

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Llangarron Neighbourhood Area
Parish Council	Llangarron Parish Council
Draft Consultation period (Reg14)	6 February to 20 March 2017
Draft Consultation period (resubmission Reg14)	1 September to 26 October 2020
Submission consultation period (Reg16)	22 March to 10 May 2021

Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> • Map showing the area • The Neighbourhood Plan • Consultation Statement • SEA/HRA • Basic Condition statement 	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1 and 2)	Yes

<p>Are any 'excluded development' included?</p> <ul style="list-style-type: none"> • County matter • Any operation relating to waste development • National infrastructure project 	1990 61K / Schedule 1	No
Does it relation to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
<p>Is this a repeat proposal?</p> <ul style="list-style-type: none"> • Has an proposal been refused in the last 2 years or • Has a referendum relating to a similar proposal had been held and • No significant change in national or local strategic policies since the refusal or referendum. 	Schedule 4B para 5	No

Summary of comments received during submission consultation

Please note the below are summaries of the responses received during the submission consultation. Full copies of the representations will be sent to the examiner in due course.

Herefordshire Council representations

Strategic Planning

No conformity issues to the Core Strategy raised. Full comments can be found in appendix 1.

Environmental Health (Air, Land & water protection)

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

Transportation

As in previous iterations their policies seem to continue to incorporate active travel well.

External consultee representations

Welsh Water

Provided comments at Regulation 14 stage - nothing further to add at the current time.

Historic England

Previous comments remain relevant.

National Grid

No specific comments to make on the NDP

Natural England

No specific comments to make on the plan.

The Coal Authority

No specific comments to make on the plan.

NHS CCG

No direct comments. Supportive of the objective promoting broadband and communications infrastructure.

Members of the public representations

Adele Brooke- (Support). Supportive of the village boundaries as identified in the NDP.

Adrian Hill- (Support). NDP process has been democratic and allow the views of the local community to be taken into account.

Alison Weston- (Support) Supports NDP to be adopted as soon as possible.

Alistair Chave-Cox- (Support) In Llangarron Parish, Llangrove is identified as a settlement which will be the main focus of proportionate housing development. Housing developments in the plan already significantly exceed the parish requirement.

Alistair Mason-(Objection) Llangarron's Neighbourhood Development Plan (NDP) is not aligned with the parishes needs.

Allan and Bridgette Wilson- (Support) Supports the NDP not least because the village has had 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.

Amy Perkins- (Support) We are 50% over the target set by Herefordshire Council for house building by 2031. The target is 64 houses by 2031, 101 houses have now got permission.

Andrew Bainbridge- (Support) The NDP is a good reflection of the majority of residents' views

Andrew McRobb- (Objection) The start of the NDP is contradictory on one very important point. It states 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.

Angela Farr- Resident (Objection) 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. There is very little about climate change and what we need to look to for the future that we face. The public then not being given details of how the decisions were made and by whom.

Ann Turner- (Support) Supports NDP. Llangarron is dramatically over target for housing growth, surely this would confirm that we have done our bit and it's time to have the NDP 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.

Anne Roberts- (Support) Fully supports NDP, as it adequately represents the position of the Llangarron Parish.

ANON-Ello World- Comment

Comments on section 16, IMPORTANT VIEWS section, included 2 x screen grabs attached of page 19 and 21

Anthea Richardson- (Support) Supports NDP. 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.

Anthony and Gill Drayton- (Support) Horrified to see amount of 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.

Anthony Sullivan- (Support) The parish has already a sufficient no. of planning permissions granted, and is well over its target.

Barbara Fisher- (Support) The plan has been well discussed within open meetings, all who wanted to speak had the opportunity.

Bridget Bainbridge- (Support) Grateful to the PC For their considerable commitment, hard work and resilience in producing the NDP. Supportive of its contents and hope that it will be adopted by Llangarron Parish.

Carol Donaldson- (Support) 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).

Carole Caligari- (Support)

Llangarron Parish is now (2021) significantly over the housing target set by Herefordshire Council of 64 new houses by 2031, exceeded by over 50% .

CM Gilbert- (Support) Strong support for NDP. Thought and effort the PC has made to the NDP is commendable.

Catherine King- (Objection) Concerned that public consultation with residents has not happened in the way it should.

Charles Matthews- (Support) Supports long-awaited NDP and supported by the majority of residents in the parish.

Charles Tout- (Support) Supportive of the plan.

Christine Lenton- (Comment) Llangrove's boundaries must be closed to prevent any further planning/building in this village.

Chris Caligari- (Support)

Support the proposed NDP and wish to see it implemented as soon as possible.

Clare Cherry- (Objection)

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.

Claudine Darlington- (Comment) 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.

Colin Barker- (Objection)

Strongly object to the NDP. Is extremely disappointed with how the NDP has been submitted.

