employment site	<u><400m</u> 400-800m <u>>800m</u>	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few <u>None</u> Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/ <u>Low</u> / Unknown	No notable potential to support biodiversity on the site itself though it is bounded by mature hedgerows. This could likely be largely retained through the development process.
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

(Y/N/Unknown)			
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No Although the gradient of the site is gentle it does have the effect of increasing the visibility to traffic approaching from the north and this could amplify the visual impact of new development.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	The site is rural in character but is also under some influence from neighbouring development along the road which serves the site. In the context of the village of Llancloudy, which itself has a largely rural character, it is considered that limited development at the site could potentially reflect that rural character through appropriate design, layout and landscaping.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	10
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site could potentially be suitable in principle for allocation on the basis that:</p> <ul style="list-style-type: none"> • There is a very limited service offer at Llancloudy but there is reasonably simple access to higher tier services centres via the A466, including by public transport. • The site is rural in character though is also influenced by existing adjacent development. There could be potential for limited development at the site to function as an extension of this existing built area with minimal impact on the settlement's wider landscape setting and character. • The site has potential to be underlain by 'best and most versatile' agricultural land. Detailed studies may be necessary to establish the quality of the land at the site itself. • The landform of the site means there is some potential to impact on the character of the approach to village along the A466 from the north. It is considered that this could be mitigated through matters of design, layout and landscaping. • There are no notable heritage, biodiversity or flood risk constraints at the site.



Figure 1. A view of the existing site entrance from the adjacent lane.



Figure 2. Facing south west from the site entrance towards existing development in the village.

Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 21
Site Address (or brief description of broad location)	Land at The Homestead, Three Ashes (central)
Site Description	North eastern corner of a large open agricultural field.
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.28ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	n/a			

1.0. Suitability

<i>Suitability</i>				
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character?	Low sensitivity to development Medium sensitivity to development High sensitivity to	The site has pronounced and significant sensitivity within the landscape as it lies on a ridge of high ground with sweeping views across the

<p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><u>development</u></p>	<p>open countryside both to the north and the south. Views are extensive and attractive and there are no notable features to interrupt sightlines into the site from almost any direction. Development would have potential to be highly visible and would likely be out of context with the open and rural character of the site and the site's wider landscape setting. It is noted that the presence of the busy B4521 has a degree of impact on the rurality of the site itself and means that the location does not have a remote and tranquil character. However, the sweeping and very rural views are considered to firmly establish that Site 21 is predominantly rural in character and its openness and its exposure in the landscape is central to this regardless of the presence of the B4521.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	<p>The site is in productive agricultural use and appears to be within an area of either Grade 2 or even Grade 1 agricultural land, considered to be 'best and most versatile' (BMV). There is a presumption against the loss of BMV land in the NPPF.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the	Distance	Observations and comments
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following facilities (measured from the edge of the site)	(metres)	
Town / local centre / shop	<400m 400-800m >800m	
Bus Stop	<400m 400-800m >800m	
Primary School	<400m 400-800m >800m	
Secondary School	<1600m 1600-3900m >3900m	
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	The site is part of a large open field and is considered to have no notable potential to support biodiversity.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No The site itself is not steep but it is situated at the crest of a ridgeline giving it clear and extended views to the north and the south.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No Three Ashes is a dispersed settlement which has limited impact on the wider setting and character of the landscape. Development at the site would introduce additional density to the settlement which is currently characterised by its very low density and large open gaps between clusters of dwellings.
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 /	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

11-15 years.			
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	8
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is notably unsuitable for allocation and is constrained in a number of respects, chiefly:</p> <ul style="list-style-type: none"> • The site has significant sensitivity within the landscape with its location on a ridgeline supporting sweeping views both north and south over the unspoilt rural landscape. • The site is considered to be an unsustainable location for growth given its absence of any services, lack of public transport, distance to services and facilities and likely car dependency. • The national Agricultural Land Classification dataset indicates that the site is underlain by high quality land, of either Grade 2 or Grade 1. This means that development at the site would necessarily result in the loss of 'best and most versatile' agricultural land.



Figure 1. Looking north over Site 21 with the driveway to The Homestead visible on the left of the image. The open and rural character of the site is evident from the uninterrupted rural views.

Site Assessment Proforma



General information	
Site Reference / name	Site 22
Site Address (or brief description of broad location)	Land at The Homestead, Three Ashes (east)
Site Description	Paddock or small field
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.28ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	n/a			

1.0. Suitability

<i>Suitability</i>				
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site has sensitivity within the landscape as it lies on a ridge of high ground with sweeping views across the open countryside both to the north and the south. Views are extensive though the site is also under the influence of

<p>could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>the dwelling at The Homestead adjacent to the east which limits its landscape exposure in this direction. Additionally, a row of trees along the driveway of the property provide a degree of screening to the west. Nevertheless, development would have potential to be highly visible in the site's wider landscape setting. It is noted that the presence of the busy B4521 has a degree of impact on the rurality of the site itself and means that the location does not have a remote and tranquil character. However, the sweeping and very rural views are considered to firmly establish that Site 22 is predominantly rural in character and its openness and its exposure in the landscape is central to this regardless of the presence of the B4521 and the adjacent dwelling.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	<p>The site is in not currently in arable use though it appears to be within an area of either Grade 2 or even Grade 1 agricultural land, considered to be 'best and most versatile' (BMV). There is a presumption against the loss of BMV land in the NPPF.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	
Bus Stop	<400m 400-800m >800m	
Primary School	<400m 400-800m >800m	
Secondary School	<1600m 1600-3900m >3900m	
Open Space / recreation facilities	<400m 400-800m >800m	
GP / Hospital / Pharmacy	<400m 400-800m >800m	
Cycle route	<400m 400-800m >800m	
Footpath	<400m 400-800m >800m	
Key employment site	<400m 400-800m >800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	The site is an open field and is considered to have no notable potential to support biodiversity.
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	<p style="text-align: center;">Yes/No</p> <p>The site itself is not steep but it is situated at the crest of a ridgeline giving it clear and extended views to the north and the south.</p>
Scale and nature of development would be large enough to significantly change size and character of settlement	<p style="text-align: center;">Yes/No</p> <p>Three Ashes is a dispersed settlement which has limited impact on the wider setting and character of the landscape. Development at the site would introduce additional density to the settlement which is currently characterised by its very low density and large open gaps between clusters of dwellings.</p>
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 /	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

11-15 years.			
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	8
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is notably unsuitable for allocation and is constrained in a number of respects, chiefly:</p> <ul style="list-style-type: none"> • The site has notable sensitivity within the landscape with its location on a ridgeline supporting sweeping views both north and south over the unspoilt rural landscape. • The site is considered to be an unsustainable location for growth given its absence of any services, lack of public transport, distance to services and facilities and likely car dependency. • The national Agricultural Land Classification dataset indicates that the site is underlain by high quality land, of either Grade 2 or Grade 1. This means that development at the site would necessarily result in the loss of 'best and most versatile' agricultural land.



Figure 1. Looking south over Site 22 with the tree-lined driveway at the right of the image.

Site Assessment Proforma



General information

Site Reference / name	Site 23
Site Address (or brief description of broad location)	Land at The Homestead, Three Ashes (west)
Site Description	North western corner of a large open agricultural field.
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.28ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p>No</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	

<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development <u>High sensitivity to development</u></p>	<p>The site has pronounced and significant sensitivity within the landscape as it lies on a ridge of high ground with sweeping views across the open countryside both to the north and the south. Views are extensive and attractive and there are no notable features to interrupt sightlines into the site from almost any direction. Development would have potential to be highly visible and would likely be out of context with the open and rural character of the site and the site's wider landscape setting. It is noted that the presence of the busy B4521 has a degree of impact on the rurality of the site itself and means that the location does not have a remote and tranquil character. However, the sweeping and very rural views are considered to firmly establish that Site 23 is predominantly rural in character and its openness and its exposure in the landscape is central to this regardless of the presence of the B4521.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss <u>Some loss</u></p>	<p>The site is in productive agricultural use and appears to be within an area of either Grade 2 or even Grade 1 agricultural land, considered to be 'best and most versatile' (BMV). There is a presumption against the loss of BMV land in the NPPF.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m <u>>800m</u>	
Bus Stop	<400m 400-800m <u>>800m</u>	
Primary School	<400m 400-800m <u>>800m</u>	
Secondary School	<1600m 1600-3900m <u>>3900m</u>	
Open Space / recreation facilities	<400m 400-800m <u>>800m</u>	
GP / Hospital / Pharmacy	<400m 400-800m <u>>800m</u>	
Cycle route	<400m 400-800m <u>>800m</u>	
Footpath	<400m 400-800m <u>>800m</u>	
Key employment site	<400m 400-800m <u>>800m</u>	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few <u>None</u> Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/ <u>Low</u> / Unknown	The site is part of a large open field and is considered to have no notable potential to support biodiversity.
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/No The site itself is not steep but it is situated at the crest of a ridgeline giving it clear and extended views to the north and the south.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No Three Ashes is a dispersed settlement which has limited impact on the wider setting and character of the landscape. Development at the site would introduce additional density to the settlement which is currently characterised by its very low density and large open gaps between clusters of dwellings.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.			
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	8
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is notably unsuitable for allocation and is constrained in a number of respects, chiefly:</p> <ul style="list-style-type: none"> • The site has significant sensitivity within the landscape with its location on a ridgeline supporting sweeping views both north and south over the unspoilt rural landscape. • The site is considered to be an unsustainable location for growth given its absence of any services, lack of public transport, distance to services and facilities and likely car dependency. • The national Agricultural Land Classification dataset indicates that the site is underlain by high quality land, of either Grade 2 or Grade 1. This means that development at the site would necessarily result in the loss of 'best and most versatile' agricultural land.



Figure 1. Facing south east across Site 23, with Site 21 adjacent along the field boundary, though no internal boundary features denote the sites.

Site Assessment Proforma



<i>General information</i>	
Site Reference / name	Site 24
Site Address (or brief description of broad location)	Land south of Chapel Meadows, Llangrove
Site Description	Expanse of open land bounded by Rectory Lane to the west and south, existing development at Chapel Meadows to the north and existing development to the east.
Current use	Paddock / livestock grazing or similar
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.6ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes on the basis of the site nomination

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	n/a			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes</p> <p><u>No</u></p> <p>The site is anomalous in that it is within the existing built area of the village and is bounded by roads on two sides and yet does not demonstrate an obvious opportunity for suitable access to be provided which would support development to the site's full capacity. Rectory Lane runs to the west and south of the site but is single track in both instances with limited opportunity for enhancement, whilst existing dwellings lie between the site and Chapel Meadows to the north.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Yes</p> <p><u>No</u></p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) 	<p>Yes</p> <p>Adjacent/nearby</p> <p><u>No</u></p>	

<ul style="list-style-type: none"> • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><u>Low sensitivity to development</u> Medium sensitivity to development High sensitivity to development</p>	<p>The site is bounded by the rear gardens of existing dwellings to the north and east, whilst planted screening obscures most views to the south and west. This gives the site very limited sensitivity within the landscape as development would be unlikely to alter views in and out of the village which contribute to its rural setting and character more broadly. At a localised scale there would inevitably be a degree of impact on dwellings to the north and east of the site, totalling around 4 or 5, which would have full or partial views into the site. The immediate setting of these dwellings may be affected by development, though this could potentially be mitigated to an extent through design and layout.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p><u>No loss</u> Some loss</p>	<p>The site is open and undeveloped and appears in use for grazing or as a paddock. However, it is small and is severed from the open countryside by existing development and is not considered likely to have significant potential to support productive agricultural use.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u></p>	<p>No heritage sensitivity</p>

<ul style="list-style-type: none"> • Known archaeology • Locally listed building 		
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m <u>>800m</u>	
Bus Stop	<u><400m</u> 400-800m <u>>800m</u>	
Primary School	<u><400m</u> 400-800m <u>>800m</u>	
Secondary School	<u><1600m</u> 1600-3900m <u>>3900m</u>	
Open Space / recreation facilities	<u><400m</u> 400-800m <u>>800m</u>	
GP / Hospital / Pharmacy	<u><400m</u> 400-800m <u>>800m</u>	
Cycle route	<u><400m</u> 400-800m <u>>800m</u>	
Footpath	<u><400m</u> 400-800m <u>>800m</u>	
Key employment site	<u><400m</u> 400-800m <u>>800m</u>	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few <u>None</u> Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/ <u>Low</u> / Unknown	The site has no notable potential to support biodiversity and development would not be likely to affect any designated sites.

Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LV power lines cross the site.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes/ <u>No</u>
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/ <u>No</u> Although the site is relatively large it lies within the established form of the village and would not likely change the overall pattern of development or settlement character.
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes on the basis of being nominated through the Neighbourhood Plan call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	18
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site has notable positives in relation to townscape and landscape as it relates well to the established pattern of the settlement and has little sensitivity within the landscape. • Although there would likely be a degree of impact on the immediate setting of existing dwellings which over look the site, particularly in relation to those at Chapel Meadows, the site is discrete and development would be unlikely to fundamentally alter the setting and character of the village. • A key consideration will be access, as there is no clear opportunity to create access from Chapel Meadows or from the main lane through the village, whilst Rectory Lane is single track and offers no apparent potential for enhancement. • In this context the site is considered suitable for further consideration for allocation, though its development potential is considered to be substantially limited by access constraints and it is unlikely to be appropriate to develop to its full theoretical capacity.

Five Year Housing Land Supply (2020 - 2025)

Annual Position Statement at 1 April 2020

September 2020

5 Year Housing Land Supply Position Statement 2020

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1.0 Introduction

- 1.1 This Statement sets out an assessment of the housing land supply position in Herefordshire taking into account the requirements of the National Planning Policy Framework (NPPF) at 1st April 2020.
- 1.2 With the government's aim of achieving faster delivery of new homes, a new approach to the method of calculating five year supply was set out in national planning policy and guidance last year. The context to the updated national framework, as has been repeatedly cited by Government, is to address the severe issues of housing undersupply and affordability prevalent across the country. It is of no surprise therefore that there have been substantial policy changes relating to the delivery of housing and the more effective use of land. Changes in policy are intended to ensure homes are actually built.
- 1.3 The approach to engagement on this supply paper is explained in the relevant sections within this document.

2.0 Planning Policy

National Planning Policy Framework (NPPF)

- 2.1 The NPPF indicates that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years supply of housing against their housing requirements set out in adopted strategic policies or against the local housing need where the strategic policies are more than five years old (paragraph 73). The supply of specific deliverable sites should in addition include a buffer:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply¹.
- 2.2 Paragraph 75 sets out that to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. This will be assessed by the Secretary of State in the *Housing Delivery Test* which is explained later.
- 2.3 NPPF Paragraph 11 sets out the presumption in favour of sustainable development for both plan making and decision taking. Paragraph 11d states 'where there are no

¹ (NPPF Footnote 39) From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

relevant development plan policies, or the policies which are most important for determining the application are out-of-date this means granting permission’.

- 2.4 Not being able to demonstrate a five year supply of housing land continues to be associated with policies that are ‘out of date’. This is clarified by Footnote 7 of the NPPF ‘where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); ...or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years’ then granting permission is expected to be granted for sustainable development.
- 2.5 In emphasising the importance of the presumption in favour of sustainable development the NPPF is clear that the housing land supply position will need to be balanced against other factors in the development plan and/or NPPF which could result in the refusal of planning permission or restriction in development. Footnote 6 associated with paragraph 11 of the NPPF is helpful in stipulating those areas that the NPPF has in mind where development should be restricted. Such areas relevant to Herefordshire include:
- habitats sites (and those sites listed in paragraph 176²) and/or designated as Sites of Special Scientific Interest
 - irreplaceable habitats
 - land designated as Local Green Space
 - land designated as an Area of Outstanding Natural Beauty
 - land affected by designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63³)
 - land at risk of flooding
- 2.6 The latest NPPF contains an amended definition of ‘**deliverable**⁴’ sites. To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

² a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites (see NPPF footnote 59); and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

³ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

⁴ NPPF pg.66.

- b) where a site has outline planning permission for major development⁵); has been allocated in a development plan; has a grant of permission in principle; or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

2.7 The recent case of *East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government*. Case Number: CO/917/2020⁶ set about establishing more precisely, what should be considered a deliverable site. This was the result of an appeal decision by a planning inspector whereby the council's 5 year housing land supply was lowered from 6.03 years to just 4.28 years. The case put forward by the council sought to emphasise that the correct test is whether there is a realistic prospect of housing being delivered on a site within five years. It was argued that the inspector should have gone on to consider whether sites which did not fall within one of the specific listed categories were "deliverable anyway".

2.8 The Secretary of State conceded that "the proper interpretation of the definition is that any site which can be shown to be "available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site will meet the definition"...". The examples given (in the NPPF glossary) are not exhaustive of all the categories of sites which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgement on the evidence available." This approach will be applied in the supply set out in this paper.

2.9 Once a 5 year housing land paper is drafted, it then needs to meet the requirements of paragraph 74 as this provides a new mechanism to allow a local planning authority to demonstrate a five year supply of housing sites. However it is worth noting this applies to more recently adopted plans as explained at paragraph 2.9 below.

2.10 'A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- a) has been produced through engagement with developers and others with an impact on delivery;
- b) considered by the Secretary of State; and
- c) incorporates the recommendations of the Secretary of State where the position on specific sites cannot be agreed during the engagement process.

⁵⁵ NPPF definition:- **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

⁶ *East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government*. Case Number: CO/917/2020 <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

- 2.11 Footnote 38 of the NPPF states that ‘... a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year. Therefore only those Local Plans adopted in this timeframe will be considered acceptable for submission of their ‘Five Year Housing Land Supply Annual Position Statement’ to the Planning Inspectorate. Herefordshire Council’s Local Plan Core Strategy was adopted in October 2015 under the 2012 NPPF Framework and is therefore not suitable for submission. However, this supply paper has been approached as closely as possible to reflect the guidance.

The Housing Delivery Test

- 2.12 The NPPF states that “the Housing Delivery Test measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Housing Delivery Test is carried out by Central Government and the Secretary of State will publish the test results for each local authority in England every November”. The results for 2019 were delayed and published in February 2020.
- 2.13 The ‘presumption in favour of sustainable development’ at paragraph 11 states that that the presumption will apply where housing delivery is below 75% of the requirement; in line with the Housing Delivery Test. There are transitional arrangements in place until the 75% target is applied. Paragraph 215 of the NPPF sets out these requirements:
- a) November 2018 - If delivery falls below 25% of housing required over the previous three years;
 - b) November 2019 - Indicate that delivery was below 45% of housing required over the previous three years;
 - c) November 2020 and in subsequent years - Indicate that delivery was below 75% of housing required over the previous three years.
- 2.14 Regardless of passing the test, paragraph 75 of the NPPF states that where delivery falls below the above figures or if delivery falls below 95% over three years from 2020 then authorities are required to prepare an *action plan* to assess the causes of under-delivery and identify actions to increase delivery. In addition to maintaining a deliverable 5 year housing land supply, the Housing Delivery Test imposes a major incentive to process housing applications as swiftly as possible and work with developers to speed up implementation and delivery.
- 2.15 Whereas five-year supply tries to forecast what will be built in the future, the Housing Delivery Test looks at what has actually been delivered. Where targets have been missed over the last three-years, a variety of consequences will apply depending on the severity of the shortfall.

2.16 The Housing Delivery Test result for Herefordshire was 80% for 2019⁷. Therefore as the result is less than 95% delivery rate, the Housing Delivery Test action plan for 2020 will be published shortly to address under delivery. In addition, as set out in paragraph 2.1 above there is a requirement to add an additional 20% on to the requirement as housing delivery in the County has fallen below 85% of the target for the past three years. Note that the housing completion rate for 2019-20 has increased considerably, is the highest recorded over the Core Strategy period and has resulted in the backlog being reduced. This is expected to be reflected in the Housing Delivery Test results for 2020.

Planning Practice Guidance (PPG)

2.17 The PPG Guidance was updated 13 Sept 2018 and again 22 July 2019. Local Planning Authorities are expected to be more transparent with regard to the information that is set out in the 5 year supply. Commentary on site progress including reasons for slow/fast rates of activity as well as build out rates are expected to be set out.

2.18 The following highlights the recent changes:

- Local Planning Authorities can have their Five Year Supply position confirmed by the Planning Inspectorate as long as they have a recently adopted Plan in line with Footnote 38 of the NPPF. Herefordshire Council does not have a recently adopted Plan in this case.
- The authority should engage with the typical stakeholders such as developers, landowners, land promoters and even utility providers.
- The authority needs to seek agreement on sites and the level of delivery.
- Authorities may wish to set up an assessment and delivery group which can assist authorities to not only identify any delivery issues but also help to find solutions to address them.

Site information required

2.19 Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed. As set out in the updated PPG paragraph 14, assessments will be expected to include:

- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
- for small sites, details of their current planning status and record of completions and homes under construction by site;
- for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5

⁷ The result for 2018 was 74%

year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;

- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

2.20 The majority of the above actions have been addressed in this Annual Position Statement. Any remaining information such as affordable housing completions will be set out in the Council's most up to date Authority Monitoring Report (AMR).

Development Plan Position

2.21 The Herefordshire Local Plan - Core Strategy was adopted by Herefordshire Council on 16 October 2015. However the Council has now begun to update the Core Strategy in order to plan for a longer timescale up to 2041.

2.22 As a result of the lack of a five year supply the council issued an ***Interim Statement*** in *September 2016* setting out its position as a result of not having a five year land supply. Going forward the Council will be updating its Housing Delivery Action Plan to address the under delivery.

2.23 To date there has been good progress with the uptake of Neighbourhood Development Plans (NDPs) across the county. All Made Plans form part of the statutory development plan for the relevant parish area in conjunction with the Core Strategy. Further information on NDPs and their progress and contribution in the supply can be found at paragraph 4.42.

2.24 As the NPPF requires an annual update to the five year supply position of each local authority, this statement simply sets out the annual position at April 2020.

Neighbourhood planning and housing land supply policy guidance

2.25 Neighbourhood Plans support the strategic policies contained within local plans. The policies and allocations within Neighbourhood Plans provide an important source of housing supply.

2.26 Paragraph 14 of the revised NPPF (2019) refers to paragraph 11d whereby it states in situations where the presumption applies ...'where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date', it is expected that permission is granted unless there are other material matters. Therefore the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that

conflicts with the neighborhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) The neighborhood plan contains policies and allocations to meet its identified housing requirement;
- c) The local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirements, including the appropriate buffer as set out in paragraph 73); and
- d) The local planning authority's housing delivery was at least 45% of that required over the previous three years.

3.0 Additional housing land supply matters

Impact of raised levels of phosphate within the River Lugg catchment (part of the River Wye Special Area of Conservation) upon residential developments

- 3.1 In Herefordshire, the River Wye and its tributaries are recognised as being of international importance for their unique character and wildlife, requiring the highest level of protection, management, enhancement and, where appropriate, restoration. Herefordshire Council as the 'competent authority' under the Habitats Regulations, (The Conservation of Habitats and Species Regulations 2017) is legally required to assess the potential impacts of projects and plans, on internationally important sites which include the River Wye SAC (Special Area of Conservation).
- 3.2 The River Lugg is a tributary of the River Wye and forms part of the designated site covering predominantly the north of the Herefordshire administrative area⁸. A list of parishes within the River Lugg hydrological catchment can be found at Appendix 6. The River Lugg is currently failing its conservation targets of phosphate levels as a result of water pollution from both 'point' source; in particular sewage outlets and 'diffuse' sources; agricultural run-off. In light of the Dutch Case⁹ developments which cannot demonstrate within a Habitat Regulation Assessment that they will not affect the integrity of the River Wye or have a likely significant effect' are unlikely to be acceptable.
- 3.3 See latest '*Position Statement*' with regard to development in the River Lugg catchment¹⁰. The elevated levels of phosphates within the SAC is currently preventing the approval of developments which could release any additional

⁸ Map of River (Special Area of Conservation) Lugg catchment

https://www.herefordshire.gov.uk/download/downloads/id/20536/map_showing_river_wye_and_river_lugg_sac_catchment_area_in_herefordshire.pdf

⁹ Dutch Case Cooperatie Mobilisation handed down in November 2018 by the Court of Justice of the European Union (Joined Cases C-293/17 and C-294/17) (known as the Dutch Case)

<http://curia.europa.eu/juris/liste.jsf?num=C-293/17&language=en>

¹⁰ Current Development in the River Lugg Catchment

https://www.herefordshire.gov.uk/downloads/download/2039/development_in_the_river_lugg_catchment

phosphates into the River Lugg. Only where development proposals are able to meet a number of criteria which provide certainty that the development will not increase the level of phosphate within the River can such developments be permitted at this time. This has resulted in a significant number of planning applications being undetermined and others where conditions applied to planning permissions are not able to be discharged until the issue is resolved.

