

Yellow = Delete

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9.0 Housing

Objective 4: The plan will seek to ensure the provision of sustainable, energy efficient housing in the Parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible reflect the character of the area and any new dwellings should be built to a high standard of design.

Policy Justification:

9.1 The NPPF recognises that *'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'* (paragraph 59) REMOVE

9.2 The NPPF Paragraph 78 advises that *'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'*

9.3 The Herefordshire Local Plan Core Strategy 2011 - 2031 identifies that 5,300 new dwellings will be required in the Herefordshire Rural Areas up to 2031 and that Neighbourhood Plans will be the principal mechanism by which new housing will be allocated (paragraph 4.8.21). The Core Strategy sets out a proportional growth target for each Rural Housing Market Area. Llangarron Parish lies within the Ross HMA where a the minimum growth target is 14% or 1150 new houses.

9.4 The Core Strategy identifies the settlements in the rural areas where new housing should be accommodated. In Llangarron Parish, **Llangrove** is identified in **Figure 4.14: The settlement which will be the main focus of proportionate housing development** and **Llangarron, Llancloudy and Three Ashes** are identified in **Figure 4.15: Other settlements where proportionate housing is appropriate**. Paragraph 4.8.21 advises that *'In parishes which have more than one settlement listed in Figure 4.14 and 4.15 the relevant Neighbourhood Development Plan will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors.'* REMOVE -REPEATED BELOW

9.5 Policy RA2 sets out that *'Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.'*

9.6 When applied to Llangarron parish, a growth rate of 14% means 64 additional dwellings over the plan period. **The latest housing figures from Herefordshire Council October 2019 show that a minimum of 73 houses have been built or are commitments (homes with planning consent or where construction has commenced). The number of houses required to meet the minimum 14% increase target has already been exceeded by a minimum of a further 10%**

9.7 The Core Strategy **4.8.21** states that the Neighbourhood Plan will have the flexibility to apportion the minimum housing requirements between these settlements which allows for a flexible approach respecting settlement characteristics, the distribution of Local Facilities and other local factors. This will ensure development has the ability to bolster existing service provision, improve facilities and infrastructure and meet the community's needs.

9.8 It is considered that any new residential development shall be sensitive and appropriate reflecting the scale, form, layout and character of each settlement. It is recognised that many settlements do not have a traditional village or nuclear centre and often have a dispersed settlement pattern which needs to be respected. On this

basis, the Llangarron Neighbourhood Plan has produced a set of generic policies to deal with residential development and also an approach per settlement. All the generic housing policies will apply in each settlement.

General Overview

9.9 Over the past 15 years any new residential development has been concentrated in Llangrove with little or no opportunity for new homes in Llangarron, Llancloudy or Three Ashes.

9.10 Llangrove is identified in the core strategy as a village likely to take a higher proportion of new dwellings with the other settlements taking a smaller percentage as they have fewer facilities. However, it is recognised that Llangrove has already taken a significant number of dwellings and the capacity of the road network is perceived by many in the Community to be already stretched. **Any further development in Llangrove should be of a small scale and limited to the village boundaries.**

9.11 Consultation responses from the questionnaires, the Planning for Real Event and the original Draft NDP indicate that residents consider that the village of Llangarron would benefit from some limited residential development up to the period 2031. Whilst not identified as a priority settlement in Figure 4.14, Llangarron supports a well utilised village hall, a recently constructed community centre, local church and bus routes to the local high school and surrounding village schools. **However, it is recognised that the village has constraints in terms of flooding, steep banks and high hedges plus a poor road network.**ADD

9.12 The NPPF recognises that where there are groups of smaller settlements, development in one village may support services in another. **Limiting development in Llangarron has resulted in a shortage of local housing to meet people's needs with a focus being on the larger detached units with house prices being beyond the reach of normal working families.**DELETE **This plan therefore proposes that the village of Llangarron should accept housing growth in proportion to the size of the village and dependent on site assessments in order to meet the housing targets** ADD IN **be also has opportunity to share and absorb a higher proportion of the proposed growth. (THIS WILL DEPEND ON SITE ASSESSMENTS DELETE)**