Colin Norris- (Support) It is a good plan that reflects the broad view of the inhabitants of Llangarron and surrounding areas

Dan Roberts- (Support) NDP is a sensible proposal which should allow minimal further development while protecting what is currently here.

David George- (Support) Supports NDP. Concerned parish is overdeveloped by 50% of the original target, concerned as there is lack of adequate services and road access to sustain any further development.

Fenella Farr- (Objection) Dismayed how the parish council delivered the present draft ndp. There have been no open meetings where everyone can have a say and I did not know about this present reg 16 time until someone told me.

Fiona Bellerby- (Objection) Concerned the parish is overdeveloped by 50% of the original target, concerned as there is lack of adequate services in Llangarron and road access to sustain any further development.

Gary Felton- (Support) Support NDP. Concerned of the overdevelopment in Llangarron.

Gavin Richardson- (Support) Supportive of the NDP.

Georgina Gordon- (Support) Supports NDP and its village boundaries.

James Gill- (Support) Supports NDP which is carefully & thoroughly thought out.

Helen Edwards- (Support) 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.

Hilary Mason- (Objection) Not enough public consultation regarding the NDP, within the parish so as to include everyone within the community especially over the last couple of years, feels it is very restrictive so certain groups of parishioners have struggled to take part.

Ian Weston- (Support) Supports NDP, wishes plan to be adopted as soon as possible.

Jacqueline Barker- (Objection) I wish to strongly object to the proposed Llangarron NDP.

Jane Wright- (Support) There are a number of reasons why I support the NDP.

Janet Smith- (Comment) The creeping suburbanisation of rural villages is driven by both the character and the quantum of housing development approved.

Jason Marshall- (Objection) I have stopped engaging to the NDP as I have felt it is a complete waste of time, requests haven't been heard.

Jeanette Tout- (Support) Supportive of the plan.

Jenny Murray- (Support) 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.

Jerry Ross- (Objection) Unhappy how 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.

Jill Snook- (Support) 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.

John Wall- (Support) Llangarron has already gone over the houses 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.

Judith Turner- (Objection) S8 Employment-It is 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.

Julia Sully Morgan-(Comment) Dismayed at the amount of building in Llangrove in recent years.

Julie Joesph- (Support) 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 throughout the process.

Karen Cozens- (Support) Supports NDP proposal.

Katherine Mace- (Objection) The village has change dramatically over that time. Up until a point 3 years ago, when planning was passed for an area adjacent to the village pub. Concerned on the lack of public consultation for the current wave of planning.

Leonard Farr- (Objection) 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
"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!

Les Bamford- (Support) Supportive of the NDP.

Lesley Winters- (Support) Supportive of the NDP.

Lisa Hill- (Support) This should have been completed already, yet the previous Parish Council threw it out and started again .

Martin and Miranda Vine- (Support) Plan has had ample consultation and we believe that the plan reflects the view of the majority.

Matt Haywood- (Support) Supports comprehensive plan.

Michael Hill- (Support) Supportive of the NDP.

Michael Jones- (Support) The Plan is a soundly-based and well-prepared document.

Mr and Mrs Emma Wintle- (Support) We are writing to express we are happy with the current Llangarron plans.

Nick Snook- (Support) I would like to voice my support for the Llangarron Parish Neighbourhood Plan.

Nigel Clarkson- (Support) The parish has exceeded its quota for development and is at serious risk of overdevelopment from inappropriate developments.

Nigel Hill- (Support) After exhaustive work and input I am pleased to see a well crafted and comprehensive plan

Nigel Winters- (Support) I wish to give my full support to the current NDP.

Noel and Nienke Manns- (Objection)

There appear to be numerous anomalies in the detail, such as the line of the settlement boundary at Llangarron.

Paul Lodge- (Comments/ Objection) 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.

Penny Saunders- (Support) Support NDP and the democratic procedures involved.

Peter Harries- (Support) Urge Planning Committee of Herefordshire Council to refuse any further planning applications for the village of Llangarron.

Residents group x 11- Objection to NDP. Objects to settlement boundaries drawn in NDP.

Mrs PMC AND Mr I Hannah- (Comments/ Objection) In our view the Llangarron NDP would benefit from more listening to the community and by establishing more concrete plans for its execution.

Powells Chartered Surveyors- Objection

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.

Rachel Hitchen- (Support) I support the Llangarron Neighbourhood Plan.

Sally Herninan- (Support) Supportive of the NDP has been produced following extensive considerations and careful planning.

Sarah John- (Support) Supports the proposed NDP for Llangarron Parish.

Shirley Ann Holmes-Comments The boundaries shown in the draft NDP were consulted in detail, and number of meetings were held, the settlement boundaries are in line with the different villages identities and environments.