- 3.4 To address the issue, the River Wye Nutrient Management Plan¹¹ (NMP) is being updated with a series of actions to address the phosphate issue. The NMP is a partnership project developed to reduce phosphate levels in the Wye catchment, including the River Lugg, to below the target level by 2027 in line with the Water Framework Directive. The NMP is managed by the Nutrient Management Board (NMB), which includes amongst its members Herefordshire Council, Powys Council, Natural England, Natural Resources Wales, the Environment Agency, Dwr Cymru Welsh Water, the Wye and Usk Foundation, National Farmers' Union and the County Land and Business Association.
- 3.5 It is intended that the range of new actions being advanced through the NMP will look to provide sufficient certainty to demonstrate that new residential development will be nutrient neutral or will provide betterment. The revised set of actions being developed by the NMB can be viewed below¹².
- 3.6 As part of this work, the council are actively looking to develop solutions with plans for the creation of a series of integrated wetlands in the Lugg catchment area. A *Memorandum of Understanding* entitled 'River Wye Special Area of Conservation, Phosphate Neutral Development¹³ - Interim Measures' is being developed with key partners, including to reach agreement on the steps to be taken. The council is also preparing to commission an 'Interim Plan' which will demonstrate how the council will proceed with the design, planning applications, land acquisition and development of Integrated wetlands to ensure new development can be demonstrated to be phosphate neutral or provide betterment, therefore allowing development to come forward.
- 3.7 These wetlands will effectively absorb the phosphates produced from new housing developments by natural processes thereby eliminating additional phosphate pollutants into the river. The installation of the wetlands is expected to provide betterment for all sites in the Lugg catchment rather than being specific to individual sites. The Council has resolved to provide funding for new integrated wetlands¹⁴. This decision sets out a clear and comprehensive framework for their provision by addressing funding, legal, land acquisition and operational aspects. The report

¹¹ NMP <https://www.gov.uk/government/publications/nutrient-management-plan-river-wye>

¹² NMP Board July 2020 Additional Actions Added
https://www.herefordshire.gov.uk/downloads/download/102/nutrient_management_plan

¹³ The MoU is made between the following parties: Environment Agency (EA), Natural England (NE), Herefordshire Council (HC) and Welsh Water (WW)

¹⁴ Integrated Wetlands key decision 10th August 2020
<https://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?Id=50033896&Opt=0>

indicates that scientific certainty does not necessarily require any wetlands to be operational, but rather to be sufficiently advanced. It is recognised by the Nutrient Management Board that the construction of wetlands is an interim measure. A series of longer term measures are also being progressed.

- 3.8 The council has committed some £2 million in funding from the New Homes Bonus for the project. In addition a bid for £1 million funding from the Local Economic Partnership has been made, although this has yet to be confirmed. In addition the Council understand that there are private sector proposals for the development of integrated wetlands which are also being developed to enable the release of housing development.
- 3.9 It is anticipated that these actions will provide sufficient certainty to allow new housing developments in the Lugg catchment to be permitted early in 2021. However, in recognition of the complexity of this issue and potential difficulties in demonstrating the level of certainty required, the five year supply calculation in this paper has assumed a longer two year delay should be applied to impacted developments. Therefore, appropriate discounting has been applied on impacted sites identified in Appendix 2. This is addressed further on in the section on discounting in section 4 of this report.

2020 Approach to site survey work during the Covid 19 restrictions

- 3.10 There was an unprecedented national lockdown from 23rd March 2020 when the UK and many other countries across the world placed heavy restrictions on the movements of people due to the Covid 19 pandemic. This included the closure of businesses, retail, leisure outlets and schools for varying lengths of time dependant on activity. This led to limited rights to travel only for essential journeys by key workers. Therefore the usual approach to on site surveying by planning officers was required to be revised. A predominately desktop approach was used and information was gathered in the following ways to determine progress on sites with planning permission.
- Assessing building control records (commencements & completion records) to determine what stage a development had reached.
 - In house council mapping of new dwellings on sites with permission
 - Local estate agent/surveyors websites for information on sites
 - Local knowledge of areas and sites
 - Contacting agents and house builders for latest information with some being furloughed during that time period.
 - Search of applications for discharge of conditions depending on the type of condition could help to show stage of progress.
 - Checking with Development Management colleagues to determine local and working knowledge of sites.
 - Depending on the date of planning permission and conditions at the time (from February 2020 until May 2020), there was a judgement on the likelihood of a site commencing based on the locations of severe flooding in many parts

of the county during February 2020 and with the lockdown following soon after at the end of March. February – May 2020 was a difficult time for construction across the county due to these issues.

- It was only towards the middle of June when officers were eventually able to carry out site visits. A check was made on any sites under construction from last year where there was no desk base evidence that this sites had been completed. This was to establish whether they had been completed during the survey year. This was a useful exercise as many of the sites were in fact completed and not still under construction.

Covid 19 and its effect on the construction industry in Herefordshire

- 3.11 In the main, the construction industry was out of action, from 23 March until 11 May 2020 for a seven-week period. This had varying effects on the industry. Like many businesses, risk assessments were required to be put in place which would have temporarily delayed work on sites due to rearrangements for workers. Building materials were low in stock due to the cessation of work of many suppliers as only essential businesses were operating. Due to new health and safety measures, sites are required to have limits on the number of trades working within each house which may have slowed down operations. However, based on communication with house builders and developers they have been adapting reasonably well as rates are expected to continue as planned. Therefore on the whole, the temporary lockdown will have a minimal impact on the 5 year supply so no allowances have been made as a result of this.

4.0 Calculating the Housing Land position

Core Strategy housing target and trajectory

- 4.1 The NPPF states that strategic policies should be informed by a local housing needs assessment conducted using the standard method in national planning guidance (paragraph 60). As the Herefordshire Core Strategy was adopted nearly four years ago its housing targets are still considered to be up to date. The Core Strategy covers the period 2011-31 and provides for a minimum **16,500 homes** between 2011 and 2031.
- 4.2 This report therefore provides an assessment of the housing land supply against the Core Strategy targets. Policies SS2 and SS3 of the Core Strategy set out the Council's strategy to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031. In respect of a housing target for Herefordshire the expectation is that the highest rate of housing completions will be towards the latter end of the plan period.
- 4.3 The Core Strategy indicative trajectory suggests that in the early years of the plan anticipated delivery rates will be lower but as the housing market improves and key infrastructure is provided, delivery rates will increase. The anticipated Core Strategy trajectory from 2011–2031 is set out in Figure 1. The stepped target is a basis for monitoring and assessing land supply (including the five year housing land supply)

throughout the plan period and a detailed annualised trajectory is provided in Appendix 5).

Figure 1. Overall Core Strategy housing trajectory

	2011-16	2016-21	2021-26	2026-31	Average per annum
Core Strategy	600	850	900	950	825
Totals	3000	4250	4500	4750	16500

Definition of a dwelling

4.4 For the purposes of this exercise it is necessary to define what a dwelling is for it to be included in the supply count. [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012](#) defines it as follows - "a building which is used as a single private dwelling house and for no other purpose" where 'building' is interpreted as per the [Town and Country Planning Act 1990](#). The Planning Portal's definition is helpful in setting it out: A dwelling is a self-contained building or part of a building used as residential accommodation, and usually housing a single household.

4.5 For the purposes of this position statement a dwelling is a:

- house
- bungalow
- flat/apartment
- maisonette
- converted farm building
- replacement dwelling
- permanent house situated in the open countryside with an agricultural tie by means of a planning condition or obligation.
- separate annex/granny annex which can be clearly used as a separate unit (own main door, no shared facilities, no restrictive planning conditions)
- house in multiple occupation for up to 6 persons (one dwelling)
- park home as part of a site of similar homes, or individual residential caravans for permanent use all year round by residents

4.6 It does not include:

- dwellings with conditional restrictions on occupancy during the year or in connection with temporary employment
- temporary static caravans/mobile homes annexes with access via the main house or shared facilities.

- student accommodation, care home accommodation or communal accommodation as this does not form part of the original Core Strategy housing requirement and therefore cannot be said to be meeting its target¹⁵.
- holiday homes

5.0 Methodology and components of the supply

5.1 In assessing the components of the 5-year housing supply position in Herefordshire the contents of the NPPF and NPPG have been considered.

In assessing the 5-year supply position the following elements have been considered:

1. Sites with planning permissions include sites with full planning permission, sites with outline permission, hybrid¹⁶ applications and sites currently under construction as at 1 April 2020.
2. Sites which have received a resolution to grant planning permission between 31 March 2019 and 1 April 2020. There are also some sites with awaiting completion of Section 106 agreements from previous years which have been included in the assessment
3. Sites with prior approval for permitted development rights which would create a dwelling, Certificate of Lawful Existing Use or Development (CLEUD) since the start of the plan period and sites with permission in principle,
4. The contribution that Core Strategy strategic housing proposals can make to the five year supply.
5. A windfall site allowance. The Council has made no allowance for windfalls in the first three years in order to avoid double counting with existing commitments. As such there would be a windfall calculation for years 4 & 5.
6. An assessment of the realistic number of dwellings which are likely to be delivered through neighbourhood development plans over the five year period.

Other factors are also considered against the calculation of five year supply and these relate to:

7. Past housing completions at the time of calculation.
8. The shortfall against plan targets during the same period. Comparisons are made against the indicative trajectory.
9. It is acknowledged that Herefordshire should be considered as a 20% authority as there has been an under-provision in the previous three years which has been less than 85% delivery on completion rates as per NPPF Footnote 39.

The section below explains how each of these factors has been taken into account.

¹⁵ The inclusion of such accommodation in the supply will be reviewed next year as the Core Strategy target will not be in use due to it being replaced by the standard method calculation.

¹⁶ seeks outline planning permission for one part and full planning permission for another part of the same site

Sites with planning permission

- 5.2 Sites with full or reserved matters permission which are considered to be deliverable can contribute to housing supply. The NPPF includes a definition of *deliverable*. It confirms that sites with detailed planning permission or sites which are not a major housing development (less than 10 dwellings) should be included unless there is clear evidence to indicate they will not be developed. In this report sites have been assessed to determine if any are experiencing delays. Where problems have been identified discounts have been applied.
- 5.3 Sites with outline permission which are considered to be deliverable can still contribute to housing supply. However, the NPPF requires more evidence to demonstrate that the site is expected to be delivered in order to be included in the supply. This is particularly the case on sites accommodating 10 or more dwellings. The standard lead in times allows an additional period for such sites to obtain full planning permission and discharge conditions as required. An assessment of all sites in this category has been carried out and discounting has been applied where inactivity exists. Communications with development management officers, agents, house builders and developers have been undertaken to establish a picture of the progress being made. Sites which have been shown to be progressing through activities such as: land sales; reserved matters applications; discharge/variation of conditions; and housebuilder involvement are considered to be making progress through the system. Where there has been inactivity or site progress has not been made then a partial or complete discount of the site has been applied.
- 5.4 Sites which were due to expire between 23 - 31 March 2020 have the ability to have an extension of time by the Government¹⁷ through the Business and Planning Act (20 July 2020) therefore the expiry dates on these sites were amended and taken into account within the figures as it has been assumed that they may apply for an extension. There were just two sites in total both in Hereford.
- 5.5 Sites that are under construction are considered to be deliverable and such sites continue to deliver completions. Such sites are making steady progress and evidence suggests that they will continue to do so.