9.13 Neither Llangrove or Llangarron, or indeed the surrounding settlements, currently support estate scale development. Both Llangarron and Llangrove have historically developed in a linear form around the village church. However Affordable Housing can only be required on schemes that comprise major development in the NPPF ie 10 or more units. **Currently one recently approved scheme in Llangrove has contributed 3 of the 4 affordable homes identified as needed for the parish. No rented homes have been planned so far.**ADD IN

9.14 Llancloudy and Three Ashes constitute dispersed settlements with limited facilities. The main road runs through Llancloudy and so there is little opportunity to walk to any facilities. Direct access onto the main Hereford Road is likely to be limited for highway safety reasons. As a result, there is only limited opportunity for residential development in Llancloudy. Three Ashes lies to the north of the Parish bordering with St Weonards Parish and whilst supporting a garden centre and a few dwellings it also has very limited opportunities for residential development.

9.15 The provision of new housing was considered to be a key issue in the questionnaire responses and "Planning For Real" Event. The majority of people supported affordable homes for purchase and rent.

- When asked about the type of housing occupation the clear majority, 76% favoured owner occupied with 44% supporting shared ownership

- 33% of respondents supported private rented

- 37% supported social rented

9.16 With regard to house types:

- 63% supported small or medium sized homes

- 60% supported realistically priced starter homes

- 34% supported accommodation for the elderly

- 9% supported executive homes

Refer to NDP questionnaire survey Data orchard 2017

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

- 98% supported converting these buildings into homes for local people
- 48% supported open market sale of these properties

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

9.19 The plan will seek to ensure the provision of sustainable, energy efficient housing in the Parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and rented sectors. The scale, design and location of dwellings should as far as possible reflect and enhance the character of the area. Any new dwellings should be built to a high standard of design. ADD IN

Call for Sites and Site Allocations

9.19 The NDP Review process reconsidered proposed site allocations for the NDP. A second call for sites process was undertaken from November 2018 to 30th January 2019. These sites were reviewed by Aecom. It should be noted that since this process began the Parish has exceeded its required housing target.

Options for housing

9.20 Insert **information / Comment** from Aecom report - summary of submitted sites and proposed preferred option sites for public consultation.

9.21 Insert information about proposed settlement boundaries - will need to review these at same time as preferred option sites.

9.22 The most up to date Parish Needs Survey published in 2014 indicated that there was a need for a minimum of 4 affordable homes within the next three years in the Parish. This number is low and does not reflect the perceived need identified in the various public consultation carried out in support of the local plan. DELETE AS NO EVIDENCE FOR THIS AND FURTHER ESTATE DEVELOPMENT INAPPROPRIATE

9.23 The previous Parish needs survey carried out in 2009 identified a much higher need for affordable dwellings and it is generally felt that those people unable to find accommodation have subsequently left the village. This outward migration of young people is an issue the Neighbourhood Plan is seeking to address both in the provision of affordable general market housing, local needs housing and social rented affordable housing. DELETE AS COVERED ABOVE

9.24 NDP Policy HOU1 sets out the criteria for new housing development in the parish within the defined settlement boundaries.

9.25 NDP Policy HOU2 sets out the proposed preferred option site allocations for delivering new housing development **in order to meet identified need.**

Draft Policy HOU1: New Housing Development

New housing development will be supported within the identified settlement boundaries of Llangrove, Llangarron, Llancoudy and Three Ashes as shown on Maps A, B, C, D.

New development schemes should address the following criteria:

1. Development should support a mix of house types and tenure, with an emphasis upon smaller starter homes and 3 bedroomed affordable family accommodation;

2. Schemes comprising major development will be required to provide a suitable proportion of Affordable Housing. Although a range of affordable local housing will be needed, the mix of tenure types should include a high proportion of intermediate housing, in particular, shared equity and low cost market homes. The exact balance will be determined according to the most

up to date evidence of local need available at that time. Affordable homes should be provided within the same site as market housing wherever possible. DELETE AS NO MAJOR DEVELOPMENT REQUIRED

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. ADD

3. Schemes should include a high standard of design reflecting the local architectural features, materials, scale and character of other properties in the area. Proposals for sympathetically designed modern buildings reflecting high levels of sustainability will be supported;