Simon Keeler- (Support) Supports NDP.Llangarron is 50% over the target set by Herefordshire Council for house building by 2031.

Stephanie Ross- (Objection) Village boundaries for Llangarron village are far too restricted, excludes important village properties.

Stephen Bradley- (Support) Supports the spirit and detailed contents of the Llangarron NDP.

Tania Lodge- (Objecton) Request for Modification of the Llangarron Regulation 16 NDP.

Tim John- (Support) Support NDP would like to see it implemented as soon as possible.

Tim and Maggie Pridgeon- (Support) Support the NDP and thank all those involved for their hard work.

Toni Wall- (Support) Since the NDP produced a number of housing has been granted planning permission. This has continued and by the end of 2020 these has left Llangarron over the 2031 housing target.

V Sullivan- (Support) The number of houses granted building permission by the end of 2020 is already 50% over the target set for 2031.

Valerie Jacombs- (Objection) Disappointed from the NDP. Since Regulation14 there have been minor changes, the plan itself is very narrowly focused on preserving the village of Llangarron as it is at the moment.

Victoria Bleathmam- (Support)- Fully supports NDP

WR Joesph- (Support) Agree with the NDP and settlement boundaries drawn up.

Will Thomas - (Objection) This is the first I have really seen about a Neighbourhood plan, not aware of seeing public notices for the plan and open meetings to voice opinions.

Officer appraisal

All the consultation requirements of Regulation 14 were undertaken by the parish council and all the required documentation was submitted under Regulation 15.

This plan has met the requirements of the regulations as set out in the table above. No concern has been raised from internal consultees with regards to the ability of the plan to meet the required minimum proportional growth contributing towards the deliverability of the Core Strategy. The parish minimum proportional growth requirement of 64, as of April 2020 31 have been completed and 65 have been committed. This exceeds the housing target by 32.

A total of 100 representations were received during the submission (Reg16) consultation period. Three from internal service providers at Herefordshire Council. Six responses were received from external statutory consultees. 91 responses have been received by members of the public including 11 as part of a residents group response.

Internal Comments

The majority of internal consultees from Herefordshire Council, have had no significant objections to the plan, and mostly provided general and supportive comments to the plan.

Strategic Planning have confirmed that the policies within the plan are in general conformity with the Core Strategy. They have provided recommendations to clarify policy HOU4. Environmental Heath (Air, land and waste division) has raised no major objections to the plan, no other specific comments have been made. Transportation raise no objections to the plan. They are supportive of the inclusion of active travel and sustainable transport in the NDP policies and have suggested improvements to policy TRA1.

External Comments

There have been 91 representations from residents, landowners and interested parties of the Llangarron NDP. Overall there were:

- 61 responses that supported the NDP,
- 24 objections (One objection included, forms a partition of 11 people). and
- 6 were providing general comment.

General comments made to NDP were as follows:

- Amount of housing developed in Llangarron exceeds housing target over 50%
- Flooding issues in the area and development exacerbating this
- Traffic impact on narrow lanes and infrastructure
- Lack of affordable housing/ small size houses
- Lack of drainage and sewerage capacity of Llangarron
- Impact on Garron brook, no mains drainage water runoff from development
- Garron Brook wildlife and flora and fauna preservation
- Climate emergency and unsustainable development

In summary the objections were as follows:

- Settlement boundary drawn too tight prevents opportunities for growth, excludes part of village
- Lack of open consultation
- The plan has not taken climate change seriously enough


In summary the letters of support were are follows;

- Existing commitments together with the provisions within the NDP have demonstrated that the proportionate growth figure for Llangarron has been met,
- The commitments and completions had exceeded the housing figure by 50%.
- The production of the plan has been carried out in an open and fair way.
- The Strategic Planning team have also confirmed that the NDP is in general conformity with the Core Strategy.

The plan has met the requirements to move forward to examination and any outstanding planning matters will form part of the independent examination.

Assistant Director's comments

I am satisfied that the policies within the plan are in general conformity with the Core Strategy and that it has met the statutory requirements to move forward to examination, such that any outstanding planning matters will form part of the independent examination.

A handwritten signature in black ink, appearing to read 'M.A. Willimont', is written over a light-colored rectangular stamp or background.

MARC WILLIMONT
ASSISTANT DIRECTOR FOR REGULATION, ENVIRONMENT AND WASTE SERVICES

Decision under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012.

It is recommended that the Llangarron Neighbourhood Plan **does** progress to examination at this stage.

Date: 16th July 2021

Appendix 1



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	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
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	
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	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
COM1- Communication	N/A	Y	
ENG1- Proposals for Incorporating Renewable Technology in New Developments	SS7; SD2	Y	
ENG2- Proposals for New Renewable Energy Technology	SD2	Y	