Additional supply contributions from other types of permissions

- 5.6 Included in the commitments, is a certificate of lawfulness (CLEUD) decision P142613/U at Lea Villa, Lea. This was a historic permission dating back to 1969 for use of land for the siting of 52 caravans for residential purposes and occupied by persons of 50 years of age and over. The CLEUD is allowing the intensification of the site. The actual number of additional park homes is not set out in the application but

¹⁷ Gov.UK Press Release https://www.gov.uk/government/news/new-plans-to-get-britain-building-in-coronavirus-recovery?utm_source=54854b02-b444-40b8-9639-2530955c296c&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

after investigation, the plan is for an additional 18 more homes. 13 park homes have been sited and completed in 2018 whilst another 5 have not yet started.

- 5.7 Similarly, a planning decision for a CLEUD (160813) on Yew Tree Residential Park, Peterstow allows for additional siting of mobile homes. The CLEUD is not specific about the number of mobile homes but it is estimated that the site has capacity for a minimum of 10 homes. 2 of these homes have been completed in 2020 with 6 not started.
- 5.8 Permission in Principle (PIP) is an alternative way of obtaining planning consent for housing led development. It separates the consideration of the principle of planning permission from the technical detail of the permission, and so is split into two stages. There is one such permission in the supply located at Richards Castle 191749/TD5. The principle of development on the site has already been established, not only through the grant of Permission in Principle, but also given that the site is allocated for housing in the NDP. The Technical Details Consent (TDC) for the housing element of the scheme was been approved January 2020.
- 5.9 Certain types of development are granted planning permission by national legislation without the need to submit a planning application. This is known as 'Permitted Development'. In order to be eligible for these permitted development rights, each 'Class' specified in the legislation has associated limitations and conditions that proposals must comply with.
- 5.10 One such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority to determine if its 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain factors (e.g. transport and highways) and how these may be mitigated. Generally in this county they tend to be Class Q type developments which is the conversion of an agricultural building to a dwelling house. There are a small number of these permission types within the commitment list for example P192257/PA4. Notably, under Class Q (a) & Class Q (b) if any, must be completed within a period of 3 years starting with the date of the permission. Appendix 1 lists all commitment sites with planning permission at 1 April 2020.

Figure 2a. Commitments (before discount)

Commitments	2019/20
Not started	4668
Under construction	692
Total (Gross)	5360
Total (net)	5166

Commitment sites discounts and considerations

- 5.11 In line with the requirements of the NPPF and PPG a more detailed assessment of sites has taken place. Some of the larger sites may still have further applications, land assembly and purchases to complete before commencement on site can begin

therefore their ability to contribute fully to the supply has been considered and discounts and adjustments have been applied where necessary. All outline permissions capable of accommodating 10 or more dwellings have been assessed to determine their deliverability. A combination of contact with the Council's Development Management team as well as agents, and the house builders associated with the sites has been used to determine how much these sites will contribute to the supply.

5.12 The **phosphates** issue in the catchment of the River Lugg is summarised elsewhere in this report and is acknowledged to have implications for a number of impacted sites. All sites with permission in the Lugg catchment¹⁸ have been assessed to consider whether they should be included as part of the five year supply. Sites which are due to expire beyond two years from July 2020 are included, (subject to other constraints). This is based on available knowledge at the time of drafting in July 2020 as the phosphate issue is expected to be resolved by then, see section 2 of this report.

- Sites with outline permission expiring within two years (by July 2020) have had appropriate discounts applied, as the phosphate issue is not expected to be resolved to allow them to come forward before then.
- All sites with full permission (including those with capacity for 10 or less) approved with pre-commencement conditions, pertaining to acceptable drainage plan requirements have also been discounted if they expire in the next two years. A list of these discounted sites can be found in Appendix 2.

5.13 Where sites with full planning permission are known to have some other factors causing delays to delivery they have also been discounted in part or full where necessary. Full details of the discounted sites can be seen in Appendix 2 including the reasons for discounting and retention of sites as part of the supply are also set out. Discounting has been considered and applied to certain sites with:

- full planning permission
- full planning permission on sites situated in the Lugg catchment with Phosphate issues
- outline planning permission
- and sites with a resolution to grant planning permission, see para 4.11 below.

Sites with a resolution to grant planning permission

5.14 All sites which have been to planning committee and have achieved a resolution to grant permission between 31 March 2019 and 1 April 2020 have been considered as part of the supply. There are also sites from previous years which are still awaiting a section 106 sign off which are also assessed for their potential to contribute to the five year supply. They too have been assessed and discounted where necessary. As these sites currently have no expiry date but due to their location in the Lugg catchment, the sign off of the Section 106 legal agreement is preventing further

¹⁸ Map of River (Special Area of Conservation) Lugg catchment
https://www.herefordshire.gov.uk/download/downloads/id/20536/map_showing_river_wye_and_river_lugg_sac_catchment_area_in_herefordshire.pdf

progress. However, they still have potential to come forward beyond the two year expected timeframe subject to a solution to the phosphate issue being achieved. All of these sites are also set out in Appendix 2.

Figure 2b indicates the commitments once all of the above discounts have been applied.

Figure 2b Commitment figures (post discounting)

A total of **4427** is the final commitment figure that will contribute to the supply.

Commitments (net)	2019/20	Discounted	Sub Total
Total commitments (net)	5166		
Dwellings on Resolution to grant permission sites	101		
Commitments and resolution to grant permission sites	5267		5267
Discounted full permissions		305	
Discounted full permissions (sites with capacity <10 units) Lugg catchment		56	
Discounted outline permissions		429	
Discounted resolution to grant permission sites		50	
Total discounted			840
All commitment sites after discounting			4427

Strategic urban extensions

- 5.15 The Core Strategy strategic housing proposals have the potential to make a significant contribution to the overall housing land supply over the plan period. They were vigorously examined as part of the Core Strategy examination in public. Detailed discussions with developers, agents and landowners have been progressing on a regular and productive basis and as outlined in the following sections.
- 5.16 Projected out-turns on these sites have been assumed at levels currently advised by the in house planning officers to establish lead in times for each decision milestone. This has also been balanced against the views of the relevant applicants or agents associated with each site. Estimations on commencement and build out rates have been advised by the development industry during June/July 2020. Figure 4 sets out the projected annual build rate for each of the strategic sites. However, given the size of these sites and the potential for more than one house-builder to be active on site at any one time, there is potential for a significant increase in the levels of delivery should there be a further increase in market demand for housing in the area. The

delivery of strategic site allocations will be a key focus as these will make a substantial contribution to housing delivery in the longer-term.

- 5.17 Two of the urban extension sites within the Core Strategy now have planning permission following two separate Planning Committee meetings. Holmer West (150478) in Hereford achieved a planning permission for 460 dwellings in August 2016 with a section 106 agreement signed 19 May 2017. Phase 1 for 88 dwellings is complete and the Phase 2 application (182712) for 221 dwellings is well underway. The site is making good progress and has been accounted for in the commitments at Appendix 1.
- 5.18 In March 2018, land at Hildersley in Ross on Wye (150930) achieved outline planning permission for 212 dwellings and is currently for sale. There is housebuilder interest in the site. Due to the land not having a reserved matters permission a cautious approach has been taken as to its potential delivery and this is accounted for in the discounted sites at Appendix 2.

Hereford western urban expansion, Three Elms

- 5.19 Three Elms is principally in the ownership of the Church Commissioners who provide active support for the development proposed. An outline planning application (162920) was validated in September 2016. Smaller areas of land to the south of the expansion area are covered by options to Taylor Wimpey. Development at Three Elms is subject to planning policy requirements for a range of social, transport and environmental infrastructure. The range and scale of matters to be addressed is generally typical for a scheme of this nature. Flood risk considerations are addressed in the policy.
- 5.20 Policy HD5 as currently drafted requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures), and to deliver land and infrastructure to facilitate the construction of the adjoining phase of the Hereford Bypass. The Council is currently undertaking a review¹⁹ of both the South Wye Transport Package and the Hereford Transport Package (HTP), which includes the bypass. As a result, work and studies on the new road infrastructure has paused. Therefore, the applicant of any proposal for the Western Urban Expansion (Three Elms) will need to demonstrate that their development would not cause unacceptable impacts upon the existing road network. Transport modelling is underway to investigate network capabilities with the additional housing.
- 5.21 Due to concerns raised by neighbouring food and drink industries regarding the impact of the development upon their water supply, further investigations were required. These are now complete and are being reviewed by the Environment Agency and Natural England. The council is awaiting the results of this work and a review of the masterplan to take into account drainage and landscape may be

¹⁹ Hereford Transport Package & South Wye Transport Package
<http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=6200>

required. In light of the above changes, revised plans for the Three Elms site are being prepared and are expected to be resubmitted in the near future.

- 5.22 As a result of these additional investigations commencement on the site is not expected until October 2022 with delivery of 35 dwellings in year 4 (2023/24) and 75 dwellings in year 5 (2024/25) giving a total of 110 dwellings in the five year period.

Hereford southern expansion, Lower Bullingham

- 5.23 Lower Bullingham is controlled by a single developer (Bloor Homes). Significant technical work undertaken by the developer has been discussed with the Council and other stakeholders. A hybrid application (194402) was submitted in December 2019. This is an outline application for the whole site but phase 1 of the development is identified in the same level of detail as a full or reserved matters application. This will allow commencement on site with phase 1 whilst remaining phases are agreed. This is to expedite the process of delivery on such a large site. It will also allow the developers to respond to the market with regard to house types in later phases.
- 5.24 The developer anticipates a comprehensive scheme coming forward for planning approval for 1,300 dwellings and other uses in line with the Core Strategy policy HD6. The principal site access will be onto the B4399 (Rotherwas Access Road).
- 5.25 The development of Lower Bullingham is subject to planning policy requirements for social, transport and environmental infrastructure. The range and scale of matters to be addressed is generally typical for a scheme of this nature. Flood risk considerations are addressed in the policy.
- 5.26 Policy HD6 requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures). However, as set out above regarding the strategic site at Three Elms, the pause and review decision affects this site in a similar way. The outcome of the pause & review has yet to be set out in terms of how it will affect the site coming forward as a whole for it to be compliant with policy HD6. However, as this site already has a housebuilder on board it is expected to have less delay in delivering the site once a decision has been made. The site is expected to commence delivery of phase 1 in 2022/23, with 40 dwellings programmed to be completed in the initial year following site preparation and continuing with 50 dwellings per annum thereafter, yielding a total 140 dwellings in the five year period.

Hereford, City Centre development

- 5.27 The Core Strategy identifies the city centre as providing 800 houses over the plan period. This area is not an SUE as such but more of a strategic policy priority to be delivered as part of a co-ordinated redevelopment with the majority of those new houses to be delivered within the urban village, a policy area; formed by a conglomeration of underutilised sites located to the north of the river bounded by the railway line to the north. The remainder is comprised of individual planning

permissions across the policy area. The policy area of HD2 is situated in the centre of Hereford, see Appendix 7 for map of the area covered by HD2.

- 5.28 The new Link Road traverses across Merton Meadow from Commercial Road to Edgar Street and opens up previously land locked sites for development. Other than the Link Road, which is complete, delivery of housing in the city centre is not dependent on the delivery of any other strategic infrastructure, and applications for housing schemes are regularly coming forward. Welsh Water are fully engaged in discussions on the improvements required to the water and sewerage infrastructure. Contributions towards additional educational needs would be expected to come forward as part of this development.
- 5.29 The completion rate to date in this area is 372 dwellings²⁰ since 2011. This completion figure set against the target for delivery of 800 dwellings shows that approximately, a further 430 dwellings should be delivered to meet the Core Strategy growth targets for this area. In addition, commitments within this area amount to 188 dwellings yet to come forward. Based on recent year's performance, the build out has been revised down as it is more reflective of delivery rates in the area over the past nine years. Therefore a rate 40 dwellings per annum for years 4 and 5 is forecast to avoid double counting with current permissions. This is also the anticipated rate without any duplication with the windfall allowance. The council is working alongside its strategic partners, to deliver redevelopment of the land it owns in and around the city centre, particularly within the area close to the link road known as Station Approach. Three sites have been identified with capacity for 140 units as well as units for the assisted living. Flood mitigation work is required to release this land. Homes England will be supporting the council and its partners with increased financial help to include infrastructure grants and this will include the Registered Providers. There will be joint development agreements on strategic land purchases as well as capacity support for the council. Figure 3 below outlines the current rate of commitment and completions for this area. Appendix 1 contains a list of all the HD2 commitments and Appendix 4 for the completions in this area of Hereford.