4. Landscape proposals should form an integral part of the development and include the retention of any hedges or mature trees wherever possible. Where removal is necessary mitigation measures should be incorporated to improve the biodiversity of the area;

5. Adequate parking should be provided within the site with the ability wherever possible to leave the site in forward gear to minimise the impact on pedestrian and vehicular safety;

6. Suitable provision should be made for broadband connectivity;

7. Where sites contain or abut a watercourse or land drainage ditch, provision shall be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation;

8. Proposals should seek to incorporate low carbon and sustainable energy systems such as PV panels, solar panels and ground and air source heat pumps;

9. Proposals should provide for permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction;

10. Proposals should secure safe development where a site is affected by contamination;

11. Proposals for live/work units will be viewed positively where they are located close to existing settlements. Such applications will be subject to occupancy conditions. ADD

Draft Policy HOU2: Site Allocations

SPECIFIC POLICIES FOR EACH ALLOCATED SITE WILL BE SET OUT

All developments will be compliant with POLICY HOU 1

Examples:

Land Site 2 Opposite The Royal Arms, Llangrove.

Building must be low density with a maximum of 5 houses, dwellings must be no more than two story in height with a maximum ridge height of xxxx, existing hedges must be retained as far as possible and diverse hedge planting to replace hedges must be included in the scheme. The development must be compliant with policy HOU1 ABOVE

Land Site 1 Llangrove. The development must not include more than the agreed 18 dwellings. No building to be more than two story with xxxx maximum ridge height. The development must include the provision of affordable dwellings in line with HC policy, the developer must make a contribution to improved highways and traffic calming particularly close to the Llangrove Academy, the development must include public open space with children's' play area. The development must comply with Policy HOU1 ABOVE

Insert once agreed – for all preferred option sites

Draft Policy HOU 3: Local Needs

Remove as the definitions of local needs are not clear and it would open the door to further pressure for development. This policy implies building outside boundaries to be accepted in the future which is not needed as targets exceeded. Specific housing for workers is covered elsewhere.

Replacement Dwellings

9.28 In certain circumstances dwellings are not capable of repair or substantially viable or of a design that fits incongruously within the area. Proposals for replacement dwellings will be acceptable in principle subject to the applicants demonstrating that the demolition and rebuild is a sustainable option and subject to other policies within the plan.

Draft Policy HOU4: Replacement dwellings

Proposals for replacement dwellings outside the development boundary will be supported where the dwelling is substantially intact, its use has not been abandoned and the scale and design meets the criteria set out in Policy HOU 1.

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

Conversions

9.29 Many of the redundant traditional stone farm buildings have over the years been converted to residential dwellings within the Parish and these make a valued contribution in the landscape and in meeting the local housing need. Such proposals have been subject to strict design guidelines and have had their permitted development rights removed to ensure that any new development is strictly controlled. Extensions to barn conversions have been discouraged. It is considered however that sympathetic extensions to barns of a scale and design in character with the existing barn would be acceptable subject to meeting the policy requirements of Policy HOU4.

9.30 Recently amended Permitted Development Rights allow the conversion of agricultural buildings to a variety of different uses including, office, residential and holiday use subject to certain criteria. These rights relate to modern buildings as well as the more traditional barns where it can be shown that the structure of the building can support such conversions. At present these rights only relate to buildings last used for agriculture on an agricultural unit. The government considered that such conversions would make a valuable contribution to the rural housing shortage and to the stimulation of the rural economy. In the spirit of this it is considered that a more flexible approach to barn conversions would be appropriate which would allow suitably located barns to be converted to alternative uses including residential subject to them meeting the policy requirements set out elsewhere in the plan.

Draft Policy HOU5: Change of use of agricultural buildings to dwellings and holiday use

Where planning consent is required, proposals for the change of use of former agricultural buildings to dwelling houses, including extensions, ancillary buildings, or areas of hard standing, will be supported where:

1. The building is substantially intact and capable of conversion without significant structural alterations;
2. Development does not adversely affect the character or appearance of the existing building or have a detrimental impact on its surroundings; and
3. There is no detrimental impact on residential amenity for proposed occupiers or adjacent properties and there will be no conflict with existing adjacent uses.

Key

Llangarron Parish Neighbourhood Plan 2019 - 2031

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