Figure 3. HD2 City Centre progress

City Centre HD2	Completions (net)	Commitments (net)
2011-2019	239	188
2020	133	
Total to date	372	

²⁰ The completion and commitment figure has already been incorporated into figures above to avoid double counting.

Bromyard, Hardwick Bank

- 5.30 The Core Strategy strategic urban extension site in the town is in the controlling interest of Bovis Homes. A planning application (163932) was submitted in April 2017 for up to 500 homes which is 250 dwellings more than the urban extension identified in the Core Strategy.
- 5.31 Contributions towards additional educational needs, a new park, or any other identified infrastructure requirements will be provided for as part of any planning permission and associated s.106 agreement. Discussions with Welsh Water are ongoing to identify a suitable potable water source and additional infrastructure may be needed to deliver this. These discussions are at an early stage in identifying deliverable solutions. Active transport links and improvements to footways, cycleways, crossing facilities and bus stops will be provided as part of the Hardwick Bank development.
- 5.32 The site is currently being considered by the District Valuer to determine any viability issues. The site is also affected by the phosphates issue as it is located in the River Lugg hydrological catchment and this will cause a delay to bringing the site forward. Although the phosphate issue prevents the site coming forward in the short term. The matters relating to water supply and waste water pose potential longer delays as there is a need for infrastructure according to Welsh Water. How this is addressed has yet to be set out. Therefore in this year's supply the contribution from Hardwick Bank is 0 due to lack of evidence.

Ledbury, Viaduct Site

- 5.33 A planning application (171532) for up to 625 homes was submitted in April 2017 together with an Environmental Statement. The application was refused by Planning Committee 11 December 2019 on highways access and conservation grounds. An appeal was lodged and commenced by virtual inquiry on 13th July 2020 but the inquiry did not finish as planned and will be resuming on 22 September 2020. Herefordshire Council withdrew its reasons for refusal shortly after the planning committee decision was made and therefore provided only summary information relating to the 5 year housing land supply going forward into the inquiry. Ledbury Town Council provided evidence as a Rule 6 party. The application has also been called in by the Secretary of State who will review the Planning Inspector's report.
- 5.34 An allowance for the canal forms part of the strategic site. The intention is for this land to be transferred to the Canal Trust as part of a future planning permission. The Section 106 agreement is in drafts heads of terms. According to the applicant who is a housebuilder, pending on the outcome of the decision, if the appeal is allowed by the Secretary of State, then development could commence on site in October 2021 with delivery in year 3 of 36 dwellings and 50 dwellings in each year 4 and 5. The site is expected to yield a total 136 dwellings in the five-year period. If the appeal is dismissed and a new application is required there could be a further delay of one year in bringing this site forward which would reduce the yield on the site to 86 dwellings for the five-year period.

Leominster Southern Expansion

5.35 Policy LO2 sets out a number of planning policy requirements for a range of social, transport and environmental infrastructure. A critical element of this is the provision of a link road from east to west at the southern limit of the urban extension to serve the new development. The likeliest section of the site to provide for early release of land would be on the eastern side of the site on Hereford Road. The Council is currently looking at a timetable to bring the site and the road forward. However due to the site's progress to date it is not expected to deliver in the short term and is more likely to be in the medium term future.

Figure 4. Strategic Urban Extension Sites build out rate at April 2020

Strategic location	Estimated Core Strategy site capacity	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Sub total
Hereford							
Hereford, Three Elms	1000				35	75	110
Hereford, Lower Bullingham	1000			40	50	50	140
Hereford, City Centre Urban Village	800 (-372)				40	40	80
	Remainder to be delivered = 428						
Leominster							
Leominster, Southern expansion	1500	0	0	0	0	0	0
Bromyard							
Bromyard, Hardwick Bank	250	0	0	0	0	0	0
Ledbury							
Ledbury, Viaduct ²¹	625			36	50	50	136
Total	4803		0	76	175	215	466

²¹ Note: This Strategic site has been subject to a recent refusal of planning permission which is currently the subject of an appeal. The yield suggested in the table is based on discussions with the developer and should the appeal be dismissed the build out rates in the table would be at risk as a further planning application would need to be submitted.

Windfall assessment

- 5.36 Windfall sites are those that have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Herefordshire is a predominantly rural county and experiences a number of windfalls that also come forward on greenfield land. The Revised NPPF states at paragraph 70, 'Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'. In her report regarding the soundness of the Core Strategy the Inspector indicated in paragraph 50 that the Core Strategy's windfall allowance *"is justified by figures from past monitoring reports showing a consistent level of windfalls throughout the county over many years."*
- 5.37 The SHLAA is an assessment of the likely total numbers of new houses that could be achieved on sites with potential to deliver 5 or more dwellings. Historically, larger windfall sites have not formed a major part of the housing supply. Therefore it was decided to continue to focus this assessment on the smaller windfall sites as they have a stronger pattern of occurrence. The historic performance of windfall sites accommodating four or less dwellings was assessed as these sites would not be identified through SHLAA. Historic windfall completions are detailed in the table below.
- 5.38 The evidence in Figure 5 however indicates that on average 197 dwellings come forward per annum on sites with capacity for 4 or less dwellings. While the NPPF does not support the inclusion of garden land as windfall development, the Council believes there is clear evidence and policy support that supply from this source will continue and it is suggested there is additional flexibility for these sites to come forward. In Neighbourhood Development plans without specific site allocations, there are 28 which contain settlement boundaries and criteria based policies to allow for continuing growth within the settlement for these windfall developments.

Figure 5. Historic windfall completion rates

YEAR	Net Windfall Completions (all sites)	Net Windfall²² (site capacity 4 or less)
2004/05	454	297
2005/06	610	278
2006/07	552	243
2007/08	559	263
2008/09	449	191
2009/10	342	176
2010/11	267	158
2011/12	233	89
2012/13	137	57
2013/14	281	95
2014/15	647	303
2015/16	253	122
2016/17	347	128
2017/18	707	319
2018/19	583	238
2019/20	641	188
TOTAL	7062	3145

5.39 Windfall sites accommodating four or less dwellings provide about 40% of the total housing completions over the past ten years. The Council therefore considers it realistic and reasonable to expect 100 windfall units will be delivered per year over the next 5 years (in line with the windfall estimate set out in the Core Strategy). Based on past trends and the number of windfall sites that are currently either undetermined applications or at an advanced stage of preparation, this is considered to be a conservative estimate of what is likely to be delivered.

5.40 To avoid double counting, the Council has applied the windfall allowance within the housing trajectory from year 4 onwards only (2023/24 and 2024/25) to recognise the contribution small sites make to the housing land supply. This is because planning permissions lasts for 3 years and some of the existing housing commitments will already be windfall developments. As past windfall rates have been steady and more than reflect the current allowance there may be a potential review of the windfall rate next year.

²² These completions exclude residential garden land completions

Figure 6. Anticipated windfall

Windfall allowance for yrs. 4 & 5 is 100 dwellings pa	100	
Account for yrs. 4 & 5 in five year supply		200

Sites brought forward through Neighbourhood Development Plans

- 5.41 The Council has been proactive in working with local communities on the preparation of Neighbourhood Development Plans. There are currently 111 Neighbourhood Development Plans (NDPs) being prepared which covers all the market towns except Bromyard and over 87% of those rural settlements highlighted for growth. It is expected that they will take between 12 and 18 months to reach adoption. Once adopted, these NDPs will add local detail to the policies set within the Core Strategy, as required by national planning policy set within the NPPF, as well as playing a major part in the delivery of the level of housing required in the plan period. Paragraph 40 of the NPPG is clear that Neighbourhood plans should deliver against the *up to date evidence of housing needs*.
- 5.42 Housing delivery in the rural areas has historically been strong and has provided approximately half of development in the County. Housing allocations within rural areas are contained within neighbourhood development plans. As at 28 July 2020 there are 72 adopted/made NDPs and 6 further plans awaiting referendum. A further 8 plans have reached examination stage and 1 plan have reached submission (regulation 16). In addition a further 4 plans have reached draft plan stage (regulation 14). Therefore a total of 91 NDPs have material weight in planning decisions. 48 of these plans contain site allocations.
- 5.43 This estimate takes account of the progress made to date. Those more advanced NDPs include proposals for approximately 1538 dwellings which equates to 434 dwellings excluding those identified sites with planning permission. This includes Plans that are at Regulation 14, Regulation 16 post examination, those with scheduled referendums and those that are due to be Made or have been Made. The following build out rate anticipated for NDPs is based on the yield of allocations set out in current NDPs that have been adopted/made. This amounts to a 337 dwelling yield from all these allocations, see Appendix 3 for a list of these sites.
- 5.44 The parishes have provided confirmation of these sites coming forward through their knowledge of the sites and landowners. An analysis of planning interest on certain sites has also been included in the estimate. Due the early stages these sites are at in the planning process, they are not expected to come forward before two years and this is considered a reasonable approach with the phosphate issue. The estimate below is considered to be cautious as it only amounts to a fraction of the total allocations there are in the NDPs. Where issues have been identified with sites,

discounting has also been carried out and this is reflective of the discounting carried out earlier with the commitment sites.

Figure 7. Anticipated Neighbourhood Development Plan supply

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
NDP allowance for yr2 - yr5			112	112	113	
Total						337

5.45 The table below sets out all the aforementioned deliverable sites with a sum total of **5430** deliverable dwellings.

Figure 8. Total deliverable sites

Deliverable (net)	Amount	Discount	Total
Total commitments	5166		
Total dwellings on Resolution to grant permission sites (net) discounted	101		
Total before discount	5267		
Commitments discount (full pp) large sites		305	
Commitments discount (full pp) small sites		56	
Commitments discount (outline permission)		429	
Resolution to grant permission sites discount		50	
Discount total		840	
Commitments post discount	4427		4427
Strategic Urban Extensions			466
Neighbourhood Plans allocations (without planning permission)	337		337
Windfall allowance for yrs. 4 & 5 in five year supply			200
Total deliverable sites			5430

Additional calculation factors

Past housing completions

- 5.46 Completions are monitored annually and are deducted from the overall target to establish progress. See Appendix 4 for a list of completions.

Figure 9. Completions compared with Core Strategy indicative trajectory

Year	Core Strategy year	Net requirements with stepped trajectory	Net Completions	Shortfall Difference
1	2011/2012	600	341	-259
2	2012/2013	600	201	-399
3	2013/2014	600	331	-269
4	2014/2015	600	774	174
5	2015/2016	600	327	-273
6	2016/2017	850	405	-445
7	2017/2018	850	776	-74
8	2018/2019	850	666	-184
9	2019/2020	850	904	54
	Total	6400	4725	-1675

Shortfall of housing supply from previous years

- 5.47 The shortfall is calculated from the start of the Plan period to the time of calculation (2011- 2020). The shortfall itself comprises the difference between the number of homes that should have been built in trajectory terms and those that have actually been built over this period. The Council's shortfall is 1675 when assessed against the indicative Core Strategy target as set out earlier in Figure 1.

Buffers

- 5.48 As set out earlier at para 2.1 the NPPF states that supply should include a buffer. Due to not having a 5 year housing land supply for the past three years and to improve the prospect of achieving the planned supply the council continues to apply the 20% buffer rather than the 5% or 10 % buffer to the housing requirement. The buffer is added after the shortfall in the calculation.
- 5.49 Taking into account all the variables set out above, Figure 10 provides a summary of how the five year supply is calculated. The table shows that with a stepped trajectory target and the shortfall being addressed over the forthcoming five years there is currently not a five year supply of housing land in the County.

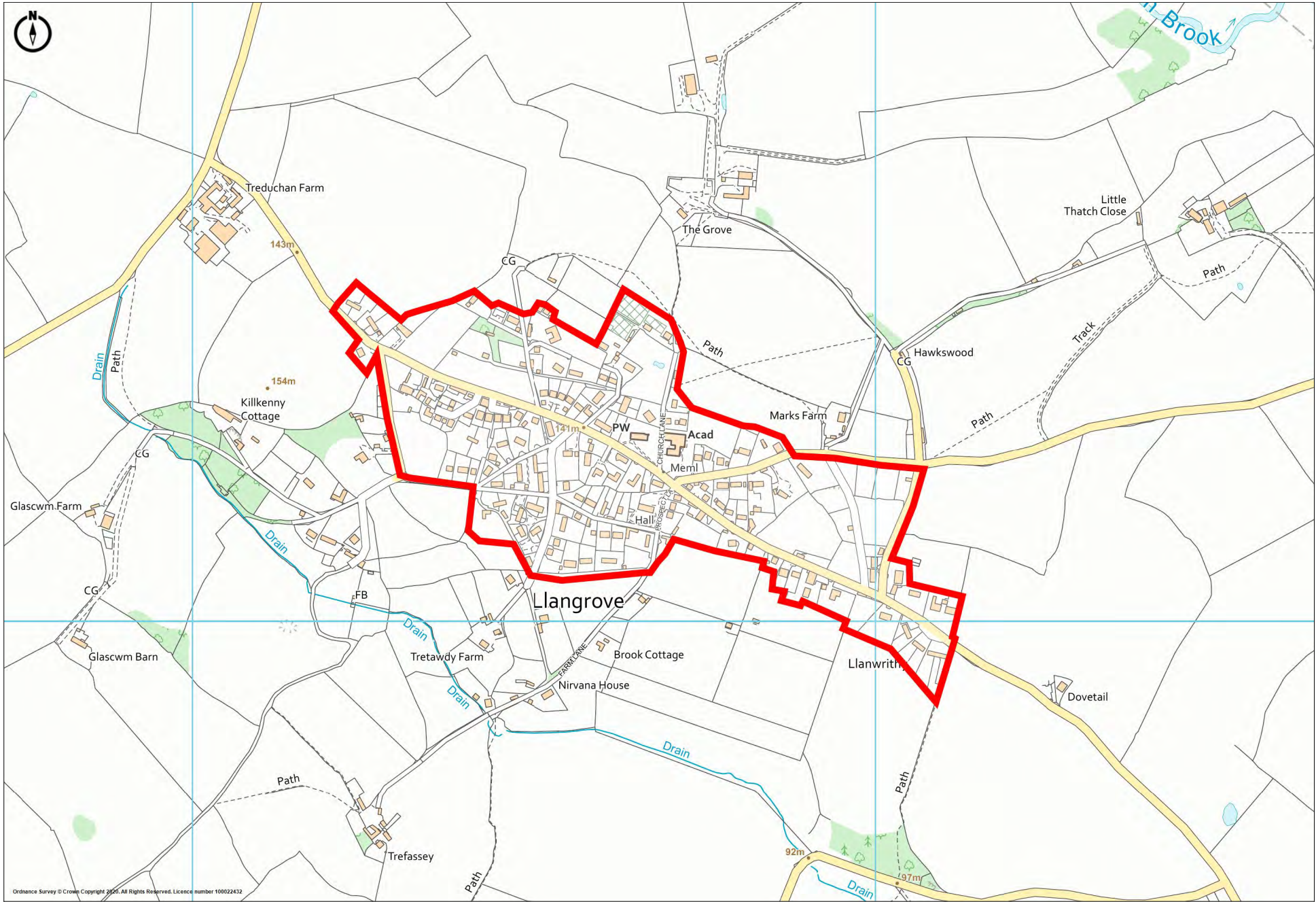
5.50 2020 Five year supply result

Figure 10. Assessment against Core Strategy stepped trajectory

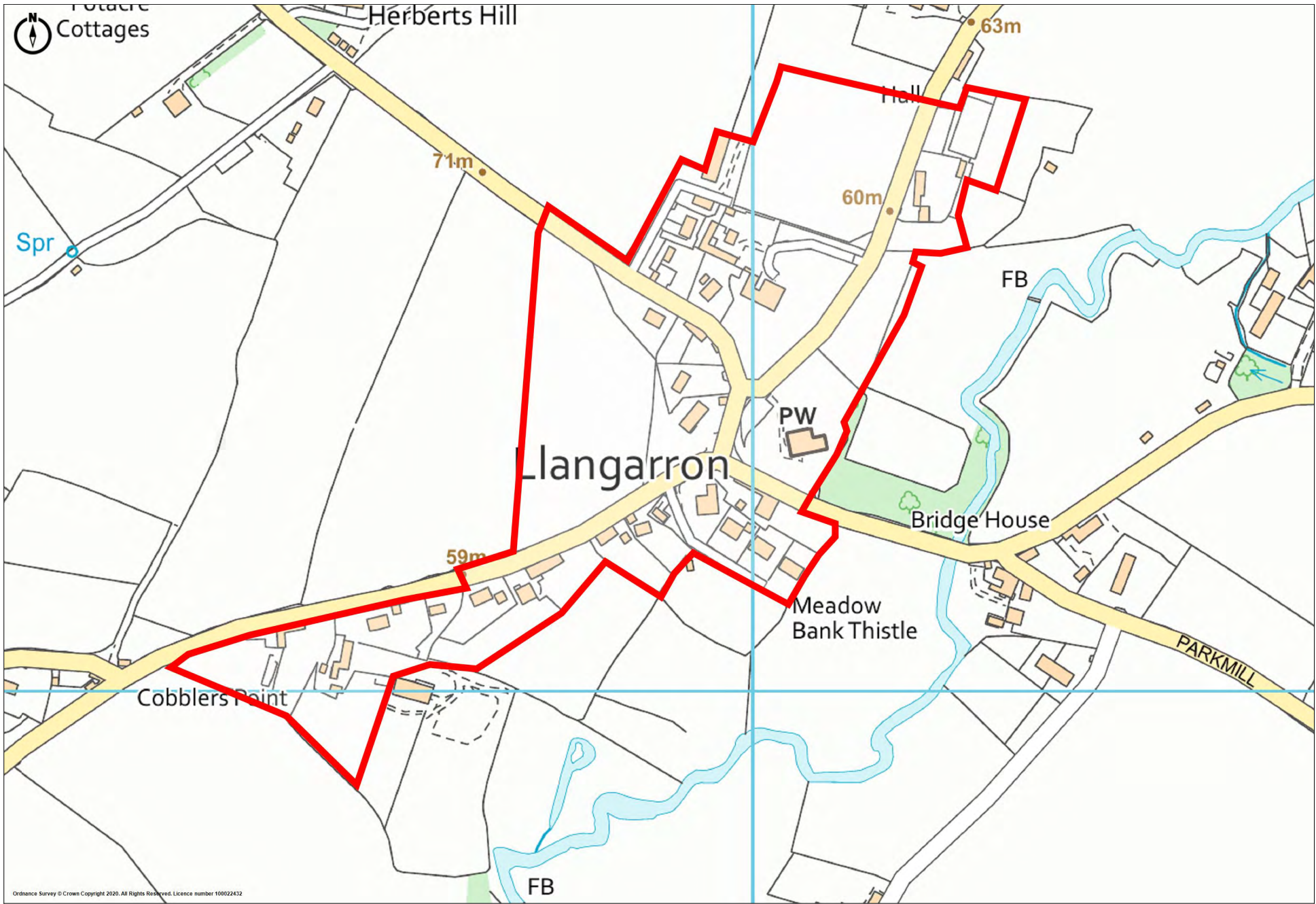
	Source	Homes	Notes
A	Core Strategy	16500	
	2011 – 2031		
B	Core Strategy requirement	6400	Using Trajectories: 600 dpa 2011-2016 (5yrs.) 850 dpa 2016-20120 (4 yrs.)
	1/4/2011 – 1/4/2020		
C	Homes Completed (net)	4725	Net reduction includes demolitions and conversions
	1/4/2011 – 31/3/2020 (past nine years)		
D	Requirement for next five years	4450	Using Trajectories 20/21 –21/22 850 pa (1 yrs.) 21/22 – 24/25 900 pa (4 yrs.)
E	Plus Residual Shortfall	1675	(over next five years as per NPPG)
F	Plus 20% buffer	1225	As recommended by Core Strategy Inspector and NPPF 2018
G	Total Requirement	7350	
H	<i>Annualised requirement</i>	1470	
I	Total Deliverable dwellings	5430	
J	Housing Supply	3.69 years	I / H

6.0 2020 Housing land supply for Herefordshire

- 6.1 When assessed against the Core Strategy, the current supply is **3.69 years**. Before any discounting of sites was carried out this year's permissions were just over 200 dwellings less than in 2019. Changes to the NPPF over the past two years has meant there is a requirement to be more rigorous with sites in terms of what is considered to be deliverable. Sites with permissions and allocations have been discounted where there is inactivity or lack of information on them coming forward through the planning process or being developed.
- 6.2 This year the progress of planning applications has been effected by the phosphate issue in the north of the county within the Lugg catchment. This is impacting on sites with planning permission as they cannot proceed until the issue is resolved. A total of 840 dwellings have been discounted from the housing supply for following detailed assessment, primarily due to the phosphate issue in the Lugg catchment.
- 6.3 There are sites within the Lugg catchment which have not been discounted as they are at the very early stages of planning. This includes some NDP Allocations where delivery is expected later in the five year period. The strategic site at Bromyard has also been impacted by the issue delaying delivery. The windfall allowance has also been reduced to acknowledge the impacts of the phosphate issue.
- 6.4 The pause and review decision on the Hereford Transport Packages may have implications on the progress of two strategic sites in Hereford at Three Elms and Lower Bullingham. This has resulted in an anticipated lower yield over the five-year period.
- 6.5 Other reasons for the discounting are set out in the appendices but phosphate issue has been a key reasons for the decline in the supply from 2019 where the supply was 4.05yrs to 3.69yrs in 2020.
- 6.6 However, Herefordshire has seen the highest number of completions since the start of the plan period in 2011, this is a clear indication of that the construction industry is very active within the county. This year's completions has helped to reduce the shortfall and will be reflected in the results of the national Housing Delivery Tests due for November and potentially impacting positively upon future five-year housing supply targets.



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From: donotreply@herefordshire.gov.uk
Sent: 11 April 2021 12:11
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Rachel
Last name	Hitchen
Which plan are you commenting on?	Llangarron
Comment type	Support
Your comments	<p>I support the Llangarron Neighbourhood Plan. The process REDACTED and I hope that the plan can be ratified and completed as soon as possible without further disruption. The delays have allowed a level of building in our parish which is around 40% above the 65 target and with another 10 years to go of the current plan period. I believe the way that housing targets were allocated across Herefordshire was fundamentally flawed with the numbers being set at 50:50 between towns and villages. The majority of the development (75%) would have been better allocated to the larger towns which have the ability to support population growth with infrastructure etc. To expect rural communities which embody the character and important agricultural history of this beautiful county to accept such disproportionate levels of development was unacceptable, unviable and has caused permanent damage. I remain unconvinced as to how much weight a completed NDP will carry in future planning decisions. I hope that I am wrong.</p>

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 09 May 2021 12:12
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Sally
Last name	Herniman
Which plan are you commenting on?	Llangarron NPD
Comment type	Support
Your comments	<p>I fully support the Parish Development Plan which has been produced following extensive considerations and careful planning. The plan has taken into account the importance of keeping the development within the parish boundaries and taking into account the residents views. It also lends itself to the governments progressive green agenda, considers the traffic implications, is in keeping with the enhancement of wildlife and rural living. It is important to consider the wonderful Garron Brook and its importance to wildlife. We also should consider the beauty of dark skies. Further developments adversely affect them and of course night creatures such as bats and owls are disturbed from their natural habitat when new developments spring up. Any further developments would undoubtedly destroy the landscape and adversely affect village life. The flooding situation is always an issue and with the climate change agenda we should be endeavouring to prevent further developments that would exacerbate this. The risk of pollution is a concern especially where homes are not on mains drainage and further buildings would produce further problems for water absorption . Llangarron has already exceeded its quota and other areas have still not reached theirs. The Llangarron NPD has considered the factors and is a very acceptable plan in keeping with residents views, government green agenda, climate crisis and the preservation of English Village life. I totally support this plan.</p>

Latham, James

From:
Sent: 03 May 2021 12:17
To: Neighbourhood Planning Team
Subject: Llangarron NDP

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Proposed Neighbourhood Development Plan - Letter of Support

I am writing to express my support for the proposed NDP for Llangarron Parish. REDACTED it is noticeable just how rapidly the centre of the village is growing. The parish has very limited facilities and we are already well over our building quota (we are one of very few parishes dramatically over target for housing growth). Flooding is an increasing problem, with further building in areas with steep topography and poor water absorption adding to the risk of potential flooding through increased run-off.

As Herefordshire Council has recently declared a climate emergency, continuing to allow building at this level in the parish is surely unsustainable. Further building needs to be strictly controlled, and the proposed NDP supports this view. Without an NDP our villages will be left vulnerable to speculative developers, bringing increased traffic and a negative impact on an area rich in wildlife.

Sarah John

Sent from my iPad



The Neighbourhood Planning Team,
Planning Services,
P.O. Box 4,
Hereford, Herefordshire, HR1 2ZB
24th April, 2021

Dear Sir/Madam,

Re: Comments on Llangarron Parish Neighbourhood Development Plan.

I would wish to make some additional comments regarding the above. Firstly, I would like to add my gratitude and immense support to the members of the parish council for the huge amount of work in the production of the draft NDP. This has been carried out in a very professional way and in particular the consultation process has been so thorough and inclusive. The draft plan is to be commended.

The boundaries as shown in the draft NDP were consulted on in great detail in a number of public meetings and are in line with the different villages identities and environments.

Since the last time I commented on this draft NDP there has continued to be an increase in the population of planning applications for housing way beyond what one would normally expect in a Parish which comprises of a group of small villages and I understand far in excess of the target set by Herefordshire Council for house building by 2031. This also appears to be oddly out of proportion to other villages in the County by a significant amount many of which are well below the target set. How can this be?

There has been a large increase in traffic which the country lanes were not built to cope with.

[REDACTED]. This has caused the verges to be severely damaged and the wildlife and nature to suffer. When finalised it is hoped that the NDP will safeguard the countryside environment.

Another concern has been the increase in flooding down my lane since building has commenced and the real worry when the weather turns to rain and how it will again affect my property.

Alongside this is the constant noise pollution caused by the different building developments taking place in a small area.

Yours sincerely,

[REDACTED]
Shirley Ann Holmes (Mrs)
[REDACTED]

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 10 May 2021 11:39
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Simon
Last name	Keeler
Which plan are you commenting on?	Llangarron Parish Neighbourhood Development Plan
Comment type	Support
Your comments	Would like to comment in support of a Neighbourhood Development Plan; We seem to be over target in the Llangarron parish already, 50% over the target set by Herefordshire Council for house building by 2031. That target is 64 houses, 101 houses have already had permission. In the village of Llangarron alone, Its fairly obvious there's traffic issues, the narrow roads are very busy. With children having to walk these roads to get school buses, maybe provision for footpaths should be prioritized. Most of the houses that are built are huge 4/5 bedroom executive builds, not the "affordable" housing REDACTED

Latham, James

From: Steph Ross
Sent: 12 April 2021 14:41
To: Neighbourhood Planning Team
Subject: Llangarron NDP boundaries

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I believe that all the proposed NDP boundaries for Llangarron village are far too restricted. They will strangle the life out of a once large and thriving community which supported shops, pubs, a school, a garage, etc, etc....
Llangarron has always been a scattered community without a traditional 'main street', so the imposition of a tight boundary at this stage is artificial, and excludes many important village properties, such as the council developments at Herbert's Hill and Garron view.
Llangarron will become REDACTED.

Yours sincerely, Stephanie Ross

Latham, James

From: Steph Ross
Sent: 03 May 2021 12:13
To: Neighbourhood Planning Team
Subject: Llangarron NDP REG 16

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/ Madam,

I have looked at this document, and I would broadly agree with much that it has to say.

However I wish to object in the strongest terms to the irrational and hugely restrictive settlement boundary which has been drawn around Llangarron, which is a large, widespread community.

As its proponents well know, all talk of 'sensitive development ' and facilitating jobs and employment becomes void when the vast majority of village properties are excluded.

REDACTED.

REDACTED.

REDACTED.

Since I have lived here I have seen the loss of the vicarage, the shop and the garage, making it necessary to use the car to access ALL services. My fear is that Llangarron will continue its steady decline REDACTED.

The chances of newlyweds arriving here to start a business and raise a family, REDACTED will be next to zero if this plan is adopted.

Llangarron has, until now, been a real, working village which happens to be beautiful. It will not cease to be beautiful if small scale developments are allowed.

On a other note, I would just point out a small error in Policy CSU1 : As far as I'm aware, the only public play space in the parish is connected to Llangrove Village hall, contrary to what is stated.

I hope you will treat this point of view with the seriousness it deserves. The future of Llangarron depends on it.

Yours sincerely, Stephanie Ross

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 21 April 2021 11:17
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Stephen
Last name	Bradley
Which plan are you commenting on?	Llangarron Parish Neighborhood Development Plan
Comment type	Support
Your comments	I fully support the spirit and detailed contents of the Llangarron NDP. Specifically: I agree that the village currently has more than enough development either complete or in progress to satisfy Herefordshire Council targets The village infrastructure and environment (roads, paths & facilities) are already at capacity from existing housing and could not adequately handle further development Further building in the area would be unsustainable and would jeopardize an already strained ability to handle flood water and pollution risk.

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Llangarron- Regulation 16 submission version

Date: 05/05/21

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
SUS1- Sustainable Development	SS1; SS2; RA2; RA3; H3; MT1; SC1	Y	Considering that the purpose of it is to set out of the overarching principles of sustainable development in the neighbourhood area, there are some quite detailed criteria contained within this policy. Some of which may be covered sufficiently by those subsequent that concern the specific topic areas.
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 Treatment Works (WwTW)	SD4	Y	
EMP1- New Agricultural Buildings and Polytunnels	RA6	Y	
EMP2- Tourism and Rural Diversification	RA5; RA6; E4	Y	
HOU1- New Housing Development	RA1; RA2; H3; SD1; SD2	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
HOU2- Replacement Dwellings in the Countryside	RA2	Y	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.
HOU3- Change of use of Agricultural Buildings to Dwellings and Holiday use	RA3; RA5	Y	Similarly to the above comment on HOU2.
HOU4- House Extensions	E3	Y	Minor suggestion to clarify final statement: <i>Proposals for <u>extensions and alterations that facilitate live/work accommodation, which support local employment opportunities, will be encouraged.</u></i>
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	SD2	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Energy Technology			

Latham, James

From:
Sent: 06 May 2021 10:12
To: Neighbourhood Planning Team
Subject: Comments on LLangarron NDP at Regulation 16

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find my comments below - please can I have confirmation of receipt - many thanks.

Letter of Request for Modification of the Llangarron Regulation 16
Neighbourhood Development Plan

REDACTED. It has caused much division REDACTED.

Transparency is the name of the game! But it hasn't been transparent – REDACTED. A meeting took place on 15 July 2019 which was promoted as a training meeting for newly elected councillors and as such, no minutes were taken. REDACTED. It certainly does not give me, REDACTED, confidence that the proper rules have been observed in producing this very important document.

There will be many who have no access to computers and will have no idea what is going on with the NDP, let alone know they even have a chance to make further comments. Access to meetings has understandably been harder during this Covid year and as was suggested but not carried out, household distribution of an informative community leaflet at this next stage would have been beneficial.

The main aim of the NDP is to guide the way forward for future generations in terms of development. Every village wishes development to be minimised to retain its character and quality of life. Llangrove has seen more housing than ever in very recent years and not all of these are organically designed houses or in keeping with size or character of the village. This has been disappointing, and the community has regularly said there is a need in the Parish for smaller houses suitable for the young and old alike but the NDP does not reflect this. Unfortunately, an application for 8 Passive houses in LLangarron, four of which were 2 bedroom semis received strong opposition and this seemed a missed opportunity to bring much needed smaller homes to the village.

Llangrove has already taken an abundant share of parish housing with over 40 proposed, or houses built, in the last 3-4 years. REDACTED and this village is in real danger of losing its charming character and being overdeveloped. Will the NDP offer some respite time for new builds in Llangrove?

Comments on the boundaries

Llangarron is a widely dispersed village and to-date has a total of 12 new builds but the restrictive proposed boundary does not allow any scope for further development in the next ten years which seems

at odds with strategic policy. Not even the Village Hall is within the boundary and no explanation has been given for this.

Neither North or South areas of Llangarron village have been included as separate boundaries when both are similar in terms of size to Three Ashes.

There are other planning commitments in all areas that have been agreed but are not highlighted – there should be a consistent policy or the reasons should be explained as to why planned housing during this NDP period is not shown.

Conclusion

I certainly wish to see our NDP succeed as soon as possible but some areas need further addressing. There are many in the community who feel their points of view are not being considered REDACTED. I do not see this as democratic or representative.

I hope as the External Examiner you understand my various concerns and can help push this NDP forward in a fairer, more inclusive, and constructive way.

Yours sincerely

Tania Lodge

Latham, James

From: Tim John
Sent: 08 May 2021 11:41
To: Neighbourhood Planning Team
Subject: Llangarron Parish - Neighbourhood development Plan

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

I write to express my support for the proposed NDP for Langarron Parish.

There are a number of reasons why I support the NDP:-

- Herefordshire Council set a Target of 64 houses by 2031. By the end of 2020 Llangarron Parish had more than fulfilled that target with 96 houses either been built or approved. This exceeds the target by 50%. It is ridiculous that since the end of 2020 a further 5 houses have been granted planning permission. Outside of the church and village hall, Llangarron has no facilities - no school, no shop, no sports centre, no pub and no public transport other than a weekly bus. Everyone in this village has to rely on private car usage. More approved developments means more cars making multiple journeys a day to and from work, to schools, to shops, and for leisure reasons. The village road network, with narrow lanes frequented by heavy agricultural machinery, simply is not designed to cope with this ongoing and seemingly unchecked rapid urbanisation of what is a small village. Herefordshire Council declared a "Climate Emergency" a considerable time ago and as such allowing continuing development in unsustainable locations does not accord with the council's stated policies.
- As noted above, Llangarron has vastly exceeded it's housing target. The vast majority of other parishes have not, and future development should therefore focus on those areas.
- Herefordshire Council's figures indicate that there is now a 4.2year housing supply (up from the 3.69 year supply) and as such Herefordshire council do not have to review their targets. As such there should be no reason for parishes that have already met their development obligations, to offer new development sites.
- Over the past year in Llangarron there have thankfully been 2 occasions when Herefordshire council have upheld the village boundary limits as set out in the NDP, and the national planning inspectorate have also formed judgements in favour of the NDP. These decisions set precedents that are supported by the vast majority of this village, and as such the council should approve the NDP so that it can be adopted into policy.
- Flood Risk is a very serious issue in Llangarron. Parts of Llangarron already flood on an increasingly regular basis, and the fire brigade have been called out on a couple of occasions in the past year or so to rescue people from flood situations. Referring to statements in the council's core strategy document, with the anticipated increased rainfall intensity, and taking into account the topographical location and hydrological setting of the village, building more houses that will degrade the natural permeability of the landscape would constitute a substantial increase in flood risk.
- Wildlife conservation – Llangarron and Garron Brook, provide a home to a rich diversity of bird species (including Barn Owls, red kites, kingfishers) as well as otters, hedgehogs, grass snakes, slow worms, mice, voles and stoats to name but a few. The Garron also contains endangered plant species. Ongoing development inevitably involves the wholesale destruction of ancient hedgerows and trees, further eroding the natural habitat for these endangered species. Additionally, as there is no mains drainage in Llangarron, ongoing development with increased run off, increases the risk of future flooding. There would therefore be an associated increase in the risk of pollution as a result of these flood events. Given that Garron Brook is

listed in appendix 8 of the Sites with Environmental Designations as being a Local Wildlife Site, measures need to be adopted now to safeguard and preserve this area .

REDACTED I confirm that I would like to see the NDP implemented as soon as possible.

Tim John

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For more info visit www.bullguard.com

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 10 May 2021 16:08
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Tim and Maggie
Last name	Pridgeon
Which plan are you commenting on?	Llangarron Parish NDP
Comment type	Support
Your comments	<p>We would like to support fully the Llangarron Parish NDP and thank all those involved for their hard work. This is a comprehensive study and report which has taken in so many aspects of our parish and which makes pertinent points and sensible suggestions. Llangarron Parish already has way over its target of new building and we think attention should be paid to this. Llangrove itself already has more development than appropriate for its size and road structure. It would be highly beneficial to keep within the proposed settlement boundary plan - this would make sense. Attention needs to be paid to increasing traffic and the problems caused on our narrow lanes which have seen little improvement over many years. Flooding is continuing to cause problems especially in Llangarron. The NDP contains extremely sensible comments and suggestions and we definitely need to think carefully before more developments take place. Rural life needs protection.</p>

29th April 2021.



Dear Planning Services

We feel the N.D.P. does not need to change. Since the N.D.P. was produced a number of houses have been granted planning permission so the Parish has continued to rise so already by the end of 2020 this has put Llangarran over the 2031 target, so Llangarran is dramatically over the target.

Herefordshire Council already related to the land at 'the Forge' being in open countryside and outside the village boundary. Decisions have stated that Llangarran and Langrove is unsustainable due to lack of facilities so have to rely on a private car - so this is an input on climate change.

The flooding in Llangarran is serious in places so further building would worsen the problem.

Because of the over development in Langrove many locals use the road through Llangarran which is adding to a lot of traffic including heavy lorries on unsuitable lanes.

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
14 MAY 2021
To
Ackd:

Yours Sincerely



Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 April 2021 17:21
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	V
Last name	Sullivan
Which plan are you commenting on?	Llangarron Parish NDP
Comment type	Support
Your comments	The number of houses granted building permission by the end of 2020 is already 50% over the target set for 2031. Any further building means more cars and more pollution in an area with no public transport links. The flooding situation is already a serious issue for some houses in the parish and further building will potentially contribute to more run off in an area with no mains drainage.

From: Valerie Jacombs
Sent: 07 May 2021 17:24
To: Neighbourhood Planning Team
Subject: Llangarron Parish – Neighbourhood Plan – 2020-2031

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Independent Regulator

Llangarron Parish – Neighbourhood Plan – 2020-2031

Summary.

My overall feeling after reading the Regulation 16 version of the NDP is one of weary disappointment. There have been some small changes from Regulation 14 but the plan itself is very narrowly focused on preserving the village of Llangarron as it is at the moment. This REDACTED approach to the NDP has also resulted in a plan which is very weak on Environment & Employment.

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. REDACTED.

The NDP utters platitudes on social & environmental issues with no tangible intent. The resultant Plan raises the drawbridge to change in the next 10 years. This is an outcome that I do not believe supports the needs of the Community at large. I therefore urge you to reject the plan in its current form so that we can strengthen & improve it to meet the challenges & opportunities of the next 10 years.

Detailed Comments.

1. **Consultation.** This would be expected to encompass open discussion and information gathering before reaching a decision. Town Hall style meetings rather than ‘closed’ Parish Council style meetings would have allowed the majority view to emerge on some of the more contentious areas (e.g. boundaries) achieving greater legitimacy for the Plan itself. Covid in 2020 is not an acceptable excuse for this failure to listen & engage.

2. **Section 6. Sustainability.**
 - a. The lack of local transport means that the Community is reliant on the private car – why is there no insistence in SUS1 for electric car charging points in all new developments? Should there be an aspiration for community owned charging points?

 - b. Broadband provision & poor mobile phone signals across the broader Parish are still an issue. Why does SUS1 not address this?

 - c. Where is the resolve to use S106 contributions from Developers to improve the sustainability of the Community?

3. Section 7. The Environment.

- a. **Pages 28-29 Flooding.** 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 Thorns & Llangarron and U71207/U71208 at Biddlestone. The lives of the residents would be significantly improved if the Parish addressed the issue of persuading landowners to take mitigating actions to reduce run-off. Why does the NDP not include a policy to use the available skills within the Community to create flood mitigation schemes?
- b. **Pages 29-31. Waste Water Treatment & Water Quality.** 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 concern. A recent Environment Agency report shows that the Gamber/Garron ‘fail’ on pollution and that agriculture is the cause. Surely we have 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 and this statement should be included in the NDP

4. Section 8. Employment.

- a. **Para 8.12** (page 34) 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 but figures from Herefordshire County Council suggest that the number employed in agriculture is small and in continuing decline. Why is the NDP peddling this outdated view of the Parish? – it acts as a constraint on the opportunities available to the Community.
- b. **Para 8.13 & EMP1.** It is (in my view) unbelievable that the NDP includes a statement of support for new Agri-businesses such as Polytunnels. The arguments against these have been well-rehearsed by the Community over the last 10 years and the most recent application at Biddlestone has been rejected by Herefordshire’s Planners.
It is also surprising that there is no clear statement on Intensive Poultry Units (IPUs) or Bio-digesters. All of these Agri-businesses enjoy the financial benefits of being located on a farm (including no business rates!) without providing significant employment for local residents. The environmental argument against these businesses is very strong & the NDP misses the opportunity to be clear about this – letting down the wider Community.
- c. **Home based businesses.** The NDP misses the opportunity to clearly support the expansion of home-based businesses within the community. The last sentence in Para 8.10 is meaningless as there is no proactive policy in EMP1.

5. Section 9. Housing

- a. 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 recently completed houses in the Parish are priced within the Executive category. Is it not the case that the majority of the ‘Approved’ housing will also be of the Executive type?
- b. Surely, 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.

- c. 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), the Village Hall and the 2 ‘Council’ house estates makes a mockery of the word Community. Presumably the objective of this is to deny housing possibilities to ‘infill’? 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?

6. Section 13. Energy

- a. Given the Climate Emergency, **Draft Policy ENG2** looks REDACTED. 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?

Valerie Jacombs

7th May 2021.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 27 April 2021 17:19
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Address	
Postcode	
First name	Victoria
Last name	Bleathman
Which plan are you commenting on?	Llangarron
Comment type	Support
Your comments	I fully support this NDP

Latham, James

From: Hammond, Victoria
Sent: 05 May 2021 14:35
To: Neighbourhood Planning Team
Subject: RE: Llangarron Regulation 16 submission neighbourhood development plan consultation

Dear NDP team,

Please find below comments from transportation on the Llangarron Regulation 16 NDP.

Thanks
Vicky

As in previous iterations their policies seem to continue to incorporate active travel well:

P16 Sustainable Development: SUS1 – paras 2, 7i & ii, great

P37 Tourism & rural Diversification: EMP2 – para 3, also good

P50 New Housing Development: HOU1 – in para 5 (or a new para) would have liked to have seen something about encouraging / facilitating walking and cycling here in line with SUS1 (eg para 2), EMP2 and TRA1.

P52 Subsequent Housing policies (HOU2 – 3) could also do with reference back to following HOU1 plus the additional requirements described in them.

P57 Promoting Sustainable Travel in new developments: TRA1 good to see para 1, but these could also be reinforced by the other policies as above. Para 6 could add “and cyclists” after dangers to pedestrians. Para 10 list examples of developer contribution – they could also include Provision of bus shelters **and secure cycle parking** at bus stops. Para 12 is particularly helpful as travel in the area is dominated by the A40 dual carriageway and parish lanes offer a valuable alternative for cyclists.

P62 Community Facilities: CSU1 – could also include mention of provision of facilities at community facilities that encourage travel to them by active travel rather than by car to support the other policies mentioned above.

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 29 March 2021 09:46
Subject: Llangarron Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Llangarron Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

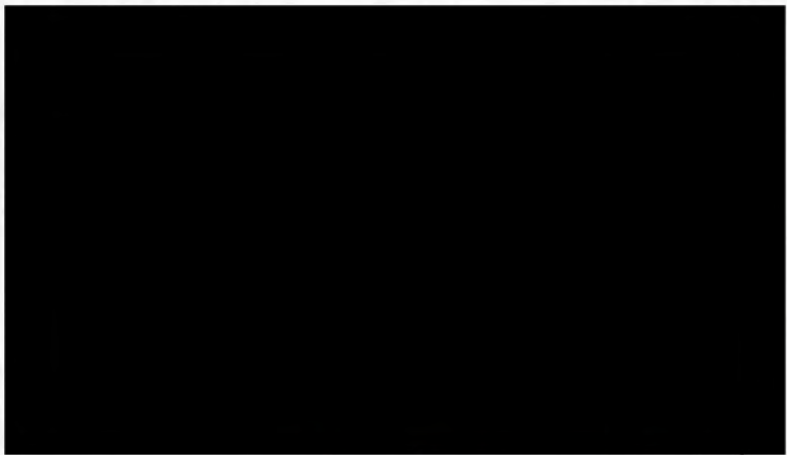
The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/directory-record/3079/llangarron-neighbourhood-development-plan>

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 29 March 2021 to 10 May 2021.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority’s decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.



3 May 2021

Dear sir,

Please find attached
my comments on the Llangatton
Parish Neighbourhood development plan

Yours sincerely



HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

- 5 MAY 2021

To:

Ack'd: File:

I agree with the Llangarron Neighbourhood Development plan in keeping the housing boundaries limited as agreed by the parishioners of the many villages that form the Llangarron Parish.

The parishes must not have a repetition of a planning freefall as we have experienced of late.

The developments in the village of Llangrove have seen the disregard for sensible housing development with all available parcels of land now being built on.

The Neighbourhood development plan will halt any more housing development as the road systems are totally inadequate & the main sewer is now overwhelmed.

With over 100 new homes to be built in the Llangarron parishes in the near future this is reason enough for me to support the Neighbourhood development plan in its present format.

[REDACTED] Light
executive houses have been passed on the same site with only an agricultural fence parting them but [REDACTED] opening up a new access onto a minor road to four of the houses with no mention or reference to any affordable housing on this site. [REDACTED]

From: Will Thomas
Sent: 07 May 2021 11:09
To: Neighbourhood Planning Team
Subject: NDP Reg 16

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

For regulation 16 of the NDP for Llangarron
Comments from Will Thomas

I have just read the draft NDP for my Parish having a seen a blackboard outside someone's house in the village, that a resident had put out.

This is the first I have really seen about a Neighbourhood plan and would like to make comments for the assessor.

1. I would like to see more houses being built for young people like myself to live in the village of Llangarron. There is a really good primary school at Llangrove the next village and also a pub both under 2 miles away. So ideal for young couples with children.
2. It would also be good to see more events in the new Garron Centre for young people in the village REDACTED .
3. Also the village hall only has a mat bowls club, nothing else except Parish Council meetings.
4. The road links are very good as only 2 miles from the dual carriageway. I do not understand why it says in the draft plan that there is no way out in floods as that is not correct.
5. I wish there had been notices about this NDP before now and also open meetings for the public so people could voice opinions. I am not aware of seeing any notifications about this plan REDACTED
6. I disagree with the boundary for Llangarron as residents who have lived in the village talk about how it was much larger including both sets of Council Houses and some of them have been told they don't live in the village according to the restrictive boundary marked up for the village
7. It would be good to have some parking for the Garron Centre and church and also a common area for some sports but the plan does not seek to find one.
8. The village of Llangarron now has a few new houses and is starting to gain more people who represent all walks of life, but there is room for more sensitively situated housing at each end of the village unfortunately this draft NDP is staying to the contrary trying to stop any further development in the village.

Kind Regards

Will Thomas

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